

3477

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Ready-Twyman House
other names/site number WDV-41
Related Multiple Property NA

2. Location

street & number 220 North Main Street


NA	not for publication
X	vicinity

city or town Versailles
state Kentucky code KY county Woodford code 239 zip code 40383

3. State/Federal Agency Certification

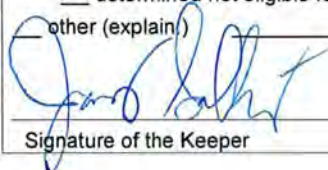
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and 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 at the following level(s) of significance:
 national statewide X local

Applicable National Register Criteria:
 A B X C D


Signature of certifying official/Title Craig Potts/SHPO Date 1-25-2019
Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain) _____

Signature of the Keeper Date of Action 3-7-2019

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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only **one** box.)

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

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		district
		site
		structure
		object
1	1	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/secondary structure
-
-
-
-
-

Current Functions
 (Enter categories from instructions.)

- DOMESTIC/Single Dwelling
- DOMESTIC/secondary structure
-
-
-
-
-

7. Description

Architectural Classification
 (Enter categories from instructions.)

- MID-19th CENTURY/GOTHIC REVIVAL
- MID-19th CENTURY/GREEK REVIVAL
-
-
-
-

Materials
 (Enter categories from instructions.)

- foundation: Stone
- walls: Brick
- roof: Asphalt shingle
- other:
-

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Narrative Description

Summary Paragraph

The Ready-Twyman House (WDV-41), located at 220 North Main Street in Versailles, Kentucky, the seat of Woodford County. The house, known by various names over the years, will be called the Ready-Twyman House in this document for the two men most heavily involved in its construction: Isham Ready and T.W. Twyman. The nominated area consists of the entire legal parcel, now owned by St. John's Episcopal Church, which includes one contributing resource and one non-contributing resource.

Construction of the House

The house sits on the east side of North Main Street in downtown Versailles, on what appears to be a portion of lot 73 on the 1794 plat of the town of Versailles. The dwelling rests on a small rise, with a crenellated, mortared stone retaining wall separating the front lawn from the sidewalk. It faces west.

Although the house sits on a spacious lot today that partially owes its expansiveness to late-20th century demolition of an adjacent dwelling (on the north side), it was likely always intended to have a large lot. In that way, it functioned almost like a villa, located on the edge of town. Although no outbuildings have survived to this day, on both the 1886 and 1891 Sanborn Fire Insurance Maps of Versailles, the portion of the parcel included shows the house and three frame outbuildings. It is likely that the parcel contains many intact, significant archaeological deposits.

The property ownership shall be examined in the Description for two reasons. First, the deeds contain factual information about the property, which is the descriptive function. This contrasts with the Statement of Significance, where facts are interpreted and value is assigned to those facts. Second, the data on the deeds provide some of the basic information, and sometimes the only clues, about the property's material and design. Thus, the deeds help explain the factual evolution of the house.

The Ready-Twyman House, despite its harmonious Gothic Revival facade, is a house with stages and phases of expansion. The deed transfers serve to highlight the changes in the property over time.

Ownership of the Hughes-Twyman House

The first valid deed transfer for the parcel is when Rodham Routt sold the property to John Green in 1815 for \$2,000. This suggests that there was a house on the property, but not the nominated property (nothing within the house suggests a construction date that early).

The next transaction occurs in 1832 when Green sold the parcel to Isham Ready for a much lower price of \$410. Although there are many reasons for this economic devaluation, the most obvious explanation is that the previous building on the parcel was destroyed, either accidentally, or intentionally, during Green's tenure as owner.

It seems likely that the rear room of the ell of the nominated property was constructed at some point between 1815 and 1832, by Green. This two-bay wide room likely served as the ell for a frame or log house that was destroyed or demolished.

Isham Ready retained the property for over a dozen years. An undated newspaper article from the Woodford County Historical Society Library recounts an anecdote about J.M. Ready, whose father "built the home on North Main Street, just north of the Episcopal Church." The overall central passage house appears to have been in place by 1844.

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That year 1844, Ready sold the house and lot to Peter Yaker for \$2,500. The considerable increase in price – from \$410 to \$2,500 – is a signal that a significant improvement occurred during Ready’s ownership.

Yaker, a farmer hailing from Switzerland, apparently did not reside in the house on North Main Street. All of the available sources indicate that he lived on his farm just south of the town limits – and south of the nominated property. The Ready-Twyman House may have been his “town” property; discerning its actual residents during Yaker’s ownership will simply have to be a matter of conjecture.

In a May 26, 1949 article in *The Woodford Sun*, Yaker was characterized as a “man of violent temper” and “possessed of a cruel disposition.” These qualities, apparently, led to Yaker’s murder on July 30, 1853, by three of his enslaved workers.

The property stayed in the Yaker family until 1859, when it was sold to Dr. Thornel W. Twyman. Dr. Twyman, a member of a prominent local family, retained the house until 1907.

The possible chronology of the house and who might have been responsible for its current very Gothic Revival appearance will be discussed in Section 8.

Description of the Exterior

The Ready-Twyman House is a 1.5 story, brick central passage, single pile plan dwelling with a one-story brick ell, built on a stone foundation. There are interior gable end brick chimneys; each chimney has a double octagonal stack, one for each firebox. The side gable roof is clad in asphalt shingles and has an open rake with exposed rafter tails. Originally, a four-light casement window was located on either side of the chimney stack on the gable ends of the upper story of the house; the windows on the south gable end have been bricked in, while the north side windows are still intact.

The facade has a central cross gable, clad in wood shingles. The cross gable provided additional light and extra headroom for the upper story, as well as proving access on to the centrally placed portico. While multiple cross gables are a characteristic of the Gothic Revival style, the central cross gable found on the Ready-Twyman House is an element that is completely in keeping with a 1840s construction date. The central cross gable was a conventional element in domestic vernacular architecture in Kentucky beginning in the 1830s.

The cross gable contains a half-glass (six lights), half-panel (three horizontal panels) door flanked by two-light, colored glass sidelights set above a single inset panel. Two, front gable dormers pierce the roof on the facade; each dormer contains paired, four-over-four double-hung sash windows. The dormers are clad in wood shingles and feature a scroll-saw-cut bargeboard that is also present on the central cross gable. This same bargeboard also accents the gable ends of the house. The gable ends of the front portion of the house also feature the same scrollwork bargeboard, which extends down to encompass the rear, L-shaped porch.

The facade of the dwelling is laid in Flemish bond, while the gable ends and the rear elevation are laid in five-row common bond. The facade of the dwelling, which faces Main Street, is three bays wide, with a window/door/window fenestration pattern. The windows are paired, elongated, four/over/four double hung sash windows.

The windows have wooden sills and brick jack arches, and are flanked by operable louvered shutters. The central, four-panel entry door on the facade is slightly recessed within an inset panel surround. The four-panel door is topped by a four-light transom (the lights are not contiguous) and flanked by two-light sidelights, all featuring the

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same colored glass found in the central cross gable door. The sidelights are set above one rectangular inset panel. Polygonal pilasters frame the door.

The wooden portico, centered over the entry door, has a wooden floor and rests on a stone foundation. Two pilasters flank the door, while four octagonal wood posts support the portico across the front. The balustrade on the roof also features octagonal posts joined by an open rail featuring a contorted trefoil shape. The decorative trim on the portico is actually the only spot on the house where an arch (both a rounded and pointed arch) motif is utilized.

The north gable end of the main block of the house had a pair of narrow French doors on the east side of the chimney stack. These doors were cut in at a later date, perhaps when the house was updated with its Gothic Revival details. Each door has eight lights above an inset panel; the opening has a jack arch.

The one room of the ell added by Ready has one six-over-six double-hung sash window on the north wall. An obvious seam in the brick differentiates this section from the earlier section to the east. Another six-over-six double-hung sash window and one door are located on the south wall. The door provides access onto the back porch, which was at one time enclosed. This section of the ell has an exterior gable end brick chimney.

The original part of the house – that piece salvaged, as it were, from an earlier unknown house – is a one-room, three bay wide brick section, with a window/door/window fenestration pattern on the south elevation. There is an interior gable end brick chimney. The windows are six-over-six double-hung sash with jack arches. There are two, six-over-six double-hung windows with jack arches on the north wall.

The brick on this section is an interesting pattern – a form of English Cross Bond or Dutch Bond, with five to six rows of stretchers followed by one row of Flemish bond.

An open, shed roof porch with a poured concrete floor runs along the south wall of the ell, and the east wall of the front block of the house. The porch has a lattice-work panel along the cornice level and wood posts with decorative cut-outs. This early porch – if not original to construction, then added shortly thereafter - was enclosed during the 20th century and opened back up during restoration work in this century.

Between 1908 and 1915, a one-story frame addition was added to the rear of the original brick room. At a later point in the 20th century, the entire rear porch was enclosed to increase the living space of the house. The porch was opened up after 2008 by the current owners.

Description of the Interior

In 2008, Joseph K. Opperman of Winston-Salem, North Carolina, provided a condition assessment of the Ready-Twyman House. Following this report, the owners embarked on a stabilization, carried out by Phase IV Contractors of Lexington, Kentucky, to address structural deficiencies and damage caused by neglect. The frame addition added in the early 20th century was removed and the rear porch opened up. Water damage on the interior resulted in the removal of plaster on many walls, exposing the brick. The woodwork was damaged and removed in many locations.

Despite the damage to the house, most of the interior finishes are intact. As expected, given its presumed construction date, the original room of the ell has minimal ornamentation, with a very low baseboard and simple window surrounds. There is no mantel remaining on the fireplace, but the firebox is intact, and there is a wide, flagged stone hearth.

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A bathroom was added into this portion of the house (against the chimney stack of the middle room) in the 20th century, and water damage from that feature resulted in a large portion of the floor underneath the former bathroom being removed.

The finishes in the Isham Ready portion of the ell reflect its 1830s-1840s construction date. The baseboards, while not as massive as found in many Greek Revival interiors, extend about a foot up the wall, while the windows and doors have Greek ear detailing. The mantel in this room is not from the same period as the rest of the woodwork. Either the Greek Revival mantel that was in place was damaged or removed in the 19th century, and this mantel was salvaged from somewhere else, or it was put in place in the 20th century.

It is a late Federal style mantel, either from the Federal period or a reproduction made in the early 20th century. It cuts across the architrave of the closet on the left side.

The Greek ear motif does not carry over into the front rooms of the house, however. These rooms would be the most public and the most visible. The woodwork there is transitional – Greek Revival baseboards, inset panels beneath the elongated windows, four-panel Greek Revival doors.

The mantels in the two front rooms are both early 20th century replacements. The staircase displays elements of both the late Federal style influence and the Greek Revival. A chamfered newel post and tapered balusters support a simple handrail.

The second story of the house has a hallway and a room to either side. Each room was plastered, with a low baseboard. Each room was also heated, though the fireboxes have been altered to burn coal.

Description of the Garage

The garage is a one-story, frame, three bay wide non-historic building. The side gable roof is clad in asphalt shingles. The garage was built in the last half of the 20th century. It is a non-contributing resource.

Changes to the Property Since the Period of Significance

Changes to the property have been minimal since the POS. A house, now demolished, was built on the north side of the Ready-Twyman House in the 20th century. A frame addition off of the rear gable end wall of the ell was badly deteriorated and removed in the last decade. The masonry was painted white at some point, and that paint has been removed. The rear porches, enclosed in the 20th century, have been opened back up.

On the interior of the dwelling, stabilization and repair work resulted in the removal of some plaster, and of a 20th century bathroom in the ell.

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8. Statement of Significance

Applicable National Register Criteria

- | | | |
|-------------------------------------|---|--|
| <input type="checkbox"/> | A | Property is associated with events that have made a significant contribution to the broad patterns of our history. |
| <input type="checkbox"/> | B | Property is associated with the lives of persons significant in our past. |
| <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | | |
| <input type="checkbox"/> | D | Property has yielded or is likely to yield, information in prehistory or history |

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the last 50 years.

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Areas of Significance

(Enter categories from instructions.)

Architecture

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Period of Significance

1832-1844, 1859

Architect/Builder
Unknown

Significant Dates

N/A

Period of Significance

The Period of Significance spans the years in which the house was built (in stages) and received its current appearance.

Criteria Considerations: N/A

Statement of Significance

Summary Paragraph

The Ready-Twyman House (WDV-41) meets National Register Criterion C, embodying the distinctive characteristics of a type and period of architecture, the Greek revival dwelling updated with Gothic Revival elements in Kentucky. The house’s architectural design is evaluated within the context “Architecture in Woodford County, Kentucky, 1830-1870.” The house represents a common trend in Kentucky county-seat towns – the remodeling of an existing dwelling with modern and stylish details. While the Gothic Revival style appears to have taken hold in Versailles in the years after the Civil War, it was typically new construction that reflected the popular style. The Ready-Twyman House illustrates the evolution of a dwelling over several decades – this was not an unusual journey, but extant examples are rarely so intact and coherent in their expression of change.

Historic Context: Architecture in Woodford County, Kentucky, 1830-1870

Research Design

According to the files of the Kentucky Heritage Council, there are 1,391 surveyed sites in Woodford County, with 229 surveys within the town limits of Versailles.¹ There are four NRHP-listed districts within Versailles:

¹ These resources at least have the prefix WDV indicating their location should be within the town limits.

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the Downtown Versailles Historic District (NRIS: 75000844), the Rose Hill Historic District (82001578), the Morgan Street Historic District (80001692), and the South Main Historic District (87001106).

In order to evaluate the Ready-Twyman House, a context was developed looking at domestic architecture in Versailles between 1830 and 1880.

Historic Development of Versailles, Woodford County, Kentucky

Woodford County was formed in 1788 and named for Revolutionary War General William Woodford. Original boundaries included the Ohio River at the north and northwest, part of the Licking River at the northeast, and the Kentucky River at the western and southernmost tips.² Most early (1784-1800) EuroAmerican settlers hailed from eastern and western Virginia, North Carolina, Maryland, Pennsylvania, and New Jersey; many residents also came from Ireland and Germany.³

Versailles, the county seat, was first known as Falling Springs. The town was formally established on 80 acres on June 23, 1792, and christened Versailles for the birthplace of Revolutionary War General Lafayette. The plat was recorded two years later, with lots and streets laid out on 100 acres. The center of the original plat was the two-acre public square, which was surrounded by 295 lots. Fifteen of those lots were one acre and the remainder were one-half-acre lots. Streets were 66 feet wide, and the alleys measured 16.2 feet wide.⁴

When the town was laid out, north-south streets included Locust, Washington (now Main Street), and Water Streets; east-west streets included Morgan, Cross (Lexington), and Green. Main Street was known as Washington through at least 1877. On the south end of town, Washington Street extended to Frankfort Pike, while on the north end (closest to the nominated property), it ended at McCracken's Mill Pike (now Elm Street, which turns into McCracken's Mill).

Like most places in Kentucky, the earliest dwellings were log construction, but sawn lumber appeared quickly on the scene. By 1820 "quite a number" of brick residences had been constructed in the county.⁵

Transportation in Woodford County, like most of Kentucky, progressed slowly. A stagecoach line began operating in 1822 between Versailles, Lexington, and Frankfort.⁶ The first turnpike, built around 1835, ran between Versailles and Lexington.⁷

Versailles had a population of around 1,400 residents by 1840. Contained within the town limits were "four churches, three female schools, a seminary, two taverns, eight stores, four groceries, eight bagging factories, a wool factory, and twenty mechanics shops." The county seat town was bustling, and the positive economic conditions perhaps encouraged Isham Ready to undertake a sizeable construction project.

² Dabney Garrett Munson and Margaret Ware Parrish, *Woodford County, Kentucky: The First Two Hundred Years 1789-1989*, Second Edition, (Versailles: Gallop Press: 1989), p. 14.

³ Lewis Collins, *Historical Sketches of Kentucky*, Vol. II, ed. Richard H. Collins, (Covington: Collins & Co.: 1878), p. 767.

⁴ Lucile Shryock Davis, "Versailles is 151 Years Old, Era of Lamplighters Recalled," in Versailles Street Names folder at Woodford County Historical Society.

⁵ William E. Railey, *History of Woodford County*, Woodford Improvement League (Lexington: The Thoroughbred Press: 1968), pp. 6-7.

⁶ Munson and Parrish, *Woodford County, Kentucky*, p. 60.

⁷ "Historical Glimpses of Versailles and Woodford," article on file at the Woodford County Historical Society.

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In the 1840 Census, Ready was listed as being engaged in manufacture and trade. There were seven white residents in his household, and four enslaved African American workers.

Greek Revival Style in Kentucky

The characteristics of the dwellings built in Versailles during the period 1830 to 1870 is based on an examination of Kentucky Historic Resources Inventory forms, NRHP work in Woodford County, and the author's own fieldwork in the region.

A review of the Historic Buildings Database at the Kentucky Heritage Council showed that there are 59 surveyed buildings coded as being built in the Greek Revival style in Woodford County; of that number, only 12 are properties located inside the limits of Versailles and two in Midway. Although it is relevant to consider the overall influence and form that the Greek Revival and Gothic Revival styles took in Woodford County, it is even more pertinent to examine the immediate micro-landscape and economy of Versailles in the antebellum period. Prior to exploring specifics the Greek Revival style, however, it is imperative to first reflect on prior building patterns in the Bluegrass.

Established patterns of migration and diffusion show that a majority of settlers in Woodford County during the first half of the 19th century came from the Piedmont and Valley regions of the Carolinas and Virginia, where they were familiar with the traditions of the Tidewater. Many were able to create a version of the plantation system of the southern planter. They also inherited the "big-house frame architecture, quarter cabins and other settlement features of the old Tidewater Plantation."⁸ Thomas Perkins Abernethy, in his study of the southern frontier, maintains that though "it was Presbyterian and democratic to a degree, the Kentucky Bluegrass came to be more like the Tidewater of Virginia than the Valley."⁹

Early Tidewater Virginia houses were constructed from necessity – shelter was the utmost concern, not style. But as that region developed, so did the architectural language of its inhabitants. One of the most common house plans, beside the single pen, is the hall-parlor house, which is one of the earliest European-derived house plans. The most common arrangement of hall-parlor plans is that of two rooms aligned end to end, with fireplaces at one or both gable ends. The high-end examples had a fireplace in each room; other early structures had only one heated room. The hall was an all-purpose space; usually the larger of the two rooms, while the parlor, usually with a higher level of finish, was reserved for entertainment, sleeping or display of the family's finer possessions, such as portraits or silver. After the 1830s, hall-parlor plans became associated with households of less affluence and stature.¹⁰

The academic Federal style, classified as ranging from 1780 to 1820 nationally, is the earliest period style most commonly encountered in Kentucky.¹¹ Characterized by restraint, elegant lines on moldings and woodwork, and symmetrical composition, Federal-style buildings in the Commonwealth are typically rectangular or square in plan. Floor plans employed include hall-parlor, side-passage, and central passage. Many Federal-style dwellings

⁸ Fred Kniffen, "Folk Housing: Key to Diffusion," in *Common Places: Readings in American Vernacular Architecture* Eds. Dell Upton and John Michael Vlach (Athens, GA: University of Georgia Press, 1986), 23.

⁹ Thomas Perkins Abernethy, "Frontier in Perspective," in *The Southern Frontier: An Interpretation* Eds. Walter D. Wyman and Clifton B. Kroeber. (Madison: The University of Wisconsin Press, 1957), 136.

¹⁰ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: Johns Hopkins University Press, 1997), 16.

¹¹ Cyril M. Harris. *American Architecture An Illustrated Encyclopedia* (New York: W.W. Norton and Company, 1998), 123.

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are brick, laid in Flemish bond, with a side-gable roof. Windows typically boasted double-hung sash in six-over-six, nine-over-nine, and twelve-over-twelve configurations. Muntins are typically thin, and lintels and sills are plain and restrained.

There are several Federal dwellings still standing in downtown Versailles, several of them on Lexington Street, the former Versailles-to-Lexington Turnpike. These resources are about two blocks from the Ready-Twyman House. These Federal style dwellings are all side-passage plans.

The side-passage is seen in urban centers in Kentucky primarily before the Civil War. The side-passage plan, as it evolved in Kentucky, is primarily an urban type, dictated by the constraints of narrow urban lots and the combination of businesses with living space. Side-passage plans came to Kentucky from their mid-Atlantic and Chesapeake Bay roots. Some side-passage houses are two rooms deep, with the hall extending the depth of the dwelling. The Philadelphia house, found both in its namesake city and in urban centers across the mid-Atlantic, could serve as a model for the urban side-passage plan in Kentucky.¹²

Many side-passage plans had a business on the ground floor and the living space and family quarters on the second floor. The side-passage still allowed the occupants to control the passage of visitors. The ease of this plan adapting to both commercial and residential use would explain its popularity within town centers.

The “Little House” (WDV-33) is a 1.5 story, brick, side-passage dwelling built around 1822 on two acres of land on Lexington Street. Although the setback was not quite as deep as that of the Ready-Twyman House, these two dwellings would have had a similar environment in the 19th century. Another brick dwelling is the 1.5 story side-passage plan house at 236 Lexington Street (WDV-77).



Photo of the Little House



Photo of 236 Lexington Street

All of these examples are houses that Isham Ready would have known, but by 1840, another house plan was surging in popularity.

¹² Lanier and Bernard, 32.

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The Georgian plan, which was introduced in middle Virginia around 1760, did not mean an abrupt departure from the old traditional plans.¹³ Instead, builders encountering the Georgian plan designed houses with “the rules of the old competence.”¹⁴

The lack of demand for the double pile house gave rise to an innovation that took the front half of the Georgian plan as its model. The central hall I-house type was born, “the most common type from the old Tidewater, across the Southern Mountains, out through the Bluegrass and into the lower Midwest.”¹⁵ The plan or the form of a dwelling is an important indicator of how its occupant functioned socially and how his dwelling needed to function spatially.

The introduction of the central hall not only gave rise to a new housing type but also was an evolution in the idea of space. Spaces “are powerful entities to the people who build and occupy them, and for that reason, changes in spaces are sensitive indicators of changes in their occupants’ attitudes.”¹⁶ The central passage affected accessibility, visibility and rearranged the domestic spatial hierarchy. Hall-parlor houses had few social buffers, and the activity of the household was open to all, an arrangement that fostered inclusion, which was not always welcome.

This became particularly true in the South. The central hall plan allowed a separation of space and social order within the house that echoed the separation of space elsewhere in the landscape. Among the farmers and townspeople of Graves’ socioeconomic class, the “symmetrical two-story house became an emblem, and passages became a social necessity.”¹⁷ Most builders with enough lot space in Woodford County in the antebellum period followed two house forms – the “I-house and its single-story counterparts.”¹⁸ The central hall plan has become associated with the ubiquitous I-house, which dominated the Bluegrass landscape. As it moved southward, the I-house “became symbolic of economic attainment by agriculturists.”¹⁹

Although the exact date of the construction of the Ready-Twyman House is unknown, it was during the 1832-1844 time period, placing the dwelling directly in the period when the central passage plan was rising in popularity and on its way to becoming the favored house plan for those who could afford it.

During the 1830s, the Greek Revival style began to edge out the Federal in popularity, though across Central Kentucky, a common trend is that of a transitional dwelling that combined Federal and Greek Revival motifs. This melding of styles resulted in a dwelling with a Federal-style façade, with either a one-story portico or porch, simple lines, and very little ornament. The interior, however, contains woodwork with Greek Revival proportions and (often) detailing; but occasionally, the woodwork might equal that of the Greek Revival style in scale, but will combine Federal-era motifs with Greek orders.

Chronologically, the Greek Revival style typically follows the Federal style, though many vernacular builders combined details of both in their dwellings. The Greek Revival style is commonly observed as spanning the years

¹³ Ibid., 25-26.

¹⁴ Henry H. Glassie, *Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts*. (Knoxville: University of Tennessee Press, 1975), 89.

¹⁵ Ibid.

¹⁶ Dell Upton. “The Origins of Chesapeake Architecture,” in *Three Centuries of Maryland Architecture: A Selection of Presentations Made at the 11th Annual Conference of the Maryland Historic Trust* (1982), 50.

¹⁷ Edward Chappell, *Unfinished manuscript on survey of Montgomery County* (Frankfort: Kentucky Heritage Council, 1978), 11.

¹⁸ Ibid., 9.

¹⁹ Kniffen, 9.

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from 1820 to 1860, but the style continued to inspire local builders into the last three decades of the nineteenth century. The style “did not become the prevailing architectural fashion in the eastern United States until the 1830s, and a decade later in Kentucky.”²⁰

The main elements of the Greek Revival style in Kentucky include heavy and bold moldings and motifs; use of the Greek orders (often in porticos or porches with large columns), windows accented with entablature lintels and larger panes of glass than Federal style windows. The Greek Revival style found favor in public buildings in Kentucky before it was applied to domestic buildings. The state has few dwellings built in the style before 1840.²¹

The arrival of the Greek Revival style in the United States is attributed by some to the country’s first professional architect, Benjamin Henry Latrobe, and his circa 1800 Bank of Pennsylvania building. Gideon Shryock introduced the style to the Commonwealth in the late 1820s with the design for the capitol building (now the Old Capitol) in Frankfort. In 1830, Shryock brought the style to Lexington, designing the main building of Transylvania University’s campus in the monumental style. Old Morrison (FANG-1; NRIS: 66000358), as it is now known, rests on a raised basement, with a façade dominated by a large Doric portico.

The period of influence of the Greek Revival style came at a time when the “young nation had gained its feet and was striding forward with conscious vigor and confidence.”²² The four decades before the Civil War brought great growth and prosperity to the Bluegrass, and a certain segment of Bluegrass farmers constructed dwellings with the scale, plan, and stylistic elements to reflect their prosperity and social standing. The style has a “bigness and simplicity compatible with American ambition and directness, and in line with new machinery developments.”²³ The interior mirrored the exterior, with the theme being “bigness, spaciousness, graciousness, security, and consistency.”²⁴

In addition to exposure through public buildings, the Greek Revival gained favor among Woodford County residents through architectural books, chief among them the work of Minard Lafever. His first book, *The Young Builder’s General Instructor*, was published in 1829. He wrote four more books, which collectively went through 14 editions, disseminating his ideas widely throughout the country between 1829 and 1856. At least four Greek Revival dwellings in Fayette County utilized the plaster chandelier centerpiece featured in Lafever’s most popular book, *The Beauties of Modern Architecture*, published in 1835.

There are 79 dwellings in Woodford County in the Kentucky Heritage Council (the State Historic Preservation Office) Survey Database characterized as Greek Revival; 13 of these buildings are in Versailles. A review of these files reveals that many early houses (late 18th and early 19th centuries) were updated in the new fashionable Greek Revival style – for example, the William Garrett House (Oakland, WD-57) is a stone hall-parlor house from around 1812 that received a new “front” (central passage I-house) in the Greek Revival style in the 1830s.

²⁰ Clay Lancaster. *Antebellum Architecture in Kentucky*. (Lexington, Kentucky: The University Press of Kentucky, 1991), 182.

²¹ Ibid, 207.

²² Talbot Hamlin. *Greek Revival Architecture in America*. (New York: Dover Publications, Inc., 1944), preface.

²³ Lancaster, *Antebellum Houses of the Bluegrass*, 79.

²⁴ Lancaster, *Antebellum Architecture in Kentucky*, 182.

Ready-Twyman House
Name of Property

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William Garrett House



E.W. Taylor House



A.L. Childers House

In rural Woodford County, the Greek Revival houses built during the style's greatest period of impact – 1830-1860 – tend to either be symmetrical, three to five-bay wide dwellings with either one to two-story porticos on the facade. The E.W. Taylor House (WD-261), for example, was built in 1853 and has a five-bay facade, divided by brick pilasters, and a one-story portico. The central bays, on the first and second stories, feature entry doors with sidelights and transom.

The Greek Revival style in downtown Versailles tends to be one to one-and-one-half story dwellings, like the A.L. Childers House on Maple Street. The one-story, hipped roof brick dwelling has a five-bay wide façade, and a portico with square supports featuring bands of Greek key on the capitals, centered on the façade. The hipped roof is slightly out of the norm for the area.

Gothic Revival Style in Kentucky

The inspiration for the Gothic Revival style came from medieval cathedrals and parish churches in Europe and England, as well as domestic structures. Although the first building thought to be built in the Gothic Revival style in America was William Crammond's country house (Sedgley) in 1799, designed by Benjamin Henry Latrobe, the style took a bit longer to develop nationally.

It wasn't until the 1830s that “the Gothic Revival in America gained grace and showed signs of taking its place as a rival to the Greek Revival.”²⁵ A few characteristics of the style include a steeply pitched roof, arched windows, bargeboards, a one-story porch with brackets or delicate scrollwork or tracery, and most commonly, centered, paired, or triple cross gables.

The first Gothic Revival building in Kentucky, according to Clay Lancaster, was the 1816 St. Thomas Church (NE-179; NRIS: 76000931) near Bardstown in Nelson County. The first interpretation of the style in the largest city in the Inner Bluegrass Region was also a church - the John McMurtry designed Church of St. Peter - demolished in 1939.

²⁵ Ibid, 251.

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St. Thomas Church, Bardstown



Loudoun House, Lexington



Thomas Paine Porter House

On a national level, A.J. Downing helped spread the gospel of Gothic Revival with his pivotal publication, in 1850, of the *Architecture of Country Houses*. Most of the designs were actually by A.J. Davis, who designed Loudoun House (FANE-104; NRIS: 73000798) in Lexington, Kentucky, one of the largest and finest examples of a Gothic Revival villa in the Commonwealth. Built for Francis Key Hunt, the walls are of hollow-wall brick construction (perhaps the first of its kind in the state) and the walls were clad in layers of sand and paint so that it looked like stone. The hood molds over the windows, the sills, and the copings, however, are of stone. The house was constructed by local architect-builder John McMurtry, at the cost of \$30,000.

The spread of the Gothic Revival style in the Bluegrass – outside of the regional hub of Lexington – almost certainly does not start until after 1850. This is why it is highly unlikely that the Gothic Revival detailing found on the Ready-Twyman House was part of its original construction. If it were, its early 1840s date would put it as on the earliest domestic examples of Gothic Revival in the Commonwealth. The more likely explanation is that the house was updated in the 1850-1870 time period. There were a number of houses in Versailles from which inspiration could have been drawn.

The Thomas Paine Porter House (WDV-2), in the Morgan Street Historic District, is almost a twin to the Ready-Twyman House, only in frame.²⁶ Built in the 1850s, the dwelling has the same octagonal chimneystack flues, six light windows to either side of the stacks, and a facade composed of a central cross gable flanked by two front gable dormers. Neither the portico nor the bargeboards are as finely executed as the Ready-Twyman House, and the Porter House has double entry doors versus the single entry door at the Ready-Twyman House.

Another frame Carpenter Gothic Dwelling is the Dr. L.L. Ferguson House. Located at 215 Rose Hill (shown next page) in the Rose Hill Historic District, it is a frame board and batten Gothic Revival dwelling with no specific construction date documented other than the mid-19th century.

²⁶ This dwelling illustrates the peril of coding in the KHC Survey Database, for it was not included in the Gothic Revival list.

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Versailles experienced a wave of Gothic Revival remodelings between 1870 and 1900. A number of houses were updated with Gothic Revival cross gables, in addition to new construction in the Gothic Revival style.



Dr. L.L. Ferguson House



William H. Terrell House



Paulina Chrisman House

The William H. Terrell House (WDV-27) at 233 Rose Hill is a two-story brick dwelling built in the Federal period but updated in the Gothic Revival style in 1877. The Paulina Chrisman House at 246 Rose Hill (WDV-24) is a two-story brick house, built in 1871, with triple cross gables. The Thomas Robert Shaw House, at 285 Rose Hill (WDV-54), is a frame, 1.5 story dwelling with double cross gables, built in 1899.

Evaluation of the Significance of the Ready-Twyman House within its Architectural Context

The Ready-Twyman House gives a good example of a common building process in Woodford County's history. The updating of traditional forms with current and stylish details is a time-honored tradition. Sometimes that remodeling is done sensitively and with a high level of skill, like the Ready-Twyman House displays, sometimes not.

If the deed transfers and figures attached to those transactions supported a construction date in the 1850s, then it would indeed be plausible that the Ready-Twyman House is a transitional Greek Revival-Gothic Revival dwelling built at one time. However, those facts do not support the single construction period theory. And given that Isham Ready sold the property in 1844, six years prior to the publication of the *Architecture of Country Houses*, it is highly unlikely that this house in Versailles is the first example of the domestic Gothic Revival in Kentucky.

While conjecture and supposition make for an interesting story, there is no way (at this time) of telling which of the last two owners from the 19th century updated the house. Based on the physical evidence of the house and the deed transfers, the evidence is compelling that the entire dwelling was in place by 1844.

Census information indicates that Peter Yaker did not live at 220 North Main Street. Was the property simply an investment? Would he have spent the money to redo the house in the Gothic Revival style in the 1850s? Yaker, a farmer, resided on his farm property south of town. The location of the Ready-Twyman House, an urban villa of sorts in downtown Versailles, is a compelling and useful location for an individual with business and commercial interests with the town limits – individuals like Isham Ready, a merchant, and Dr. Twyman, a physician.

It is compelling to place the credit for the Gothic Revival additions to the house at the feet of Dr. Thorne W. Twyman. The dwelling stayed in Twyman family from 1859 to 1907, and the Twyman family was well known

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and prominent in Versailles. Other Twyman family homes, in the Rose Hill Historic District, for example, were early houses that were updated with popular styles of the day.

The remodeling in the Gothic Revival style that took place in Versailles, most notably in the Rose Hill District, during the 1870s, lends further credence that Dy. Twyman, an owner-occupant, oversaw the updating of the dwelling – perhaps right before the Civil War, and maybe later during the 1870s.

The journey of the house, shaped by a succession of owners, is an interesting story of building, demolition, rebuilding, and remodeling. The Ready-Twyman House is by no means the only example of this phenomenon in Woodford County. But it is a highly coherent and intact example of this process and is locally significant for its architectural values, expressed through its form, its details, and its evolution, over a period of years.

Evaluation of the Integrity of the Architectural Significance of the Ready-Twyman House

A house in Woodford County evaluated to be a good example of a particular style or of continued architectural development will be eligible for the National Register if it retains integrity of design, materials, workmanship, and feeling. All seven integrity factors of the Ready-Twyman House are discussed here.

The Ready-Twyman House retains a high level of integrity of *location*. The dwelling has not been relocated and it retains its general relationship with North Main Street. The location was significant for at least two of its 19th century occupants – a merchant and physician – who doubtless conducted a large percentage of their business locally. It was also close to a major turnpike route.

The house retains its integrity of *design, workmanship, and materials*. Changes since the 1840s to the dwelling's original materials, floor plan, shape and form are minimal. The transitional Greek Revival detailing is unmistakable. The finishes, from the floors to the plaster walls and woodwork, remain the same. The historic massing and the floor plan display the type that was so desirable by 1840 in the Bluegrass – the symmetrical, ordered, central passage plan. The later Gothic Revival details are finely executed and intact, and instantly recognizable.

The Ready-Twyman House retains a medium level of integrity of *setting*. The large lot still lends an urban villa-like flavor to the site, which was at the edges of town during the POS.

The Ready-Twyman House retains a high level of integrity of *feeling and association*. The integrity of design, materials, and workmanship, as discussed above, provide the feeling of the era of design and construction.

The historic Ready-Twyman House and its proposed boundary are eligible for listing in the National Register of Historic Places as a well-preserved, significant example of transitional Greek Revival-Gothic Revival architecture in Woodford County, Kentucky.

9. Major Bibliographical References

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Ready-Twyman House
Name of Property

Woodford County, Kentucky
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- Chappell, Edward . *Unfinished manuscript on survey of Montgomery County*. Frankfort: Kentucky Heritage Council, 1978.
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- Upton, Dell. "The Origins of Chesapeake Architecture," in *Three Centuries of Maryland Architecture: A Selection of Presentations Made at the 11th Annual Conference of the Maryland Historic Trust* (1982)
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Ready-Twyman House
Name of Property

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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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____ WDV-41 _____

10. Geographical Data

Acreage of Property 0.5372813 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1. -84.728689 38.055407
2. -84.728811 38.054836
3. -84.729966 38.054944
4. -84.729905 38.055509

1 _____
Zone Easting Northing

2 _____
Zone Easting Northing

3 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

From Woodford County Deed Book 153, page 151:

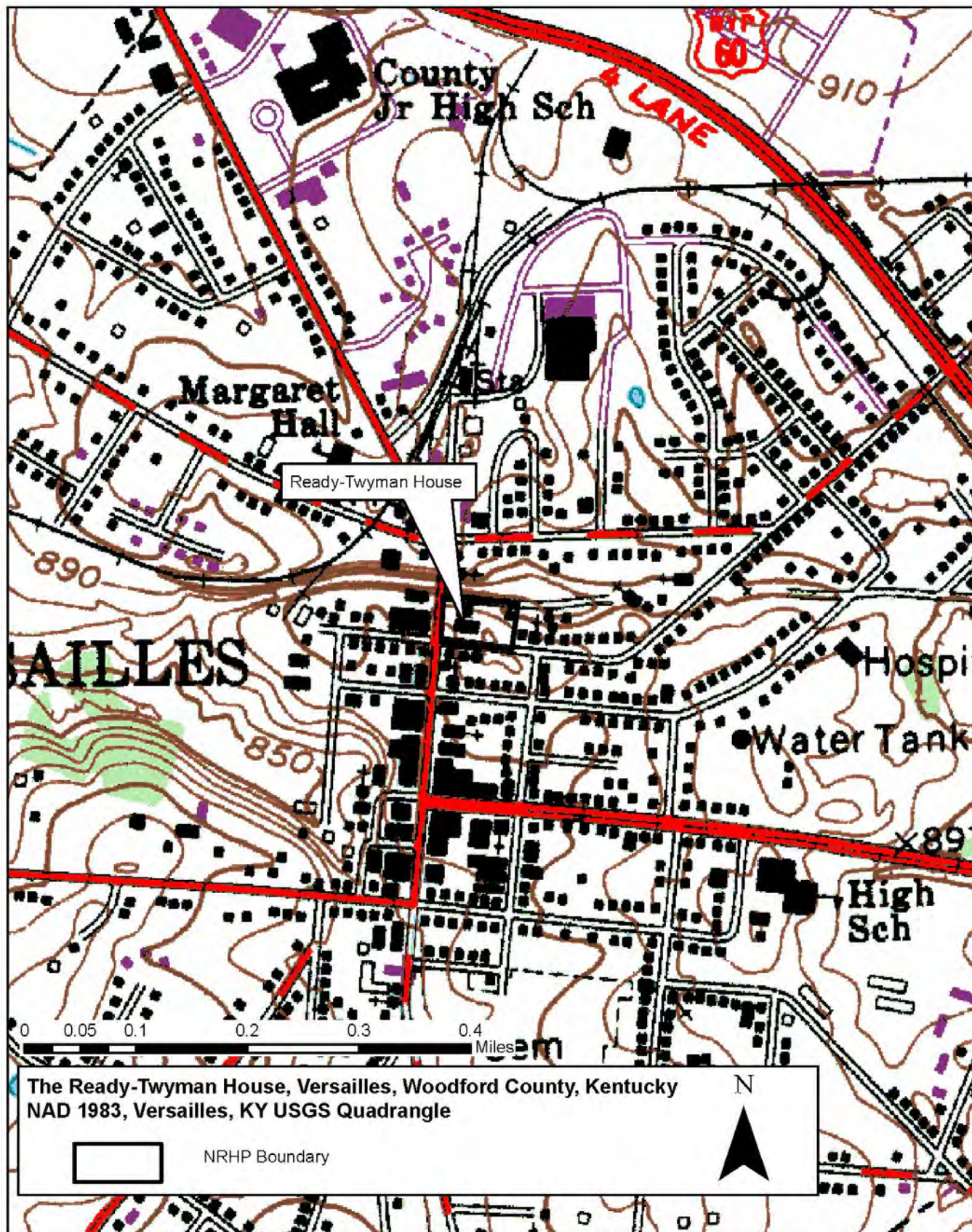
Beginning at the east right of way of North Main Street corner to Depot Street; thence with Depot Street S 84 deg. 57' 16" E 393.17 feet to the corner of Mrs. Cha. Osborne (now or formerly); thence with said property line S 03 deg 29' 49" W 55.00 feet to an iron pin corner to William Hughes; thence with William Hughes property for two calls; S 88 deg 08' 11" W 57.91 feet to an iron pin and N 84 deg 06' 55" W 38.28 feet to the east right of way of North Main Street; thence with said right-of-way of North Main Street N 26 deg 07' 00" E 57.00 feet to the beginning, and containing 23, 403.97 square feet or 0.5372813 acres.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire parcel on which the resource is located, which is a logical boundary in which to understand its significance.

Ready-Twyman House
Name of Property

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County and State



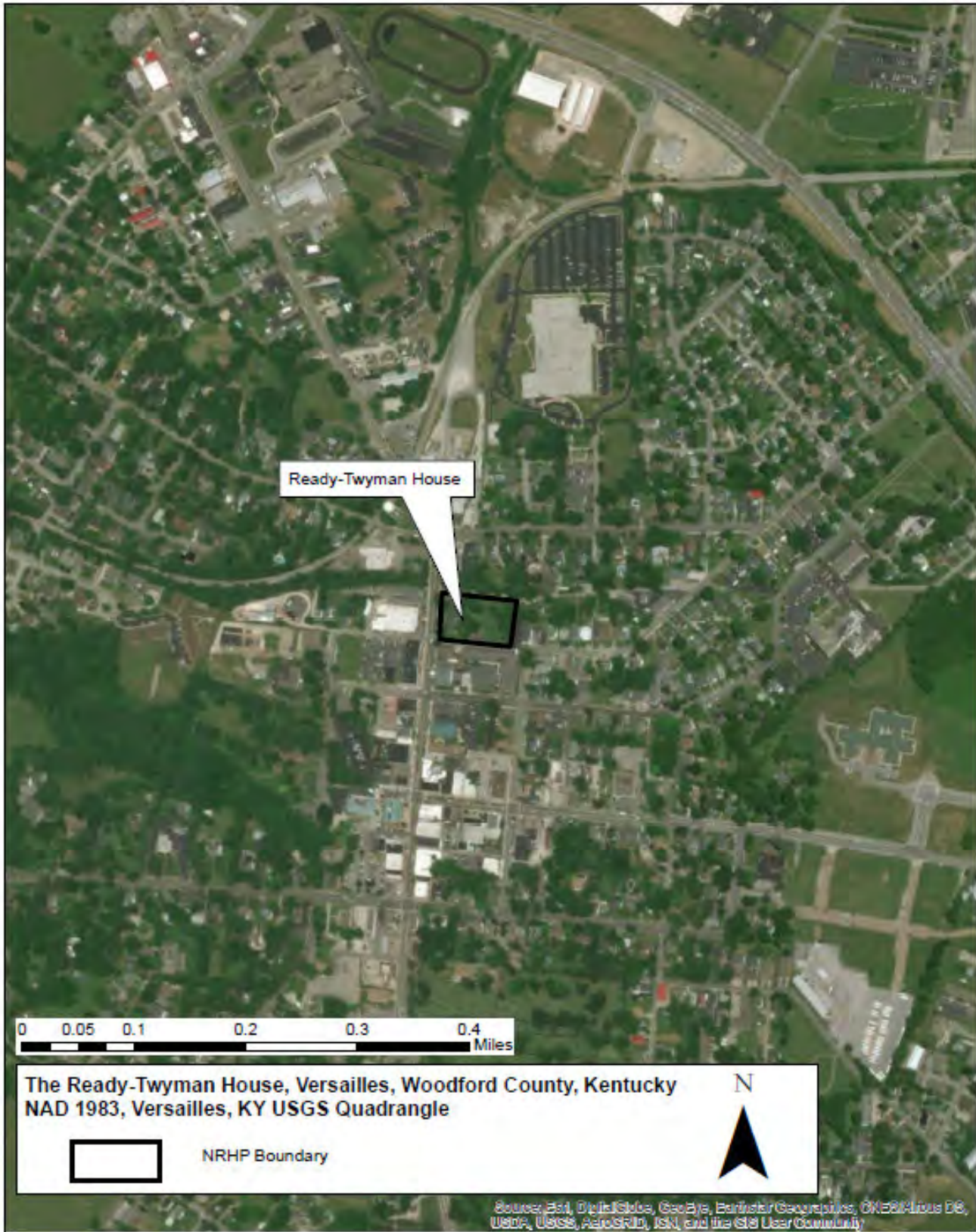
Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State



Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State



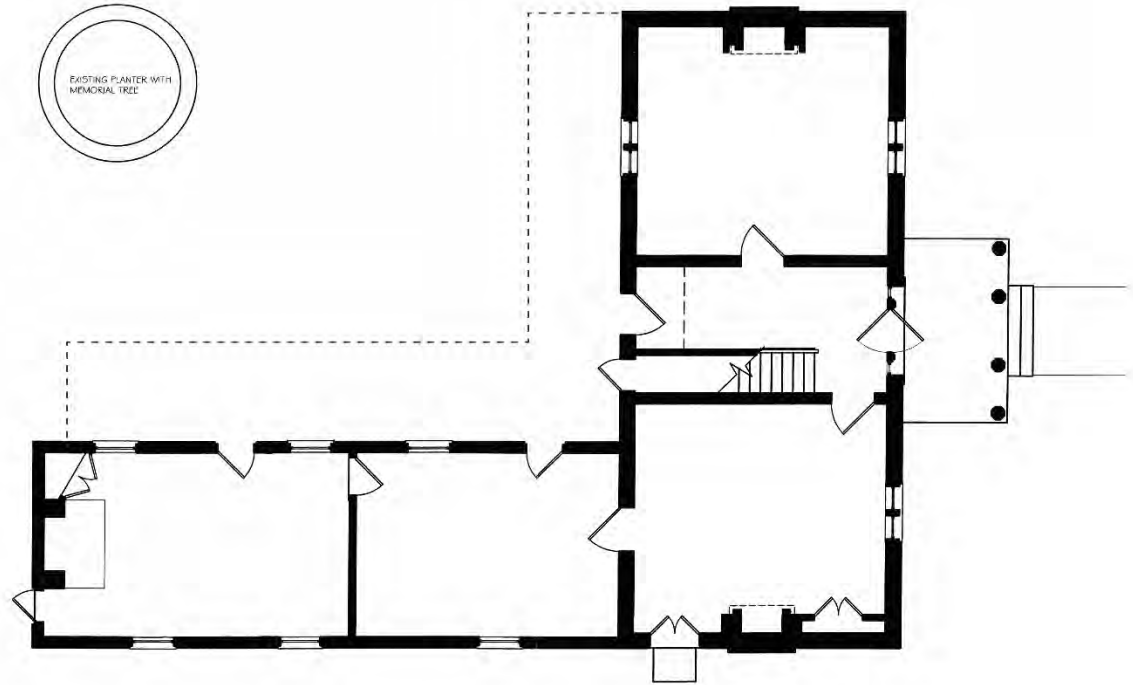
Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State



Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State



FIRST FLOOR PLAN - EXISTING

SCALE: 1/8" = 1'-0"
0 1' 2' 4' 6'

Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State

11. Form Prepared By

name/title Janie-Rice Brother, Senior Architectural Historian
organization Kentucky Archaeological Survey date Fall 2018
street & number 1020A Export Street telephone 859-257-1944
city or town Lexington state KY zip code 40506
e-mail janie-rice.brother@uky.edu

Photographs:

Name of Property: Ready-Twyman House
City or Vicinity: Versailles
County: Woodford
State: Kentucky
Photographer: Janie-Rice Brother
Date Photographed: 2017

Description of Photograph(s) and number:

1. Façade of Ready-Twyman House (west elevation), facing east.
2. North elevation of Ready-Twyman House, facing south. The visible seam in the brick on the one-story portion marks the division between the original portion of the house (pre-1832), which consists of the two bays to the left of the seam, from the 1832-1844 portion of the dwelling.
3. East gable end of the ell and north elevation, facing southwest.
4. East elevation of the front block of the house and south elevation of ell. Facing west.
5. South gable end of the front block of the house, and east and south elevations. Facing north.
6. South gable end of the front block of the house, showing octagonal chimney stacks. Facing north.
7. Façade and south gable end of house. Facing northeast.
8. Detail of the Gothic Revival portico. Facing east.
9. Detail of the entry door. Facing east.
10. Detail of one of the dormers. Facing northeast.
11. Interior of the original pre-1832 room, showing stack and hearth.
12. Interior of the 1832-1844 room of the ell, showing Federal-style mantle and Greek ear surround on door.
13. Interior of the north front room, showing closet, 20th century mantle, and French doors.
14. Interior of the north front room, looking at façade wall, showing woodwork around windows.
15. Interior of the central passage, showing the entry door with colored glass in sidelights and transom.
16. Interior of the south front room, showing stack and 20th century mantle and baseboard.
17. Staircase in central passage.
18. Interior of the second story, showing mantle and baseboard. Plaster walls were removed due to damage. Facing south.

Ready-Twyman House
Name of Property

Woodford County, Kentucky
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name St. John's Episcopal Church
street & number 210 North Main Street telephone (859) 873-3481
city or town Versailles, KY 40383 state KY zip code 40361

Longitude/Latitude Decimal Degree Coordinates

- 1.-84.728689 38.055407
- 2.-84.728811 38.054836
- 3.-84.729966 38.054944
- 4.-84.729905 38.055509

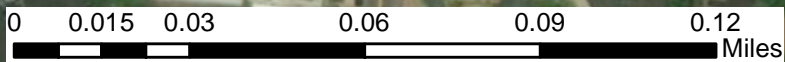
Ready-Twyman House

4

1

3

2



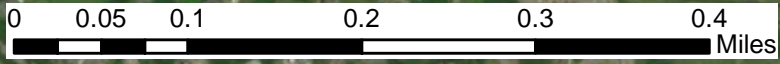
The Ready-Twyman House, Versailles, Woodford County, Kentucky
NAD 1983, Versailles, KY USGS Quadrangle



NRHP Boundary



Ready-Twyman House



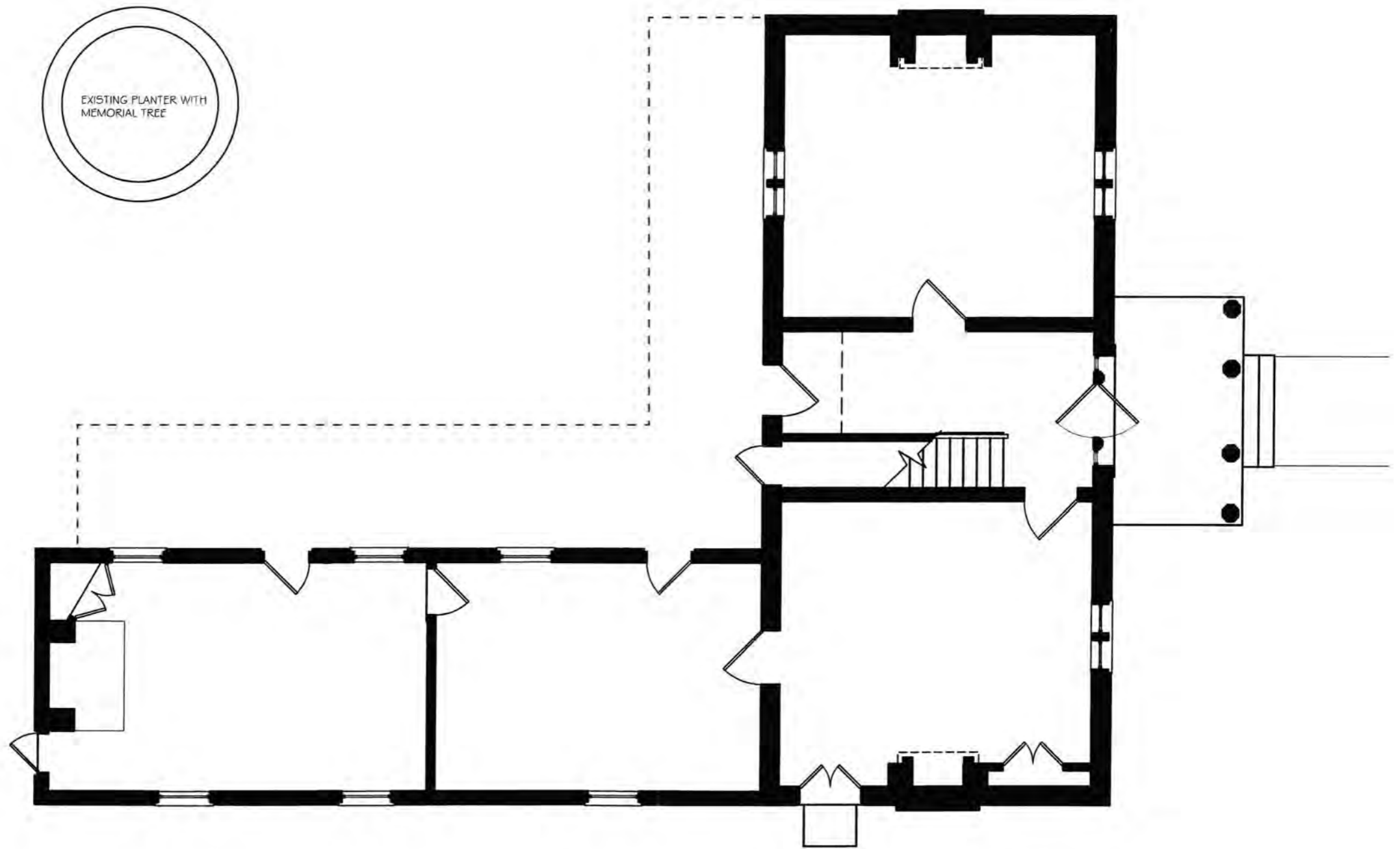
**The Ready-Twyman House, Versailles, Woodford County, Kentucky
NAD 1983, Versailles, KY USGS Quadrangle**

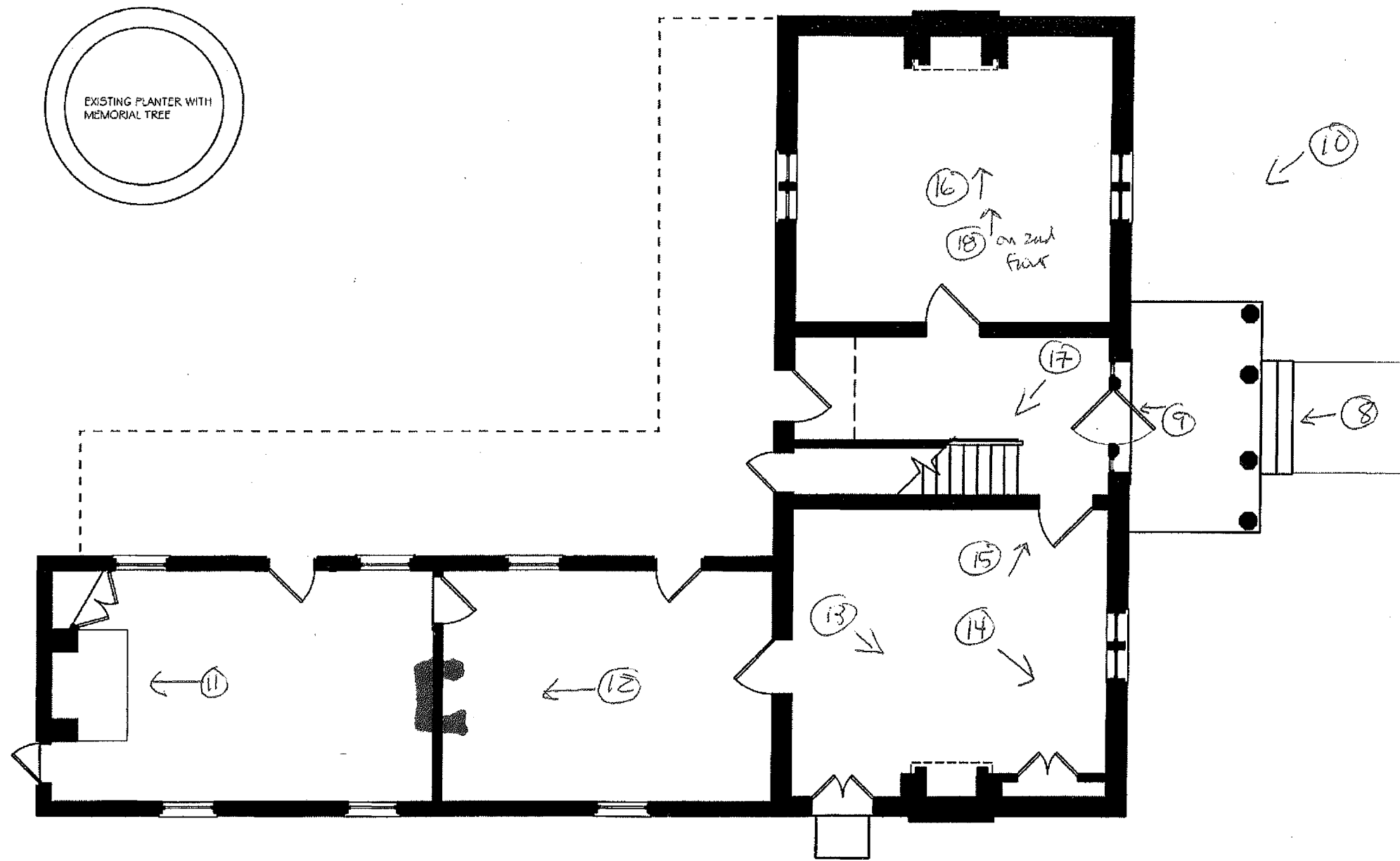


NRHP Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





3 ↗
FIRST FLOOR PLAN - EXISTING

Ready-Twyman House, 220 North Main Street, Versailles, Woodford County, Kentucky

NRHP Nomination, May 2018

Floor plan and photo locations

↑
2



Judy Bobbitt, PVA
 103 South Main Street
 Courthouse, Room 108
 Versailles, KY 40383
 Office: 859-873-4101



**Woodford County
 Property Valuation Administration**

Print Date: February 23, 2018
 Aerials Date: December 2013



**Maps to be used
 for identification only,
 NOT for conveyance.**

1 inch = 50 feet

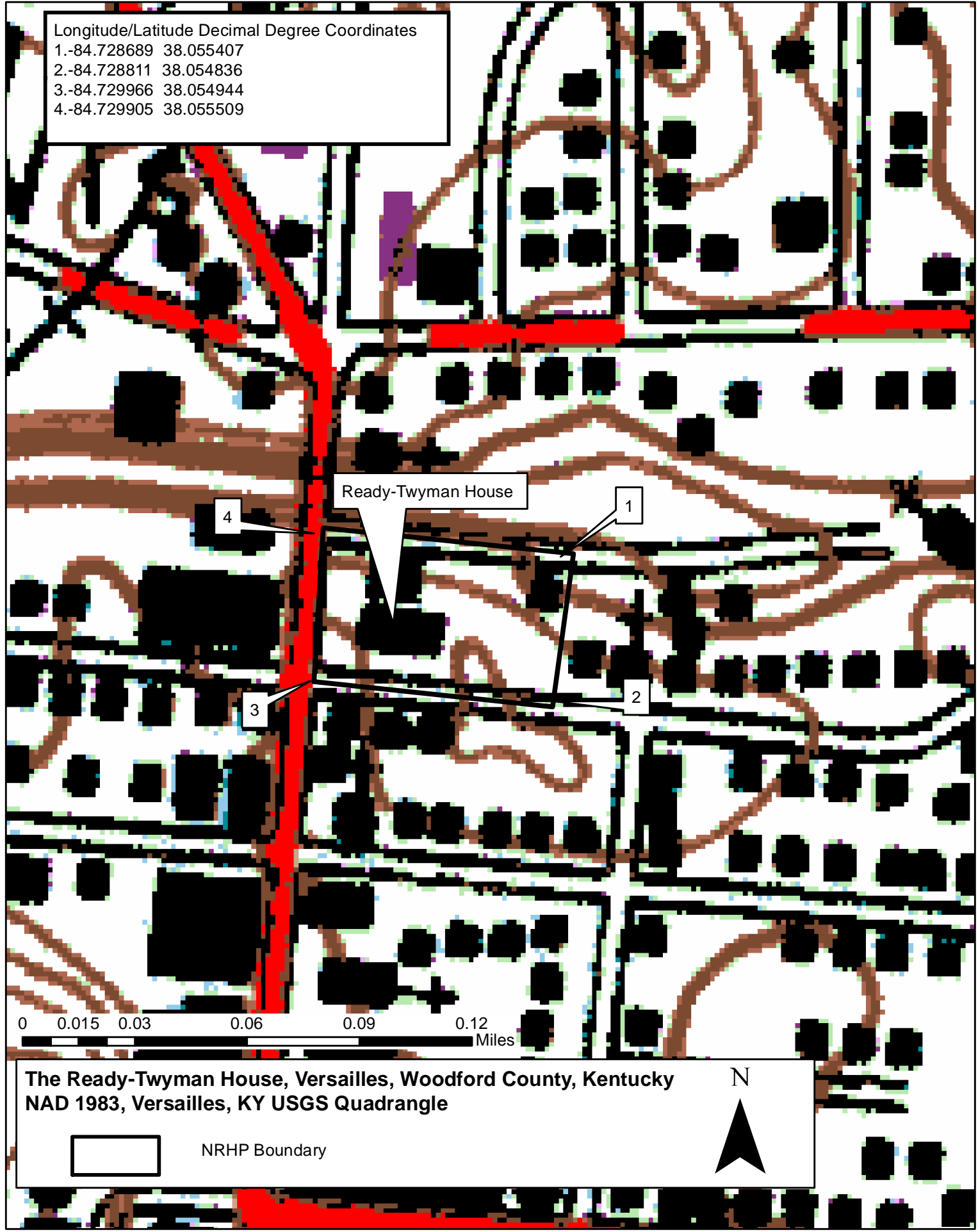
The Ready-Twyman House, Woodford County, Kentucky

NRHP Nomination

Surveyor's Plat showing Parcel 1A, showing the less than one acre PVA parcel. Property boundary is the same as recommended NRHP boundary.

Longitude/Latitude Decimal Degree Coordinates

- 1.-84.728689 38.055407
- 2.-84.728811 38.054836
- 3.-84.729966 38.054944
- 4.-84.729905 38.055509



Ready-Twyman House

4

1

3

2

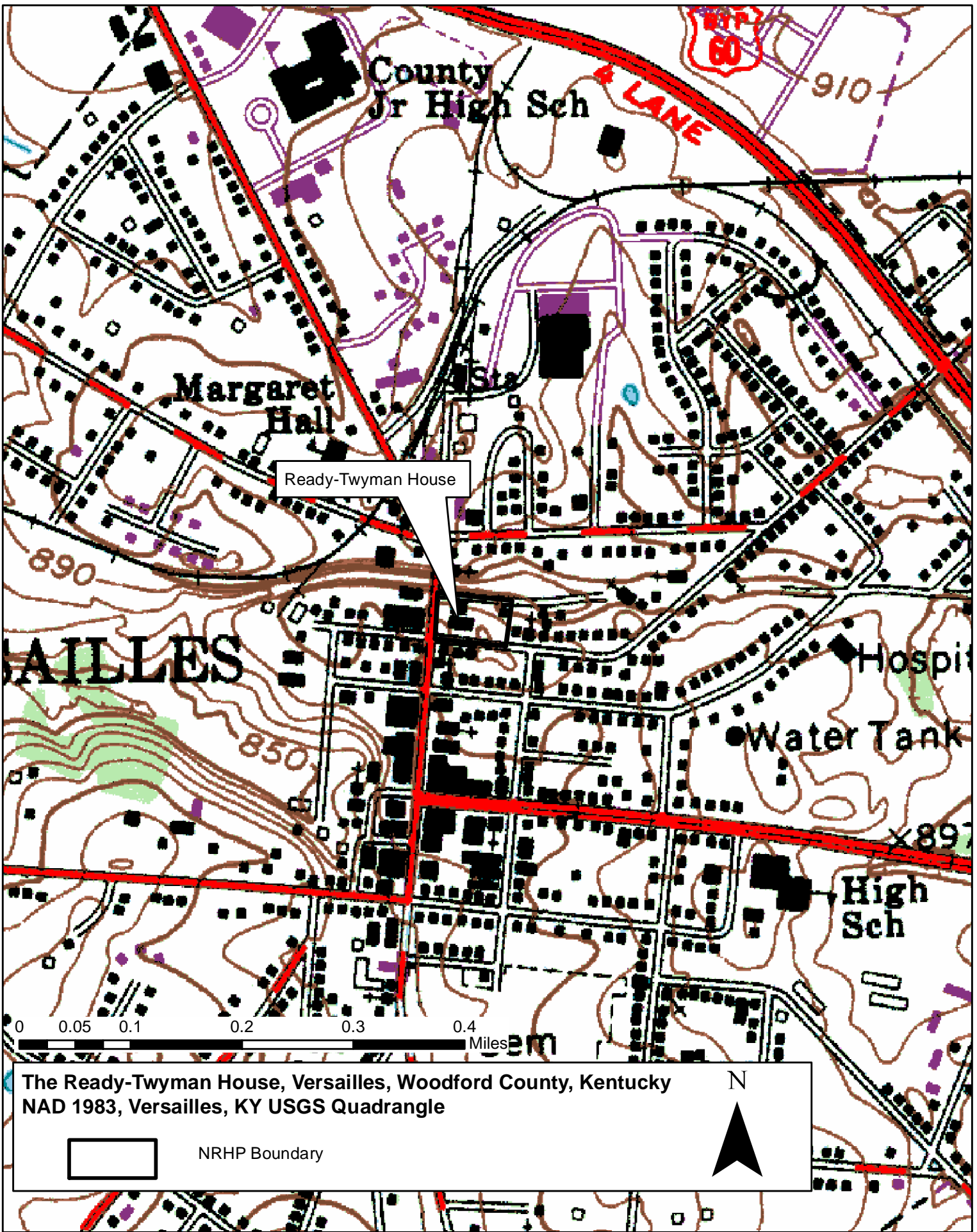
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The Ready-Twyman House, Versailles, Woodford County, Kentucky
NAD 1983, Versailles, KY USGS Quadrangle



NRHP Boundary





The Ready-Twyman House, Versailles, Woodford County, Kentucky
NAD 1983, Versailles, KY USGS Quadrangle



NRHP Boundary





Ready-Twyman House

Garage

0 0.015 0.03 0.06 0.09 0.12 Miles

**The Ready-Twyman House, Versailles, Woodford County, Kentucky
Site Plan**



NRHP Boundary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Ready-Twyman House

Multiple Name: _____

State & County: KENTUCKY, Woodford

Date Received: 1/31/2019 Date of Pending List: 2/12/2019 Date of 16th Day: 2/27/2019 Date of 45th Day: 3/18/2019 Date of Weekly List: _____

Reference number: SG100003477

Nominator: SHPO

Reason For Review: _____

X Accept Return Reject 3/7/2019 Date

Abstract/Summary Comments: An outstanding example of transitional Greek Revival/Gothic Revival design with a high degree of both interior and exterior integrity.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



MATTHEW G. BEVIN
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL**

REGINA STIVERS
DEPUTY SECRETARY

DON PARKINSON
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE

410 HIGH STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

CRAIG A. POTTS
EXECUTIVE DIRECTOR
& STATE HISTORIC
PRESERVATION OFFICER

January 29, 2019

Mr. James Gabbert
Historian
National Park Service
National Register of Historic Places/National Historic Landmarks
Mail Stop 7228
1849 C Street, NW
Washington, DC 20240

RE: National Register Nomination

Dear Jim:

I am pleased to submit a National Register nomination to be considered for listing by the Keeper of the National Register for:

Ready Twyman House, Woodford County

The nomination was approved by the Kentucky Historic Preservation Review Board on December 17, 2018. The enclosed disk (1 of 2) contains the true and correct copy of the nomination for the Ready Twyman House to the National Register of Historic Places.

Please don't hesitate to call me at 502-892-3609 if you have any questions.

Thank you for your consideration.

Sincerely,

Lisa Mullins Thompson
National Register Coordinator

Enclosures: As stated