

PH 0353841

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAR 25 1977

DATE ENTERED JUL 29 1977

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

** Brown-Proctoria Hotel

AND/OR COMMON

Brown-Proctor Hotel

2 LOCATION

STREET & NUMBER

Intersection of Main Street and Lexington Avenue

NOT FOR PUBLICATION

CITY, TOWN

Winchester

CONGRESSIONAL DISTRICT

06

VICINITY OF

STATE

Kentucky

CODE

021

COUNTY

Clark

CODE

049

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- OTHER: vacant
- MILITARY

4 OWNER OF PROPERTY

NAME

George Proctor / J. L. Brown Heirs: ⁵/₆ Joe McCord

STREET & NUMBER

20 Boone Avenue / Lexington Road

CITY, TOWN

Winchester

VICINITY OF

STATE

Kentucky

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Clark County Courthouse

STREET & NUMBER

CITY, TOWN

Winchester

STATE

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey of Historic Sites in Kentucky (Supplement)

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

Frankfort

STATE

Kentucky

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Brown-Proctoria Hotel is situated at the southwest corner of the intersection of Main Street and Lexington Avenue (formerly Fairfax Street) in downtown Winchester, Kentucky. Main Street is the major business axis and is lined with a fine collection of Victorian and late Victorian commercial buildings, as well as the Greek Revival courthouse (placed on the National Register August 7, 1974). Lexington Avenue is the main route into town from the west.

The major facades of the Brown-Proctoria (east and north) front these two streets and give the impression that the hotel is a rectangular block when in fact, the rear is irregular in outline (see photo 1). Four stories in height, the first floor of the building is surfaced with Indiana limestone and the upper floors with granite brick.

The fenestration of the first floor is in no way symmetrical, instead reflecting very clearly the functional roles of the building. At the south end of the east (Main Street) facade are two original storefronts, separated by a decorative cast iron pilaster. The north shop has a transom of many small panes of glass, similar to the Luxfer type of prismatic glass. The area below this shop's windows is covered in pleasing green tiles. North of these two storefronts is a large plate glass window opening into the [defunct] restaurant (see photo 2). This area originally contained three smaller windows (compare photos 2 and 2A). This facade projects slightly in the center, where the main hotel entrance is located. A metal canopy, supported on iron columns with an iron balustrade above and with a pressed tin ceiling, covers the first floor (and entrance) of the projection. The recessed double entry doors are flanked by tripartite iron-framed windows.

Proceeding north there is another shop and on the corner is the entrance to the bank, which continues down the north (Lexington Avenue) facade nearly to the end of the building, where there is situated an impressive doorway (see photo 3). This doorway, which originally gave access to offices formerly on the second floor, is overlaid with the raised parallel bands which surround the entire first floor, creating a Mannerist effect. This effect is reinforced by the exigencies of the site as the ground slopes off to the west and in order to keep the top of the doorway level with the rest of the windows the doorway had to be raised off the ground, necessitating the introduction of an extra base under the normal ones. This composition destroys the otherwise fairly

(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/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1904-06

BUILDER/ARCHITECT H. W. Aldenburg, Architect

STATEMENT OF SIGNIFICANCE

The Brown-Proctoria Hotel, situated at the corner of the crossing of Lexington Avenue and Main Street in downtown Winchester, the county seat of Clark County, was begun in 1904 during a period of expansion and growth in the town's history. The county's location at the foot of the Appalachian chain that runs through the eastern part of the state gave rise to great expectations that Winchester would participate in the development of east Kentucky and become the region's "gateway to the Kentucky mountains." Although these hopes went largely unrealized, there was sufficient traffic through the city to maintain the elegant hotel, which, for many years was the finest in the area. A massive block of Indiana limestone and granite brick trimmed with Colonial Revival detail, the structure strives toward a Beaux Art contemporary ideal of power and easily dominates the Lexington-Main intersection. The interior also contains many fine details, such as marble wainscoting, mosaic tiles, and Victorian woodwork, which adds to the architectural significance of the building.

Winchester, located on the old Lexington-Mt. Sterling turnpike, was established in 1793, following Clark County's formation in 1792, the year Kentucky became a state. The lot on which the Brown Proctoria is built was number 67 on the original plat. In 1804, Peter Flanagan constructed a log house on this lot, using it as a tavern. It was sold in 1805 to Chilton Allan who replaced the log building with a much larger brick inn. The hotel became quite well-known and had many famous guests, among whom were General Andrew Jackson, then President of the United States, who stayed at the tavern while on the way back to Washington from his home in Nashville.

Major W. E. Rees was a later owner and for many years the brick building was known as the Rees House, or the National Hotel. In 1902 Rees sold it to Joseph L. Brown and his brother-in-law George M. Proctor, Sr. (1856-1913), natives of Clark County, who previously had been primarily engaged in farming. They continued to run the hotel until 1904 when the two men decided to erect a new structure. Reported the Winchester Democrat on the demolition of the historic tavern:

Old Landmark Going. Contractor Joe Jones begins today the work of

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Atlas of Bourbon, Clark, Fayette, Jessamine and Woodford Counties, Kentucky.
Philadelphia: D. G. Beers and Co., 1877.

Beckner, W. M. Hand-Book of Clark County and the City of Winchester, Kentucky.
Chicago: The Arkansaw Traveler Publishing Co., 1889.

(continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1 acre

UTM REFERENCES

A

1	6
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B

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VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Gloria Mills, Historian, and Anthony James, Architectural Historian

ORGANIZATION

Kentucky Heritage Commission

DATE

December 1976

STREET & NUMBER

104 Bridge Street

TELEPHONE

(502) 564-3741

CITY OR TOWN

Frankfort

STATE

Kentucky

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

Edward W. Melton

TITLE State Historic Preservation Officer

DATE 3/18/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

7/29/77

DIRECTOR, OFFICE OF BOUNDARIES AND HISTORIC PRESERVATION

MEMBER OF THE NATIONAL REGISTER

ATTEST:

Charles ...

DATE

6-20-77

RECEIVED BY THE NATIONAL REGISTER

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Brown-Proctoria Hotel

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correct proportions of the doorway, which is of too small a scale for the door anyway. The bold arch of the fanlight, although of a larger scale than the doorway, is still powerful and effective. The keystone of the arch is identical to those on the upper floors, having an unusual rolled profile which reflects the rounded northeast corner and the semicircular bayed windows.

The fenestration of the upper floors in some places bears a distinct relationship to the first floor, while in other places the relationship is quite tenuous. Two projecting bayed windows at the south end of the east facade reflect the two storefronts below, while the next four bays north originally lined up directly with the openings below. The entrance is emphasized by a larger, three-story bayed window (the other four are of two stories), flanked by two single windows indistinctly connected to the larger windows flanking the entrance below.

Next north is a series of four windows which are grouped over the storefront below, and then a series of two windows appears off center over one of the bank windows. At the corner is a series of four windows, three of which are symmetrically placed about the corner, but the fourth of the series is tacked on the north facade, just over the large bank window. Next is a single window, below which is nothing. Finally, the rest of the north facade is logically composed with windows appearing directly over openings on the first floor. The bayed windows are decorated with Colonial Revival motifs, particularly with a series of wreaths (between the third and fourth floors) and a series of swags (below the third floor). The large bayed window over the entrance is different in that it lacks the swags, has wreaths between the second and third floors, and has written in the area between the third and fourth floors: "Brown-Proctor ia." The "i" and "a" have been removed fairly recently (see photo 4).

The walls are capped by a classical dentilled modillion block cornice with an implied frieze below (which has a series of attic windows positioned over the windows below). The cornice breaks at the northeast corner, where a plaque thrusts upwards, reading: "Brown-Proctor ia," and originally having a date (1904) above. This plaque originally pointed to a domed pavilion which was situated on this corner. The dome was fitted with a classical cornice very similar to that remaining on the walls below, and capped by a "cloud-reaching" flag staff (Winchester Democrat, May 15, 1905).

(continued)

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The hotel is entered through a vestibule into a large reception/entry hall (photo 5), paved with square mozaic tile. The marble reception desk (photo 6) is directly across from the doorway, and is reached by passing between two Ionic columns which reflect identical columns behind the desk. The gilded Ionic capitals are enriched by the application of gilded swags. To the left of the reception desk is the main stair to the second floor. It has heavy massive newel posts which contrast markedly with the slender turned balusters. On the second floor the stairs open into a large hall which originally had an area open to the reception hall below. Directly over the entrance is a suite of three parlours, a large one in the middle entered through double doors from the hall, and small ones on either side. These smaller rooms retain fine Colonial Revival inspired classical mantels having pilasters and brackets supporting a mantel-shelf, above which is a miniature arcade, screening a mirror. The whole has a strong Italian Renaissance flavor (photo 8). Directly above, on the the third floor, is a similar suite, the smaller parlours having less elaborate mantels, still in the classical vein (photo 9). The main dining room, on the second floor, occupies the central rear wing (photo 7), and has a kitchen and storage area behind it.

The interior of the Brown-Proctoria is remarkably intact, retaining original floors, woodwork, decorative detail, plumbing and light fixtures, and stairs.

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tearing down the Rees House, one of the oldest hotel buildings in central Kentucky if not in the State. Eighty years ago the father of Judge James Flanagan demolished a log cabin that stood on the site and part of the present brick building was erected then. A magnificent four-story hotel and office building will be built by the present proprietors, Messrs. J. L. Brown and George M. Proctor.

(Winchester Democrat, April 5, 1904.)

Brown and Proctor were no doubt influenced in their decision to construct the larger hotel by the development that had been taking place in east Kentucky since the late 1800s related to the region's timber and mineral resources. Winchester was conveniently situated at the junction of three railroad lines; the C & O, running east-west; the L & N, running north-south; and later the L & E, which started in Lexington and extended 100 miles east into the mountain regions of the State. All three railroads penetrated the mountains and all converged at Winchester, which was the first important town on the L & E, and the largest on the C & O and the L & N in the mountain area ("Winchester, Kentucky," p. 3). The population of Winchester around the time the hotel was built was approximately 5,964, but was expected to rise substantially.

The cornerstone of the Brown-Proctoria was laid June 17, 1904. The design of the hotel incorporates a conflict of materials and appearances which adds to the building's character. The solid appearance of the stone ground floor, contrasts to the thin skin-like appearance of the upper brick walls. The solidity of the first floor is, on second inspection, much less real than apparent as the raised bands appear merely to be laid over a smooth surface, which is pierced by openings that do not recognize the solid quality of a stone wall. All the openings, with the exception of the north doorway, are punched through the walls, having no projecting frames. The bayed windows are likewise merely tacked on, and do not grow organically from the walls. The walls themselves exhibit a certain plasticity in the rounded corner and the slight projection of the central bays of the Main Street facade, which is somewhat enhanced by the bayed windows and the sensuous keystones, but which is not overpowering.

The architect of the building was H. W. Aldenburg of Lexington. He had earlier, in conjunction with J. R. Scott, designed the Citizens National Bank in Winchester. Both these buildings are more sophisticated than the typical downtown Winchester commercial structure. John W. Crone, of Slack and Crone, an architect and builder, was apparently the major contractor for the Brown-Proctoria.

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The hotel can profitably be compared with other buildings in Winchester, including two buildings by John W. Crone, who was influenced by Aldenburg's Brown-Proctoria design. The Parrish and Bradley building (now the Winchester Sun building), is similar in the basic blocky massing and the classical cornice, while Crone's Elks building has a two-story semi-octagonal bay set above the first floor shopfront, similar to the bayed windows of the Brown-Proctoria. Some of the decorative elements, again influenced by the Colonial Revival, are similar. The hotel also reflected a certain predilection for towers and rounded corners in Winchester which can be seen on the Citizens National Bank of 1888-89 (by Aldenburg and Scott of Lexington), the S. P. Kerr business block, also of 1888-89, and the St. George Hotel of 1903. It was quite possibly an upstaging of the St. George that Aldenburg had in mind when he designed the Brown-Proctoria, shortly after the "new" St. George was opened.

The monumentality of the building was originally enhanced by the domed pavilion set on the roof at the northeast corner (photo 2A), which was quite large in relation to the rest of the building. It formed a suitable climax to the composition at that point, a climax emphasized by the upward pointing "Brown-Proctoria" plaque!

In the September 9, 1904 issue of the Winchester Democrat it was stated that "the contract for furnishing material and building the woodwork, etc., of the new hotel was given to Tudor and Co., of Lexington, whose bid was \$21,850." Among those more outstanding interior features which perhaps might be attributed to Tudor and Company include Ionic columns supporting the lobby ceiling, beautiful mosaic tiles on the first floor with varying designs in each of the rooms, marble wainscoting on the first floor and in the formal dining room on the second floor, and attractive Victorian mantels in the parlors on the second and third floors. The hotel had many conveniences for its guests, including a barber shop (with original fixtures and marble basins remaining), a

¹The plaque was described as "a massive galvanized iron piece bearing the inscription in bold letters, "Brown-Proctoria." (Winchester Democrat, May 16, 1905.)

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dining room on the second floor, a smaller dining area on the first floor, a parlor facing the balcony on the second floor for hotel guests and their visitors; a ladies' waiting room apart from the main lobby; and sample rooms for drummers to display their wares.²

The building was so constructed as to include space in the northeast corner for the People's Bank, of which George Proctor was one of the stockholders, a drug store, retail stores on the southeast end and offices on the second floor of the hotel.

Around 1918-1919, the area experienced an oil boom and the drug store was converted into a stock exchange office. Therefore the history of the town in the 20th century was very much reflected in the history of the Brown-Proctoria. The hotel remained open until September 1976, when expensive repairs forced its closing. The building is now vacant, but the owner hopes to sell to a buyer who would make no major change in the exterior appearance, or alter the character of the interior.

²The hotel trade originally consisted in large part of businessmen, or "drummers" who came from different parts of the State and Nation to sell their wares to local merchants.

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Brown-Proctoria Hotel

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ITEM NUMBER 9 PAGE 2

Collins, Richard and Collins, Lewis. History of Kentucky. Vol. II. Berea, Kentucky: Kentucky Imprints, 1976 (originally published 1874), pp. 129-130.

Norton, Carl. "The Brown-Proctor Hotel," 1968.

"Old Landmark Going," Winchester Democrat, April 5, 1904.

"Passing of the Rees House. Brief History of the Famous Old Hostelry Now being Razed to make Way for a Modern Building." n. d. (after March 1, 1904), article from unidentified newspaper, transcribed by George F. Doyle of Winchester, copy in the University of Kentucky library.

"Preparing to Build," Winchester Democrat, March 11, 1904.

"Winchester, Kentucky, Mountains to Blue Grass." c. 1920.

Various other Winchester Democrat articles, 1904-05.

KENTUCKY UNIVERSALITY

Boarded J. B. Higdon, Ashland
 HONORABLE COLLEGE
 BOARDERS

BAVARIAN INSTITUTE
 RECEIVED H. E. Washburn, Ashland
 MILLINERS

NOTICE: A. B. Washburn, Ashland
 AMERICAN W. Washburn, Ashland

CARRIAGE MANUFACTURER.

DODDSON E. Carriage Manufacturer, Dealer in the
 Patent Work known as the Trade, W. Main st.

LEXINGTON SANITARY OFFICE.

65 W. Main st. Turkish, Russian and Medical Baths,
 under the supervision of accomplished attendants,
 Patients from a distance provided with rooms and
 board by the day or week. Persons desiring
 terms can address me at my Office, Dr. H. C.
 Bealder.

Winchester Business Notices.

ATTORNEYS.

BURTON & Nelson, Fairfax st.
 JAMES HAYWARD, South Court
 ALLEN F. S. Judge County Court
 TOCEN J. T. Fairfax st.
 TOCEN THOS S. Main st.
 VANDERBILT JAMES, South Court.

BANKS.

CLARK CO. NATIONAL BANK, M. G. Taylor, Cashier
 Citizens National Bank, J. D. Simpson,
 Home Savings Bank, V. W. Bush,

DRUGGIST.

PHILLIPS T. P., Dealer in Drugs, Medicines, Paints,
 Oil, Window Glass, Putty and Sundry Articles
 Main st.

MERCHANT TAILOR.

ZIM S. R., Main st.

HOTELS.

NATIONAL HOTEL, Mr. Garner Proprietor.
 WASHINGTON HOTEL, J. T. Williams,

MERCHANT GROCER.

GARNER W. H., Dealer in Groceries, Provisions and
 Liquors, Main st.

PHYSICIANS AND SURGEONS.

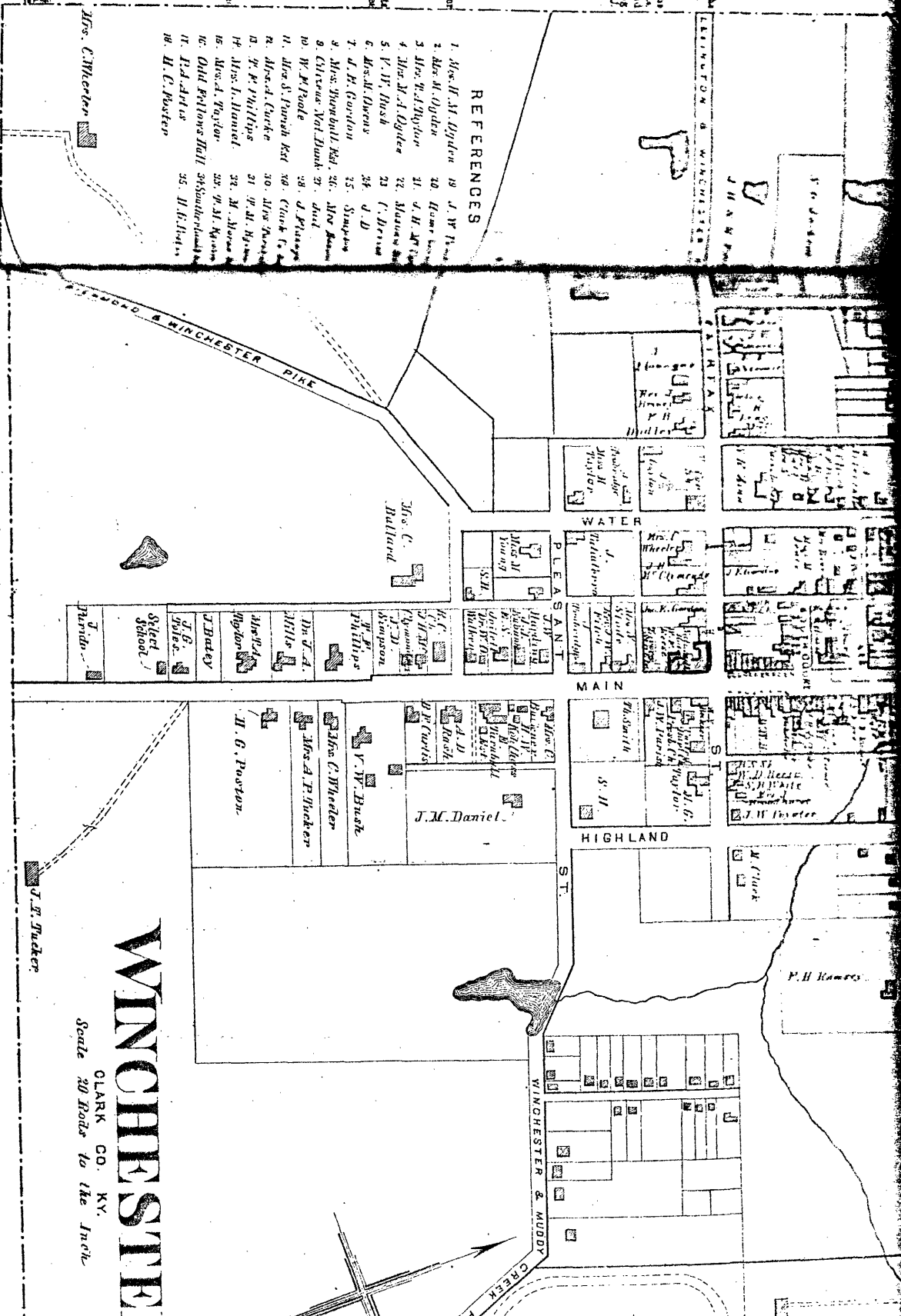
HART H. C., Main st.
 HATTON H.,
 HILLS JOHN A., Main st.

RESIDENTS.

GARRETT ZACH, Resident, Main Cross st.
 EYANS JAS. H., Sheriff of Clark County.

MILLER.

BUTKELAND W. D., Main st.



REFERENCES

1. Mrs. J. M. Hyden 29 J. W. Pike
2. Mrs. M. Ogden 30. Home
3. Mrs. W. J. Hyden 31. J. H. W. Pike
4. Mrs. M. A. Ogden 32. Main
5. V. W. Bush 33. T. H. W. Pike
6. Mrs. M. Owens 34. J. D.
7. J. M. Gordon 35. Simpson
8. Mrs. Sproull 36. Mr. Bush
9. Citizens Nat Bank 37. Main
10. W. M. Peale 38. J. Phillips
11. Mrs. S. Farnish 39. Clark
12. Mrs. J. Curke 30. Mrs. Farnish
13. J. W. Phillips 31. W. M. Peale
14. Mrs. F. Howell 32. M. Owens
15. Mrs. A. Taylor 33. J. M. Gordon
16. Odd Fellows Hall 34. Sproull
17. P. A. Daniel 35. H. C. Poston
18. H. C. Poston

WINCHESTER

CLARK CO. KY.
 Scale 20 Rods to the Inch

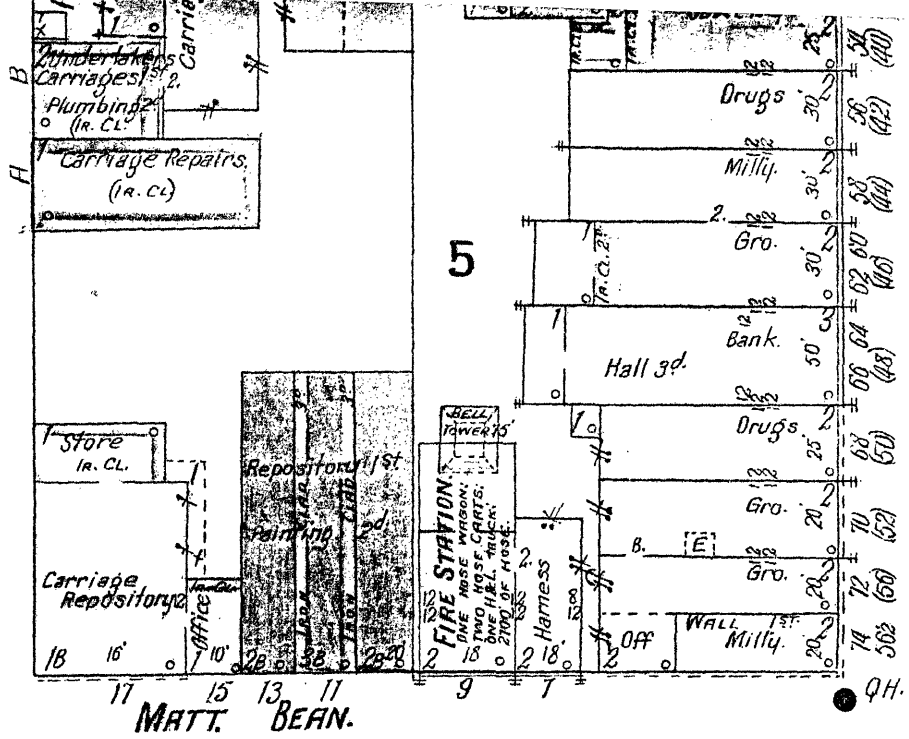
Brown-Proctoria Hotel
Winchester
Clark County
Kentucky



Atlas of Bourbon, Clark, Fayette,
Jessamine and Woodford Counties,
Kentucky. Philadelphia: D. G.
Beers and Co., 1877.

Map 2. Hotel is outlined in red.

JUL 29 1977



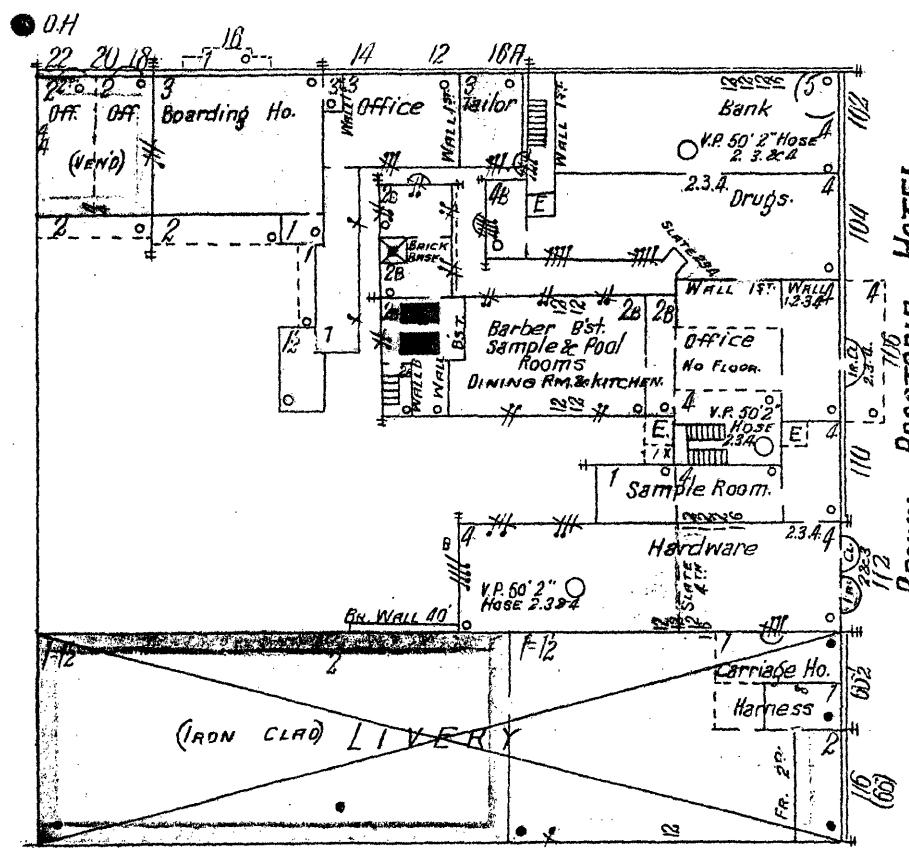
S. MA

8" W. PIPE 65

LEXINGTON AV.

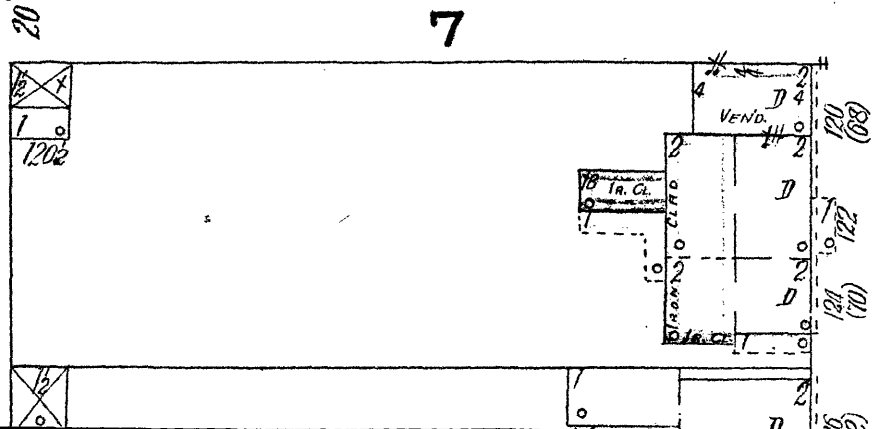
8" W. PIPE

8" W. PIPE 10" W. PIPE



BROWN-PROCTORIA HOTEL.

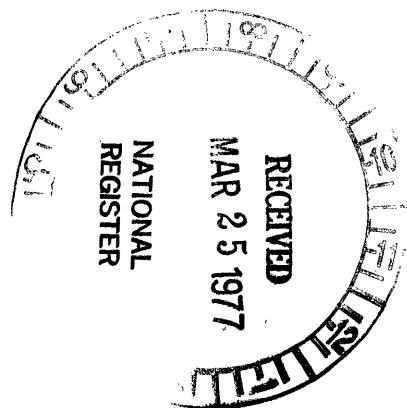
HEAT STEAM: LIGHTS ELECTRIC:
V.P. WITH HOSE ATTACHED AS SHOWN.



Brown-Proctoria Hotel
Winchester
Clark County
Kentucky

Sanborn Map
1907
Map 3

JUL 29 1977



*Sanborn map
1907*