

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

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

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received

11 22 1982

date entered

**1. Name**

historic Poplar Grove

and/or common Same

**2. Location**

street & number 2088 Parkers Mill Road, NA not for publication

city, town Lexington N/A vicinity of congressional district 6th

state Kentucky code 021 county Fayette code 067

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Hal Price Headley, Jr.

street & number 2088 Parkers Mill Road

city, town Lexington NA vicinity of state Kentucky

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Fayette County Courthouse

street & number 251 West Main Street

city, town Lexington state Kentucky

**6. Representation in Existing Surveys**

title Kentucky Historic Resources Inventory has this property been determined eligible?  yes  no

date February 1979  federal  state  county  local

depository for survey records Heritage Division - Kentucky Department of the Arts

city, town Frankfort state Kentucky

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

## Describe the present and original (if known) physical appearance

Poplar Grove is located on the south side of Parkers Mill Road approximately four miles from Lexington (Photo 1). According to Clay Lancaster, nationally recognized architectural historian, this little house "was built for William Sullivan, who acquired the property on which it stands in 1808-1810. The house has a pedimented entrance pavilion featuring a wide fan doorway and a lunette in the tympanum. The pattern of the leading in the side lights is a half version of that in the wider Hunt-Morgan house doorway. Poplar Grove has a twelve-foot-square entrance hall. Directly across from the frontispiece is an archway opening into the back hall, in which an enclosed stairway rises from the south corner. Two rooms of equal size, with presses flanking the fireplaces in both, are located on the left side of the house. Casual planning contributes to this effect. The hall arch is not centered, nor is the fireplace on the parlor chimneybreast, and the front windows are not placed equidistant from the entrance pavilion. The interior wood trim is simple, some of it reeded, and delicately scaled (Photo 2). Two chambers are on the second floor."<sup>1</sup> Poplar Grove is one of the best examples in the central Kentucky area of an early consciousness of spatial design. This new sense of interior space relationships so effective in this small house is rather remarkable in the development of Fayette County architecture and in a sense, foreshadowed the Greek Revival style.

This house was unoccupied for many years but sustained the ravages of time amazingly well. The present owner has recently completed restoring the house using as much of the original fabric as possible. Portions of the Flemish bond brick-work on the front facade have been repointed, as has the rest of the house. Window sash have been appropriately replaced on new sills although the original pegged window frames are still in service. The front entrance has been fully restored using the intact framing including the interior shutters which fold into jambs at each side light. Appropriate new stone bush hammered front steps have been installed. In the 1950s a double garage was added to the house and although suitable in scale, the workmanship does not equal that of this original story and a half house.

The interior space plan remains as the house was designed. Except for a few small places, the chairrail is original, as are the baseboards. The original ash floors are in the house and the original brick fireplaces are intact. Two original mantels (Photos 3 and 4) are on the four fireplaces on the first floor and the other two have been expertly copied. The fine and simple reeded woodwork is original, including the graceful archway between the front and back hall (Photos 5 and 7).

Access to the second floor is up the enclosed stairway leading off the back hall. Upstairs there are two bed chambers, with only the northeast one having a fireplace, and it has its original mantel (Photo 7). The hall between the chambers has been effectively reused to provide a bathroom and closets. To facilitate head space in the bathroom, a small dormer was fitted onto the rear slope of the roof (Photo 8).

The present owners have recently completed a sensitive restoration of this Federal style house. The nominated acreage consists of 1.2 acres.

<sup>1</sup> Clay Lancaster, Antebellum Houses of The Bluegrass, p. 57.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** ca. 1810

**Builder/Architect** unknown

**Statement of Significance (in one paragraph)**

Poplar Grove, located in the southwestern section of Fayette county is an outstanding example of Federal styling in the Bluegrass. Its spatial design shows a consciousness which other small houses of that period often lacked, resulting in an effective feeling of largeness. Its pedimented entrance pavilion, which has a wide fan doorway with sidelights, adds to this feeling of a large architectural form in a small structure. The outstanding interior feature is the graceful archway between the front and back halls. Simple reeded woodwork is scaled to interior spaces. Recently, Poplar Grove has been sensitively restored using most of the original fabric. That which needed replacing was properly done, bringing back to life an important residence of the early nineteenth century. This sense of interior space relationship is what makes this small house remarkable in the development of Fayette County architecture.

Between 1806 and 1814, William Sullivan purchased several hundred acres along the South Elkhorn Creek from early Bluegrass settlers, Lewis Craig, John Parker, Thomas Hardesty, Richard Higgins and Jesse Lamme. This land stayed in this family until the first quarter of the twentieth century. A granddaughter, Elizabeth, married Joseph F. Frazier and for many years it was referred to as the "Frazier Place." Joseph Frazier was descendent of Joseph and George Frazier, the holders of over 5,000 acres of eighteenth century military survey landgrants located near the present site of Poplar Grove.

In 1917, this land sold out of the Sullivan-Frazier family when it was purchased by the prominent Fayette Countian Hall Price Headley. Mr. Headley was master of Beaumont Farm and a third generation Bluegrass landowner and horseman. Between 1922 and 1962, Mr. Headley bred horses which earned over nine million dollars and raced horses which earned over four million. He was instrumental in organizing the sales of yearlings and breeding stock at Keeneland.

The recent restoration of Poplar Grove has been done by Hal Price Headley, Jr. who will use the house as his residence.

# 9. Major Bibliographical References

Fayette County Circuit Court Books, B, C, D, and I.

Fayette County Deed Books, 4, 29 and 190.

Lancaster, Clay. Ante Bellum Houses of the Bluegrass. Lexington, 1961. pp. 57 and 58.  
Lexington Herald. March 23, 1962. pp. 1 and 8.

# 10. Geographical Data

Acreage of nominated property 1.2

Quadrangle name Lexington West

Quadrangle scale 1:24000

### UMT References

A 

1	6	7	1	2	9	1	15	4	12	7	7	5	12	10
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification see continuation sheet.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Richard S. DeCamp, Executive Director

organization Lexington-Fayette County Historic Commission date April 1982

street & number 253 Market Street telephone 255-8312

city or town Lexington state Kentucky 40508

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature Mary Queen O'Neil

title State Historic Preservation Officer date July 12, 1982

For HCRS use only

I hereby certify that this property is included in the National Register

Selma Byers Entered in the National Register date 8/19/82

Keeper of the National Register

Attest: date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY
RECEIVED JUL 22 1982
DATE ENTERED

Poplar Grove  
Fayette County, Kentucky

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

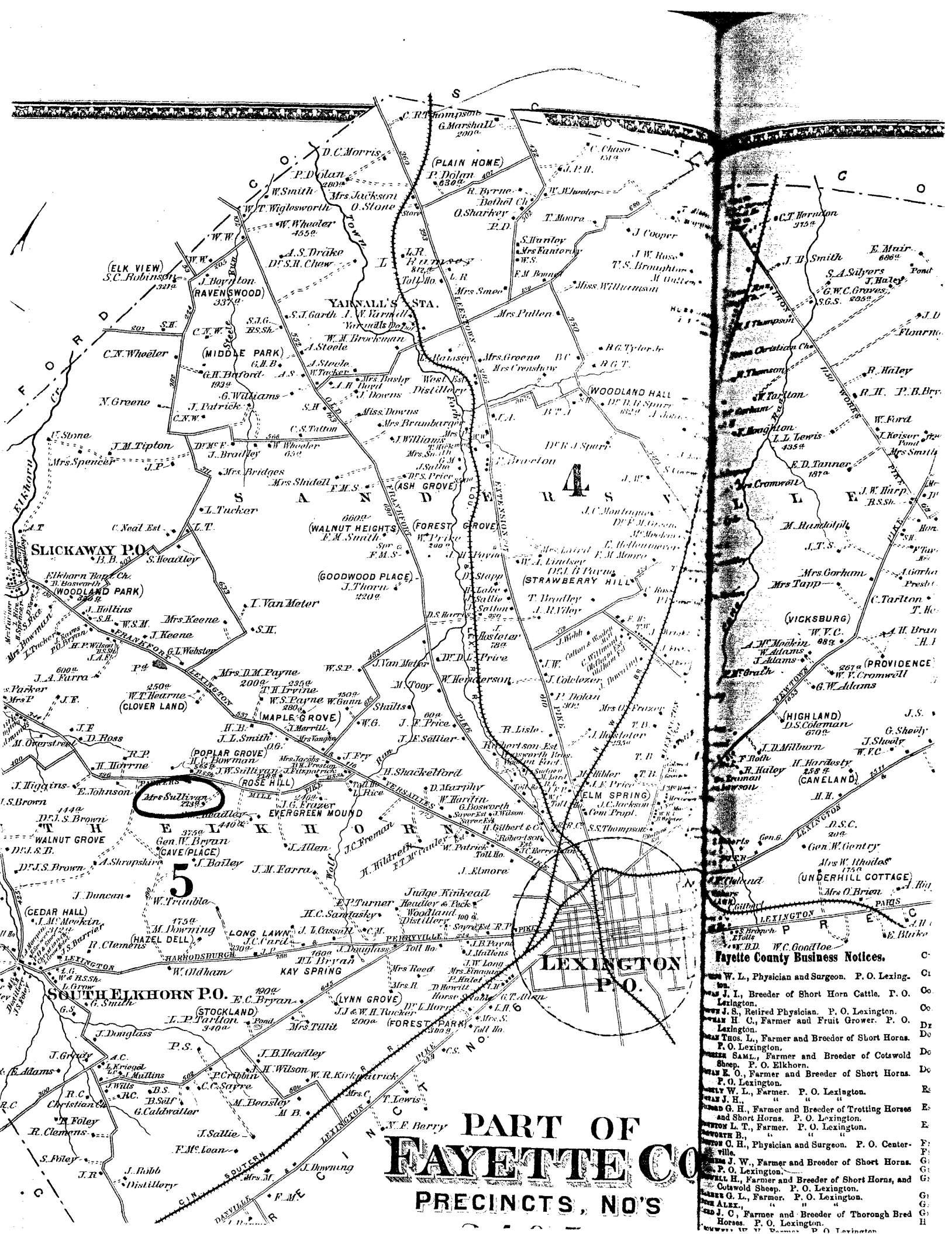
The boundary for Poplar Grove begins at a point (1) (approximately 140 feet northeast of the northeast corner of the house) and proceeds south along a line 300 feet to point 2, thence west along a line to point 3 thence north along a line to point 4 then proceeding east along a line 175 feet to the point of origin, thereby incorporating the house with scenic approach in front including circular driveway and important stand of trees to the rear. (See Map 4.)

The house sits on a large farm, surrounded by open fields and approached by a access road. No other buildings are included within the nominated area.





Poplar Grove  
Fayette County, Kentucky  
Smith Gallup & Co.  
1861  
Scale: Unknown  
Map 1 of 6



**Fayette County Business Notices.**

W. L., Physician and Surgeon. P. O. Lexington.

J. I., Breeder of Short Horn Cattle. P. O. Lexington.

J. S., Retired Physician. P. O. Lexington.

H. C., Farmer and Fruit Grower. P. O. Lexington.

Thos. L., Farmer and Breeder of Short Horns. P. O. Lexington.

SAM'L, Farmer and Breeder of Cotswold Sheep. P. O. Elkhorn.

E. O., Farmer and Breeder of Short Horns. P. O. Lexington.

W. L., Farmer. P. O. Lexington.

J. H., Farmer and Breeder of Trotting Horses and Short Horns. P. O. Lexington.

L. T., Farmer. P. O. Lexington.

WORTH B., Physician and Surgeon. P. O. Centerville.

J. W., Farmer and Breeder of Short Horns. P. O. Lexington.

H., Farmer and Breeder of Short Horns, and Cotswold Sheep. P. O. Lexington.

G. L., Farmer. P. O. Lexington.

ALEX., Farmer and Breeder of Thorough Bred Horses. P. O. Lexington.

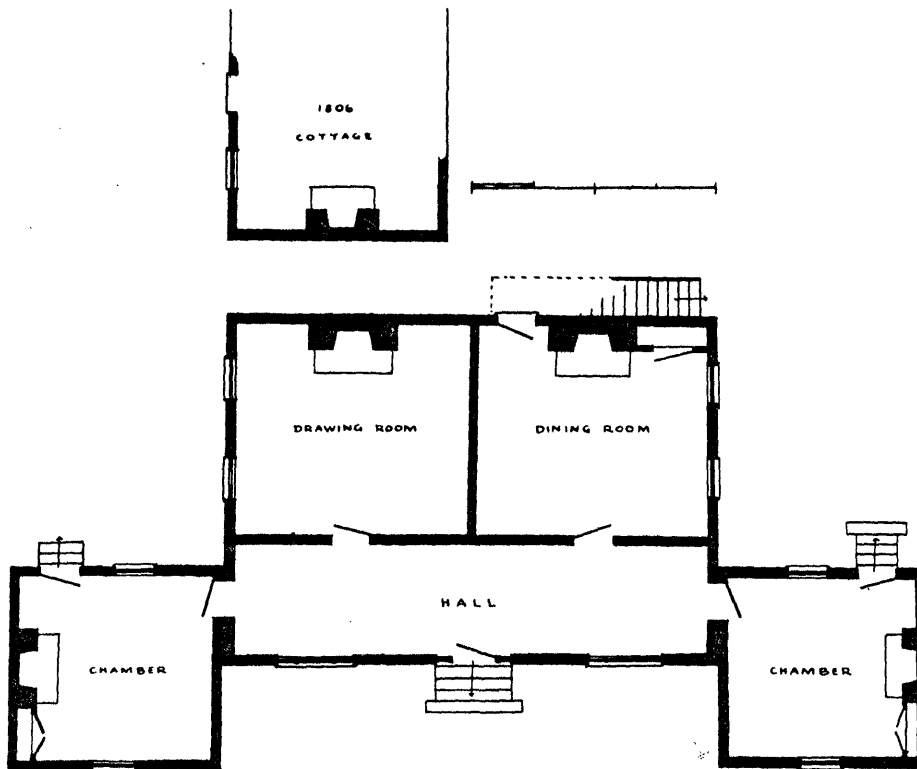
**PART OF  
FAYETTE CO  
PRECINCTS, NO'S**



Poplar Grove  
Fayette County, Kentucky  
D.G. Beers & Co.  
1877  
Scale:  $1\frac{1}{2}$ " = 1 mile  
Map 2 of 6



Poplar Grove  
Fayette County, Kentucky  
J.P. Mullin & J.M. Corbin  
1904  
Scale: 1" = 4,884 feet  
Map 3 of 6



79. Floor Plan of Winton. Restored.

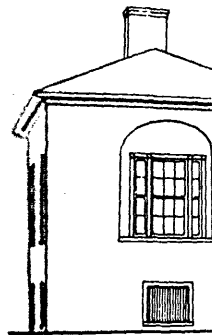
this house. Casual planning contributes to this effect. The hall arch is not centered, nor is the fireplace on the parlor chimneybreast, and the front windows are not placed equidistant from the entrance pavilion. The interior wood trim is simple, some of it reeded, and delicately scaled. Two chambers are on the second floor.

Similar in form to Poplar Grove are the smaller Price residence above Todds Road on the Liberty Road and the original design of the Ashton house, at 145 East High Street in Lexington (now remodeled). Both of these have corresponding rooms off a transverse hall, a fan doorway in the front wall, with pediment (larger than at Poplar Grove) rising above, pierced by a window. The Ashton house was given a Greek Revival facade (Fig. 112), which was stripped off in 1941.

**WINTON** The cluster of late eighteenth-century log houses seven miles north of Lexington, originally composing Winton, was mentioned in the first chapter. A brick cottage was

added to the group in 1806, and the main residence, also of brick, was constructed in 1823, for Samuel Meredith. Although virtually single-storied, the new house contained a hall of monumental proportions across the front, entered through a Palladian doorway and lighted by a pair of windows of three parts each. There were a drawing and dining room on one side, and a chamber at each extremity (Fig. 79). The crosswise front hall plan recalls the layout of the Bodley house and—to some extent—that of the Hunt-Morgan house. The three attached units at Winton were pedimented in front.<sup>13</sup> The large middle block housed a dormitory or *garçonnière* under the roof, reached by an outside stairway at the back of the house. Cooking was performed in one of the earlier cabins. In 1866 the main house was enlarged. A staircase was fitted into the space of the north chamber and the service rooms were brought under the same roof in this wing, which, like the center block, was made two full stories. At this time the log

cabins were made later the 1806. About the same built by the sci Robert Peter, daughter of M. Dr. Peter favor bibbing over th some of the fic into vineyards. such as are four the house cor among them n builder's uncle. The strivi tectural forms a keener appr may be impres nature he mo Nowhere is thi



80. Cist-Peck H.

Poplar Grove  
Fayette County, Kentucky  
Clay Lancaster, Ante Bellum Houses  
of the Bluegrass, University of  
Kentucky Press. (pp. 57, 58)  
1961  
Map 6 of 6