

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JUL 28 1980 SEP 17 1980  
DATE ENTERED

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 Duncannon

AND/OR COMMON

Hieatt-Duncan-Black House

2 LOCATION

S of Richmond on

STREET & NUMBER Route 2, John Parrish Lane

NOT FOR PUBLICATION

CITY, TOWN Richmond, Va.

CONGRESSIONAL DISTRICT

Madison County

VICINITY OF Richmond

5

STATE Kentucky

CODE 021

COUNTY Madison

CODE 151

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Heirs of T. J. Black, Sr.

STREET & NUMBER c/o Duncannon, Route 2, John Parrish Lane

CITY, TOWN Madison County

VICINITY OF Richmond

STATE Kentucky

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Madison County Courthouse

STREET & NUMBER Main Street

CITY, TOWN Richmond

STATE Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Survey of Historic Sites in Kentucky

DATE 1974

FEDERAL  STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Kentucky Heritage Commission

CITY, TOWN Frankfort

STATE Kentucky

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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

Duncannon is a large farmhouse set in beautiful rolling countryside on the edge of the Blue Grass Region between Central and Eastern Kentucky. Although approximately five miles from Richmond, it is about seven miles by road: the route leads southwest along the road from Richmond toward Lancaster, seat of nearby Garrard County, southeastward on the Caleast or Menelous (Menelaus) Pike, then northeastward on Duncannon Road or Lane, then southward by means of a short connecting link to John Parrish Lane or Road, which runs eastward past the house (on the north); it dead-ends shortly afterward at the valley of Harts Fork of Silver Creek, along which the present L & N Railroad Line now runs (see Map II). A comparison with the Beers Atlas map of 1877 shows a number of differences in the location of roads and of the railway line, which was then located west of the farm (see Map I). The house faces south over the road past the valley of a small tributary of Harts Fork that begins just southwest of the house. It looks out toward the foothills of the Eastern Kentucky Mountains beyond Berea to the southeast.

The house was built in two campaigns. The earlier phase, in the Federal style, probably dating from 1823 or the decade after, consisted of the present two-story, five-bay, single-pile brick front block, with an open breezeway or dogtrot and detached kitchen, said to have been of log construction. In 1857-58 the house was enlarged and modernized for Col. John A. Duncan in plain but handsome Greek Revival manner. A large eight-room rear wing, located somewhat west of the center hall, with a two-story gallery on either side, replaced the breezeway and kitchen. Some Federal mantels and doors were removed to the lesser rooms at the rear of the new wing, where they remain. Few changes have been made to the house since the mid-nineteenth century, but the only old outbuildings remaining are the circular icehouse northeast of the main house and an outhouse built in 1910 for T. J. Black, Sr.

\* \* \* \* \*

The original main block built for the Heatt family has very generous proportions with large 9-over-6-pane sash windows on both stories, but no openings on the ends (Photo 1). This block has an unusual low hipped roof matching that of the later ell, clad in standing-seam metal. The wide but shallow cornice extends around the entire structure, confirming that the roof may have been replaced during the 1850s renovation. The south front is laid in fine Flemish-bond brickwork, with 1/6 common bond on the sides and rear of the main block, all white-lined. There are rather small stone foundations and plain stone sills, with wide brick jackarches over the openings.

The round-arched central entrance retains the original fine Federal frame, both inside and out, although the two-panel doors and colored-glass transom are later. (The two original doors, each with eight panels rather than the six found on other Federal doors in the house, probably survive as left- and right-hand doors on bedroom closets; see Photo 5.) The woodwork on the front has bold late Federal grooved frames and concentric corner blocks, with patterned wood blocks on the sides of the doorframe. The interior round arch of the entrance has a "folded" wood keystone and

(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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input 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 Ca. 1823 or 1832; 1857-58 BUILDER/ARCHITECT Unknown

### STATEMENT OF SIGNIFICANCE

Duncannon, located in beautiful rolling farmland at the border between the central Blue Grass Region and the Eastern Kentucky mountains--almost midway between the county seat, Richmond, and a nearby college town, Berea--is a handsome Greek Revival brick farmhouse expanded in 1857-58 from an earlier Federal-style house. Superb Federal woodwork remains in the round-arched front entrance and in several fine mantels and other features removed to upstairs rooms during the "Grecianization", which also included the addition of impressive two-story galleries along both sides of a new rear wing and a cubic one-story front porch. Handsome plain Greek Revival woodwork is supplemented by exceptional colored and stencilled glass transoms over the main entrance and stair-landing door. The house was very well constructed, with a five-bay, two-story Flemish-bond facade, stone foundations, and an unusual low hipped roof on the main block. It is still well-maintained and beautifully sited, although the grounds no longer retain many of the former outbuildings.

The house, known as Duncannon since the mid-nineteenth century, was originally built for William Hiatt, son of pioneer Joseph Hiatt, probably after the latter's death in 1823. The property was bought for a high price in 1853 by Col. John A. Duncan, one of the wealthiest farmers of a rich agricultural county. Although biographical and other research sources are surprisingly lacking for Madison County, fragmentary evidence suggests that Duncan was also active in local civic, as well as political affairs, and he is said to have entertained lavishly at his enlarged and up-dated mansion. The farm passed after his death in 1886 to a sister who had married into one of the pioneer families of adjacent Fayette County, and after her death it was sold at auction in 1892 to the family of the present owners. The minimal number of owners and their concern for the property, as well as the substantial support provided by the extensive farm, have assured the remarkable state of preservation of the house, which remains almost exactly as it was completed in the mid-nineteenth century, with only a few minor turn-of-the-century and more recent modernizations.

In the early 1800s Joseph Hiatt (1764-1823; also spelled Hiet, Hiatt, etc.) owned the land on which Duncannon was built. His wife, Margaret (1769-1847), was the daughter of John Reid, Sr., an early settler of Madison County. Both Joseph and Margaret Hiatt were buried in what is now known as the "Spring Pasture", about 100 yards northwest of the house. The present front portion of the house was probably built for their son William Hiatt, either shortly after his father's death in 1823 or slightly later (1832, the traditional date, may be a reversal of the number 1823).

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Information based on Madison County Deed and Will Records and other research by Mrs. T. J. Black, Sr., and William P. Sturm, husband of Ann Black Sturm. Kentucky Historic Resources Inventory form (now Ma-114) by Mrs. Charles C. Combs, dated October 1973, incorporating information from the owners and R. I. Todd, This Is Boone Country. French Tipton Papers, Eastern Kentucky University, Richmond. (continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 2 3/4 acres  
 UTM REFERENCES

**UTM NOT VERIFIED**  
**ACREAGE NOT VERIFIED**

A | 1,6 | 7,3,8 | 5,2,0 | 4,1,7,3 | 3,2,0 |  
 ZONE EASTING NORTHING  
 C | 1,6 | 7,3,8 | 4,2,5 | 4,1,7,3 | 1,8,5 |

B | 1,6 | 7,3,8 | 5,2,0 | 4,1,7,3 | 1,8,5 |  
 ZONE EASTING NORTHING  
 D | 1,6 | 7,3,8 | 4,2,0 | 4,1,7,3 | 3,2,0 |

## VERBAL BOUNDARY DESCRIPTION

The area designated consists of a rectangle around the house to include the immediate grounds, ice house. Beginning at a point to the immediate west of a never-failing spring which intersects Parrish Road, the line extends eastward along the north side of Parrish Road 300'; turns northward and extends 400' along fencing marking the domestic space; turns eastward, running to the immediate rear of the icehouse and henhouse and extending 300'; turns southward and extends 400' along fencing marking the domestic space until it intersects with Parrish Road and the point of beginning.

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

Walter E. Langsam, Architectural Historian  
 ORGANIZATION

May 1980  
 DATE

STREET & NUMBER

417 West Second Street  
 CITY OR TOWN

Lexington

TELEPHONE

(606) 254-9443  
 STATE

Kentucky 40508

# 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

*Donna C. Hopkins*

TITLE

*Acting State Historic Preservation Officer* DATE *7-18-80*

FOR NPS USE ONLY

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

*Donna C. Hopkins*  
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
 ATTEST: *James H. McCluskey*  
 KEEPER OF THE NATIONAL REGISTER

DATE *9/17/80*

DATE *9/16/80*

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**NATIONAL REGISTER OF HISTORIC PLACES  
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concave dentils at the outer edge, with reeding in panels on the jambs (Photo 4). Evidence of an entrance near the original interior staircase formerly in the west room of the main block remains, below the outline on the rear wall of the roof of the original dogtrot.

The original main staircase in the slightly off-center central hall has been replaced, although the Federal door under the landing remains. The parlor on the east has fine Federal woodwork of walnut, with elaborate molded baseboards, recessed panels under the windows, and grooved panels on the frames and raked jambs. The panels on the facing of the frames below the windowsill level have rare quadrant curves in the corners. The original parlor mantel is probably that in the room known as the Guest Room in the second story of the ell (Photo 4), with divided pilasters, an elaborately molded but shallow shelf including a modified egg-and-dart molding, and fine carved rosettes on the panels over the pilasters. The parlor has a plain Greek Revival mantel with "Tudor" arch; elaborate Victorian gilt brass window cornices; and crown molding added in the 1960s. Fancy French wallpaper panels, of which fragments remain in storage, covered the walls when the house was purchased in the 1890s. Many of the floors are the original ash.

The west downstairs room is less formal, with reeded jambs and evidence of a chair-rail (there was apparently none in the parlor). Tall, wide cupboards with pairs of four-panel Federal doors flank the Grecian mantel, which is similar to that in the parlor. The original mantel may be the one now in the middle upstairs room of the ell, which is similar to that in the Guest Room but lacks the rosettes. The upstairs bedrooms in the front block have simpler Federal shelf-and-frame mantels, panelled closet doors, and evidence of chair-railing.

The Greek Revival wing is so large that it dominates the house as seen from the sides (see Photos 2 and 3). It extends north of the central hall and of part of the west chambers, with the two-story gallery on the west side aligned with the west wall of the front block under a continuous cornice; a cuddy, possibly added or filled in later, is at the north end of the west gallery on both floors. The two-story gallery on the east side behind part of the east chamber of the front block also has three widely-spaced bays but lacks the cuddy and has a separate low roof under the main cornice. Two-story square brick piers on both sides have shallow capitals. There are plain wooden railings between the piers at the upper level. The walls of the wing are laid with occasional Flemish-bond courses (alternating headers and stretchers). The plain but wide inside chimneys between the rooms along the roof ridge of the wing and at the ends of the front block are quite impressive.

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The 1857-58 wing has three large main rooms on each floor, with smaller rooms in the cuddy, making a total of eight originally. A staircase in the southeast corner of the rearmost rooms apparently replaced that formerly in the west rooms of the front block. Several doors open onto the galleries at both levels and on both sides of the wing, as well as from the front block (perhaps altered from windows). A Greek Revival door with transom also leads from the landing of the main stair into the ell.

A fairly small but boldly-proportioned one-story Greek Revival porch was added over the front entrance when the wing was built (Photo 1). Square wooden piers in pairs flank the central opening, with outer pilasters also against the walls (crowding the original shutters of the windows on either side). The capitals and frieze are plain but well proportioned. The steps are partially recessed within the stone foundation, whose blocks are more carefully shaped and hammered than those of the front block.

The Grecian-Tudor mantels and double, single-panel front doors have been mentioned. Most of the 1850s woodwork is fairly plain but eared, with plain flat cornerblocks in the service areas at the rear. The round-arched transom over the front door has rich painted and stencilled glass in a complex geometric pattern of interlocking pointed arches, replacing the probably clear-glass radiating tracery of the original transom. The rectangular three-light transom over the stair landing, featuring vine leaves and fronds, is also handsome; both fortunately survived the loss of many original glass panes in a 1978 storm. The main stair probably dates mostly from the 1850s, with somewhat Gothic stringer patterns and slender shaped spindles under a tubular continuous railing.

The dining room at the front of the ell has a Grecian mantel with stylized capitals and a flat arch. The second (middle) room, now the kitchen with an inserted bathroom, is said to have been originally Col. Duncan's warming room or pantry, with the original kitchen at the rear. Modernization has been minimal and sensitive, although a few doors have been added or closed up in this area and "Shaker" pegboards have been removed. The Federal mantels and a number of doors in the three main upstairs rooms of the ell have been mentioned; that in the rearmost upstairs room, now the maid's room, may have come from the original kitchen. These upstairs rooms, combining Federal and Grecian elements, have remained almost unaltered since the mid-nineteenth century.

The nominated area includes the house, three outbuildings to the north (icehouse, privy, and henhouse) and the surrounding domestic space enclosed by fencing important to the visual setting of the complex.

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In 1853 William Hieatt and his wife Martha sold 201 acres, including the house, to Colonel John A. Duncan for over \$18,000, approximately \$90 per acre--surely a very large value for that period. He modernized the house in the Greek Revival style and built the large rear "ell" with its two double galleries in 1857-58 according to family tradition. This addition is said to have replaced the old breezeway or open dogtrot and detached log kitchen (which perhaps dated from a pre-Federal residence), and consists of eight rooms. Fortunately the fine Federal mantels and some other woodwork from the front portion of the building were relocated rather than destroyed, and remain in several of the upstairs rooms of the ell. The rich transoms, gilt brass parlor window cornices, Grecian downstairs mantels, and fragments of a beautiful hand-painted or blocked French wallpaper survive from the mid-nineteenth-century redecoration.

Colonel John A. Duncan was the son of John Duncan, Sr., and his wife Lucy White Duncan, both of whose families, according to Perrin (p. 893), were "among the early Virginia settlers of Kentucky" and allied by marriage with some of the other prominent families of Madison and nearby counties (see Miller). John, Sr., died in 1848 and his estate probably provided the basis for his son John A. Duncan's wealth and permitted the latter's purchase of the property in 1853.

Col. Duncan, as he was called, was one of the wealthiest men of this rich, largely agricultural county. The 1850 census credited him with county property worth \$35,000--an amount equalled or approached by few other households in the area at the time. Because of the lack of primary and secondary sources on Madison County history only a few references have been found to John A. Duncan, although these do suggest a man active in local affairs. He may have been the John Duncan listed as County Coroner--probably a significant political position at the time--in an 1852 State Register. The fragmentary French Tipton Papers at Eastern Kentucky University, which include many undated newspaper clippings, provide some evidence: he was mentioned, perhaps in the 1880s, as vice president of a new company to promote a half-mile trotting track and amphitheater in Richmond (although a circular structure labelled "Madison County Agricultural Association Fairground" was shown on the 1876 Beers Atlas). He gave \$1,000 (out of a total of \$11,000 donated), to the important Madison Female Institute, which had been incorporated in 1856, and was a member of the Board of Trustees in 1876-77, according to the Kentucky State Gazetteer. Other clippings dated 1874 refer to highly successful sales of cattle and shoats.

It was about this time that the Beers Atlas of Madison County provides additional evidence on his situation (see Map I), although he was listed simply as "Farmer" in its business directory. By 1876 he had acquired 1300 acres--probably including

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several Indian mounds marked on the map--at Duncannon (so spelled), as well as 433 acres to the north on the east side of the Big Hill Pike (near Estill's Fort). The Duncannon property included a depot on the Richmond Branch of the Louisville & Nashville and Cincinnati Southern line, which at that time passed to the west of the house, curving northeastward; it is now located east of the property. There were "Scales" denoted "J.A.D." near the depot, and Duncan Lake, probably a pond, was shown north of the house between the railroad tracks and Duncan's (now Duncannon) Lane. It is no wonder therefore that, according to family tradition, Col. Duncan was able to and did entertain lavishly at Duncannon, although he is said to have enlarged it prior to an intended marriage that fell through.

Duncan died in 1886, leaving the house and all household furnishings by will to a sister, Lu Ann (or Luann) Hart, of Fayette County. She was the wife of John H. Hart (b. 1812), a member of one of the earliest families to settle in central Kentucky, and son of pioneer Nathaniel Hart. According to a biography of John Hart in Perrin's History of Fayette County (1882, p. 893), "Mrs. Hart was born in Madison County, Kentucky, in the year 1816, as were her parents [?], and, she and her entire family are members of the Christian Church." In 1882, a widow, she was still running and occupying the Fayette County property. Mrs. Hart died about 1890 and devised the Madison County farm and house in her will.

The farm, which was auctioned on October 14, 1892, had been described enthusiastically and revealingly in a newspaper advertisement placed by the administrator of the estate, J. Hart Brown, who offered for sale "that magnificent farm known as 'Duncannon', about five miles from Richmond. This farm was the home of Col. John A. Duncan, and has no superior in Kentucky. It comprises 317 acres! Is of unsurpassed fertility, well watered with six never failing springs. The timber is black walnut, ash, sugar maple, etc. Improvements are first class. The mansion house is a two story brick, and in excellent repair. Two large barns, a carriage house, ice house, grainery, servants' or tenants' house, fine stock scales, fruitful apple orchard. In fact, it is in all respects a thoroughly equipped farm." Even allowing for the usual (even at the turn of the century) advertising "hype", this description indicates the high quality of the farm, house, and facilities, although all the outbuildings described except the ice house have been removed.

These 317 acres, including the house, were purchased (at \$80 per acre, less than Col. Duncan had paid 40 years before) in 1892 by Mrs. Sarah Martha (Mason) Black, widow of Alexander Black and guardian of her son, Tom Black (Sr.), then 13 years old. At her death in 1913 Duncannon passed to Tom, Sr., and at his death in 1945 to his six children, who still own and operate the farm.



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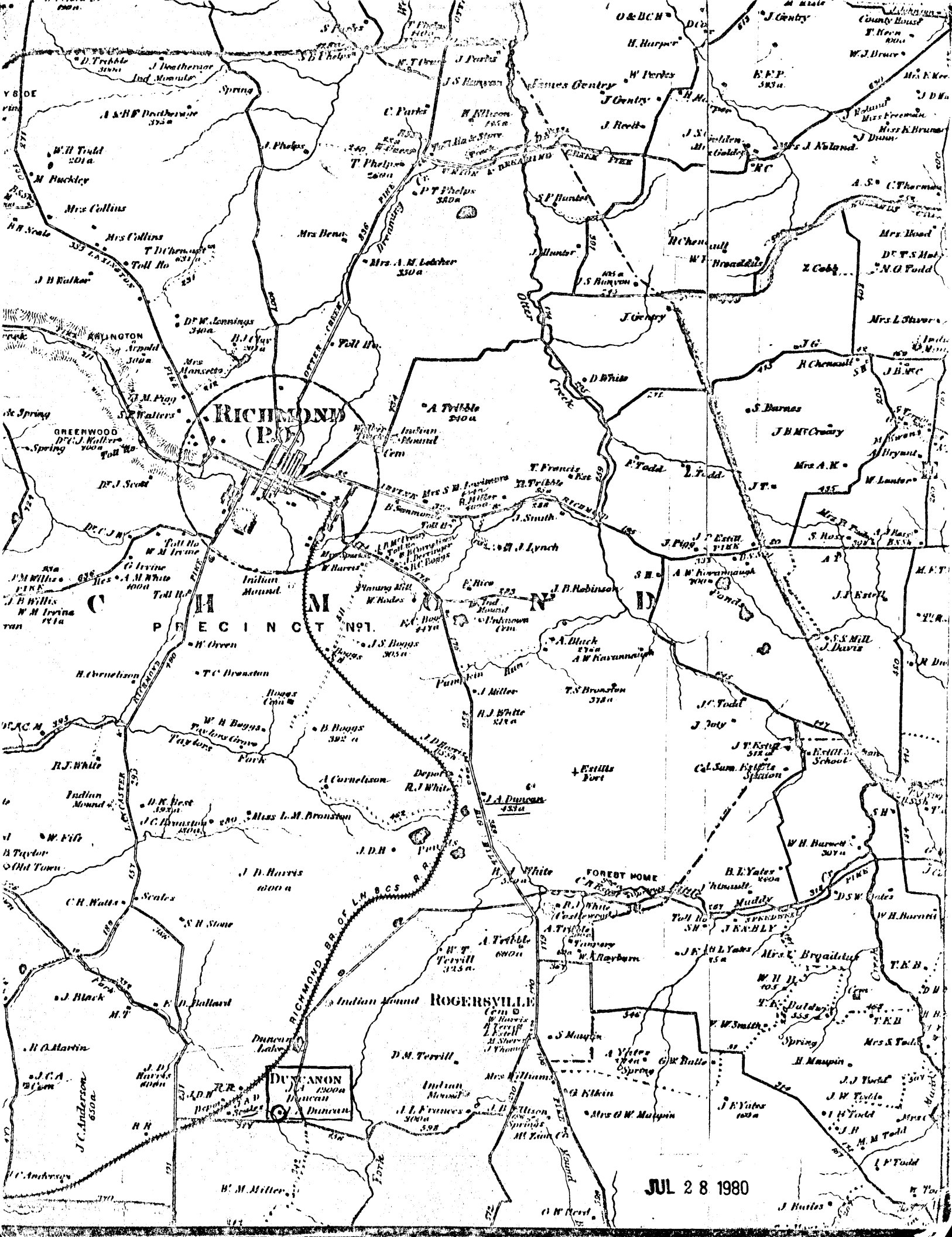
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RICHMOND  
(P.O.)

PRECINCT NO. 1

ROGERSVILLE

DUNCANON

JUL 28 1980

Duncannon, Madison County, Kentucky

Walter E. Langsam  
417 West Second Street  
Lexington, Kentucky 40508

17 1980

Map I - Detail of "Map of Madison County, Kentucky."  
Philadelphia: D. G. Beers & Co., 1876.