

United States Department of the Interior
National Park Service



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 Ramsey, Lewis, Jr., House
other names/site number FA 352

2. Location

street & number 3797 Old Frankfort Pike na not for publication
city, town Lexington vicinity
state Kentucky code KY county Fayette code 067 zip code 40510

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>3</u>	<u>0</u> buildings
	<u>0</u> sites
	<u>0</u> structures
	<u>0</u> objects
<u>3</u>	<u>0</u> Total

Name of related multiple property listing:
na

Number of contributing resources previously listed in the National Register 0

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 David L. Morgan 1-18-91
State Historic Preservation Officer, Kentucky Heritage Council
State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____
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:)

Patrick W. Andrews 3/6/91

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)

Queen Anne; Classical Revival

Materials (enter categories from instructions)

foundation limestone
walls wood; weatherboard, shingle
roof asphalt
other plaster, brick

Describe present and historic physical appearance.

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

1898 (circa)

Significant Dates

1898

Cultural Affiliation

na

Significant Person

na

Architect/Builder

Builder; Combs Lumber Company, Lexington

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

See continuation sheet

9. Major Bibliographical References

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:

Kentucky Heritage Council, Frankfort

10. Geographical Data

Acreage of property approximately 1 acre

UTM References

A 16 71 1 0 7 0 4 2 1 8 1 2 0
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

Lexington West Quadrangle

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Christine Amos

organization Lexington-Frankfort Scenic Corridor, Inc. date August 1, 1990

street & number Route 5 Box 365 telephone (502) 633-5530

city or town Shelbyville state Kentucky zip code 40065

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Fayette County, KY.

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The nominated property is the single family residence, meat house and garage of a diversified farm established at the turn-of-the nineteenth century. The farm originally contained over 200 acres, a complex newly-created from two larger adjoining farms. The acreage historically associated with the property bore the characteristics of a diversified farm of the inner Bluegrass region of Kentucky, with land divided into areas of tillable fields, pastures, and hay and grass lands, with associated agricultural buildings and structures. Within the past decade, that historic landscape has been extensively altered to meet the needs of a Thoroughbred horse farm and no longer maintains its integrity. The nominated land includes only the yard area, about one acre in size, delineated by a board fence from the remainder of the farm. The house and out buildings are set back, about 50 yards north of the Old Frankfort Pike with a yard planted in pine and deciduous trees, many of which date to the construction of the house.

The main house, a contributing building built circa 1898, is a large, two-and-one-half-story, three-bay, frame residence with asymmetrical massing and a multi-gabled roof with fenestration details and wall surface textures that refer to the Queen Anne and Classical Revival styles, both widely popular at the end of the nineteenth century. The building has a cut limestone, random coursed ashlar foundation, clapboard siding, three interior chimneys with corbelled caps, and large, single light sash windows. A steep, off-center facade gable and side gables have fishscale shingled ends and doubled windows. Decorative rafters support the gable cornice. The first floor left (west) bay has a large sash window topped by a semi-circular three-paned window. Plaster carved in a petal design infills the arched pediment. A wrap-around, two-bay porch to the east side and front, has a concrete base, wood columns atop wood piers, and railing. The interior of the residence maintains very good integrity with a side-angled, open stairway that has massive newels with round insets in the front hall and fluted door frames with corner bullseye blocks. A mantle in the room behind the stair was removed when the previous owners sold the property and replaced with a simple frame of wood.

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The meat house, located behind the main house in the rear yard area is a contributing building. It is a tall, gable-roofed, rectangular building with a single, solid vertical wood door centered in the front, south-facing gable end; asphalt roof shingles; curved verge board trim; dry-laid limestone foundation; a small shed addition to the west, and a larger shed garage to the north. The main building measures 10' x 15' overall and is constructed of corner posts with notched horizontal ties at sill, mid-line, and plate. Interior walls are of nailed, vertical planks. The meat house dates to the construction of the main house.

The garage is an early 20th century (circa 1920) contributing building. It is of frame construction with a hip roof, single vehicle bay facing west with a shed extension over the double hinged doors; board and batten exterior sheathing, and non-original asphalt roof shingles. The building is constructed of sawn lumber with corner uprights tied at the sill, mid-wall, and plate. The hip has notch ended rafters set on the plate joined to a center vertical post.

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The Lewis Ramsey Jr. House is individually eligible to the National Register under criteria C, with architectural significance as an excellent example of the type of residential architecture built by upper class Fayette County farmers at the turn-of-the-nineteenth century.

The property is located within a large, comprehensively surveyed area of west central Fayette County, Kentucky identified as the "Old Frankfort Pike Corridor". Two rural historic district and four individual property nominations to the National Register resulted from the project efforts. Area specific research concerning the historic themes of architecture and agriculture within the study area provide the historic context for evaluating the importance of resources within the area. The following statement of significance is based upon information contained in the "Old Frankfort Pike Survey Summary Report" (Amos;1990), and upon survey data from the Fayette County survey contained in Kentucky Heritage Council files. Fayette County was surveyed in 1979 with 597 historic buildings, primarily residences, recorded (outside the Lexington city limits). Of those, forty-eight are listed in the National Register and thirty-three have been determined eligible by the Keeper of the Register. Comprehensive National Register nomination efforts have not been undertaken in the county.

Lewis Ramsey, Jr. married Mattie Downs in the late 1890s. At that time, Lewis's father, Lewis Ramsey, Sr. owned 1200 acres of farmland in the area; the four corners of Yarnallton Road from the Leestown Pike to the Old Frankfort Pike. Mattie's parents owned additional sizeable acreage to the west of the Ramsey tract. As a wedding gift, Lewis and Mattie's parents gave the couple more than 200 acres of property that adjoined both family holdings here, along the Old Frankfort Pike. The Ramseys hired the Combs Lumber Company in nearby Lexington, to build this residence in 1897. Hillenmeyer Nursery, also of Lexington, landscaped the property. Unlike most newlyweds, the Ramseys were financially able to have built for them an imposing house that exhibited popular design influences. The assistance of professional builders from the Combs Lumber Company, pre-fabricated materials used in interior and exterior details, and a design that combined Queen Anne and Classical Revival details merged in a contemporary home that avoided reference to local architectural tradition. Six, two-story frame residences

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built on asymmetrical or T-plans with Classical Revival details are indicated in the Fayette County survey. The design and material details range from simple vernacular to elaborate versions, with the Lewis Ramsey Jr. House being one of the most ornate and largest.

The location, scale and design contribute to the property's architectural significance by representing the ability and willingness of prosperous Bluegrass farm owners to articulate their financial and social situation through their residences. Within the intensively-surveyed "Old Frankfort Pike Survey" project area, the majority of residences built for wealthy farm owners during this turn-of-the-century period are known to have been either built by professional contractors or designed by local architects. Like the Ramsey's, the majority of those who first owned these residences were members of long-established area families creating new country estates and/or rebuilding on old locations, and professionals establishing gentleman farms*. Contemporary area properties within the West Fayette County Rural Historic District include the Horace M. Davis house (FA 345) the Henry Bosworth House (FA 334), and the Albert Shouse house (FA 338). The design, materials, workmanship, setting and scale of these residences (like the Ramsey House) express the material wealth and imply the social position of the original owner.

The Lewis Ramsey farm was established as a diversified operation with tobacco, cattle and grains its chief income producers. The farm remained in the family and eventually transferred to the Ramsey's heir, H.C. Allen in the early 1920s. Allen owned one of the state's oldest registered herds of Aberdeen Angus. A registered herd was raised here for about sixty years, from circa 1923 through the 1980s, while owned and operated by descendents of the original owners. In the early 1980's the farm sold from the family and was converted to a Thoroughbred horse facility. All historic agricultural buildings associated with the Allen Angus cattle interests were razed at that time.

*The gentleman farmer is identified as one who earned a substantial living from professional as well as agricultural pursuits but were generally not involved in the labor aspects of farming.

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Jayette County, KY

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9. Bibliographical References

Amos, Christine. "Lexington-Frankfort Scenic Corridor Survey Summary Report." Frankfort, Kentucky Heritage Council, August, 1990

Porter, Mrs. Goebel. interview with the authour, 6-18-90;

Lexington Herald. Lexington, Kentucky: 9-15-1901

10. Geographical Data

Verbal Boundary Description

The boundary of the nominated property is indicated by a line drawn on the enclosed site map, taken from Fayette County Planning Department aerial maps.

Boundary Justification

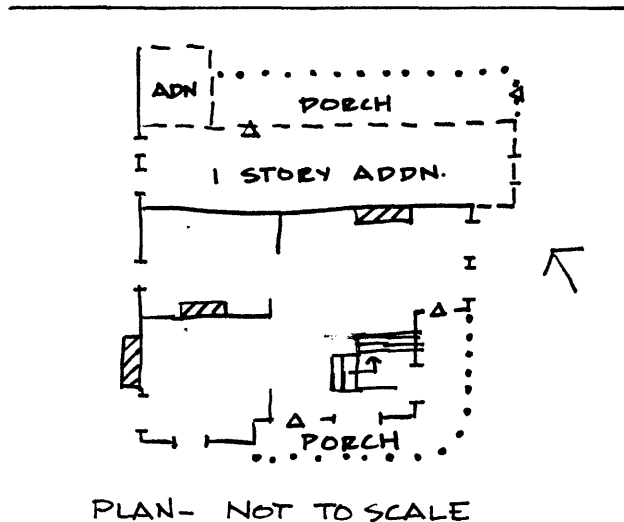
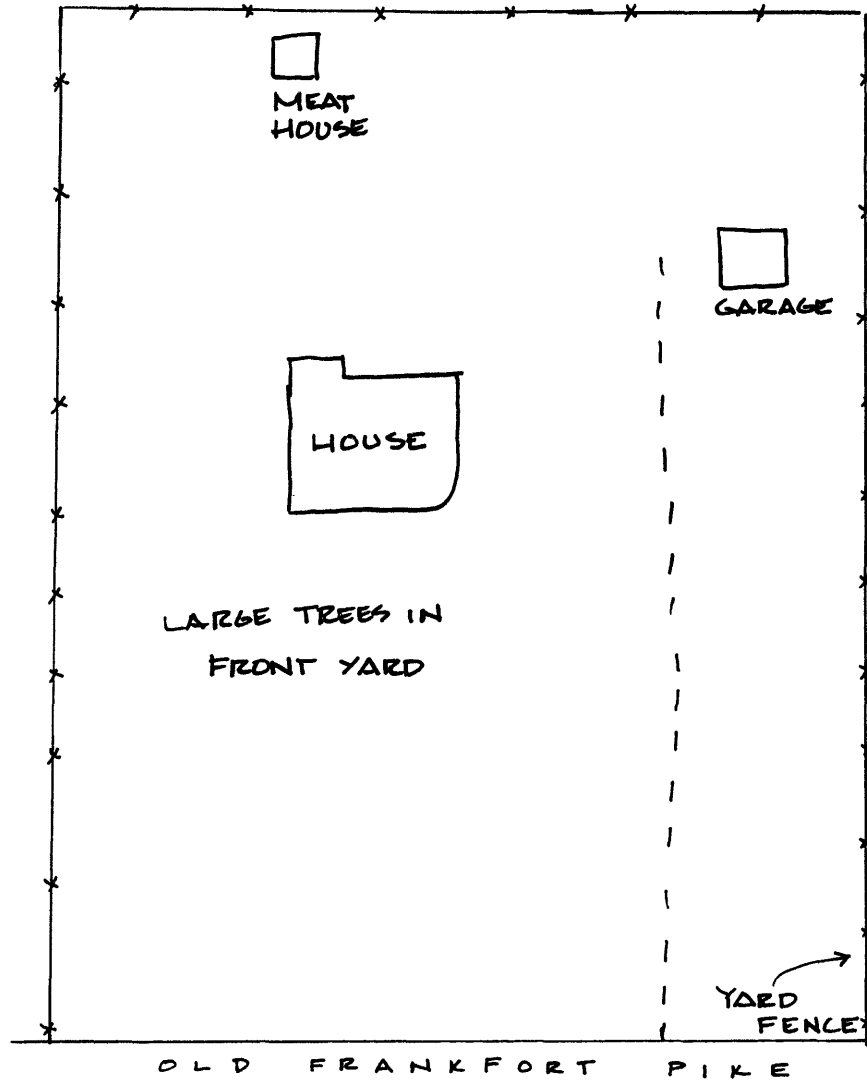
The boundaries are justified as including only that acreage historically used for domestic activities and that contains the buildings and landscaped yard area that date to the period of significance and contribute to the property's historic integrity.

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Ramsey, Lewis, Jr., House
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Section number Site Plan Page _____



PLAN - NOT TO SCALE

↖

NOT TO SCALE

FA352

LEWIS RAMSEY, JR. HOUSE

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000121 Date Listed: 3/6/91

Lewis Ramsey, Jr., House Fayette KY
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrews
Signature of the Keeper

3/15/91
Date of Action

=====
Amended Items in Nomination:

The Verbal Boundary Description with this nomination was inadequate (the site plan used as the boundary did not have the required scale), and the Period of Significance does not extend to include the contributing garage. Marty Perry with the KY SHPO has sent additional information with a new VBD (document dated 3/15/91), and requested that the Period of Significance be extended to 1920 to include the garage. The form is officially amended to incorporate these changes.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)



KENTUCKY HERITAGE COUNCIL
The State Historic Preservation Office

TO: PATRICK ANDRUS

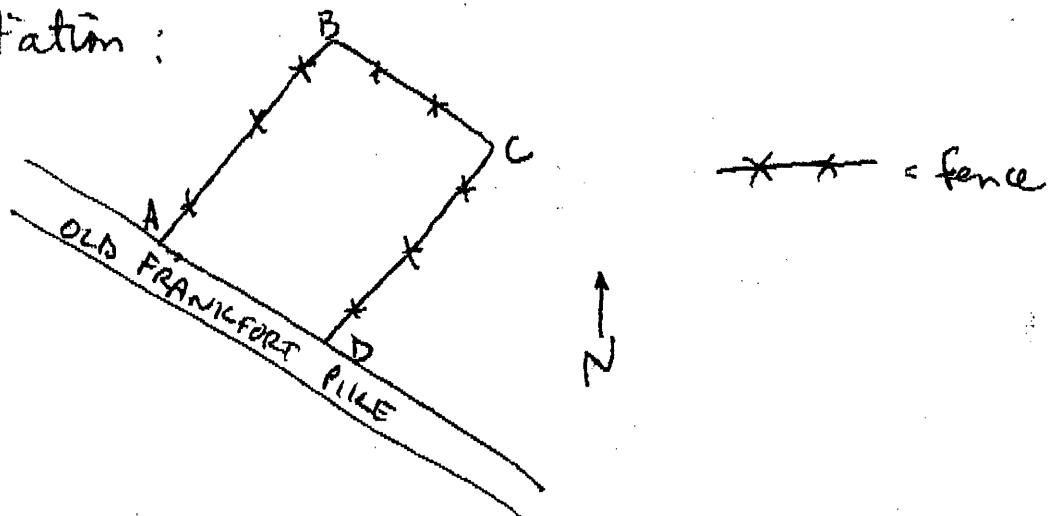
202 343 9535

FROM: MARTY PERRY

RE: Lewis Ramsey House, FAYETTE Co., KY

DATE: 3/15/91

VBD for nomination based on 4 points, ABCD, with this orientation:



VBD:

The nominated area is defined by a rectangle ABCD which corresponds to the fence and Old Frankfort Pike that surround the property. Starting at point A at the junction between Old Frankfort Pike and the property's southwest point, the boundary travels 700 feet in a northeasterly direction along the fence to point B. From B, the boundary travels 200 feet in an east-southeasterly direction to point C and turns south-southwesterly and travels 700 feet along the fence to the road. At the point of intersection with Old Frankfort Pike the boundary follows the road, returning 200 feet to the point of beginning.