

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

**National Register of Historic Places  
Registration Form**



215

**1. Name of Property**

historic name Fairchild House

other name/site number WN-M-35

**2. Location**

street & town 302 South Main Street NA not for publication

city or town Monticello NA vicinity

state Kentucky code KY county Wayne code 231 zip code 42633

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Donna M. Neary 02/08/08  
Signature of certifying official/Title Donna M. Neary, SHPO Date

Kentucky Heritage Council/State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Elson H. Ball 3.25.08

Fairchild House  
Name of Property

Wayne County, KY  
County and State

5. Classification

Ownership of Property  
(check as many boxes as apply)

Category of Property  
(check only one box)

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

		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object	1	Total

Name of related multiple property listing previously listed

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

NA

Number of contributing resources

in the National Register

0

6. Function or Use

Historic Function

(Enter only categories from instructions)

DOMESTIC/single dwelling

Current Function

(Enter only categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter only categories from instructions)

Queen Anne

Materials

(Enter only categories from instructions)

foundation brick  
walls brick  
roof metal  
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

Section number 7 Page 1

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## Description:

The Fairchild House (WN-M-35) is a two-story simply massed Queen Anne-styled house with an irregular plan, a Free Classic hipped roof with three lower cross gables, and a one story wrap-around porch. The walls and foundations are made of fired brick and the roof is made of fish-scaled decorative tin. The porch is made of wood. The house was originally built on the outskirts of town in a rural community but is currently 0.3 miles from the center of the fifth class city of Monticello, KY. The house sits on the south quadrant of the intersection of Main Street (state Highway Business 90) and Frisby Street. Charlotte Johnson and Linda Darnell, who purchased it at auction in 2002 when two grandchildren of the original owner sold the house to settle the estate, currently own Fairchild House. The house has remained a single dwelling residence until it opened as a Bed and Breakfast in 2006.

## The Fairchild House Site:

Fairchild House sits on 1.15 acres of land. The northernmost corner marks the location of the house, sitting 35 feet from Main Street and 50 feet from Frisby Street. A set of steps and a concrete sidewalk lead to the house from Main Street and a concrete sidewalk leads to the house from Frisby Street. Originally the site of the Fairchild House and Main Street was on level ground (according to historical pictures). Through the years of widening and paving of Main Street, the Fairchild House now sits 1-4 feet above street level. Lost during these times were portions of wrought iron fencing and a herringbone-patterned sidewalk bordering Main Street. The herringbone patterned sidewalk and wrought iron fencing on the Frisby Street side are still present. The driveway currently enters the western corner of the property and travels northeast toward the house. On the southeast side of the house, three brick sidewalks lead to what had been originally three outbuildings and a chicken house. Currently, only the foundation stones remain of the outbuildings. All the area except for the immediate house site is used as yard or driveway. The immediate house area is surrounded by pecan, maple and chestnut trees.

## Physical Description: Exterior

The Fairchild House is a two-story brick house of Queen Anne style and Free Classic form, built in 1905-06. This house was built from the plans of Barber and Klutz, architects from Knoxville, Tennessee. The elevation from the ground shows a brick foundation and wall structure. Massive pieces of rusticated, veneered stone work decorate the western portion of the foundation. The brickwork sports a variation of the common and American bond, seven courses of stretchers to one course of headers. There is a wrap-around porch beginning on the northwest side of the house and continuing for 100' to the southeast around to the back. Four of the five outside doors open onto this porch. Three of the four doors that open onto the porch have the original screen door frames. There are three sets of steps leading up to the porch. There are three steps at each entrance. The top two steps are made of massive slabs of tooled stone. All original outside entrances have stone thresholds. All original outside entrances had a screen transom over the entrance on the outside. Currently, the outside transoms are fixed and glazed.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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The fenestration of the windows and doors accents the asymmetry of the front façade. Window and door trimmings are painted white. The first story shows a grouping of one multiple-paned window, the front door with a fixed transom, and three double-hung windows in a cut-away semi-hexagonal two-story bay, rising from the west corner of the house. The main entrance door is partially glazed. It has a single fixed plate-glass window atop a paneled veneered wooden section, and sports decorative crowns. Three multi-sized windows grace the west side of the first-story bay window. All windows in stories one and two have massive stone lintels and lesser stone sills. On the second story one window is located above the front porch and three windows are found in the bay section of the wall. Above the front west gable is the steeply pitched hip roof. The roof and pediment areas of the gable are made of a decorative fish-scaled patterned tin. This tin roof is currently covered with a black fiberglass sealant, rolled on the help protect the original tin. A multi-glazed window is cased in the center portion of the front gable. Several decorative ornaments adorn the ridges of the roof. A corbelled brick chimney rises from the slope of the roof.

A one-story wooden wrap-around porch begins at the front entrance, continuing north and around the northeast side of the house. The porch wraps itself around another hexagonal, two story bay section on this side of the house. Original pictures show second-story balconies, surrounded by a balustrade, above the front and back entrances. A dropped tin roof had replaced these second-story balconies many years ago. Opening onto the porch are three outside doors (two with the same design as the front door) a solid painted paneled door on the east side, and four windows of various widths, three around a bay built up from the ground. The porch is built on stone piers. A lattice skirting blocks off the space underneath the porch. The external house wall supports one side of the roof. The other side is supported by a series of twelve Ionic columns. The edge of the porch is lined with a balustrade. Above the bay area, the roof hips to a point before meeting the cross ridge. Originally the porch was made of wood. Currently the porch is wood with white vinyl eaves. Due to deterioration through the years, the porch and porch roof were totally replaced. The porch roof was originally the fish-scaled patterned tin. Currently, it is black ribbed tin. Above the dropped roof of the porch on the second story are four windows matching the placement of the windows on the first story.

The elevation of the southwest side of the house continues to show the rusticated stone work around the northwest portion of the foundation. Originally, the fenestration of this two-story southwest side showed a grouping of two windows, an outside door, and three more windows on the first story and five windows across the second story. Circa 1920 the owner built an unattached sleeping porch next to the center of the house, covering one window and the outside door. This sleeping porch is of shed design and is made of painted white clapboard. This sleeping porch has a ribbon of single-hung windows. This addition was built to help a daughter convalesce during the beginning stages of tuberculosis. Recently, an unpainted wooden shed-styled porch has been added to the northwest portion of the sleeping porch in order to save the serviceability of its outside entrance. Wood steps and a ramp rise up to this floor.

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Above the second story rests a gable that sits in front of the steeply hipped roof. This pediment also has a decorative fish-scaled pattern tin covering and a rectangular cased window within the area. Another corbelled brick chimney rises from the sloped roof.

The southeast side of the house shows a corbelled, interior end chimney surrounded by one window on each side for each story. A gable with a decorative fish-scaled tin pediment also tops this wall. A portion of the wrap-around porch with its Ionic columns can be seen on the east corner.

## Physical Description: Interior

Today, the Fairchild House has been rehabilitated, inside and out, with very few physical changes to its overall form and character during its 100 years of existence.

In addition to the huge wrap-around porch, the first floor has a receiving hall, a parlor, a grand staircase, a sitting room, a dining room, originally a pantry (currently two half baths), a hall, and the kitchen in the back of the house. Circa 1920, a sleeping porch was added. A brick-walled (dirt floored) cellar rests underneath the dining room and bath areas. The second floor originally had a small receiving area, four bedrooms, a sewing room, a hall, and a bath. The original bath has been divided into a small utility room and a bath. A door was cut in one bedroom, to open into this bath. The bedroom above the kitchen was also divided, and turned into two full baths, and a door off the hall was cut to provide entrance to the second bath. Currently the second floor has a small receiving area, a sewing room, three bedrooms, three full baths, a utility room, and a hall. A plain set of stairs goes downstairs into the kitchen. Off the hall, another set of stairs leads to the attic.

The first floor has 10-foot ceilings, 9-inch oak baseboards, veneered window and door casings, veneered fireplaces and original poplar floors in all the areas except the new baths. The baths have new oak flooring and the sun porch has original oak flooring. Windows are of various widths but all are 72 inches in height. The second floor has 9-foot ceilings, 7-inch pine baseboards, and original poplar flooring except in the area of the original bath. The windows are of various widths but are all 60 inches in height.

Interior wall surfaces were originally constructed of plaster and lathe. Several ceilings had already been replaced with ceiling tiles, circa 1950. Several walls and ceilings were taken down during renovation and restoration and replaced with modern dry wall. All door, windows, and all transoms have their original hardware. Several windows still contain the original wavy glass. Thirty-three of the thirty-six windows retain their original wooden window rods and rings. Many original wooden doorstops are also present. Baseboards, if removed, were reset in their original places. Seven original fireplaces still retain their mantels.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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The seven original Victorian fireplaces of the Fairchild House are still in working order; their flues have been covered. The mantels all retain their beveled mirrors and support various classical columns or pilasters. The fireboxes are surrounded by differently colored, encaustic tiles and covered by different metal surrounds, and summer covers. The fireboxes still have their coal burning grates.

Upon entering the Fairchild House from Main Street, the front door opens into the receiving hall with the grand staircase on the left. The staircase has turned balusters with square ends. Running the length of the stairs is hand-cut decorative wood scrollwork. Also seen from the receiving hall are a multi-paned lead window, a section of original wallpapering, and a fireplace whose flue bends to meet the vertical flue from an adjacent fireplace. The multiple-paned window imitates a 17<sup>th</sup>-century style window sash, glazed with several elongated, diamond-shaped and small square panes held in a wooden frame by narrow strips of soft lead. Two doors lead to the sitting room and the dining room, and an original set of oak pocket doors on the right lead into the parlor. The door leading outside has a hinged transom and a decorative ledge over the glaze. The veneered door also has a hand-twist doorbell.

The parlor sits within the semi-hexagonal two-story bay. Unlike the inside bay walls in the sitting room, the walls in the parlor have a definite vertical corner. The parlor has a fireplace and 4 windows.

Leaving the receiving hall, going parallel with Frisby Street, the sitting room also sits within a semi-hexagonal two-story bay. This room has a fireplace, a door going into a closet, 2 outside doors leading to the wrap-around porch (one of these doors still has a working hand-twist doorbell), 3 double-hung windows and 3 inside doors leading into the receiving hall, the dining room, and a small hall. The plaster and lathe have been rounded around the bay sections.

Leaving the receiving hall, moving across the floor and turning right is the dining room. This room offers another fireplace and one double-hung window that views the sleeping porch. There are 4 inside doors, leading into a newly modernized half bath, the receiving hall, the sitting room, a small hall, and an outside door leading into the sleeping porch. This outside door has the same decorative features as the front door, but has been painted white on the outside many years ago.

The sleeping porch, circa 1920, has a ribbon of seven single-hung windows, an outside door, and another single double-hung window. This sleeping porch is not attached to the house but sits on its own stone pier foundation and is entered through the dining room. The interior of the sleeping porch is made of horizontally placed bead boards and an original oak floor. A new modern door has replaced the outside door going to the outside porch.

Leaving the dining room, moving toward the back of the house, a small hall features one door to a newly modernized half-bath, one door to the dining room, one door to the kitchen, and one narrow, double-hung window, 17" by 72".

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Straight through the hall, the newly modernized kitchen is located in the southeast portion of the house. This room has one paneled hall door, one paneled cellar door, one paneled outside door, one paneled door leading to a back staircase, and three double-hung windows.

Continuing down the hall to the right is a very small laundry area. This area was made by putting up a wall in the original bath and cutting the space into two areas. This entrance door also has a transom. At the end of this section of hall is a door that shuts out the back of the house. This door also has a transom.

Upstairs after climbing the grand staircase, a small waiting area for the second story is found. A double-hung window lights the top portion of the turned staircase. This corner of the staircase landing to the ceiling is approximately 15 feet tall.

To the right of the waiting area is a small sewing room with a transom over the entrance door. Within the sewing room is a closet with door (no transom) situated over the grand staircase. One double-hung window looks out over the beginning of the wrap-around porch. Directly to the west, is another door (no transom) exiting into the west bedroom.

Immediately to the west of the sewing room door, is the door (with transom) that enters into the west bedroom. This bedroom is located over the parlor and is also contained within the semi-hexagonal bay area. There are four windows and one fireplace located in this room. One door leads to the hall; one door leads to the sewing room.

Going down the hall (southeast) to the left, is the largest bedroom. This bedroom has one wall and is papered in its original wallpaper. This room also sits in the other semi-hexagonal bay area on the northeast side of the house. This room has a small corner closet with door (no transom). There are four windows that face over the wrap-around porch. This room also has a fireplace and a transom over the exit door.

Directly across the hall to the southwest is a third bedroom. This bedroom also has its own closet with door (no transom). Two double-hung windows look out over the sleeping porch. This room also has its own fireplace. When work was done on the house recently, a door was added to this room to enter a small, newly remodeled bath (west half of the original bath). This door does not have a transom, as the entrance door does. The bath has a double-hung window.

Continuing through this door is another small standing area. This area also has a double-hung window. From this area to the west are the back stairs to the kitchen. By the landing on the stairs is a smaller, single glazed, cased window.

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Straight ahead is a door to a fourth bedroom with three double-hung windows. During renovation this original bedroom had a wall added, making two smaller areas. Both areas are now newly modernized baths. One section has the entrance door with a transom and one double-hung window. The south section has two double-hung windows and an added door (no transom).

Exiting the bath, on the left, is the door (no transom) to the stairs that go to the full attic. The attic was originally and currently used for storage. Two windows are located here; one toward the front (northwest) and one overlooking the sleeping porch to the west. Poplar floors and poplar knee railings are here. Two brick chimneys rise from the floor through the roof and one chimney is located on the inside wall of the southeast side of the house.



Fairchild House  
Name of Property

Wayne County, KY  
County and State

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.
X 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:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1906

Significant Dates

1906, 1920

Significant Person (only if Criterion B selected)

NA

Cultural Affiliation

NA

Architect/Builder (use last names first for individuals)

Barber & Klutz, Knoxville TN (architects)

Narrative Statement of Significance

9. Major Bibliographical References

Bibliography (See continuation sheet).

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 #

See continuation sheet(s) for Section No. 8

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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## Statement of Significance

The Fairchild House (WN-M-35) in Monticello, Kentucky, meets National Register Criterion C. This brick home is significant within the context "Queen Anne Architecture in Wayne County, Kentucky," a context developed for this nomination. The Fairchild House was found that this house is highly emblematic of the style locally and nationally. It displays a high amount of aesthetic quality within this area. A Knoxville, Tennessee, architectural partnership of George Franklin Barber and Thomas Kluttz, designed this house. Barber and Kluttz designed many other prominent buildings across Tennessee. Wilburn Fillmore Fairchild used this architectural firm to announce his high social status. It is doubtful that any other local house surpassed Fairchild House in design quality and workmanship.

### Historic Context: Queen Anne Architecture in Monticello, Kentucky

#### History of Queen Anne Architecture in America

According to Virginia & Lee AcAlester in *A Field Guild to American Houses*, the period of years between 1860 and 1900 were generally referred to as "Victorian." During these forty years, there was a rapid growth in industrialization and railroading. All this dramatically affected American house design and construction. Doors, windows, roofing, siding, and decorative detailing could be mass-produced in large factories and shipped throughout the country at a relatively low cost.

Leland M. Roth, in *American Architecture: A History*, says that domestic building became vigorous after the Civil War, particularly in and around rapidly expanding cities and in fast-growing suburbs around every major city. A flood of pattern and plan books fed this seemingly endless appetite for residential designs for both architect and builder. Many architects had their work published in rising mass-marked magazines and professional journals, advertising their design skills and accomplishments.

Many Victorian-era styles were loosely based on medieval types, and were very eclectic rather than attempts to faithfully copy architectural styles or particular buildings from the past. Multi-textured or multi-colored walls, strongly asymmetrical facades, and steeply pitched roofs were common feature. Stylistic details were freely adapted form both medieval and classical precedents. Victorian-era styles tended to overlap each other without the clear-cut distinctions that separated the Greek, Gothic, and Italianate styles of the preceding Romantic era. This architectural experimentation continued beyond Victorian times, reaching a climax in the early decades of the 20<sup>th</sup> century.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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John C. Poppeliers and S. Allen Chambers, Jr., in *What Style Is It: A Guide to American Architecture*, cite English architect Richard Norman Shaw (1831-1912) as most closely associated with the popularization of the Queen Anne style. Shaw's sprawling manor houses were well known to American architects, having been pictured in many professional architectural publications. (p. 72). Poppeliers and Chambers also name H. H. Richardson's William Watts Sherman House (1874) in Newport, R. I., as the first true American Queen Anne building. The style, with its prominent or pretentious corner turrets, was the choice of bankers, lawyers, doctors, and other professionals who sought to announce their social status with the style's conspicuous architectural markers (p. 73). As the 20<sup>th</sup> century progressed, the picturesque effects of the Queen Anne style began to take on a dated look (p.74).

Another architectural mode, a revival of the styles dominant during the American colonial period, arose in the last quarter of the 19<sup>th</sup> century. The American Centennial Exposition of 1876, as well as the Chicago Exposition of 1893, gave the Colonial Revival popularity even during the 1890s. The Colonial Revival's rather simply articulated facades and balanced symmetry had little in common with the aesthetic exhibited by the earlier popular eclectic styles. As the Colonial Revival became the dominant residential style in the 20<sup>th</sup> century, the later examples of Victorian eclecticism began to borrow even from this style, leading to a simplification of the exuberance of the Queen Anne, leading some to dub these popular examples as "Princess Anne." Also, Georgian and Adam details became incorporated into many late-Victorian-era houses in the Shingle and Queen Anne styles. (p. 239)

## Characteristics of Queen Anne Architecture in America

Queen Anne is a well-defined architectural style. Leland M. Roth defines the style with the following characteristics:

"One can frame a general definition of what is Queen Anne, using the James W. Bryan house in Kansas City as an example. [6.38,6.39] The Queen Anne house has a free plan, with (in this case) sitting room, dining room, and front parlor arranged around a reception hall that also serves as a spacious stair hall. The main public rooms open to each other by means of broad sliding doors that slide back in to pockets in the walls, so that the entire interior can either be interconnected spaces or discrete rooms. The kitchen to the rear is connected to one or two servant's rooms upstairs by means of a tight back stair. There is almost always a wrap-around porch of some sort, in this case running across the front and all the way to the rear. And there is almost always some sort of corner tower, either round or polygonal, capped by a tall spirelike roof. The interior is finished with elaborate wooden trim, especially in the stair hall and public rooms downstairs. And the exterior is more richly embellished in a variety of materials, with stone and brick base and lower walls, usually with framed upper walls covered with clapboards and shingles cut in various patterns. Turned spindle work appeared in railing and screens. In the two decades after 1885, Queen Anne houses became one of the most popular residential types, spreading across the continent. Even small farm town of one or two thousand people had at least one grand Queen Anne house, the home of the principal businessman." p. 242.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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Virginia & Lee McAlester define Queen Anne style with these following characteristics:

“Steeply pitched roof of irregular shape, usually with a dominant front-facing gable: patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along one or both side walls.” p. 263.

The McAlesters also described one of the four principal shape subtypes as following:

HIPPED ROOF WITH LOWER CROSS GABLES – Over half of all Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most commonly there are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front... [t]he roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks. (p. 263)

## Investigation of Queen Anne Style in Wayne County, Kentucky Heritage Council

### Initial Methodology

The primary methodology for this project called for a comparison of the Fairchild House with other Wayne County houses having Queen Anne classification, to assess the Fairchild House's local level of architectural significance. Investigations of the Queen Anne style expressions in Monticello and Wayne County began with a search of the Kentucky Heritage Council Historic Inventory (database) located with the Historical Society in the Monticello Museum. Findings from database search for Queen Anne-styled residential dwellings in Wayne County yielded only two results with which to make a comparison for architectural value:

Survey #	Property Name	Construction Date	Address
WN-M-22	Eli Bell House	1897	409 Kendrick Ave.
WN-M-43	Marvin Hucaby House	1905	210 Shrewsberry

Absent from the database search for residential dwellings for Wayne County is the property proposed for nomination, the Fairchild House (WN-M 35). Within the database, the Fairchild House is coded as 20<sup>th</sup> Century Vernacular, which indicates not style, but construction date and the recorder's judgment that the building exhibits little classifiable styling. On the survey form, within the box for style, the entry indicated is "Colonial Revival?" The difference between the entry on the survey form and what is entered into the database provides some perspective on the limitations inherent in these survey forms and the database. A wider inspection of the Wayne County architectural database was launched, to get a better overview of the local architectural landscape, and how it has been recorded.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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Results of Wayne County Database: Residences

Years>	1825-1849	1850-1874	1875-1899	1900-1924	1925-1949	Totals
No Style	0	2	7	17	2	28
Queen Anne			1	1		2
Vernacular	1	4	8	16		29
Bungalow				2	1	3
Romanesque				1		1
Log	6	5				11
I plan				1	1	2
Italianate				1		1
T plan					1	1
Victorian		1	1	4		6
Stick			1			1
Dogtrot		1				1
Classical Revival				1		1
Colonial Revival				1		1
Columbia			1			1
Totals>	7	13	19	45	5	89

This table shows that about 50% of the residences that are in the database were built in the years from 1900 through 1924. The second largest section of houses listed was in the 1875-1899 years. The two groupings account for approximately 63% of the total database, or 75% of the total number of residences. The Monticello Historical Society lists the census of Monticello in 1900 as 546 persons and the census of Wayne County as 14,892 persons. Monticello itself did not have a sizable enough population to sustain the construction of many high style residences.

Most buildings documented in Wayne County were recorded in 1981 through 1983. The vast majority of these forms were completed by two local volunteers, Garnett Walker and Elizabeth Duncan. The forms benefit from containing strong information on date of construction and early ownership identities, but the forms provide little that demonstrates an awareness of stylistic categories. Many of the forms' entry for style is left blank (28/89 residential forms) or coded as vernacular (29/89). Thus, this blank on the survey form has little utility for this project.

The Kentucky Heritage Council surely had some involvement in this project. Presumably the KHC staff coached Walker and Duncan to enter "vernacular" for properties where style was muted. Of the 150 entries in the KHC database for the county, which includes not only residences but commercial and institutional buildings, 94 properties have been recorded as vernacular. Further, when a style name was entered on the survey form, the KHC staff also did not mechanically put that datum into the database, as we can see from the change between the Fairchild House's style entry on the survey form and its entry for style in the database.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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While the Kentucky Heritage Council was clearly involved with this survey effort, drawing upon it to complete a commercial district nomination written by former staff member Bob Polsgrove in 1982, the database does not provide substantially clearer information on the local architectural landscape.

From a comprehensive look at the recording of historic buildings within the county, it became apparent that one part of any survey form had a greater potential to help select comparable properties. That part is the photograph. This led to an examination of all survey forms for the county in a quest for comparison properties. The properties selected for comparison have characteristics that, while not textbook examples of Queen Anne styling, provide useful instances of Victorian-era design with which to interpret the meaning of the Fairchild House within the local architectural landscape. Houses selected will include any of the following characteristics: complex massing, variety of surface textures on exterior wall materials, complex roof configurations, and high style design from 1890-1910.

Survey #	Property Name or Historic Name	Construction Date	Address
<b>WN-M-17</b>	<b>Capt. Leander Stephenson Hs.</b>	c. 1860	149 Michigan
This house exhibits 3 different design eras. Symmetrical 5-bay first story and 3-bay second story façade makes this a Greek Revival originally. The house's prominent bargeboard trim relates it to Victorian era decorative schemes. Simple Doric columns make the porch look like an early-20 <sup>th</sup> -century addition, and give this a very great eclecticism.			
<b>WN-M-19</b>	<b>Robert M Chesney House</b>	c. 1875-1880	410 Columbia
Two-story t-plan, wood siding (covered by aluminum) with main stylistic reference being scrollwork eave brackets.			
<b>WN-M 21</b>	<b>Dr. Rankin House</b>	1904-05	403 Kendrick
Two-story t-plan, wood siding, complex roof of double cross gables, wrap-around porch with Doric columns, 1-over-1 windows, wrought iron fence, 2 sloped corbeled chimneys, primary first-floor window has multi-glazed side lights (pict. 88, 118).			
<b>WN-M-22</b>	<b>Eli Bell House</b>	1899	409 Kendrick
One-and-a-half story, wood sided, complex plan. In database as Queen Anne style (though no entry on survey form for style). Gables with diamond patterned pediments, decorative gables, multi-glazed windows, hipped roof, small, front door sidelights, porch with square columns and balustrade, corbeled chimney on slope. Builder George Kelsey (pict. 19, 120).			
<b>WN-M-23</b>	<b>Old Methodist Parsonage</b>	1903	419 Kendrick
Two-and-a-half story, wood sided, t-plan. Has spindlework on front porch eaves along with delicate turned porch posts.			

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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- WN-M 24 Jones – Sandusky House** 1907 503 N. Main  
Two-and-a-half story, wood sided, complex plan. Has hipped roof with crossing gables, fish-scaled shingles in pediment, corner porch with unfluted columns, stone foundation, dentil decorations under eaves, transom over front door (pict. 29,30,123).
- WN-M 26 Woodbine** 1898 513 Kendrick  
Two-and-a-half story, brick, irregular plan though mostly rectangular, stone foundation, porch has large square columns and closed balustrade area, stone window sills, double hipped roofs. Architects Fox and Coulter (pict. 32-40, 105-107, 124-140).
- WN-M 27 Shelton, Jones, Lair House** 1907 413 Kendrick  
One-and-a-half story, wood covered, basically symmetrical plan. Prominent one-story porch with rounded ends and stone piers supporting unfluted columns. The hipped roof is intersected by crossing gables on either side (pict. 23, 24, 121).
- WN-M-29 Ramsey House** 1909 407 Kendrick  
One-and-a-half story, wood sided, complex plan. Bay window, complex roof configuration of offset parallel gables (p. 119). Actually this appears to be a very early instance of emerging bungalow forms and Craftsman styling.
- WN-M-35 Fairchild House** 1905-06 302 S. Main  
Subject property. See description, above. Colonial Revival entered as the house's style on survey form.
- WN-M-36 J.C. Huffacker House** 1907 209 Michigan  
Two-and-a-half story, wood sided, boxy slightly irregular plan. Could qualify as a Princess Ann.
- WN-M-38 Tuggle Davidson House** 1906 221 First  
One story, wood sided, symmetrical plan, Victorian cottage. Has side gable roof and projecting entrance bay. Turned porch posts with spindles at eave level. Builder Henry Tuggle.
- WN-M-43 Marvin Hucaby House** 1905 210 Shrewsberry  
One-and-a-half story, wood sided, complex plan. Fish scale shingles in front bay. Leaded diamond pane windows on first floor sash. Jerkin head projection over gables. This survey form gives Queen Ann as the style.
- WN-24 Brown-Lanier House** ca. 1860 Mill Springs  
Two-and-a-half story, clapboard, t-plan. Original construction too early for comparison, but porch is loaded with scroll-work and spindles, giving it a Victorian-era feel. Thompson Brown listed as builder.

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Fairchild House, Wayne County, Kentucky

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- 
- WN-28 James B. Lanier House** 1880 Mill Springs  
One story, clapboard, irregular plan, Italianate style mostly confined to eave brackets. Porches with scrollwork frieze and arched brackets between posts. Builder said to be J.B. Lanier.
- WN-29 Shadoan House** 1894 State Route 90  
Two-story, brick, t-plan, high style Italianate. Bold window hoods, simple hipped roof
- WN-30 Weaver House** 1910 State Route 90  
Two-story, brick, central hall plan but with two-story conical-roofed turret on one corner of façade. Low-pitched roof, frieze board without brackets. Could be called Italianate due to segmental arched window tops. Farm houses like this one began to appear 30-40 years before the construction date given on the survey form.
- WN-39 J. Perkins Ingram House** ca. 1890 State Route 92  
Two-story, brick, Italianate brick, t-plan house with Italianate style, signaled by segmental arched windows, eave brackets, and Victorian-era porch detailing.
- WN-47 Valley View/T.J. Oatts House** 1897 State Route 92  
Two-and-a-half story, brick, t-plan house, whose complex massing and porch give the impression of a symmetrical front façade. House in Romanesque style and surely architect designed. Surveyors pronounce this "Probably the finest house in Wayne County."

## History of the Fairchild House's architect, George Franklin Barber

Not found in the annals of many history books on American architecture is the name of one of this country's most successful late-19<sup>th</sup>-century domestic architect and publisher, George Franklin Barber. Recent years have found a growing appreciation of Barber's work.

From the new introduction of George F. Barber's *Cottage Souvenir Number Two*, Michael A. Tomlan writes that in 1884 George F. Barber began acting as architect for the firm of Barber & Boardman, Contractors and Builders in De Kalb, Illinois. In late 1887 or early 1888, he published *The Cottage Souvenir, Eighteen Engravings of Houses Ranging in Price from \$900.00 to \$8000.00* on card stock and bound them with yarn. More designs were added to this first collection in a staple-bound fifty-six page booklet, entitled *Modern Artistic Cottages, or the Cottage Souvenir, Designed to Meet the Wants of Mechanics and Home Builders*, published about 1888 (p. 6,7).

In late 1888, George F. Barber moved to Knoxville, Tennessee. That same year, Thomas A. Klutz, a successful Georgia architect, began working with Barber. Their design business grew quickly. Barber copyrighted *The Cottage Souvenir No.2, A Repository of Artistic Cottage Architecture and Miscellaneous Designs* in December 1890. This book, the first of Barber's publications to receive widespread attention,



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Fairchild House, Wayne County, Kentucky

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marks the beginning of his mail-order architectural practice on a nation-wide basis. Barber continued to publish large, mail-order catalogs as well as a series of samplers—9 in all. He also produced the 86-page booklet entitled *Appreciation*. Barber was also published in the March 1888 issue of *Carpentry and Building*. Other titles included: *Modern Dwellings And Their Proper Construction* and *Art in Architecture*. (p. 7,8)

Beginning January 1895, Barber started publishing his monthly magazine, *American Homes. A Journal Devoted to Planning, Building and Beautifying the Home*. By mid-1890's, the demand for "Barber Houses" expanded, extending beyond the USA. By 1900, George F. Barber and Company, Architects was the largest architectural office in Knoxville, employing thirty draftsmen and twenty secretaries. Correspondence came from nearly all the states of the Union as well as Japan, China, Philippines, South Africa, Europe, and several provinces in Canada. By 1908, the mail-order architectural practice of the company was suspended due to increasing occupation with local construction (p. 8, 10, 15).

George Franklin Barber was not only an exemplar of the rising middle class of the era, but, more importantly, he helped to convey the American ideals of comfort and artistic taste. It was this George Franklin Barber and Company that Wilbur Fillmore Fairchild contacted (p.16).

## **Evaluation of the Fairchild House's Architectural Significance:**

An examination of these Victorian-era houses in Wayne County helps us account for the architectural significance of the Fairchild House.

With respect to Queen Anne styling specifically, there are few clear examples of the style locally. No house is known to exhibit Queen Anne style during the 1850-1874 period; this follows national norms. The two properties coded in the database as Queen Anne are the Bell House (WN-M-22) and the Hucaby House (WN-M-43). Both are wood sided, less than 2 stories, and built between the years 1899 – 1907, when Colonial Revival styling had begun to eclipse Queen Anne in popularity. These two houses did exhibit characteristics fitting McAlesters' definition of Queen Anne style: steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, asymmetrical façade with partial or full-width porch. However, their one-and-a-half-story height provides less of the richness and complexity that became the hallmark of the Queen Anne aesthetic. They feel more like Queen Anne cottages—a term that is not quite an oxymoron, but certainly qualifies the success of either design within the style's parameters. By comparison, the Fairchild House is robust. Its width and height provide a foundation upon which the complexity of its façade massing feels more comfortable, less constrained than on the other two houses. Its extensive porch also factors into the design more than on the comparison properties. The porch stretches to cover 3 sides, providing a calculated horizontal counterweight to the mostly vertical volumes of the asymmetrical façade. The one-story porch both unifies an otherwise kinetic façade, and it conveys the messages of hospitality and repose.

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Few comparison properties exhibiting variations of Victorian-era design that exceed the quality of the Fairchild House's design accomplishment. About half of the houses distinguished themselves through construction material (brick), yet the great majority of brick houses tended to have a more modest façade massing, that housed within a t-plan. Their architectural character came more from applied details than from a care in balancing various masses. The porch stood as the most interesting feature on many of these comparison properties, itself, in some cases, an applied ornament post-dating the house's construction. Certainly, the Fairchild House's main rival for architectural accomplishment is Valley View (WN-47). Both houses could appear in architectural textbooks on regional architecture, each representing its respective style.

Based on the preceding architectural analysis, the Fairchild House is locally significant in Wayne County's Victorian-era architectural landscape. During this era, Monticello, the county seat, had barely more than 500 people, yet a significant construction of housing occurred. Within this relatively frenzied period of building, the Fairchild House surpassed most other houses in design quality. While the Queen Anne design of the Fairchild House would have been stylistically behind the times in large urban locations, its employment in 1905 was normal in a Kentucky county seat town within a rural county. Electric and telephone service became available to Monticello's citizens in 1905. The Fairchild House was within the first group of buildings in the town to receive these utilities. Its owners employed a notable architectural firm to design for them what local people would recognize as a modern house in which they could be proud.

### **Evaluation of the Fairchild House's Integrity:**

The Fairchild House is significant under Criterion C; it embodies the distinctive characteristics of the Queen Anne style using the steeply pitched roof of irregular shape, a dominant front-facing gable, patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance, asymmetrical façade with full-width wrap-around porch. This Queen Anne style is not commonly seen in Wayne County, the house's location. To be a significant example of Queen Anne style in Wayne County, any house should retain an overall integrity of design, setting, materials, workmanship, and feeling.

A Queen Anne house in Wayne County will be said to have **integrity of design** if alterations do not visibly change considerations such as structural system, massing, arrangement of space, pattern of fenestration, textures and colors of surface materials, and type, amount, and style of ornamental detailing. Keeping with the Queen Anne characteristics, the house's original footprint, roofline, gable, patterned roof tin, patterned pediments, wrap-around porch with Classical columns, placement of windows, high ceilings, transoms, and spacious rooms should be retained. The predominant impression of the Queen Anne house possessing an integrity of design should be that of the asymmetrical, hipped roof house that was originally built.

# National Register of Historic Places Continuation Sheet

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A Queen Anne house in Wayne County will be said to have **integrity of setting** if topographic features, simple manmade features, and relationships between buildings and open spaces are retained. If subsequent features are added to the site, such as a free-standing garage, those features should assume a secondary importance on the site, sitting in a deferential position relative to the house. Changes to the lot dimension should be considered in light of the original design intent. Queen Anne styled houses in urban contexts often did not have large yard areas to define the house's design. However, if there is evidence that the house's design incorporated a large yard area for a particular Queen Anne styled house, then that setting is important and should be retained rather than subdivided later in time. Other historic landscaping features that date to the construction of the house, such as fences, walkways, gardens, etc., should be identified and care should be taken to preserve them.

A Queen Anne house in Wayne County will be said to have **integrity of materials** if a large percentage of the materials originally used in the construction of the house are still in place. Key exterior materials must date to the period of its historic significance and significant features must have been preserved. Key interior materials must be original and significant features must have been preserved.

A Queen Anne house in Wayne County will be said to have **integrity of workmanship** if there is evidence of artisans' labor and skill in construction of the building.

A Queen Anne house in Wayne County will be said to have **integrity of feeling** if the presence of physical features, design, setting, and materials convey the property's historic character. Even if the house has undergone renovation, a high level of integrity of feeling may exist if the changes were undertaken in a respectful manner and little change in material is noticed. The overall integrity and final judgment about a Queen Anne house's integrity will rest on a balanced analysis of how the elements of design, setting, workmanship, materials, and feeling work together.

An evaluation of the Fairchild House using these assessment guidelines leads to the conclusion that the house possesses a fair integrity of setting, a high integrity of material, and a higher integrity of design, workmanship, and feeling.

The house's major exterior changes involve the building of the sleeping porch, circa 1920, by the original owner and the addition of a porch in 2006 near the sleeping porch by the current owners. The original wrap-around porch had to be torn down due to deterioration. A new porch was built in the same design and style as the original (after the balconies were removed, circa 1920) and used the same stone foundations. The new porch by the sleeping porch is judged to be compatible with the house's historic design. The exterior of the house still exhibits its original tin roof, pediments, windows, doors, chimneys, brick, stone façade, and foundation. Portions of the brick herringbone sidewalk and wrought iron fence still remain. Additional brick sidewalks outside the rear of the house still remain, as well as foundation stone to three outbuildings. The integrity of the setting and design has been kept.

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The interior of the house is 95% intact. A considerable amount of its character-giving features have been kept. All fireplaces and surrounds, wood baseboards, doors, window trimmings, wooden curtain rods and rings, windows, and transoms are original and have their hardware, etc. Original poplar flooring shines throughout the house. Two walls still exhibit their original wallpaper. The original pantry, the upstairs bath, and a bedroom all have a wall and door added to divide a larger space into smaller spaces. The added doors and casings were made to look as if they had been original to the house. Any wall or ceiling that was replaced with drywall is hard to distinguish between the original and the new. New floors in the baths match the original oak staircase. The ceilings of both floors retain their original height. The historic interior features only reinforce the claim that the house retains integrity of materials, design and feeling, as one might expect a Victorian-era house to have.

Integrity of workmanship shows evidence of artisans' labor and skill in construction of the building. The rounded plaster and lathe work in the sitting room and upper bedroom shows superior skill. Rounded corners are apparent in any area where a squared corner would be harmful. As the interior brick walls were laid, wooden spacer blocks were added so that the wood door casings could have something to be nailed to it. Stone lentils and sills were perfectly placed within the brick wall. The bricks were made in Monticello, inspected by a person hired to just do that job, and laid with precision. Bricks used to make the bay sections have been shaped to the correct angles, causing no flaw in the ongoing pattern. Handrails on the grand staircase are not loose after 100+ years. No squeaks were present in the floors until the floors were currently refinished. The herringbone patterned sidewalk still remains. The Fairchild House has only survived the century because of superior quality of the labor in its construction.

In summary, the Fairchild House retains the essential elements of Queen Anne styling in Monticello. Within its local architectural context of Wayne County, perhaps only one other house (Valley View) communicates its Romanesque style as thoroughly or as honestly as the Fairchild House does the Queen Anne style.

## **Additional Information: History of Wayne County**

In 1792 Kentucky was admitted into the Union, as the 15<sup>th</sup> state. In December of 1800, having been deemed to have enough residents, Wayne County, named for the Revolutionary War General "Mad" Anthony Wayne, was created being the 43<sup>rd</sup> county in point of creation. By 1912, after much revision of county lines, Wayne County was a pentagon shaped area in the South Central part of the state with 478 square miles to call their own.

Bordered on the South by the Tennessee line, and on much of the north by Lake Cumberland, Wayne county is approximately ½ the size of Rhode Island and has three distinct geographical regions. In the southeast is the Cumberland Plateau, in the center the Knobs and Rolling Plains, while the Pennyroyal, or Mississippi Plateau make up the northwestern part of the county.

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number \_\_\_\_\_

The Wayne County Population, from Census data:

1810	5,430	
1820	7,951	46.4%
1830	8,685	9.2%
1840	7,399	-14.8%
1850	8,692	17.5%
1860	10,259	18.0%
1870	10,602	3.3%
1880	12,512	18.0%
1890	12,852	2.7%
1900	14,892	15.9%
1910	17,518	17.6%
1920	16,208	-7.5%
1930	15,848	-2.2%
1940	17,204	8.6%
1950	16,475	-4.2%
1960	14,700	-10.8%
1970	14,268	-2.9%
1980	17,022	19.3 %
1990	17,468	2.6%
2000	19,923	14.1%

Local Events during this time:

Military and "headrights"  
grants gave settlers land.

unclaimed land given by  
Warrant of the Land  
Office  
1880 thru 1910,  
oil boom years

Oil industry slowed.

2<sup>nd</sup> oil boom years

Northern cities with their  
jobs claimed many  
families after WW II.

New industries and factories  
Garment factories closed.  
Hispanic influx, new  
Industries and markets.

## History of the Fairchilds

Wilburn Fillmore Fairchild was born in Blue Hole Holler in Wayne County in 1863, the son of Rice and Elizabeth Dodson Fairchild. He was in the mercantile business, and in 1889 he began doing business in Monticello. In his ads during this time, he stresses that he can sell goods cheaper than other merchants because of his cash only policy. Around 1895, after many successful years, W. F. Fairchild opened his own store on the square in Monticello, still advertising his business on a cash only basis.

In March, 1898, a fire destroyed this store, as well as many other stores on the square in Monticello. By June 1898, W.F. Fairchild was advertising in surrounding towns as a door to door traveling salesman, and listing his wares, including watches, eyeglasses, and jewelry.

Fairchild began building a finer store, one that was more suited to his evolving inventory of watches, clocks, musical instruments and jewelry. He moved into this new store later that year. (This store, listed as a Kentucky Landmark site # 14, burned in 1999.)

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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It was during the last 5 years of the century that Wilburn began a correspondence with Nannie Frisbie that would end in marriage.

Nannie's great-great-grandfather was Joshua Jones, a Revolutionary war soldier, and surveyor of the town of Monticello. It was one of his granddaughters, Hannah, who in 1820 married Dr. Jonathan Smith Frisbie a graduate of Yale and the Philadelphia College of Medicine. Dr. Frisbie had made Monticello his home in 1819.

Their son, Jonathan Smith Frisbie, Jr. was a noted educator in the county, and it was his daughter, Nannie Hannah Frisbie who consented in January 1900 to marry W. F. Fairchild.

Wilburn was a prominent Monticello businessman by the late 1890s, making many buying trips to Chicago, Cincinnati, Knoxville as well as Louisville, and by 1902 he became president of the Citizens Bank in Monticello.

A few years after their marriage, Wilburn obtained the services of the architectural firm of Barber and Klutz of Knoxville, Tennessee to design a house worthy of his stature in the community. The house would sit on the site of Nannie's grandfather, Dr. Frisbie's, house, on the corner of Frisbie and South Main Street.

Looking at W.F. Fairchild's ledgers of 1905-06, it is evident that local workmen were employed to work on the house. Charles McConnaghy's brickyard, located on what is now North Main Street, was the supplier of the bricks. The framing lumber came from D.W.C. Rector & Co of Murl, Kentucky as well as Kentucky Lumber Co. located in Burnside Kentucky.

Nannie and Wilburn had four children that grew up in the house. Their oldest daughter, Grace, developed tuberculosis at a young age, and a sleeping porch, circa 1920, was built on the South side of the house to help her to recuperate. Later, Grace was sent to a tuberculosis sanitarium in Colorado where she stayed off and on until her death at the age of 31. The oldest son, Wilson Frisbie Fairchild, after suffering a head injury, was sent to live in the Home of the Feeble Minded in Louisville, and died at the early age of 14. The third child, Milton Duncan Fairchild, was appointed to Annapolis, served as a Lt. Commander in the U.S. Navy during WWII and died in the service of his country in 1944. Milton was buried in Arlington National Cemetery at Washington, D.C. It was the youngest daughter of Wilburn and Nannie that would carry on the rich legacy of the Fairchild Family. Her name was Nell.

Nell married Ozro Marsh, a young man from the Slickford area of Wayne County, in 1937 in Paoli, Indiana where their children were born. Nell, Ozro and their 3 young daughters, Carolyn, Joyce, and Grace moved back to the house in Monticello in the early 1950s. Nell then taught school for many years in the Monticello, Wayne County, and Pulaski County school systems. Nell and Ozro lived in the house until her death in 1984 and his death in 2002.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

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Wilson, Martha and L. Martin Perry

2006 Trimble House. National Register nomination form, Kentucky Heritage Council

Fairchild house  
Name of PropertyWayne County, KY  
County and State**10. Geographical Data**Acreage of Property 1.15 acre**UTM References**

(Place additional boundaries of the property on a continuation sheet.)

1 16 691 525 4077 515  
Zone Easting Northing3 / / / / / / / / / / /  
Zone Easting NorthingUSGS Topographic Quad name Monticello2 / / / / / / / / / / /  
Zone Easting Northing4 / / / / / / / / / / /  
Zone Easting Northing**Verbal Boundary Description (Describe the boundaries of the property.)****Boundary Justification** (Explain why the boundaries were selected.) See continuation sheet(s) for Section No. 10**11. Form Prepared By**name/title Linda Darnell/ Marty PerryCharlotte Johnsonorganization owner Kentucky Heritage Council date 11/4/07street & number 302 S. Main Street 300 Washington Street telephone 606-248-5555city or town Monticello state KY zip code 42633email address linda50darnell@yahoo.com**Additional Documentation****The National Register requires each nomination consist of the following beyond this 4-page cover form:**

- Continuation Sheets for narrative
- A **USGS topographic quad map** (7.5 or 15 minute series) indicating the property's location
- A **Sketch map** for historic districts or properties having large acreage or numerous resources
- A **Photo identification map** for districts; one map can serve both as sketch and photo ID map.
- black and white photographs** of the property. See policy statement for acceptable use of digital photographs

**The Kentucky Heritage Council requires the following for all nominations:**

- An **additional set of black and white photographs** that remains at the KHC
- Floor plans** of properties whose significance is based on their plans
- Color slides** or **PowerPoint images** and presentation of the property to the Kentucky State Review Board

**Property Owner**name/title Linda Darnell/Charlotte Johnsonstreet & number 302 S. Main Street telephone 606-248-5555city or town Monticello state KY zip code 42633email address (if available) linda50darnell@yahoo.com



# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

Section number 10 Page 1

## Verbal Boundary Description –

Charlotte G. Johnson and Linda F. Darnell, jointly owns the following described tracts or parcels of land located on South Main Street, together with the improvements thereon, lying and being in Wayne County, Kentucky, and bounded and described as follows, to-wit:

Tracts 1, 2, 3, & 4:

Beginning on a rebar and cap at the intersection of South Main Street with Frisby Street, said rebar and cap bears N.58 deg. 41 min. 22 sec. E. 187.91 ft. from the S-E corner of the Rankin Foodmart Building; thence from the beginning, with the R/W (30ft) of Frisby Street S. 51 deg. 37 min. 15 sec. E. 204.66 ft. to a rebar and cap, a corner to Jerry Dennis (DB. 287, PG. 476); thence leaving the said R/W of Frisby Street and running with the line of Jerry Dennis and with the line of Edwina Gibson (DB. 232, PG 178), S. 39 deg. 34 min. 52 sec. W. 245.99 ft. to a rebar and cap, a corner to Edwina Gibson (DB. 77, PG. 564 and DB. 106, PG/ 183); thence with the Edwina Gibson line, n. 49 deg. 45 min. 05 sec. W. 208.15 ft. to a rebar and cap at the R/W of South Main Street (102ft); thence with the R/W of South Main Street, N. 40 deg. 25min. 23.sec. E. Containing 1.15 acres, more or less.

Being the same property conveyed to Nell F. Marsh by Catherine Fairchild, a widow, by deed dated June 9, 1944 and of record in the Office of the Clerk of the Wayne County Court in Deed Book 87, at Page 564. Also of record in Cabinet B. Slide 3.

And being the same property inherited by Ozro Marsh, in the Last Will and Testament of Nell F. Marsh, deceased, and of record in the Office of the Clerk of the Wayne County Court, in Will Book G, at Page 357. And being the same property inherited by Joyce Castleman and Carolyn Jackson by the Last Will and Testament of Ozro Marsh, deceased, and of record in the Office of the Clerk of the Wayne County Court in Will Book Z, at Page 493.

Within this boundary sits the Fairchild House. The area that is to be labeled contributing will be the area within the following quadrilateral. The northwest side (front) shall reach 35' from the house until it borders Main Street. The northeast side (left) shall reach 50' from the house until it borders Frisby Street. The southeast side (rear) shall reach 50' from the house to include the sidewalks and foundation stones. The southwest side (right) shall reach 35' from the house. Therefore, the area being nominated includes the footprint of the house itself, plus a perimeter beyond each façade wall.

## Boundary Justification:

The Fairchild House being nominated under Criterion C for the National Register represents an example of historic, rural Queen Anne architecture. Only the house itself plus the above mentioned perimeter are said to contribute to its nomination. The above mentioned perimeter includes the yard as shown in the 1908 photograph.

# National Register of Historic Places Continuation Sheet

Fairchild House, Wayne County, Kentucky

Section number      Supple Page      1  
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**Same information for each photograph:**

**Property Name: Fairchild House**

**Location: Monticello, Wayne County, Kentucky**

**Photographers: Charlotte Johnson and Linda Darnell**

**Date of Photographs: 2007**

**Location of digital media: National Register and Kentucky Heritage Council, Frankfort**

**Information specific to Photographs:**

Photo 1: front (northwest) and right (southwest) sides, camera facing east

Photo 2: left (northeast) side, camera facing southwest

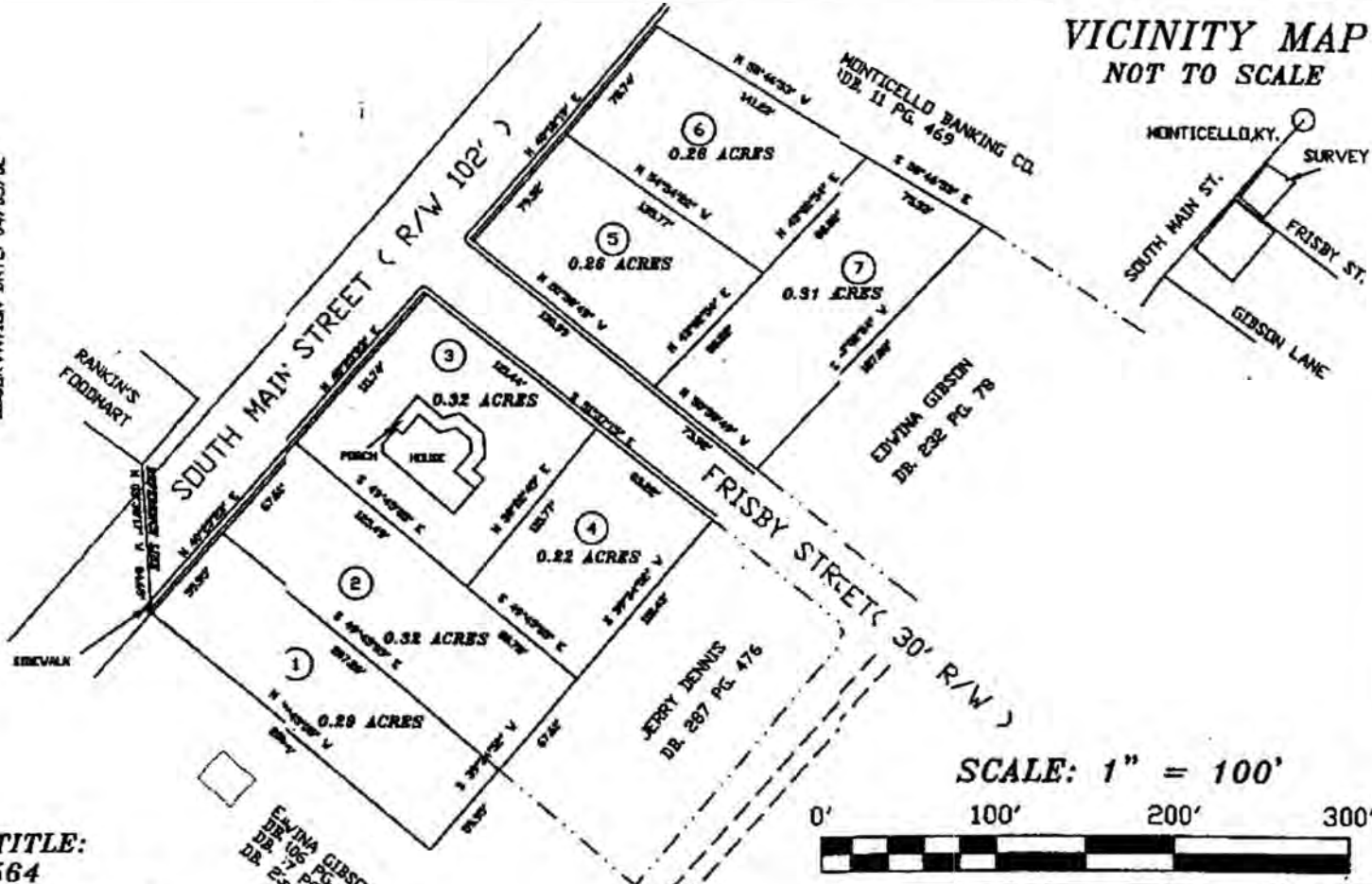
Photo 3: rear (southeast) side, camera facing northwest

Photo 4: right (southwest) side, camera facing northeast

VICINITY MAP  
NOT TO SCALE



OBSERVATION DATE: 04/05/02



SOURCE OF TITLE:  
DB. 87 PG. 564

SCALE: 1" = 100'



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT REPRESENTS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SURVEYED AND THAT THE SURVEY WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS, THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/30542, AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREIN IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

*J. A. West* 5-16-02  
JAMES A. WEST P.L.S. 2086 DATE

UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN ON THIS PLAT ARE 5/8" X 1/8" REBAR WITH A YELLOW PLASTIC SURVEY CAP, STAMPED JAW WEST, P.L.S. 2086 AND WERE SET THIS SURVEY.

STATE OF KENTUCKY  
JAMES A. WEST  
2086  
LICENSED PROFESSIONAL LAND SURVEYOR

PLAT OF SURVEY  
FOR

OZRO MARSH HEIRS

WAYNE ENGINEERING ASSOCIATES INC.  
89 SURREY HILL ROAD  
MONTICELLO, KENTUCKY 42633  
PHONE: (606) 348-9787 FAX: (606) 348-3218

APPROVED BY AB/ST	SURVEY DATE 04/06/02	APPROVED BY JAMES A. WEST, P.L.S. 2086	DATE FILED 02/02
SCALE 1" = 100'	APPROVED BY AEB	DATE FILED 1.08	DATE FILED 02/02

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Fairchild House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: KENTUCKY, Wayne

DATE RECEIVED: 2/11/08 DATE OF PENDING LIST: 3/03/08  
DATE OF 16TH DAY: 3/18/08 DATE OF 45TH DAY: 3/26/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000215

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 3-25-08 DATE

ABSTRACT/SUMMARY COMMENTS:

*red in the  
National Register* Member of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

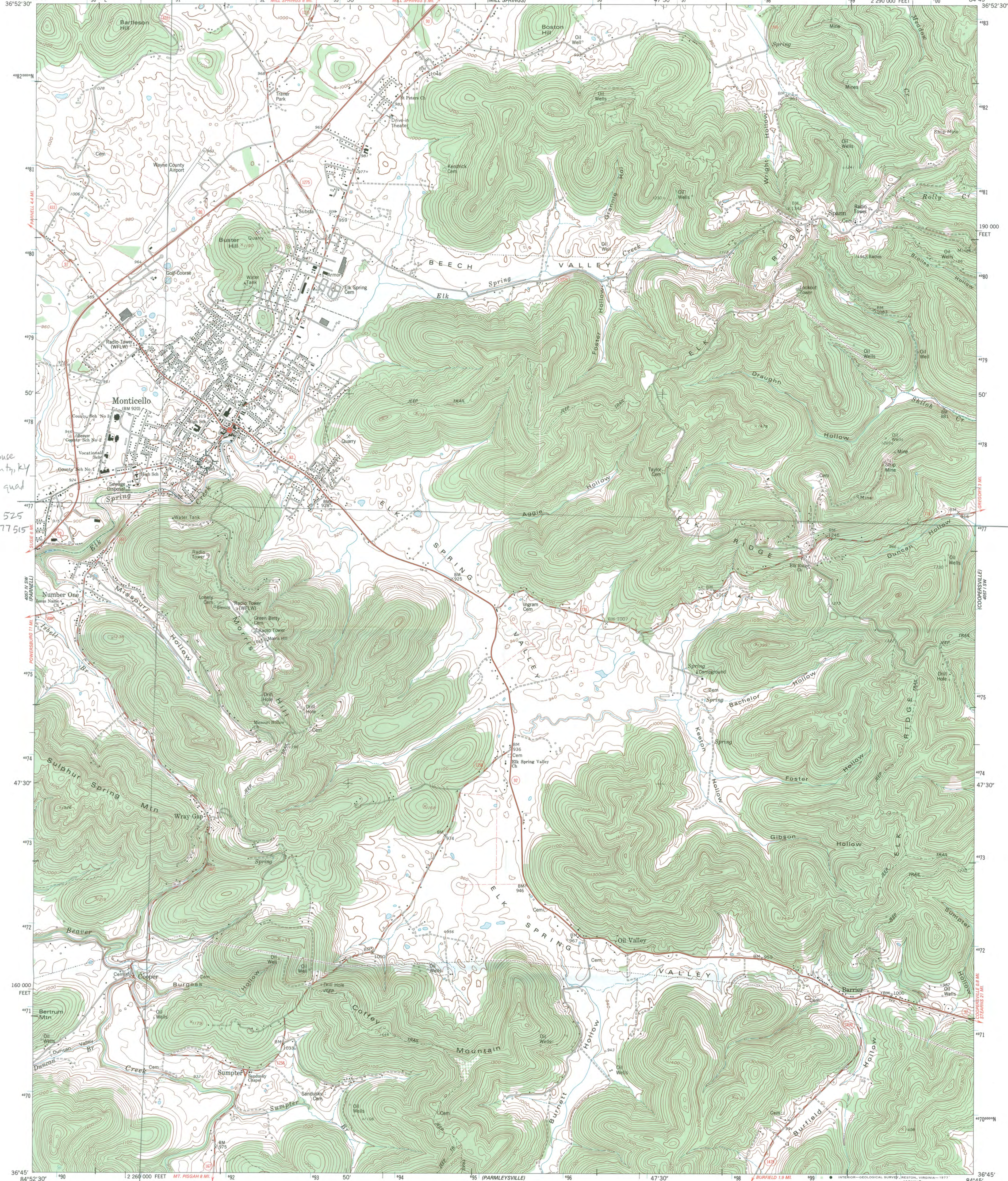












Fairchild House  
 Wayne County, KY  
 Monticello quad  
 Zone 16  
 Easting 6A1525  
 Northing 4077515

Mapped, edited, and published by the Geological Survey  
 Control by USGS, NOS/NOAA, and USCE  
 Topography by photogrammetric methods from aerial photographs taken 1951. Field checked 1953. Revised from aerial photographs taken 1975. Field checked 1975  
 Polyconic projection. 1927 North American datum  
 10,000-foot grid ticks based on Kentucky coordinate system, south zone  
 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue  
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1975 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000  
 NATIONAL GEODETIC DATUM OF 1929  
 CONTOUR INTERVAL 20 FEET

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

MONTICELLO, KY.  
 SE/4 MONTICELLO 15' QUADRANGLE  
 N3645-W8445/7.5  
 1977  
 AMS 4057 IV SE-SERIES V853

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, 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



COMMERCE CABINET  
KENTUCKY HERITAGE COUNCIL

Steven L. Beshear  
Governor

The State Historic Preservation Office  
300 Washington Street  
Frankfort, Kentucky 40601  
Phone (502) 564-7005  
Fax (502) 564-5820  
www.kentucky.gov

Marcheta Sparrow  
Secretary

Donna M. Neary  
Executive Director and  
State Historic Preservation Officer

February 8, 2008

Jan Snyder Matthews, Ph.D., Keeper  
National Park Service 2280  
National Register of Historic Places  
1201 "I" (Eye) Street, NW 8<sup>th</sup> Floor  
Washington DC 20005

Dear Dr. Matthews:

Enclosed are nominations approved at the December 13, 2007 Review Board meeting. We are submitting them for listing in the National Register:

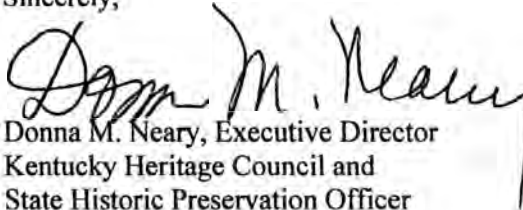
- M.B. Green Site, Boone County
- Johnston's Inn, Bourbon County
- Frankfort Commercial Historic District (Additional Documentation), Franklin County
- Feltman Mound, Kenton County
- Dundee Masonic Lodge No. 733, Ohio County
- Ashbourne Farms, Oldham County
- Rose-Daughtry Farm, Warren County
- ✓ Fairchild House, Wayne County

Another nomination submitted here, **Park Hills Historic District**, Kenton County (Reference Number 07001252), has been revised according to the return comments.

Finally, enclosed is a replacement cover sheet for a recently submitted nomination, **Liberty Downtown Historic District** (Reference Number 08000004) Casey County, Kentucky. This replacement sheet was requested by Jim Gabbert.

We appreciate your consideration of these nominations.

Sincerely,

  
Donna M. Neary, Executive Director  
Kentucky Heritage Council and  
State Historic Preservation Officer