

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Heritage Conservation Commission

FOR NPS USE ONLY

RECEIVED JUN 25 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
Rose Hill Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Rose Hill Avenue

___ NOT FOR PUBLICATION

CITY, TOWN

Versailles

CONGRESSIONAL DISTRICT

06

___ VICINITY OF

STATE

Kentucky

CODE

021

COUNTY

Woodford

CODE

239

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME

Multiple - see continuation sheet

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Woodford County Courthouse

STREET & NUMBER

Main Street

CITY, TOWN

Versailles

STATE

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey of Historic Sites in Kentucky

DATE

___ FEDERAL STATE ___ COUNTY ___ LOCALDEPOSITORY 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 type="checkbox"/> UNALTERED | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD | <input type="checkbox"/> RUINS | <input checked="" 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

Rose Hill is a residential area on the western side of Versailles, county seat of Woodford County, (population 14,434) in the bluegrass region of Kentucky. The street is an east-west thoroughfare, with another historic residential area (Morgan Street Historic District - listed on the National Register May 8, 1980), and an historic commercial district (Versailles Historic Downtown District - listed on the National Register September 2, 1975), located immediately to the east. At the western extent of Rose Hill Avenue, the road branches off into Clifton and Lawrenceburg Roads, which marks the western end of the district boundary. There are 23 buildings in the district, which range in age from early 19th to mid-20th century, and are marked by varying architectural styles.

Many of the earliest structures in the district have been altered so that their original character is disguised. The major alterations took place in the late 19th century, and the structures have largely been Victorianized, or Colonial Revivalized. Two of the best examples include the Twyman house and the William H. Terrell house.

Built in the 1830s, the Twyman house is of brick and frame construction. The original plan was a one-story, single pile, Federal style house, with Flemish bond brickwork. The jack arches and fanned entrance are extant. In 1907, a shingled second story was constructed, and topped by a hipped roof. The two-story Ionic portico was added at this time, completing the Colonial Revivalization.

Also constructed in the Federal style, the Terrell house was Victorianized in 1877. In this case the fanned entrance and Palladian windows were replaced. Cornice heads cap the first floor openings, while the second floor has round arched hood molds. The roof line was raised to accommodate steeply pitched, bracketed gables. The only visible reminder of the older structure is the Flemish bond brickwork, as the original interior was altered also. A Victorian porch (replaced by a 20th century one), completed the renovation. The alterations and changes to these structures, although sometimes radical, are not displeasing, and contribute to the variety of the district.

The greater majority of the structures on Rose Hill were constructed during the late 19th century. Two exceptionally pleasing houses, both of which date to the 1870s, and designed with a Gothic influence, are the Thomas Seller house and the Paulina Chrisman house. Built in 1879, the Seller house is characterized by a recessed foyer in the projecting gable, round arched windows, and a diamond-paned, standing seam roof. The house also incorporates an older portion, dating to the early 19th century.

(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 checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES _____ BUILDER/ARCHITECT _____

STATEMENT OF SIGNIFICANCE

The Rose Hill Historic District, situated on the west side of Versailles, Kentucky, contains the houses of some of the area's most prominent early citizens. As evidence of their affluence, the structures are among the most architecturally significant in this historic Bluegrass community. These factors combine to produce a residential district of both architectural and historical significance.

Woodford County was established in 1788, and the county seat, Versailles was incorporated in 1792. Situated between Lexington, the "Athens of the West," and Frankfort, the state capital, Versailles became a local trading center. One of the streets laid out at the west end when the town was established, and perpendicular to the commercial district downtown, was Morgan Street. The east side of Morgan has retained its name; the west became known as Rose Hill Avenue in the mid-1800s after an early structure on the street of the same name. Rose Hill is a small, but compact district. Its character has changed little from the 19th century, and is as yet untouched by the city's growth. Each structure is a contributing element in the district, interpreting architectural styles ranging from Federal to Colonial Revival.

The earliest structure in the district is the Rose Hill estate, located near the middle of the avenue. Rose Hill was originally owned by Dr. William H. Terrell, born in Woodford County in 1840. The house was possibly built by his father (also William Terrell), during the 1820s. In 1877 the house was completely renovated, obliterating whatever Federal features may have been present. The alteration, however, produced a tasteful Victorian cottage, which adds much to the district. Steeply pitched bracketed gables have a slight Gothic influence, further emphasized by round arched openings with brick hood molds on the second floor. The entire structure is dramatized by a deep setback with large trees framing the view.

Mr. Thomas Seller, vice-president of the Harris-Seller Banking Company in Versailles, and one of the town's most successful entrepreneurs, owned the house at 240 Rose Hill. Mr. Seller ran a successful carriage manufacturing business until 1890, when he became vice-president of one of the larger banks in the area. He purchased the property on Rose Hill in 1884, and renovated the house, sections of which date to the 1820s. Previous owners had also altered the structure, changing its original character. Although Greek Revival in mass, the detailing of the Seller house is Victorian-Gothic.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Collins, Richard H. History of Kentucky. Berea: Kentucke Imprints, 1976.
 Railey, William E. History of Woodford County. Lexington: The Thoroughbred Press, 1968.
 "The Woodford Sun." Souvenir Edition. Versailles: Woodford Sun Co. Print, 1902.

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 17-18 acres

QUADRANGLE NAME Versailles, Kentucky

QUADRANGLE SCALE 1:24000

UTM REFERENCES

| | | | | | | | | | | | |
|---|------|---------|-----|----------|-------|---|------|---------|-----|----------|-------|
| A | 1,6 | 699020 | 4,2 | 1,3 | 9,0,0 | B | 1,6 | 699040 | 4,2 | 1,3 | 6,8,0 |
| | ZONE | EASTING | | NORTHING | | | ZONE | EASTING | | NORTHING | |
| C | 1,6 | 698480 | 4,2 | 1,3 | 6,6,0 | D | 1,6 | 698460 | 4,2 | 1,3 | 8,80 |
| | | | | | | | | | | | |
| E | | | | | | F | | | | | |
| | | | | | | | | | | | |
| G | | | | | | H | | | | | |
| | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

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 | Jayne Henderson, Historian | Amended: Steve Gordon, KHC, October, 1982 |
| ORGANIZATION | Kentucky Heritage Commission | DATE May 29, 1980 |
| STREET & NUMBER | 104 Bridge Street | TELEPHONE 564-3741 |
| CITY OR TOWN | Frankfort | STATE Kentucky |

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE *Donna C. Hopkins*
 TITLE *Deputy* State Historic Preservation Officer DATE *6-19-80*

FOR NPS USE ONLY

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

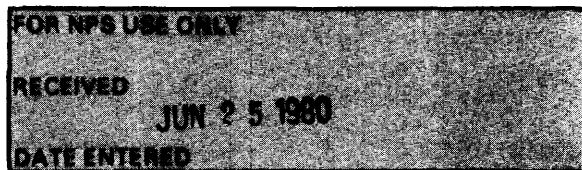
DATE *12/17/82*

ATTEST: *Patuck Andrus*
 CHIEF OF REGISTRATION DATE *12/10/82*

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



Rose Hill Historic District
Versailles, Woodford County, Kentucky

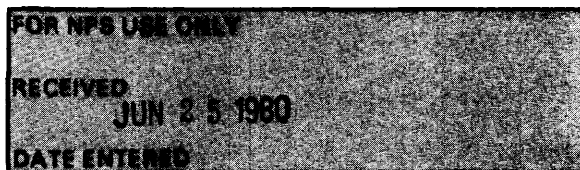
CONTINUATION SHEET

ITEM NUMBER 4 PAGE 2

| | |
|---------------------------|--|
| Corner High and Rose Hill | Bill Frye Elm Street Versailles, Ky. 40383 |
| 215 Rose Hill | T.E. O'Shaughnessy 215 Rose Hill Versailles, Ky. 40383 |
| 216 Rose Hill | Michael R. Evans 216 Rose Hill Versailles, Ky. 40383 |
| 219 Rose Hill | Burgess Allen 219 Rose Hill Versailles, Ky. 40383 |
| 221 Rose Hill | Sam P. Dozier, Jr. 221 Rose Hill Versailles, Ky. 40383 |
| 222 Rose Hill | James K. Luyster 222 Rose Hill Versailles, Ky. 40383 |
| 227 Rose Hill | Joe Gormley 227 Rose Hill Versailles, Ky. 40383 |
| 228 Rose Hill | F. E. Repetto 228 Rose Hill Versailles, Ky. 40383 |
| 233 Rose Hill | Mrs. George H. Gregory 233 Rose Hill Versailles, Ky. 40383 |
| 234 Rose Hill | Madison Duncan 234 Rose Hill Versailles, Ky. 40383 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



Rose Hill Historic District
Versailles, Woodford County, Kentucky

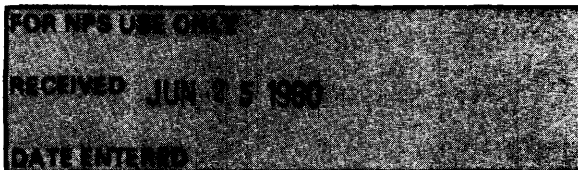
CONTINUATION SHEET

ITEM NUMBER 4 PAGE 3

| | |
|---------------|--|
| 240 Rose Hill | Harold Resinger 240 Rose Hill Versailles, Ky. 40383 |
| 241 Rose Hill | Dorsey E. Clark 241 Rose Hill Versailles, Ky. 40383 |
| 244 Rose Hill | Mrs. John W. Hall 244 Rose Hill Versailles, Ky. 40383 |
| 246 Rose Hill | Glen Tutt 246 Rose Hill Versailles, Ky. 40383 |
| 251 Rose Hill | Dr. Bill Foley 251 Rose Hill Versailles, Ky. 40383 |
| 252 Rose Hill | R.F. Kemper 252 Rose Hill Versailles, Ky. 40383 |
| 258 Rose Hill | Anthony H. Wilhoit 258 Rose Hill Versailles, Ky. 40383 |
| 268 Rose Hill | Paul W. Noel 268 Rose Hill Versailles, Ky. 40383 |
| 276 Rose Hill | Gary Weil 276 Rose Hill Versailles, Ky. 40383 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



Rose Hill Historic District
Versailles, Woodford County, Kentucky

CONTINUATION SHEET

ITEM NUMBER

4

PAGE

4

284 Rose Hill

Dr. C. Noel Hall
284 Rose Hill
Versailles, Ky. 40383

285 Rose Hill

Lewis D. Boston
285 Rose Hill
Versailles, Ky. 40383

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

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet Rose Hill Historic District Item number 7 Page 2

Situated to the west of the Sellers house, the Chrisman house was built in 1871. The Gothic trend is clearly evident here in the steeply pitched gables and decorative barge-boarding in the tympanum.

Two of the most highly visible Victorian houses on Rose Hill are located on the eastern end of the avenue. The Joseph Blackburn house occupies a key site at the northeastern edge of the district. The house is of brick construction with rough cut stone trim, and window openings of varies sizes. The structure sits on an elevated yard bounded by a stone wall, which emphasizes its grandness.

A bit more effusive in detail is the G. L. Macey house, located to the south of the Blackburn house. The conical turrett, tall chimneys, encircling verandah, and horizontal siding combine to form an excellent Queen Anne style house.

Very few 20th century structures are found within the district. However, two especially fine Colonial Revival houses define the northwestern edge of the district, which is also the edge of the Versailles city limits. The buildings, 252 and 277 Rose Hill, have deep setbacks and heavily wooded, spacious grounds. Both dwellings were built during the first quarter of the 20th century. Two fifty-two Rose Hill is of brick construction with a projecting gabled pavillion and one-story portico. Keystone lintels top the window openings and the side entrance is surrounded by an elliptical fan and sidelights.

At the corner of High Street and Rose Hill Avenue is the G. T. Hord house (Photo #19). This two-story Federal vernacular style dwelling is an I plan with shouldered brick chimneys and uneven clapboard siding. Given its very early date of construction it is remarkable the building has remained so intact. In addition, it is a strategic visual anchor for persons entering the east side of the district.

A similar type Federal vernacular house is located at 234 Rose Hill. While not as early and architecturally significant as the Hord house, it does exhibit five bay fenestration and period clapboard siding. Later additions have been attached to the west and rear elevations.

The houses at 228, 248, and 284 Rose Hill Avenue are important expressions of the late Victorian period. All three buildings were constructed during the 1880s and are distinguished by their asymmetrical massing, intersecting gables, and rich display of wall treatments. The house at 284 Rose Hill is exceptionally representative (Photo #26).

The L. L. Ferguson house and J. M. Graves house located at 241 and 258 Rose Hill, occupy two of the largest lots in the district. Transitional in style, they are both constructed of brick and are characterized by their symmetrical five bay front elevations and heavily bracketed, overhanging cornices. The center gables and decorative hoodmolds are particularly characteristic to houses built during this period. Of particular interest on the Graves house is the five bay wooden porch with decorative bracing.

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

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet Rose Hill Historic District Item number 7 Page 3

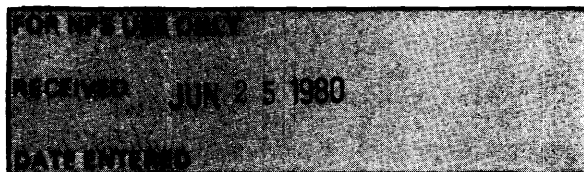
Three buildings included in the district have either lost portions of their original integrity or are devoid of significant architectural detailing. Consequently, they should be considered background buildings. They are 219, 268, and 276 Rose Hill Avenue (Photos #18, 24, and 25).

Stylistically, there are no intrusions within the Rose Hill District; however, two residences do not meet the fifty-year age criteria and do not contribute to the importance of the district. They are 216 and 244 Rose Hill. Both are one-story asbestos sided frame dwellings constructed circa 1950 (Photos #20 and 27).

The Rose Hill Historic District boundaries are drawn to encompass all the properties which border on Rose Hill Avenue, from High Street and Park Street, to Lawrenceburg Road. To the east are several 20th century intrusions, which separate the commercial district from Rose Hill. On the north side, behind the avenue, is a large park, with a modern subdivision located to the south. At the western edge of the district, Rose Hill Avenue splits and no other historic residences are located past this point.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



Rose Hill Historic District

CONTINUATION SHEET

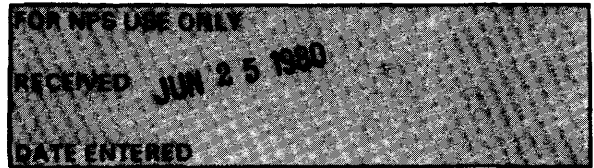
ITEM NUMBER 8 PAGE 2

Especially important to the economy of Woodford County for many years has been the horse industry. Prominent in that field was Mr. Guss L. Macey. His father established a training stable in Versailles after the Civil War, and his son Guss soon had few equals as either trainer or driver. At the turn of the century Guss Macey won the largest stakes race ever trotted for at that time, the 30,000 dollar Futurity at Lexington, Kentucky. He was also the patentee of the racing toe weight for trotters, that yielded him high returns. Macey's home on Rose Hill is an excellent example of the Queen Anne style. It is a decoratively rich structure with a conically-roofed turrett, a gabled, projecting pavillion, and interesting window openings of varied sizes.

Another Rose Hill resident was Joseph C. S. Blackburn, a native of Versailles, who achieved national political prominence during the late 1800s. His entry into politics occurred in 1871 with his election to the Kentucky General Assembly. At age thirty-six, Blackburn was elected to Congress and served later as state senator from 1885 to 1897, and again 1901 to 1907. Perhaps the peak of Blackburn's political career came in 1896, when he received forty-one votes toward the nomination of the presidency at the Democratic National Convention. His house at the edge of Rose Hill is a highly visible structure within the district. Eclectic in design, the major elements are suggestive of Queen Anne, while the fanned and Palladian windows are reminiscent of Colonial Revival styles.

Of particular note is the house at 215 Rose Hill, which belonged to Dr. L. L. Ferguson in 1877. Constructed during the middle of the 19th century, this Victorian-Gothic cottage is one of few unaltered buildings in the district. Although diminutive in size compared to the other structures in Rose Hill, the overall design and craftsmanship of the Ferguson house are outstanding. The house is constructed of frame vertical boarding with a central, bracketed gable. A well-designed Ionic portico graces the facade.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



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

Rose Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

Verbal Boundary Description:

Beginning at a point on the west curb line, 300 feet south of the intersection of Rose Hill and High Street, the boundary line goes west 800 feet, along the rear property lines of the buildings on the south side of Rose Hill; turns south 100 feet; west 400 feet; north 300 feet; the line then continues west 400 feet along the rear property lines of the remaining buildings on the south side of Rose Hill to a point on the east curb line of Lawrenceburg Road; the line goes northeast along the curb line, 250 feet to where the road intersects with Rose Hill; it goes north 300 feet; east 400 feet; south 200 feet; the line then turns east and travels 1000 feet along the rear property lines of the buildings on the north side of Rose Hill to a point on the west curb line of Park Street; it turns south along the curb line, 400 feet to the point of origin.

Rose Hill Historic District
Versailles, Woodford County
Kentucky

Site Location Map
Map # 2
Not to scale

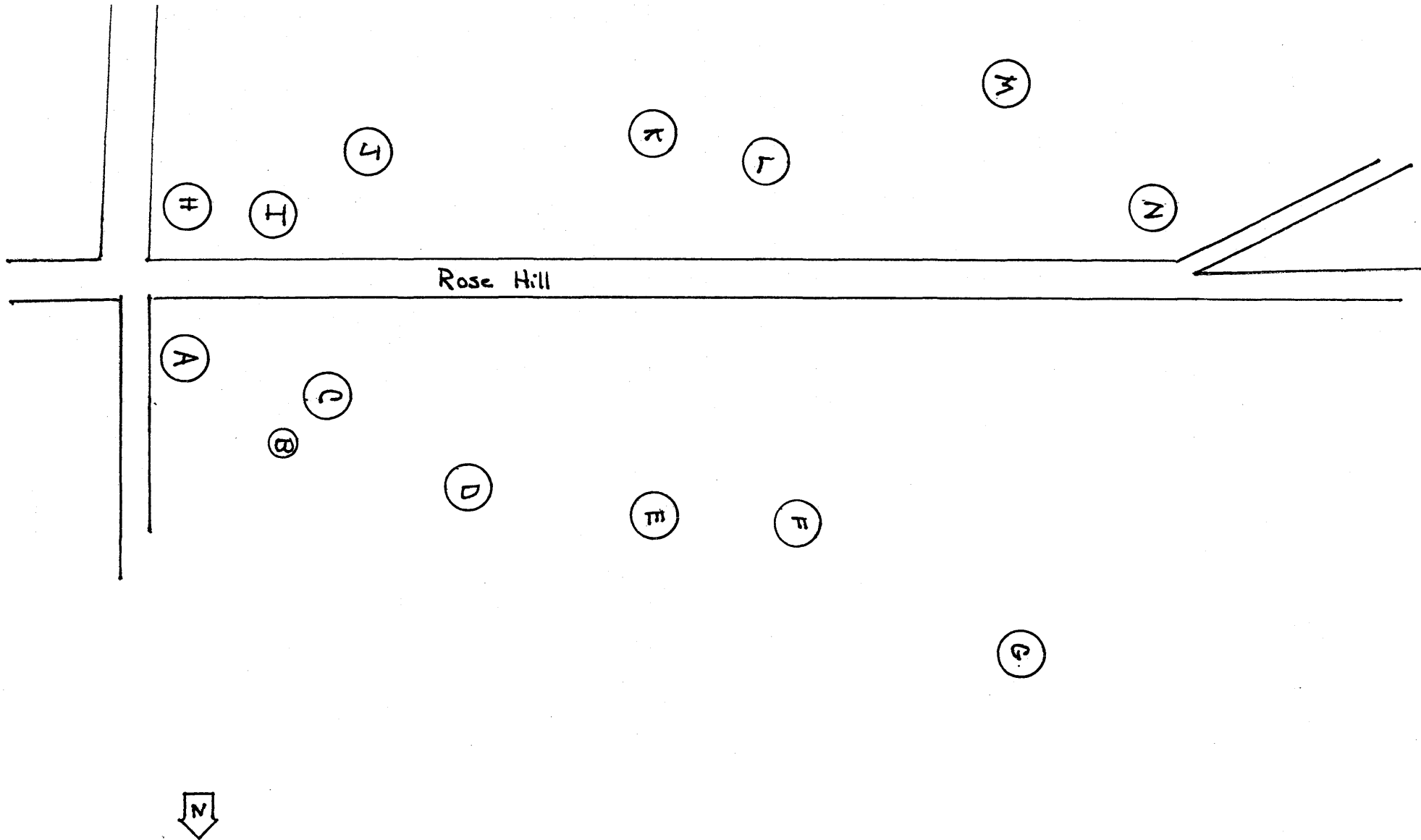
F - photos 21, 22
G - photos 14, 15
H - photo 19
I - photo 20
J - photo 13
K - photo 9

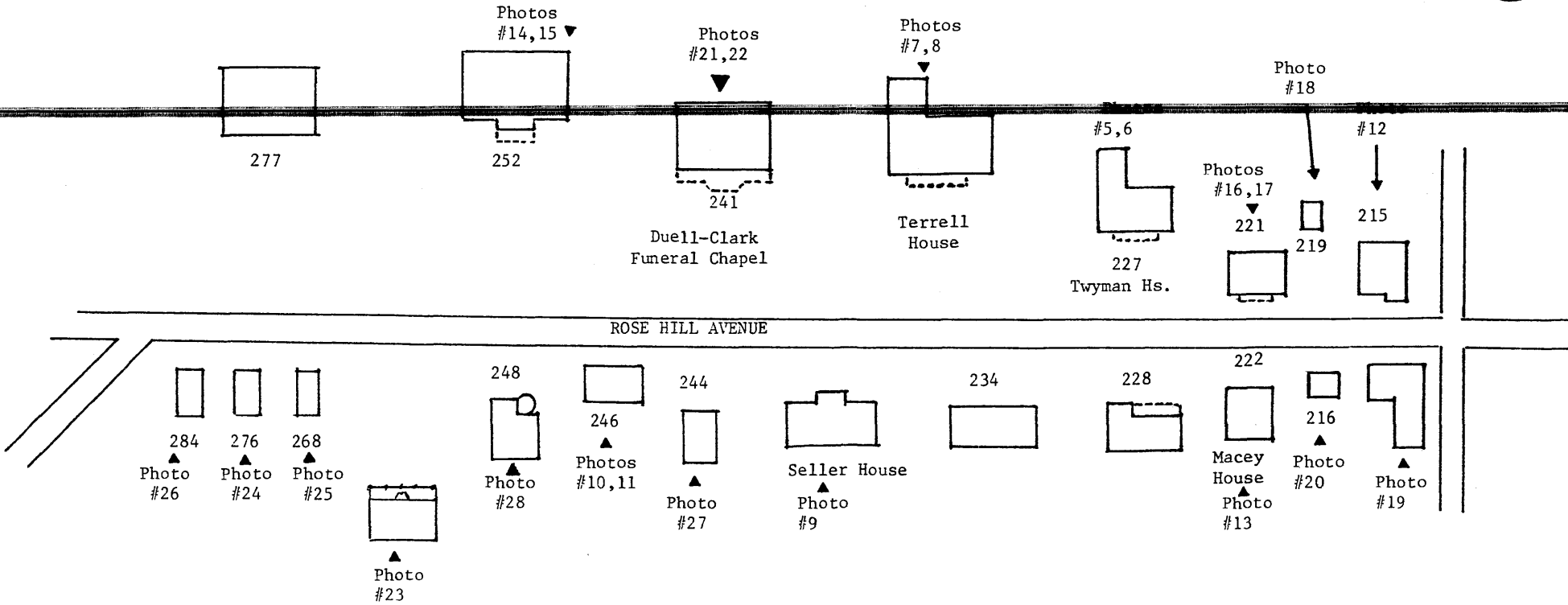
L - photos 10, 11
M - photo 23
N - photo 24

NOV 25 1980
NOV 17 1980

Kentucky Heritage Commission
Frankfort, Kentucky
Jayne C. Henderson
November 1980

A - photos 2, 12
B - photo 18
C - photos 2, 16, 17
D - photos 3, 5, 6
E - photos 7, 8





ROSE HILL HISTORIC DISTRICT
VERSAILLES, WOODFORD COUNTY, KENTUCKY
Steve Gordon, Ky. Heritage Council
September, 1982

SITE LOCATION MAP
MAP # 3
NOT TO SCALE

