

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1. Name of Property

historic name Hood-Tucker House

other names/site number CKW-289

2. Location

address 19 French Avenue not for publication N/A  
city or town Winchester vicinity NA state Kentucky code KY  
county Clark code 049 zip code 40391

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant statewide X locally.

David L. Morgan Signature of certifying official David L. Morgan, SHPO Date 11-7-06

Kentucky Heritage Council/State Historic Preservation Office  
State or Federal Agency or Tribal government

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

Signature of commenting official/Title \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I, hereby certify that this property is:

✓ entered in the National Register See continuation sheet.  
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): \_\_\_\_\_

Jan Signature of Keeper Date \_\_\_\_\_  
of Action

Edson R. Beall 1.4.07

**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> publiclocal	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> publicState	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> publicFederal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> object		<u>0</u>	<u>0</u> objects
		<u>2</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register N/AName of related multiple property listing N/A**6. Function or Use**

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: single dwelling**7. Description**

Architectural Classification: Early Republic: Federal

Materials foundation STONE  
roof ASPHALT SHINGLE  
walls BRICK  
  
other

Narrative Description (See continuation sheets.)

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The historic Hood-Tucker House (CKW-289) is located in the city of Winchester, Kentucky, which is the county seat of Clark County. Part of the Inner Bluegrass area of the Commonwealth, Clark County is located in Central Kentucky. The property being nominated is located in the south end of Winchester, approximately one-half mile from the Clark County Courthouse. Originally part of a three hundred-acre site, the property has been subdivided over time to accommodate later residential development in Winchester. The current three-acre site contains the historic house, the ruins of Dr. Hood's office and an undeveloped wooded area originally associated with the property.

The Hood-Tucker House is located at 19 French Avenue, also known as State Road 974. The Hood-Tucker House is prominently sited on French Avenue and is located across from the terminus of Highland Avenue. According to the 1861 Hewitt Map (see Map #3), the house was originally accessed by a drive that connected to Main Street. Later suburban development of the Thomson Addition and the Taylor Addition in the late-nineteenth and early-twentieth century changed the approach to the house, orienting it along French Avenue. The surrounding residential development to the Hood House is characterized by late-Victorian and Craftsman architecture. The setback of these later houses is closer to French Avenue than the Hood-Tucker House. The Hood-Tucker House is distinguished from the early-twentieth century architectural styles and development patterns along French Avenue.

Dr. Andrew Hood purchased the 325-acre property at the edge of the new 1831 town boundary from Chilton Allan in 1833.<sup>1</sup> The Dr. Andrew Hood House was built in two distinct historic campaigns. The original Federal-styled section of the house was constructed circa 1833. The two-story T-plan addition built on the east side of the original house was erected after 1880. Twentieth-century additions were completed circa 1920 and in 2005 respectively. The 1920 el addition and a gable front dormer on the original section of the house were demolished in 2005. The 2005 construction involves a one-and-a-half-story wing on the west side of the original house and a one-story addition along the south facing rear façades of the 1833 and the post-1880 portions of the house.

The earliest section of the house was completed circa 1833. As was the pattern in the Bluegrass, the house is sited on high ground.<sup>2</sup> The original section of the house was built facing north toward the Courthouse Square. Built on a high point of over 1000 feet in elevation, the rear of the house site, is surrounded by a densely wooded area that serves as a natural buffer to later development. Dr. Hood's office (see Figure 3) originally stood on the site behind the main house but burned in 2004. Remnants of the stone foundation are all that remain intact.

The original house was designed in the Federal style as a side-gabled, brick masonry house in a Flemish bond pattern with a limestone foundation. Four windows with stone lintels and sills, and a central entrance pierce the five-bay, north facing main façade. A cross-gable above the entrance contains an arched transom window. A historic photograph dating from the 1940s shows a four-columned porch with Greek revival elements (see Figure 1). This feature was absent in a photograph from the 1970s (see Figure 2). Current construction is restoring the porch. The main entrance is surmounted with a flat jack arch and has four-paneled, wooden, double doors with Greek revival trim. The two-over-two wood windows dating from the 1880s have been replaced with nine-over-nine wood windows with divided lights. Two brick, exterior chimneystacks are located on both ends of the house.

<sup>1</sup> Clark County Deed book 26, page 310

<sup>2</sup> Kennedy and Macintire, *Agricultural and Domestic Outbuildings in Central and Western Kentucky, 1800-1865*, p. 5

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The original central passage floor plan and 12-foot ceilings remain intact. The parlor on the west side of the original house has an enlarged door opening with Victorian period, wooden pocket doors. The original Ash floors and historic trim and mantelpiece remain intact. The east side parlor contains its original door openings. The historic Ash floors and woodwork have also been retained. A Victorian-era mantelpiece is located in the east parlor.

The T-plan addition is located on the east side of the original house. Constructed after 1880, the two-story, gable front portion is solid masonry construction. This portion of the house has a limestone foundation. This historic addition projects out from the original block to create a T-plan form. The north façade is characterized by a projecting bay window with four window openings on the first story. There is no entrance from the exterior into this addition. A pair of windows pierces the second story of the north façade. The historic two-over-two wood windows dating from the 1880s have been replaced with nine-over-nine wood windows with divided lights. Three windows on both the first and second stories pierce the east façade. There is also a brick, interior chimneystack on this elevation. The roofline features returned eaves, and a cornice punctuated with dentils.

A one-story frame addition located along the south wall of the house was constructed in the 1920s and used as a kitchen.<sup>3</sup> A frame dormer dating from this period as evidenced by historical photographs was located on the east side roof of the 1833 house (see Figure 1 and 2). Both of these frame additions have been demolished in 2005. In removing the dormer addition, the historic roof configuration of the 1833 house was restored.

Additions were made to the west and south façade of the house in 2005. The architect designed a one-and-a-half-story section on the west side of the 1833 block. This addition sits slightly forward from the main façade to distinguish it from the historic house. It is a gable front, brick veneer addition that is distinguished from the historic portions of the house in scale on the main elevation. Two windows pierce this façade on the first level and one window in the gable. These window configurations suggest a support section of the house, and do not diminish the prominence of the main façade. Along the west elevation of this addition is a three-bay garage, a pair of French doors, and two windows. The rest of the new construction is a one-story brick veneered addition. This new portion built on the south façade is tucked behind the house, and shielded from view along French Avenue. Only a small section of this rear addition protrudes on the east side beyond the 1880 block. This section sits behind the south wall of the 1880 section and is composed of two bays and has single pile depth. The foundations for both portions of the new addition are poured concrete.

<sup>3</sup> Sanborn Fire Insurance Map, 1926.

**8. Statement of Significance****Applicable National Register Criteria**

- ☒ **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.
- ☐ **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**

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or a 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 ☐ Community Development \_\_\_\_\_

Period of Significance ☐ 1833– 1900 \_\_\_\_\_

Significant Dates ☐ 1833, c. 1880 \_\_\_\_\_

Significant Person ☐ N/A \_\_\_\_\_

Cultural Affiliation ☐ N/A \_\_\_\_\_

Architect/Builder ☐ Unknown \_\_\_\_\_

Narrative Statement of Significance (See continuation sheets.)

**9. Major Bibliographical References** (See continuation sheets.)

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

Name of repository: \_\_\_\_\_



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**Statement of Significance**

The Hood-Tucker House (CKW-289) meets National Register Criterion A, and is locally significant within the context "Community Development in Winchester, Kentucky, 1792-1900." The context examines the community's development patterns, from its earliest settlement until the close of the era when the railroad reshaped the town. The house was constructed in the 1830s, at the end of the town's earliest settlement period and at the dawn of a stable era of growth. Its site, 1/2 mile south of the courthouse, lay along the boundary between the urban area of the county seat and the farm area of the county beyond. Several decades later the railroad arrived, bringing with it unprecedented opportunity for prosperity and growth. As the south part of Winchester opened to accelerated residential development, the Hood-Tucker House underwent another transformation, being reshaped into a then-current T-plan form.<sup>1</sup> The house's design and the property's siting help emphasize two vital eras of Winchester's nineteenth-century development, perhaps better than any other house with a design more completely a product of one era or the other. The house presents a frank statement about how one property, and perhaps how an entire community, accommodates change. The house's starting identity in the 1830s, and the subsequent expansion of its plan in the 1880s, provide us clues to two different eras of change in Winchester, and with that, a useful way to understand the local choices for appropriate use of land, buildings, and capital during two key development points within the nineteenth century.

**Historic Context: Community Development in Winchester, 1792-1900**

**Sources consulted**

Primary and secondary sources were sought to understand the founding, establishment, and community development in Winchester. Repositories at the University of Kentucky Special Collections, the Kentucky History Center Research Library, the Kentucky Department of Library and Archives and the Winchester Public Library were checked for secondary sources. Sources that identify 1871-1900 as a key development era are Powell's "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY", Amos' "Architectural and Historical Resources Assessment Winchester By-Pass, Northeast Clark County, Kentucky," and Powell's National Register nomination for the Thomson Neighborhood District. The Kentucky Heritage Council's historic site inventory and survey reports were consulted to identify other resources from the context period. The Kentucky Heritage Commission's *Survey of Clark County* provided invaluable information about the domestic architectural forms and nineteenth-century development in Winchester. The 1861 Hewitt Map of Winchester and the Beers' 1877 Atlas for Winchester served to document residential development patterns during the context period. The Hood-Tucker House property history was based on numerous primary sources. Sources consulted to develop this context included census records, deed records, wills and inventories, historic maps and Sanborn Fire Insurance Maps.

The Hood-Tucker House property is associated with development of Winchester as a county seat and prominent regional city. Extant residential buildings associated with the initial development of Winchester are:

<input type="checkbox"/>	Samuel M. Taylor House (CK-W-648)	1810	315 S. Maple St.
<input type="checkbox"/>	Holly Rood House (CK-W-187)	1812	Burns Avenue at Buckner Street
<input type="checkbox"/>	Wm. Hickman House (CKW-353)	1814	31 West Hickman Street
<input type="checkbox"/>	Burns House (CKW-166)	1820s	124-128 S. Burns Avenue
<input type="checkbox"/>	Parrish House (CKW-607)	c1820s	115 South Main Street
<input type="checkbox"/>	Capt. John Tramel House (CKW-352)	1834	26 West Hickman Street
<input type="checkbox"/>	Grant-Brunn House (CKW-638)	1838	34 South Maple Street

<sup>1</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 102. The documented prevalence of T-plan house forms in Winchester during this period underscores the influence the railroads had on Winchester.

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<input type="checkbox"/>	Hawes House (CKW-4)	c1840	East Hickman Ave (moved to 19 Alabama Street, 1909)
<input type="checkbox"/>	Athlone Hall (CK-W-801)	c1855	Winn Avenue

**The Founding of Winchester, Kentucky**

The city of Winchester is located at the far eastern edge of the Kentucky Bluegrass region, in Clark County. It has served as the seat of government for Clark County since the county's formation in 1792. Geographically, Clark County is a mixture of the eastern Bluegrass and the piedmont of the mountains. Winchester's location at the juncture of the piedmont and Bluegrass has been instrumental in the city's commercial and cultural growth. Winchester has served as a regionally important community at the crossroads of the Eastern Kentucky mountain region and the Central Kentucky Bluegrass region.<sup>2</sup>

The recorded history of Winchester dates to 1792, when a group of Virginia settlers chose this site as the center of government for the newly created Clark County. The town is situated geographically among several minor ridges with shallow valleys.<sup>3</sup> On December 17, 1793, the Kentucky General Assembly granted a charter to the county seat town of Winchester.<sup>4</sup> John Elliott, Benjamin Combs and Hubbard Taylor laid out the original town lots in December 1793. Originally encompassing 66 acres, they platted Winchester into 72 town lots of 99' x 208', and 24 lots of 106' x 200'.<sup>5</sup> The town added another 10-1/2 acres in 1793, increasing the total size to 76.5 acres.<sup>6</sup>

Winchester developed late in its settlement period, not developing a substantial community during its earliest years. Five years after founding, the town contained only eleven log buildings. The original streets associated with Winchester were organized around Main Street and Main Cross Street, which connected to roads that reached Strode's Station in Clark County and Lexington.<sup>7</sup>

Unlike many towns that began life with lots that each contained a mixture of residential, commercial, industrial and multi-family uses, Winchester's principal industrial enterprises were not located within the town's boundaries, but some three to five miles south, in the vicinity of Lower Howard's Creek. This area contained a number of small factories, fulling houses, tanneries and gristmills.<sup>8</sup> Thus, early Winchester remained a relatively compact place, extending little more than a quarter-mile from the courthouse in any direction.

The population reached 400 people in 1800. Winchester depended on active commercial trade with its surrounding agricultural region.<sup>9</sup> Despite the slow growth in the first decade of the nineteenth century, Winchester was developing. Lots from the original plat were still being sold in 1811. Winchester was expanding residentially, especially on its southern edge. By 1812, Winchester had become the seventh largest town in Kentucky, even though the population was only 412. High Street had been developed on both sides of the street, as had Water (Maple) Street. Houses could be found along Boonesboro Road (Boone Avenue), connecting with the industrial district.<sup>10</sup>

Location and style of houses today can help us piece together some sense of Winchester's earliest townscape (See figure 5). Those earliest houses can be recognized by brick construction and Federal style. Most of them stand in the

<sup>2</sup> "Winchester Downtown Commercial District" National Register nomination, p. 7-1.

<sup>3</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 98

<sup>4</sup> Willard Rouse Jillson, *Early Clark County, Kentucky*. p. 63

<sup>5</sup> A. Goff Bedford, *Land of Our Fathers: History of Clark County, Kentucky*.p. 166

<sup>6</sup> Thomas D. Clark, *Clark County, Kentucky: A History*. p. 148

<sup>7</sup> A. Goff Bedford, *Land of Our Fathers: History of Clark County, Kentucky*.p. 166

<sup>8</sup> Willard Rouse Jillson, *Early Clark County, Kentucky*. p. 69-70

<sup>9</sup> A. Goff Bedford, *Land of Our Fathers: History of Clark County, Kentucky* .p. 193

<sup>10</sup> Ibid. p. 195

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southern and western portion of Winchester. As late as the 1820s, the division between Winchester's urban fringe and the countryside beyond stood a mere 1/4 mile from the courthouse. With several industries locating outside of town, and usable roads to move goods in and out of town, Winchester could retain a relatively compact landscape, marked by houses in close proximity to one another and to the courthouse, which defines the town's role within the county.

**Winchester's First Expansion**

Winchester transitioned to an era of stable expansion, from a semi-frontier village to an established commercial and governmental center for the county. Its population reached 600 by 1830, and was outgrowing the original town limits. Its first expansion beyond the original 1793 plat occurred in 1831, when the Kentucky General Assembly approved larger town boundaries. This new boundary is demarcated in the 1877 D. G. Beers Atlas (see Map #4), increasing the town to one square mile, or 640 acres.<sup>11</sup> This new boundary placed the division between urban and rural land at 1/2-mile from the Clark County Courthouse. Commercial growth remained centered in the original downtown area. The town's new breathing room allowed industrial interests to begin locating in the northern section of the community, while the west and south ends developed into residential areas.<sup>12</sup>

The new boundary allowed Winchester's population to increase. The 1840 Census lists the population as 1047, and 1142 persons by 1860.<sup>13</sup> Settlement had already expanded along the Winchester-Lexington Pike by the time the new boundaries were established. These houses were annexed into Winchester once the 1831 expansion was completed.<sup>14</sup> The southern end of the city was also growing. According to the 1861 Hewitt Map (see Map #3), Winchester development extended two blocks south of Lexington Pike. A total of twenty-one buildings were located along Four Mile Road (Hickman), Boonesboro Turnpike (Boone Avenue), and Two Mile Road (South Main Street).<sup>15</sup> Three property owners held the remaining land within the new boundaries: Mrs Wheeler (west of Boone Avenue), J. Ballard (between Boone Avenue and Two Mile Road) and the Heirs of Dr. Andrew Hood (east of Two Mile Road).<sup>16</sup>

Though this era of Winchester's history is associated with a substantial growth in population, surviving historic resources from this period are scant. Only five extant houses associated with this expansion of Winchester's boundaries have been identified, including the Hood-Tucker House. Though there were most certainly frame and log houses constructed during this period, it is primarily the brick houses that have survived to represent the early growth of the community.<sup>17</sup> Possibly the surviving houses represent an elite sector of the population, as brick houses were costly to erect, and the owners had sufficient resources to ensure their survival over houses of other materials.

Though these extant resources reflected the architectural style of the early settlement period, the location of these resources illustrates the direction of community development during this era of Winchester's history. The 1834 Federal style Captain John Tramel House, on Hickman Street, stood a mere 1/4 mile from the courthouse. Another brick Federal home, the 1838 Grant-Brunn House, was located approximately 1/8 mile from the courthouse. Despite its Greek Revival styling, the circa 1840s Hawes House owners chose to situate it about 1/8 mile from the center of town, on East Hickman Avenue. As late as 1855, the Italian Villa-inspired Athlone Hall was placed 1/3 of a mile north of the courthouse.

<sup>11</sup> Thomas D. Clark, *Clark County, Kentucky: A History*. p. 152-153

<sup>12</sup> Helen Powell, "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY." P. 21

<sup>13</sup> Thomas D. Clark, *Clark County, Kentucky: A History*. p. 157

<sup>14</sup> Ibid. p. 152

<sup>15</sup> Helen Powell, "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY." P. 8

<sup>16</sup> Ibid. p. 9

<sup>17</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 101



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Even though the boundaries had been expanded, a good deal of residential development was still occurring within a 1/4 mile radius of the courthouse. The most desirable and most convenient location to erect a house continued to be close to the courthouse and Winchester's commercial area. The location of all these extant resources shows the balance of Winchester's early- and mid-nineteenth century elites continued to select sites in the south and west side of town until the 1860s. However, the 1833 Federal style Hood-Tucker House being erected 1/2 mile south of the courthouse, and Athlone Hall at the northern fringes, suggest new attitudes toward site were emerging, perhaps guided by shifting local understandings over the division between this distinctive town and the surrounding countryside.

The location of these houses established a pattern for shaping Winchester's next major era of community development. The Hood-Tucker House, in particular, was constructed at the southern portion of the new town 1831 boundaries. Dr. Andrew Hood located his residence at the edge of town with the rural farmlands beyond. His property was itself a farm, of 300 acres, yet his medical practice surely was focused on the townsfolk nearby. With one foot in the city and another in the country, he was an early instance of a Gentleman Farmer, an important social icon in central Kentucky. By the end of the nineteenth century, the southern part of the community surrounding Hood's house would become the location for elite residential neighborhoods in Winchester. To some degree, Hood used his status and his home's prominent site overlooking the town to extend the civic notion of Winchester's spatial limits. His house is the only known and extant resource dating from this early period of development to respond this way to the changes in community development patterns. Later in the nineteenth century many would follow his lead.

**Winchester's Development in the Late-Nineteenth Century**

Winchester underwent a substantial new period of growth after the establishment of railroad lines starting in 1872. The arrival of the railroads dramatically altered the economy and the landscape of Winchester.<sup>18</sup> Prior to this time, Winchester's economy was based on local agriculture and commerce. The railroads created a boom economy, which catapulted Winchester into the industrial era of the late-nineteenth century. Winchester became an established crossroads for two major railroads and the terminus for a regional railroad.<sup>19</sup> Construction of the Elizabethtown, Lexington, and Big Sandy Railroad through Winchester began in 1872. The citizens of Clark County paid a subscription of \$100,000 to bring the Big Sandy railroad through the community.<sup>20</sup> This initial investment was a pivotal decision in the city's history. The Big Sandy Railroad joined the Chesapeake and Ohio system in 1880, which gave the city an even broader role as an important railroad community.<sup>21</sup> The establishment of this railroad connected Winchester to the East Coast and the Midwest, which initiated an era of prosperity in the community. Winchester became a distribution point for industrial and agricultural products from eastern Kentucky.<sup>22</sup>

The Kentucky Central and the Kentucky Union Railroads followed in the 1880s.<sup>23</sup> Beckner's 1889 *Handbook* claimed that five railroads were either completed or under construction in Winchester. The publication promised three more railroads were to be developed. With the 1893 economic panic, these additional railroads failed to materialize in Winchester.<sup>24</sup> The impact of the existing railroads, however, had changed the development patterns of the town.

In 1870 Winchester's population stood at 1600 citizens. In the decade between 1870 and 1880, the population increased 40%, to 2,277. This rapid growth was connected to the establishment of the Big Sandy Railroad.<sup>25</sup> The

<sup>18</sup> Helen Powell, "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY." P. 21

<sup>19</sup> Ibid. p. 9

<sup>20</sup> Christine Amos, "Architectural and Historical Resources Assessment Winchester By-Pass, Northeast Clark County, Kentucky." P. 9

<sup>21</sup> Thomas D. Clark, *Clark County, Kentucky: A History*. p. 163

<sup>22</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 102

<sup>23</sup> W.M. Beckner. *Handbook of Clark County and the City of Winchester, Kentucky*. P. 19

<sup>24</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 102

<sup>25</sup> Helen Powell. "Survey Report for the Thomson Neighborhood." P. 9

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construction of the Kentucky Central Railroad and the Kentucky Union Railroad during the 1880s increased the community's population to 4,519 in 1890.<sup>26</sup> By the end of the century, after three railroad lines were constructed, Winchester's population had grown to 6500 people.<sup>27</sup> Winchester had become the fastest growing county seat in the seven county region centered on Lexington, and was the largest city and commercial hub in the Bluegrass region during this period.<sup>28</sup>

With the sudden population boom starting in the 1870s, Winchester's residential development markedly changed. The city government divided the town into five wards.<sup>29</sup> South Winchester neighborhoods like Edgington (1871), Thomson Addition (1881), Elkins (1890), Whitherspoon Addition (1890), Stuart Addition (1890), and the Evans Addition (1890) rapidly emerged, as speculative building increased during this influential phase of growth.<sup>30</sup> Much of the housing stock within these neighborhoods is characterized by late-nineteenth-century architectural forms, which became indicative of the rapid growth in the community. The presence of Victorian domestic architecture became synonymous with the new era of town growth, railroad transportation, and new wealth. The dominant form in these neighborhoods during this period of rapid development in Winchester was the T-plan house. The popularity and importance of the T-plan to Winchester's development was illustrated in the Beckner's 1889 *Handbook of Clark County and the City of Winchester*, which prominently featured this house type as a part of the promotional value and modernity of the community.<sup>31</sup>

The construction of the T-plan house type in Winchester occurred primarily during the period between 1871 and 1900, the time of intense development associated with the railroads in Winchester.<sup>32</sup> The number of T-plan houses identified by the Kentucky Heritage Council survey yielded 256 examples. The earliest known T-plan houses in Winchester date to the 1870s and are large-scale, two-story structures. The two-story, brick Artis-Smith House (CKW-93) has been identified as one of the earliest T-plan houses in Winchester, constructed prior to 1877. A total of 78 two-story T-plan resources have been documented. The one-story T-plan houses began appearing in the 1880s.<sup>33</sup> A majority of T-plan houses in Winchester are frame, though some examples are brick, including the Hood-Tucker House.

The establishment of the railroads in Winchester shaped community development during the final three decades of the nineteenth century. The prosperity spurred by the presence of the railroads created an immediate demand for new housing. The areas of south and west Winchester had been the location of some elite residential development during the earlier decades of the nineteenth century, which laid the foundations for future growth. These areas grew exponentially with the building of numerous residential developments responding to the sudden population influx. The T-plan form was intrinsically linked to this period of Winchester's phenomenal growth as the new residential districts were constructed with this house type.<sup>34</sup> Ultimately, this era of community growth gave Winchester a distinct identity and today the city retains much of its historic fabric associated with the late-nineteenth century. The prosperity of the period led to the greatest expansion of the city during the nineteenth century in Winchester.

<sup>26</sup> Ibid.

<sup>27</sup> Sanborn Fire Insurance Map for Winchester, 1901

<sup>28</sup> Helen Powell. "Survey Report for the Thomson Neighborhood." P. 9

<sup>29</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 102

<sup>30</sup> Helen Powell. "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY." P. F-5

<sup>31</sup> The T-plan type most likely developed as a merging of the central-hall plan combined with the picturesque asymmetry espoused by Downing. This was achieved by projecting one side of the plan forward and backward to create a double-pile arrangement on one side of the central hall. The T-plan commonly had a front-gable roof on the projecting section creating the desired asymmetry.

<sup>32</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 102

<sup>33</sup> Ibid. p. 111

<sup>34</sup> Ibid. p. 102

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**The Hood-Tucker House**  
**Clark County, KY**

**History of the Hood-Tucker House**

Dr. Andrew Hood was a leading Winchester citizen during the first half of the nineteenth century. A native of Clark County, and born in 1800, he was one of Lucas and Frances Hood's three sons.<sup>35</sup> Along with Dr. John Mills and Dr. Joseph Duncan, Dr. Andrew Hood was among the prominent doctors in Winchester.<sup>36</sup> He also served as a delegate to the constitutional convention in 1849-1850.<sup>37</sup>

In 1833, Dr. Hood purchased from Chilton Allan over 300 acres on the southern boundary of Winchester's newly expanded in town limits.<sup>38</sup> Sited on a hill looking toward the center of town, Hood's house was constructed in the Federal architectural style. The one-story, five-bay brick residence was accessed by a drive that connected to the Two Mile Road (South Main Street). Behind the house lot, the land sloped down to a narrow valley, left undeveloped.<sup>39</sup>

In the 1840 Census, thirteen people are listed living at the Dr. Andrew Hood house.<sup>40</sup> By 1850, the census enumerated a total of seven people living at the residence. According to the 1850 census, Dr. Hood had amassed enough wealth to place him in the top 12% of Clark County's most prosperous residents. He was listed as a physician with a real estate value of \$25,000.<sup>41</sup> At some point after the initial construction of the residence, Dr. Hood built an office behind the house. It was a small Gothic three-bay brick building with three segmentally arched windows.<sup>42</sup> The detached building served as the physician's office until his death in 1859. The inventory records list medical books, medicines, medical equipment and furnishings located in Dr. Hood's office.<sup>43</sup>

After Dr. Hood's death, his daughter Miriam Tucker and her husband Joseph T. Tucker, along with their two children Nannie and Hood, inherited the house and property.<sup>44</sup> Joseph T. Tucker, who served as the Clark County Attorney, was listed as owner of the property on the 1877 D. G. Beers Atlas. By this time, some of the original acreage had already been sold and subdivided. The atlas does not show the T-plan addition, indicating that this portion of the house was constructed at some point after 1877, probably in the early 1880s.<sup>45</sup> The house remained in the Tucker family until it was sold to V.W. Bush in 1889.<sup>46</sup> V.W. Bush quickly sold the property, which then contained 22 acres, to the Bright Land Company owned by Mary and Bettie Bright in 1890. At that time, the land was divided into two tracts, presumably for further residential development.<sup>47</sup> The Bright sisters held the property until 1906 when it was sold to R.P. Taylor in 1906 for \$18,000.00. R.P. Taylor further subdivided the property to develop residential lots in the Taylor Addition. The original Hood-Tucker House was incorporated into the new residential neighborhood characterized by twentieth-century American Foursquares and Bungalows.<sup>48</sup>

<sup>35</sup> Kathryn Owen. *Old Homes and Landmarks of Clark County Kentucky*. P. 52

<sup>36</sup> I.N. Massie. *Early History of the city of Winchester* p. 4

<sup>37</sup> Kathryn Owen. *Old Homes and Landmarks of Clark County Kentucky*. P. 52

<sup>38</sup> Clark County Deed Book 26 p. 310

<sup>39</sup> Hewitt Map of Winchester, 1861. In Helen Powell, "Survey Report to the Kentucky Heritage Council for the Thomson Neighborhood Winchester, KY." Figure 2

<sup>40</sup> 1840 U.S. Census, Clark County, Kentucky compiled by William V. Norris, p. 285

<sup>41</sup> *Clark County Kentucky 1850 Census and Mortality Schedules 1852- 1861*. Compiled by Ann Poindexter Couey. P. 166

<sup>42</sup> Kentucky Heritage Commission, *Survey Historic Sites in Kentucky: Clark County* p. 144

<sup>43</sup> Clark County Settlement Book 6 p. 549

<sup>44</sup> Clark County Will Book 1, p. 58

<sup>45</sup> D.G. Beers and J. Lanagan. *Atlas of Bourbon, Clark, Fayette, Jessamine and Woodford Counties, KY*. P. 41

<sup>46</sup> Clark County Deed Book 54, p. 437

<sup>47</sup> Clark County Deed Book 56, p. 126

<sup>48</sup> Clark County Deed Book 76 p. 275



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**Section 8 Page 7**

**The Hood-Tucker House**  
**Clark County, KY**

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**Evaluation of the Hood-Tucker House Historic Significance**

Though Winchester's development and architectural character dramatically changed during the last decades of the nineteenth century, remnants of Winchester's first era of expansion remained. The Hood-Tucker House had helped to establish the South end of Winchester as a prime residential district in the community in the 1830s. The historic Hood-Tucker House demonstrates the influence of surrounding residential development patterns spurred by the railroads between 1871-1900. The owners of the Hood-Tucker House consciously decided to update the Federal period house with an addition that transformed the central hall plan into what was quickly becoming the hallmark of the town's new development phase, a T-plan house form. Following the patterns established by this predominate architectural form, the addition featured a bay window, narrow window openings, and a gable-front orientation. Like many of the T-plan houses in Winchester, exterior ornamentation was minimal on the Hood House. Though the interior did not exactly follow the traditional T-plan layout (one extra room remained in the stem of the "T"), from the exterior the house read as a modern T-plan residence. Interior modifications included a Victorian era architectural trim, mantels and pocket doors in the original portion of the house. The new addition featured a Victorian staircase and two first floor parlors. The owners clearly wanted to present an up-to-date appearance by making these important architectural changes to their Federal period house. The transformation of this historic residence into a T-plan house demonstrates the impact of this era of Winchester's community development. The home gives important evidence of both development phases in its location and in its two discernable architectural forms.

**Evaluation of Integrity**

Domestic resources associated with Winchester's community development in the nineteenth century should possess integrity of location, setting, design, association and feeling. The location of the property should be the one that is historically associated with the particular house. The property should retain some characteristics of its original domestic setting. Rectangular-plan houses of federal styling represent the earliest phases of town development; T-plan house forms architecturally represent Winchester's development between 1871-1900. The design of houses associated with the context period should have distinct architectural characteristics. Most of the T-plan houses have gable roofs with additions; the additions should not impact the historic building in scale or massing.

The historic significance of Hood-Tucker House at 19 French Avenue is conveyed through the integrity of location, setting, design, feeling and association.

The **location** of the building retains a high level of integrity since it has never been moved. The house is sited on a high hill looking toward the center of Winchester, underscoring its historic location. The property has retained a moderate level of its integrity of **setting**. The area immediately surrounding the Hood-Tucker House is residential in nature. The prominent siting of the property and distinct setback on French Avenue directly links the building to an earlier period of development than the surrounding houses in the Taylor Addition convey. There is a sufficient amount of buffer space between the Hood-Tucker House and its later neighbors to clearly read the distinct development patterns along French Avenue. The retention of its three-acre site is sufficiently larger than house sites in the surrounding subdivisions, which suggest the house's earlier identity on this site.

The architectural **design** communicates the two important eras of Winchester's development. The clean lines and symmetrical massing of the house's 1833 Federal form parallels the measured, orderly growth of the town, first within 96 lots, then within a perfect square mile. The transformation of the house, into an asymmetrical T-plan after 1880, occurs when Winchester's growth as a town is itself comparably more complex. The fusing of the earlier house block to the 1880s T-plan addition results in a house that serves as a metaphor for the town, i.e., an entity that freely builds upon the existing completed mass. In both house and town, the earlier whole is not removed; rather, the new development expands outward from the earlier core. In this way, the house's design integrity is high *because* of the



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**CONTINUATION SHEET**  
**Section 8      Page 8**

**The Hood-Tucker House**  
**Clark County, KY**

change. The story of late-19<sup>th</sup> century development in Winchester is one of more radical change than during its antebellum period.

The 2005 addition has been designed to respect the earlier portions of the house. The only portion of the new addition that is visible from the street is located on the east side of the 1830s house. The scale and massing of this addition clearly delineates it from the earlier portions of the house. The balance of the new addition is on the south façade, which faces the undeveloped land behind the house. Despite this modern addition, the historic periods of construction are apparent and reflect the patterns of community development during the nineteenth century.

The 2005 addition is substantial, and as the earlier parts of the building, it gives important clues about what values at the time of construction define Winchester's social environment. Certainly this addition's 3-bay garage testifies to the prominence of the automobile in our current culture, despite the rising cost of gasoline, warnings about the environmental impacts of traditional car use, and other social pressures against multiple-automobile ownership. Likewise, the extensive size of the south side addition gives witness to the growing appetite for more square-feet/person in the American House. This national trend has continued in straight-line growth since the close of World War II, with the average house gaining about 500 square feet every 20 years, despite the shrinking number of residents in that average dwelling. This house's physical evolution has testified to watershed years in Winchester's social and economic development. The presence of this 2005 addition raises the question of whether the house, once again, indicates that Winchester is within a major reorganization of its social economy. On a house whose historic merit has to do with its ability to convey the message of Winchester's social and economic change, this 2005 addition could have virtue as yet another barometer of major local change—an assessment for future historians to make.

Finally, the **feeling** and **association** that is evident on the property helps to convey integrity. The Federal design of the original portion of the house remains as a signifier of an earlier period of development. The property still retains three acres, with the majority being undeveloped wooded land. The wilderness area behind the house gives a sense of a border between urban and rural lands that would have been clearly defined during the context period. The prominent T-plan addition directly links the feeling and association of the house with the significant period of community development spurred by the railroads.

The integrity possessed by the Hood-Tucker House at 19 French Avenue helps to underscore the historic significance of this property. The Hood-Tucker House stands as a physical record of Winchester's influential phase of growth in the mid- and the late-nineteenth century. The historic Hood-Tucker House contributes to understanding the process of community development in Winchester during the period between 1831 and 1900.

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**CONTINUATION SHEET**  
**Section 9**

**The Hood-Tucker House**  
**Clark County, KY**  
**Page 1**

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**10. Geographical Data**

Acreage of Property \_3 acres\_\_\_\_\_

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Winchester Quad
1	16	747780	4207841	3	_____	
2	_____		4	_____		
____ See continuation sheet.						

Verbal Boundary Description (See continuation sheet).

Boundary Justification (See continuation sheet.)

**11. Form Prepared By**

name/title\_\_Cynthia Johnson\_\_\_\_\_  
organization\_\_N/A\_\_\_\_\_ date\_August 1, 2006\_\_\_\_\_  
street & number\_51 Mentelle Park #4\_\_\_\_\_ telephone\_(859) 268-3199\_\_\_\_\_  
city or town\_\_Lexington\_\_\_\_\_ state\_KY\_ zip code \_\_40502\_\_\_\_\_

**12. Property Owner**

name\_\_William and Mischelle Hodgkin\_\_\_\_\_  
street & number\_211 Hood Avenue\_\_\_\_\_ telephone\_(859) 744-4993\_\_\_\_\_  
city or town\_\_Winchester\_\_\_\_\_ state\_KY\_ zip code \_\_40391-2347\_\_\_\_\_

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section 10 Page 1

Hood-Tucker House  
Clark County, KY

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**Verbal Boundary Description**

BEING that certain lot of ground together with improvements thereon lying and being on the South side of French Avenue in the Taylor Addition to the city of Winchester, Clark County Kentucky. The Deed of record is located in Deed Book 421, Page 286, in the Office of the Clerk of Clark County, Kentucky. Please see attached map number Map #2.

**Verbal Boundary Justification**

The nominated property includes parcels historically associated with the Hood-Tucker House. The proposed acreage does not include the entire acreage originally associated with the historic Hood-Tucker House due to the division of the property over time. This acreage, however, contains the main dwelling and historic landscape to successfully convey property's historic use as a residence. The nominated property maintains the integrity of setting, location, feeling and association and is appropriate for the nomination.



United States Department of the Interior  
National Park Service

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CONTINUATION SHEET

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Hood-Tucker House  
Clark County, KY

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**Additional Documentation**

Maps:

- |       |  |
|-------|--|
| Map 1 | USGS topographic map showing location of property  |
| Map 2 | Survey map showing property boundaries   |
| Map 3 | 1861 Hewitt Map showing the location of the Hood House noted as the "heirs of Dr. Andrew Hood"                                     |
| Map 4 | 1877 Winchester map illustrating the 1831 town boundary in the dotted lines  |
| Map 5 | Map illustrating the location and distribution of extant residential resources associated with community development prior to 1870 |

Figure 1 Historic photo of Hood House taken in the 1940s

s  
Figure 2 Historic photo of Hood House taken in the 1970s

Figure 3 Historic photo of Dr. Andrew Hood's office

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Misc. Page 1

Hood-Tucker House  
Clark County, KY

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**Photo Key**

All photographs represent the building, streetscape features and surrounding geographical context of Hood-Tucker House. The property is located at 19 French Avenue in Winchester, Kentucky. All photographs were taken by Cynthia Johnson in March 2006 and the negatives remain in her possession.

1. Facing South, view of front facade
2. Facing Southeast, view of front facade
3. Facing South, view of circa 1880 addition and 2005 rear addition
4. Facing East, view of West elevation of the 1880 addition
5. Facing South, detail of main entrance on the original 1833 house
6. Facing Southeast, stone foundation of Dr. Hood's office
7. Facing South, looking at wooded area of property
8. Facing South, looking up Highland Avenue at the main façade of the Hood House
9. Facing North, view from Hood House looking down Highland Avenue
10. Facing Southeast, view of Hood House from French Avenue



Hood-Tucker House  
Clark County, KY  
Floor Plan

Darkened wall lines  
indicate new construction

Boundary for French Lawrence  
Hood-Tucker House  
Clark Co., Ky

Map #2



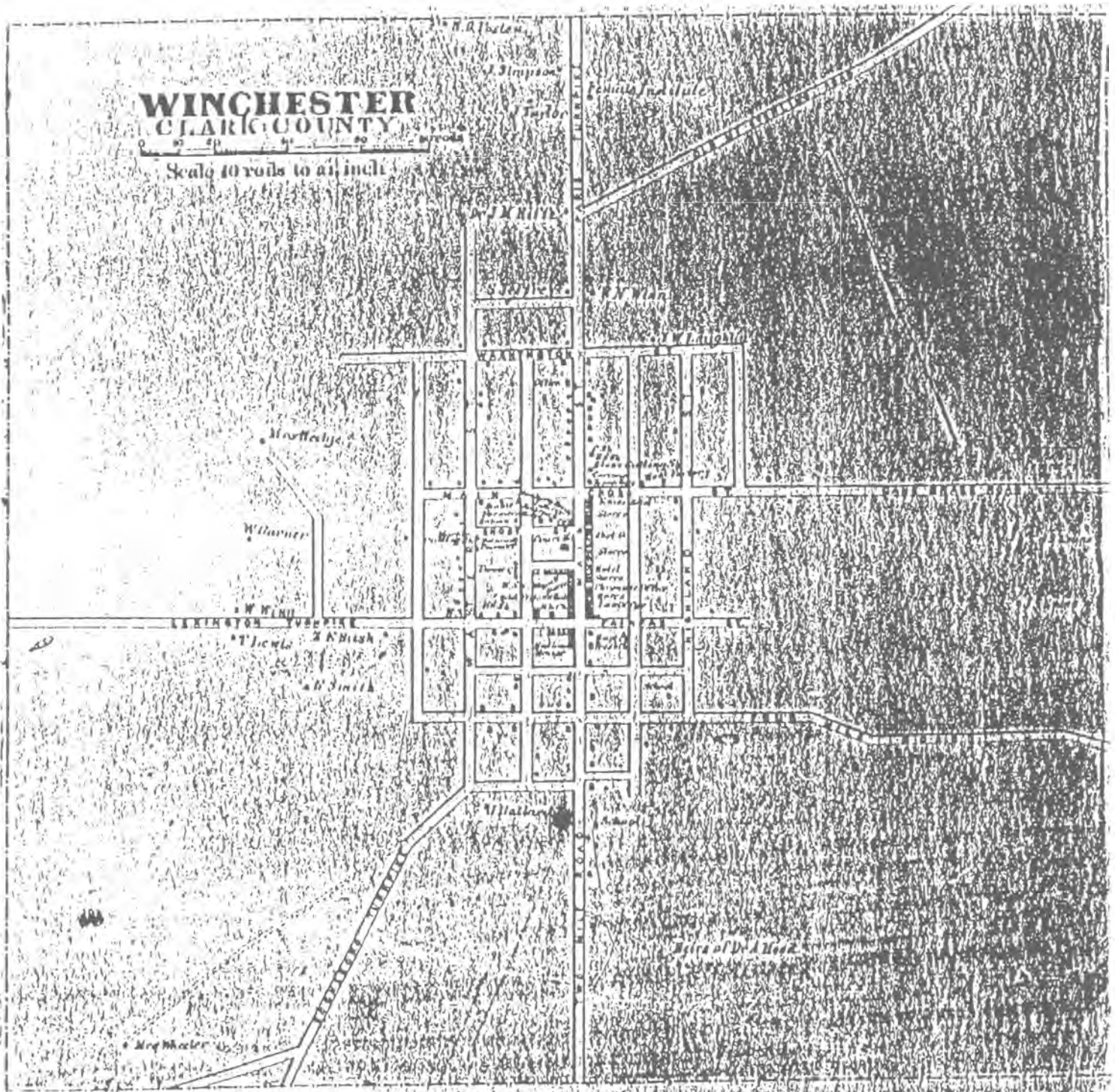


Map #3

# WINCHESTER

## CLARK COUNTY

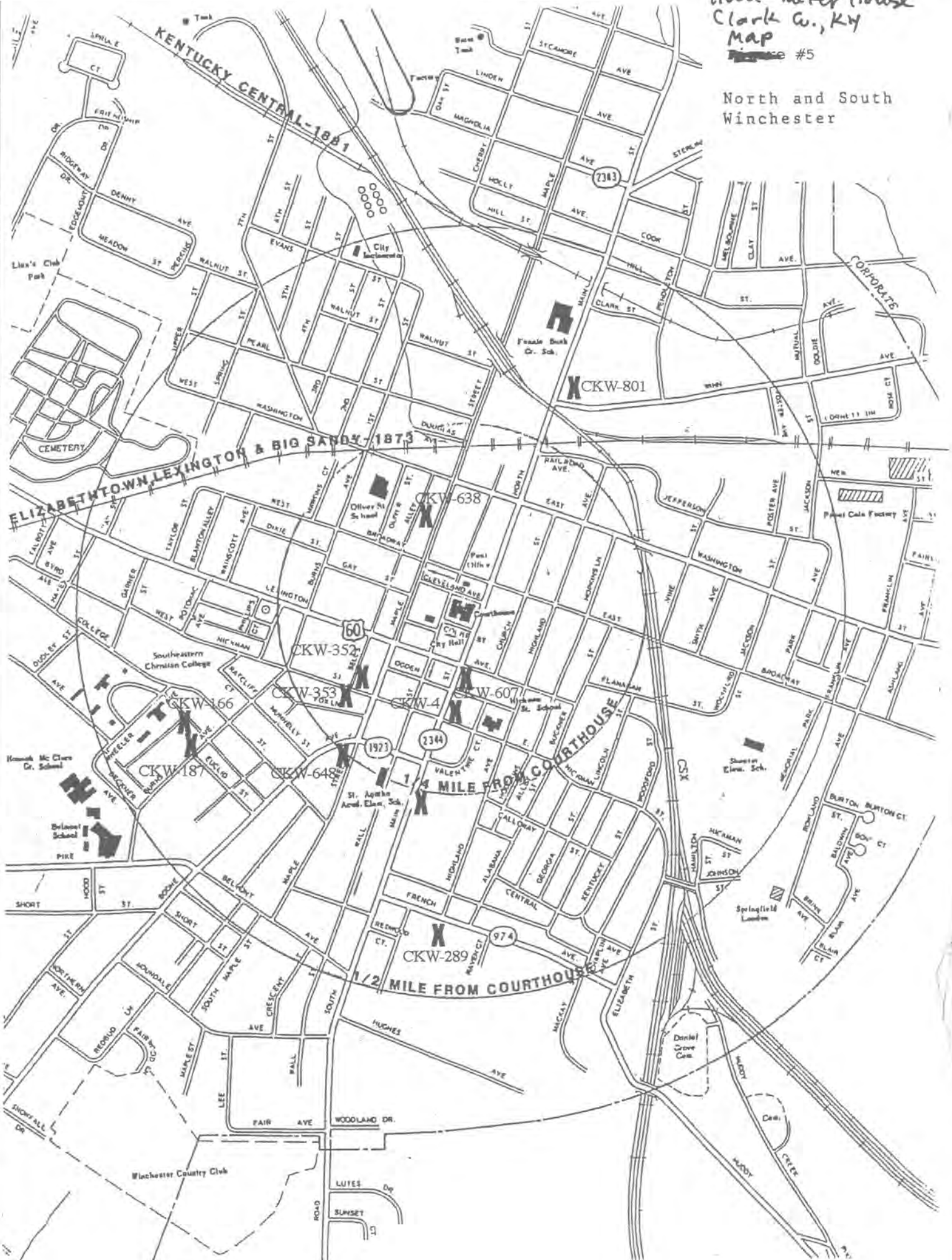
Scale 10 rods to an inch.





1000 - Mcker House  
Clark W., KY  
Map  
#5

North and South  
Winchester





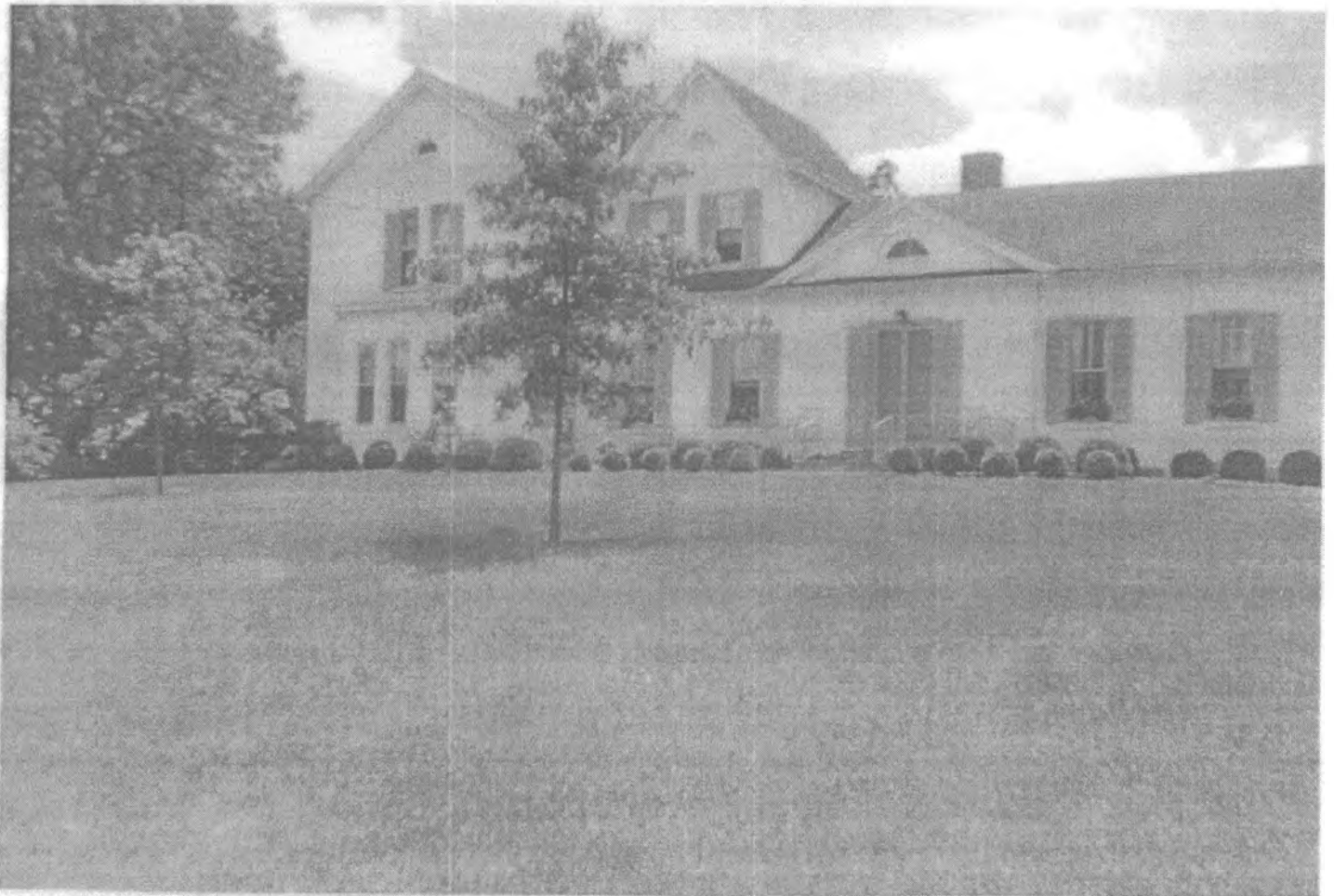


**19 French Avenue  
Winchester, Kentucky**

Hovel-Tucker Hs.  
Clark Co. Ky

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Wood-Tucker Hk.  
Clark Co. Ky



Hood-Tucker Hs.  
Clark Co. Ky

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hood--Tucker House

MULTIPLE  
NAME:

STATE & COUNTY: KENTUCKY, Clark

DATE RECEIVED: 11/21/06 DATE OF PENDING LIST: 12/11/06  
DATE OF 16TH DAY: 12/26/06 DATE OF 45TH DAY: 1/04/07  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001201

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 1.4.07 DATE

ABSTRACT/SUMMARY COMMENTS:

*Entered in CRP  
NATIONAL REGISTER*

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.

















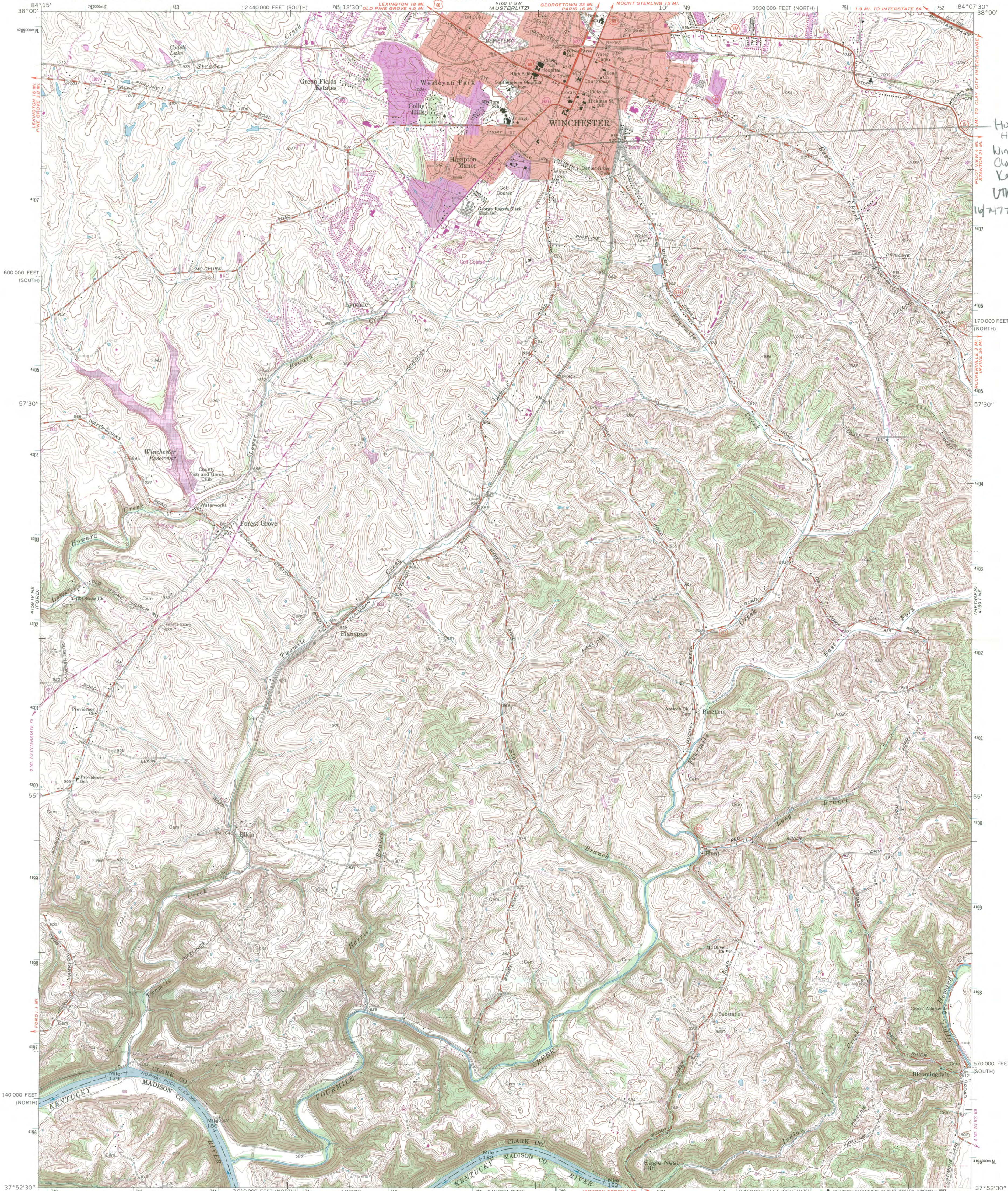




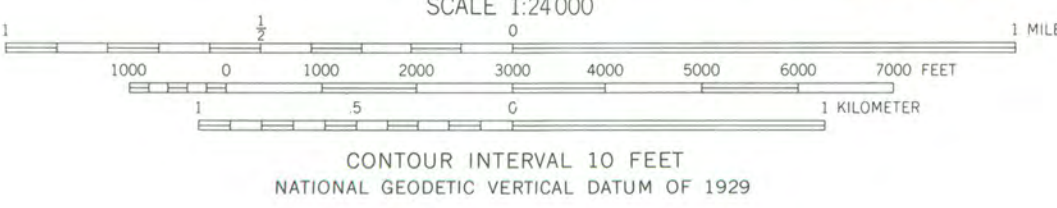








Produced by the United States Geological Survey  
Control by USGS, NOS/NOAA and Kentucky Geodetic Survey  
Topography by photogrammetric methods from aerial photographs taken 1950. Field checked 1952. Revised 1955  
Projection: Kentucky coordinate system, north zone (Lambert conformal conic)  
10,000-foot grid ticks: Kentucky coordinate system, north and south zones  
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue 1927 North American Datum (NAD 27)  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks  
The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875  
Red tint indicates area in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR 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



ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

WINCHESTER, KY.  
NW/4 WINCHESTER 15' QUADRANGLE  
37084-H2-TF-024  
1965  
REVISED 1993  
DMA 4159 I NW - SERIES V853

Revisions shown in purple and woodland compiled in cooperation with State of Kentucky agencies from aerial photographs taken 1988 and other sources. Contours not revised. This information not field checked. Map edited 1993  
Purple tint indicates extension of urban areas





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KENTUCKY HERITAGE COUNCIL



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Governor

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Phone (502) 564-7005  
Fax (502) 564-5820  
www.kentucky.gov

George Ward  
Secretary

November 7, 2006

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

Dear Dr. Matthews:

Enclosed are nominations for 8 Kentucky properties approved at the 9/28/06 Review Board meeting:

**Trimble House**, Ballard County, KY  
**West Millersburg Rural Historic District**, Bourbon County, KY  
✓ **Hood-Tucker House**, Clark County, KY  
**Whitesell, Jesse, Farm (Name Change, Boundary Enlargement)**, Fulton County, KY  
and Obion County, TN  
**Lyles, Pete, House**, Graves County, KY  
**Bannon, Martin Jeff (M.J.), House**, Jefferson County, KY  
**Campbellsville High School, Stadium, & Athletic Field**, Taylor County, KY  
**Smiths Grove Historic District (Boundary Increase)**, Warren County, KY

Please note the Jesse Whitesell Farm is a property in both Kentucky and Tennessee. The documentation includes a 2-page comment from the Tennessee SHPO on the property's eligibility.

Enclosed is documentation on two other properties. The first requests a change in the status of two buildings within a listed property, the **Thomson Neighborhood District**, Clark County, Kentucky (91001925). Those two buildings, currently considered a single non-contributing building, are proposed to be reassigned to the status of two contributing buildings. Second is additional documentation to clarify questions raised by Dan Vivian on the recently submitted form, the **Wildcat Mountain Battlefield (Boundary Increase)**, Laurel County, Kentucky.

We appreciate your assistance with these actions.

Sincerely,

David L. Morgan, SHPO and  
Executive Director  
Kentucky Heritage Council