

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name BASYE, T. D., HOUSE

other names/site number _____

2. Location

street & number 3501 Georgetown Road

not for publication N/A

city, town Lexington

vicinity

state Kentucky

code KY

county Fayette

code KY067

zip code 40511

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register

N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official _____

Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

David L. Meyer
Signature of commenting or other official

9-17-87
Date

State Historic Preservation Officer

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this 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:)

Alvin Byrnes

Entered in the
National Register

10-22-87

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Italianate

Materials (enter categories from instructions)

foundation STONE with stucco parge-coat

walls BRICK

roof standing-seam METAL

other wooden porches and trim

Describe present and historic physical appearance.

The Basye House is a two-story, four-bay brick "towered-Italianate-style" residence (commonly identified as the Italian Villa) asymmetrically composed around a three-and-a-half-story square tower (Photo No. 1). The grouping of the masses of the house around three sides of the central hip-roofed tower, the pendanted and bracketed ledges above some of the facade windows, the elegantly scrolled cornice brackets, the brick hood-molds and the detailing of the two arcaded verandas all are characteristic of the American image of the informal Italian Villa at its most exuberant.

Each of the four blocks of the house looks out in a different direction onto an agrarian landscape interrupted only by I-75 nearby to the north. The house is located approximately five-and-a-half miles from downtown Lexington and is densely screened by trees and shrubbery from both the Interstate and Georgetown Road as well as from the remaining pasture belonging to the property. Nearby National Register-listed properties are the Bates Log House (listed 8/82), "Stoneleigh" (the John Bell House, listed 6/83), "Hurricane Hall" (listed 4/76), "Corinthia" (listed 6/83), the James Innes House (listed 6/83) and "Buenna Hill" (listed 6/83), all either Federal or Greek Revival style houses. No other Italianate houses in Fayette County, outside Lexington, are listed on the National Register.

The house is composed like a modified pinwheel with the masses of the building asymmetrically grouped around the tower. The tower, however, is not quite at the center of the massing. It sits near the front of the composition with the two principal rooms opening off its base and the two secondary rooms opening off the central hall which is the tower's secondary space. Each of the blocks of the house has its own low-pitched gabled roof, still covered in standing-seam tin, while the tower's roof is hipped. The two main parlors on the first floor are marked by one-story semi-octagonal bays and one-story arcaded frame verandas. These twin verandas, or loggias, have paneled spandrels above round arches which spring from square columns with simple unornamented capitals, bases, and chamfered shafts (Photo No. 3). The columns on the east-facing loggia of the south parlor are replacements: they have neither capitals nor bases and their shafts are plain boxed columns, un-chamfered and larger than the ones on the north side of the house (Photo No. 4). The dining room forms the western mass, behind the tower, and to it

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
ARCHITECTURE

Period of Significance
1865-77

Significant Dates
c. 1870
1963

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
possibly John McMurtry

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Basye House is architecturally significant as a distinctive and intact example of the towered Italianate style often referred to as the Italian Villa. Of Fayette County's eight surviving Italianate houses outside of Lexington, the Basye House is one of the most exuberant representatives of the style and the only one distinguished by a tower. Moreover, it is possible that this house is the work of prolific local architect/builder John McMurtry.

The house seems to have been built in the early 1870's for T. D. Basye, who purchased 180 acres in 1865 together with Mathias Outten. Outten gave his undivided interest in 100 of the 180 acres to his daughter Sarah, who, in 1867 was wife to T. D. Basye. The Basyes lived in the house until 1881 when they sold it to Fannie A. Karsner. Succeeding deeds reflect that the original 180 acres remained intact until 1907 when the house sold with 82 acres of land. In 1963 the house was to have been razed to make way for Interstate 75 but the owner, Catherine Johnson, insisted that it be moved instead. In 1964 the bulk of the land was sold as the farm had been divided by the highway. Changes to the house have been few and deterioration minimal: its appearance today is virtually the same as it was when the house was new.

The Italianate style derived from farmhouses and villas built in Italy and Tuscany during the Renaissance and interpreted in England by the devotees of the Picturesque. In 1802 John Nash designed the first house in the style, "Cronkhill", near Shrewsbury. By the 1830's the Italian Villa Style had become the preponderant non-Gothic style of the Picturesque movement (Whiffin, p. 71). Although they were mostly found on hills in their original setting, villas were pronounced suitable for flatter terrain by the American architect Samuel Sloan and other proponents of the style, and the Italian style was recommended by Andrew Jackson Downing as being both picturesque and practical. By the mid-1860's writers like Henry Hudson Holly and Calvert Vaux, as well as Downing, were publishing Italian Villa designs and extolling the healthfulness of country living and the adaptability of the Italianate style to country

See continuation sheet

9. Major Bibliographical References

- Conley, Katharine. "The Italian Style", Old House Journal, v. IX, no. 1, Jan., 1981. pp. 1 & 14-19.
- DeCamp, Richard S. & Patricia S. DeCamp. The Bluegrass of Kentucky. The Rayburn Press. Lexington, KY., 1985, p. 147.
- Downing, A. J., The Architecture of Country Houses, (1850) Dover Publications, N.Y., 1969.
- Fayette County Deed Book 1435, pg. 453-5. (and 20 earlier recordings)
- Holly, Henry Hudson, Country Seats and Modern Dwellings, Library of Victorian Culture, Watkins Glen, N.Y., 1977.
- Kerr, Bettie L. Lexington: A Century in Photographs, Lexington-Fayette County Historic Commission, Lexington, KY. 1984.

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Lexington-Fayette County Historic Commission

10. Geographical Data

Acreage of property approximately 2 acres

UTM References

A

1	6	7	1	6	7	6	0	4	2	2	2	5	6	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

"Beginning at a point in the center line of Georgetown Road, said point being 727.97 from a corner to Thompson, Thompson & Thompson (now or formerly); thence with the center line of Georgetown Road, north 23° 20' west, 260.0 feet to a point; thence south 69° 05' west, 35.00 feet to a point in the west right of way line of Georgetown Road; thence with the west right of way

See continuation sheet

Boundary Justification

The boundary encompasses the house and yard; an associated pasture is omitted because it does not contribute to the significance for which the property is being nominated.

See continuation sheet

11. Form Prepared By

name/title M. Anne Browne

organization Lexington-Fayette Co. Historic Commission date July 28, 1987

street & number 253 Market Street telephone 606/255-8312

city or town Lexington state KY. zip code 40508

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is attached a parapet-roofed service ell containing the kitchen. This ell appears to have been raised to two-stories at an early date. A two-story frame addition, originally an open porch, fills the recess between the service ell and the northern block of the primary mass containing the library (Photo No. 5).

The highlight of the composition is the three-and-a-half-story tower dominating the main facade (Photo No. 2). Wide overhanging eaves with doubled brackets cap the tower and paired round-headed windows look out from three sides of the top chamber. The height of the tower is emphasized by the presence of three deep bracketed ledges which serve as prominent flat hoods due to their placement. The largest ledge shades the entry, with its double doors which have round-headed glass panes above applied wooden panels and a segmental-arched head over the doorway with raised panels and a central rosette (Photo No. 6). Another ledge shades the paired windows lighting the second story hall and the third is between the quatrefoil window which lights the half-story of the tower stairs and the windows which afford the striking view from the tower. Deep enough to be balconies if they had railings (in fact it appears that the top ledge may originally have had a balustrade), these ledges slightly decrease in size as they ascend the tower to create a false perspective and increase the perceived height of the tower.

Other notable detailing focuses on windows. All original windows on the main blocks of the house have elegant purpose-molded brick hoods with square pendants and label-stops, and are symmetrically placed on the wall-planes. Hoods on first-story windows are segmental-arched and those on the second-story and in the tower's "belvedere" have round-arched tops. All have double hung sash, most with 2/2 panes, except at the narrow tower windows and those in the semi-octagonal bays. Ledges which match those on the tower further emphasize the primary rooms in the house's composition by shading the paired windows above the angled bays. The large pendanted brackets supporting these ledges have segmental arches springing from curved pendants at the wall and are decorated by pendants at the edge of the ledge. Their open spandrels have a cutout circle in the right-angle of the bracket. Deeply incised scrolled brackets adorn the cornices all around the house except for the service ell which has a parapet concealing a low-pitched shed roof.

On the southwest corner is a one-story addition, housing a bath, whose parapeted roof has dentilled brick trim (Photo No. 7). Beside it is an open stair giving access to the shallow dirt basement.

Interior detailing in the generously proportioned, high ceilinged rooms is intact and well-preserved. The main staircase rises from the southwest

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corner of the entry hall (Photo No.8). It is cantilevered at both first-and second-story levels and features turned, painted balusters, a wide cherry handrail and large octagonal newel posts, and incised scrollwork on open stringers (Photo No.9). In the curved wall of the first-story of the stair are two round-headed niches. Intact plaster ceiling medallions in the entry hall and in the north parlor, or library, are deeply sculptured motifs of flowers, fruits and leaves. The central rosette of the medallion in the south parlor remains in place, although deteriorated; the owner plans to restore it using the original materials. Original cast-iron mantels are intact in all but one room: the north parlor, or library, has a wooden Colonial Revival-style mantel. Door and window trim throughout the house is plain with a triangular pediment (Photo No.10) except for the trim in the entry hall and the two parlors: these frames have applied architrave trim (Photo No.11). All original doors on the first floor have four molded panels and painted woodgraining. On the second floor the four-panel doors are simply varnished and appear to be oak. Louvered bi-fold shutters, apparently original, remain at the tower-chamber windows (Photo No.12).

The house was moved 100 feet to the southeast in 1963 to save its being razed to make way for Interstate 75, but its present orientation, facing east and sitting on a small prominence, duplicates its original siting and places it at about the same distance from Georgetown Road as before. The concrete block foundation built at the time of the move is coated with stucco to disguise its modern material. Other alterations include remodeling of the kitchen and baths, which have modern fixtures and fittings. Apart from the replaced columns on the south loggia, there are some minor, and readily repairable, pieces of wooden trim which have deteriorated but by and large the house is in excellent condition. Indications that the two-story frame infill on the north elevation (connecting the service ell with the service hall and backstairs adjacent to the entry hall) was once an open porch include the presence of two original windows, one in the dining room and the other in the bedroom above it, looking out into the framed-in area, now hallways. Fluted trim with "bullseye" corner-blocks frames some of the doorways in this addition. Current redecorating has revealed the presence of only two layers of wallpaper on most of the walls in the principal rooms of the house. Existing paper is being saved, when removed, for documentation. Both the brick of the body of the house as well as all the exterior trim have been painted white. Probably the original appearance of the house featured a contrast between the reddish color of the brick and the crisp forms of the trim, making a nice counterpoint of the detailing.

This nomination consists of a single contributing building, the Basye House; there are no non-contributing resources.

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sites. The "romance of Italy" also captured America's imagination (and remained popular) because the growing prosperity of the American middle class allowed more and more Americans the luxury of travel (Conley, p. 14).

The first "authentic" Italianate scheme in Fayette County was Thomas Lewinski's plan for the James B. Clay villa, 1845-46, on Forest Avenue in Lexington. An early example of the type, this house is a cubical, hipped roofed, brick building largely unornamented and much altered over the years. In the late 1850s David Sayre purchased the Edward P. Johnson house, on North Limestone Street; John McMurtry enlarged it, raising it to four-stories adding a wide, bracketed cornice and a prominent belvedere centered above the slightly projected center pavilion; and it became Sayre Female College, still in use as a private, co-ed preparatory school (Kerr, pp. 17, 214). Ashland, Henry Clay's home, was rebuilt in the 1850s. Designed by Thomas Lewinski, it followed the plan of the earlier house and retained some Federal elements, but many of its details are typically Italianate (DeCamp, p. 22-23). The best conceived, and undoubtedly the most famous of local Italianate Villas was "Lyndhurst." Designed and built by John McMurtry beginning in 1860, it was an adaptation of Design IX in Samuel Sloan's 1852 publication The Modern Architect. This villa, however, was more compact than Sloan's design, its porches more restrained, its eaves level all around and its mass dominated by an octagonal belvedere. Work on the house was interrupted by the Civil War and completed after 1867. "Lyndhurst" and "Glengarry" (1853-54), the only other towered Italianate villas in Fayette County, both have been destroyed. One other nearby Italianate house, the Newton Craig House (c. 1870) in nearby Scott County, also has a square tower, but its massing is far simpler than that of the Basye House, its tower centered on a frontal presentation of five bays (DeCamp, p. 146-147).

Although the most sophisticated Italian Villa in rural Fayette County, the Basye House is not unique: it is probably an adaptation of Design #16 from Henry Hudson Holly's 1863 book Country Seats, which it greatly resembles (Holly, pp. 96-99). Holly's design, however, was meant to be frame construction with brick nogging and sheathed with hemlock and clapboard and the Basye House is built of brick. The ordering and design of its detailing and the sophisticated integration of parts-to-whole strongly suggest that it may be the work of John McMurtry, a genius of adaptation and a leading exponent of the Italianate style in this part of the country.

Although relocated in 1963 to make way for Interstate 75, the Basye House was moved only one-hundred feet, it sits on a portion of its original property, is in its original east-facing orientation, and

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retains its traditional frontage on and access to Georgetown Road. Vistas from the tower remain principally agrarian and the close proximity of both I-75 and Georgetown Road is mitigated by opaque screening of dense foliage. The building is important for its architecture and retains its integrity of design, materials, workmanship and feeling. Its essential physical features are intact and establish it as an excellent representative of the Italian Villa style.

9. Major Bibliographical References**Page 2**

- Lancaster, Clay. Victorian Houses, Dover Publications, N.Y., 1973.
- _____. Vestiges of the Venerable City. Lexington-Fayette County Historic Commission, Lexington, KY., 1978.
- McAlister, Virginia & Lee, A Field Guide to American Houses, N.Y., Alfred A. Knopf, 1984. pp. 211-225.
- Perrin, William Henry, ed., History of Fayette County, Kentucky, Chicago, 1882. (reprinted by Southern Historical Press, Easley, S.C., 1979.) p. 851.
- Whiffin, Marcus, American Architecture Since 1870. M.I.T. Press, Cambridge, MA., 1969.
- Wrenn, Tony P. & Elizabeth D. Mulloy, America's Forgotten Architecture, Pantheon, N.Y., 1976.
- Vaux, Calvert. Villas and Cottages (1864) reprint by Dover Publications, N.Y., 1970.

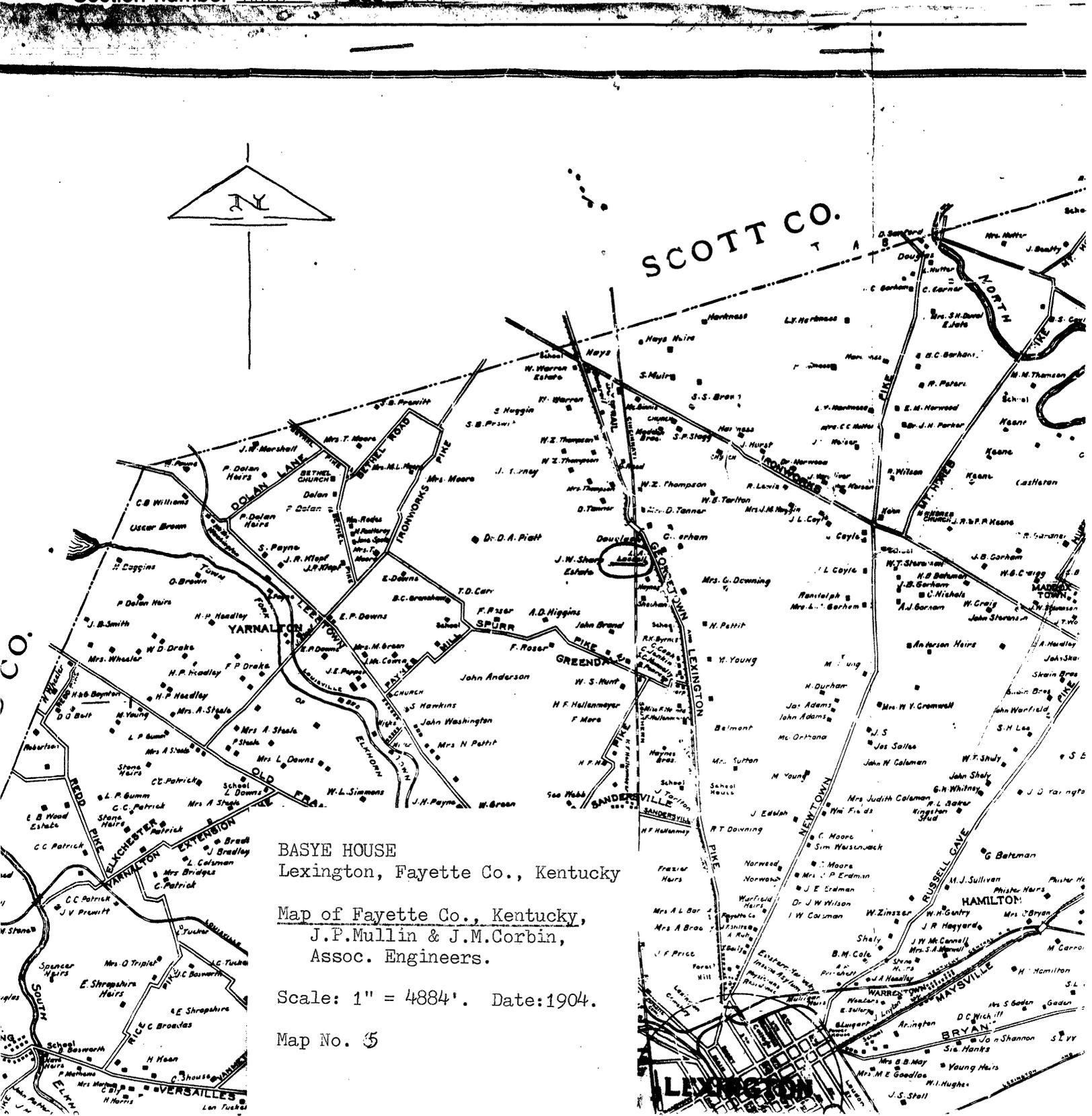
10. Verbal Boundary Description**Page 2**

line of Georgetown Road for three calls; north 24° 35' west 97.46 feet; north 19° 58' west 133.90 feet and south 64° 48' west 13.36 feet to a point in the east right of way line of I-75; thence with the east right of way line of I-75, south 08° 12' east 450.0 feet to a point, 826.60 feet from the corner to Thompson, Thompson & Thompson (now or formerly); thence north 64° 48' east 160.0 feet to the point of BEGINNING, continuing approximately 20 acres, ...and designated (by deed and Fayette County Clerk's Records) 3501 Georgetown Road, Lexington, Kentucky.

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BASYE HOUSE
Lexington, Fayette Co., Kentucky

Map of Fayette Co., Kentucky,
J.P. Mullin & J.M. Corbin,
Assoc. Engineers.

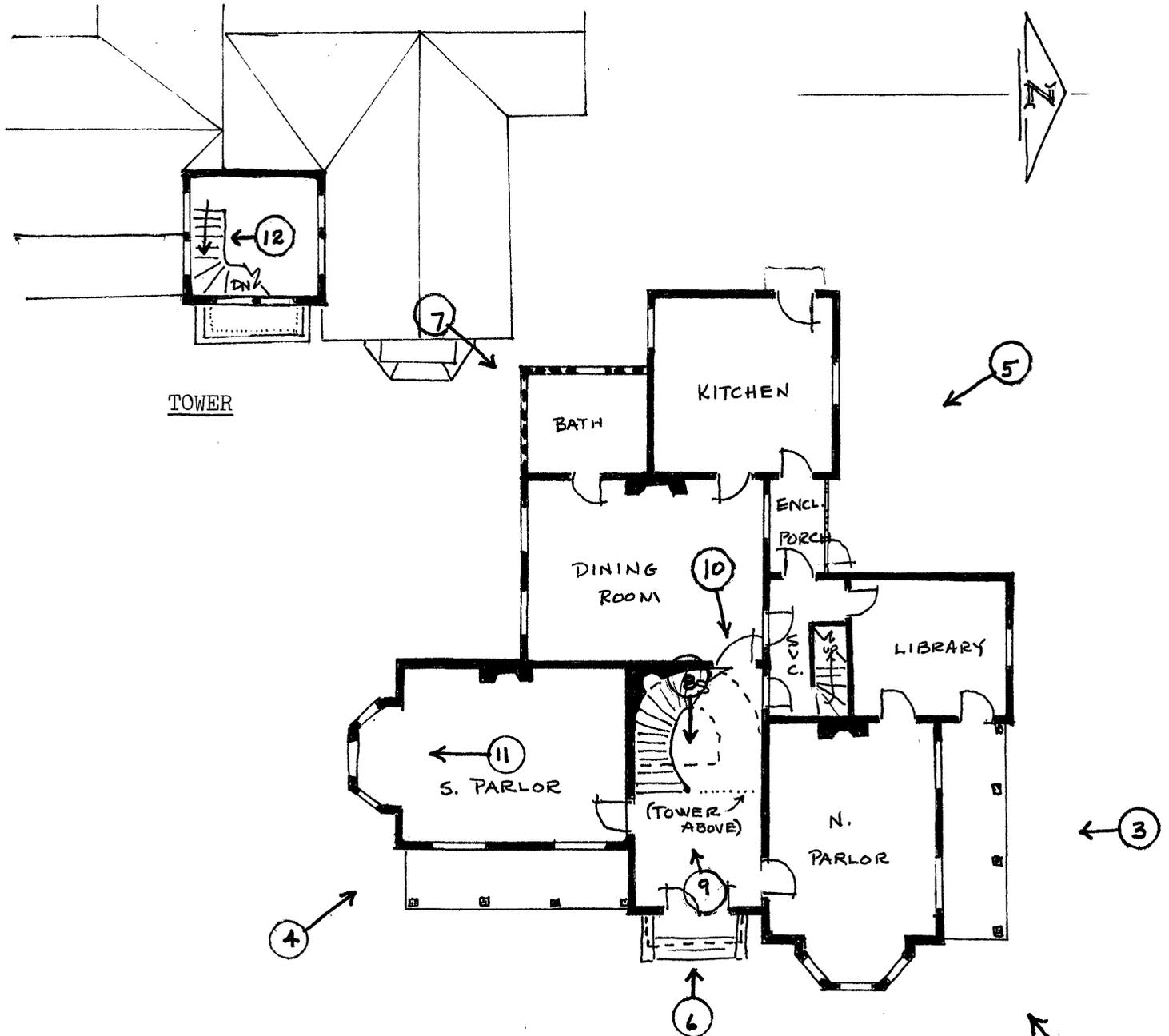
Scale: 1" = 4884'. Date: 1904.

Map No. 5

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FIRST FLOOR PLAN AND PHOTO KEY MAP
(not to scale)