

PH 0668800  
FOR NPS USE ONLY  
RECEIVED MAY 15 1978  
DATE ENTERED AUG 10 1978  
DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Phillips's Folly

AND/OR COMMON

Same

**2 LOCATION**

STREET & NUMBER

227 Sutton Street

NOT FOR PUBLICATION

CITY, TOWN

Maysville

CONGRESSIONAL DISTRICT

07

STATE

Kentucky

VICINITY OF

CODE  
021

COUNTY  
Mason

CODE  
161 ✓

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Mr. and Mrs. Andrew C. Duke ✓

STREET & NUMBER

Route #1 Box 97

CITY, TOWN

Maysville

VICINITY OF

STATE

Kentucky

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Mason County Courthouse

STREET & NUMBER

3rd Street

CITY, TOWN

Maysville

STATE

Kentucky

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Survey of Historic Sites in Kentucky (Supplement)

DATE

November 1977

FEDERAL  STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

Frankfort

STATE

Kentucky

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Phillips's Folly, built between 1825-31, is a substantial residence located on the northwest corner of Third and Sutton Streets in Maysville, Kentucky. The situation is a key one; the house faces east towards the Mason County Courthouse and Mechanics' Row Historic District (entered on the National Register May 12, 1975), the town's commercial area and the Ohio River are one and two blocks north respectively, and the Maysville and Mason County Library (entered on the National Register August 30, 1974) is Phillips's Folly's northern neighbor. Sutton and Third are among Maysville's oldest streets and the former has retained its brick surface.

This L-shaped, two-and-one-half-story house has a width of five bays on its main facade (see photo 1). Brickwork on this side is laid in Flemish bond, and the arrangement is symmetrical. The mortarless, high foundation of expertly fitted stone blocks projects on the east to serve as the base for a pedimented portico of two tiers and three bays. Both levels of the portico have four square posts, spindle balusters, and centered entrances with traceried sidelights and keystone elliptical fanlights. Windows flanking the entrances and those of the step-parapeted sides are double-hung sash. Stone lintels with octagonal corner blocks are set flush with the walls above the windows' heads, and projecting lintels are at their sills. The original panes have been removed. Retained at the corners of Phillips's Folly's main facade are two original down-spouts that bear the building's completion date. A diminutive frieze of triglyphs and metopes folds around the main facade and there are guttae beneath all cornices, including those raking the pediment.

An oculus pierces the parapets linking the side walls' twin chimneys, and two segmental-arched dormers project from the main facade's gabled roof. Enveloping the northwest and southwest is a double gallery with Doric columns and square balusters (see photo 2). The main block's north wall was altered c. 1900 to contain a two-story polygonal bay.

A flight of five stone steps with decorative iron railing and brass knobs (see photo 1) leads to the main entrance, beyond which is a wide hall that has a keystone elliptical arch resting on coupled colonnettes (see photo 3)--the arch's dimensions corresponding with those of the entrance. At the hall's west is an open stairway framed around a newel. A high dado and stained glass installed in the set of windows illuminating the stairway's first landing are turn-of-the-century additions (see photo 3).

Flanking the center hall of the first floor are double parlors on the south and a library and dining room on the north (see floor-plan). Original woodwork is abundant. These two sets of rooms are connected by multi-paneled folding doors (see photo 4), baseboards have elaborate profiles, and openings are treated with multiple moldings and concentric corner blocks. Mantels in the first floor's major rooms combine both Federal and Greek Revival features (see photos 4 and 5).

(continued)

# 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/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

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SPECIFIC DATES 1825-1831 BUILDER/ARCHITECT William B. Phillips

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## STATEMENT OF SIGNIFICANCE

Phillips's Folly is an early 19th century residence on the northwest corner of Third and Sutton Streets in Maysville, Kentucky. This sizeable house achieves architectural distinction through its unconventional, yet successful, combination of stylistic features and through its remarkable state of preservation. Further significance is rendered by its associations with William B. Phillips, a politician who held local and state positions.

Mason County was formed in 1788 and was the eighth of nine counties existing in 1792, when Kentucky gained statehood (Lewis Collins, p. 545). The first seat of government was Washington, but the court was moved to Maysville in 1848 due to its rapid growth. The town's 1830 population census was 457, while the 1836 census listed 2,000 (Glenn Clift, pp. 173 and 181).

The following is an 1830 description of Maysville--the period during which Phillips's Folly was constructed: "There are three streets running parallel with the (Ohio) River; and four streets crossing them at right angles.... What has given particular importance to Maysville, is its being the principal place of importation for the north-east part of the state. The greater part of the goods for Kentucky from Philadelphia and the eastern cities are landed here, and distributed hence over the state. It is a thriving, active town, and a number of steamboats have been built there" (Ibid., p. 173).

William B. Phillips was the second mayor of Maysville, and was among those welcoming Lafayette on his May 21, 1825 arrival in the town (Ibid., p. 161). In addition, he is listed as being Mason County's state legislator in 1820 (Collins, p. 546). Phillips's Third Street residence earned the term "folly" because he started it in 1825, but ran out of funds, causing construction to halt. "Leaving the house unfinished, the owner disappeared for two years, during which time he won enough money (in New Orleans) at gambling to complete the structure" (Sarah Lansdell, p. 19). An account of Maysville during the 1830s and 1840s pronounced Phillips's two-story house as being a "fine home," and reports that a jeweller's residence and a cooper shop were on neighboring corners of Third and Sutton ("O. B.'s" Reminiscences: Memories of Old Maysville Between the Years 1832-1848, p. 23).

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Clift, Glenn. History of Maysville and Mason County. Lexington: Transylvania Printing Co., 1936.

Collins, Lewis. History of Kentucky. Vol. II. Berea: Kentucke Imprints, 1976 (originally published 1874).

(continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/2 acre

UTM REFERENCES

A 

1	7	2	5	9	1	4	0	4	2	8	1	1	0	0
ZONE		EASTING				NORTHING								

B 

ZONE		EASTING				NORTHING							

VERBAL BOUNDARY DESCRIPTION

A rectangular lot approximately 100 feet wide and 200 feet long; bounded by Third Street on the south and Sutton Street on the east.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Daniel Kidd, Architectural Historian

ORGANIZATION

Kentucky Heritage Commission

DATE

January 1978

STREET & NUMBER

104 Bridge Street

TELEPHONE

564-3741

CITY OR TOWN

Frankfort

STATE

Kentucky

# 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 National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Eduard W. Meeter*

TITLE State Historic Preservation Officer

DATE

5-9-78

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST

*W. Smith*  
*Charles A. ...*

DATE

11/10/78

KEEPER OF THE NATIONAL REGISTER

DATE

8-8-78

KEEPER OF THE NATIONAL REGISTER

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Phillips's Folly

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The ell of the first floor contains an enclosed staircase, a kitchen and a pantry. The latter appear to have been one large chamber originally, perhaps serving as the master bedroom. The full basement below has retained its brick flooring in many areas. The earliest kitchen was located here, and its wide stone fireplace has recently been uncovered. Other rooms in this subground level served as servants' quarters. The basement opens onto an L-shaped enclosed patio at the rear. The patio is sheltered above by the gallery's floor.

On the second floor of Phillips's Folly are five large chambers whose interior finishings are much intact. The baseboards are simpler than those below, but the doors repeat the eight-paneled treatment, and frames around these have the same type of corner blocks in their upper halves (see photo 6). Like those of the first floor, mantels of the second floor are not limited to one particular style. The most notable is severely Greek Revival, having two fluted, free-standing columns supporting a heavy frieze incised with the Greek fret motif (see photo 7). The stair landing on this floor is flanked by elliptically arched openings that are surrounded by slender convex moldings (see photo 6).

The third level consists of two equal-sized rooms within the main block. Their ceilings are coved and dormers provide natural light.

Phillips's Folly is in good condition externally and internally. The building has recently ceased to serve as a residence and the current owner is converting it into a commercial structure. A small restaurant and speciality shops will be housed in the basement, while the other levels will house professionals' offices. As few features as possible are to be altered by the transformation already in progress. No rooms will be subdivided, all woodwork will be kept, and new physical systems will assure the structure's stability.

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CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

Phillips sold his "folly" to a wealthy wholesaler, John Armstrong, and he is not included in the 1850 census of Maysville. In the late 19th-century, the house was occupied by Dr. John A. Reed and his family. Dr. Reed maintained his medical practice in the basement and was the father of Associate Supreme Court Justice, Stanley Forman Reed (Sarah Lansdell, p. 19).

Phillips's Folly attains architectural significance through several factors. This structure deviates from a common type and is a blend of several styles, perhaps due to its construction having spanned six years. The overall massing and the main facade's entrances are Federal, windows are typically Greek Revival in their largeness, and the two-tiered portico and the segmental dormers (see photo 1) are rather Georgian. The portico and Doric frieze bear certain similarities to those of Drayton Hall (1738-42) near Charleston, South Carolina.

The stepped or "descending" (as called in Maysville) parapets on the end walls are a feature peculiar to the Ohio Valley and are "associated with the 'Dutch' character of Cincinnati and the surrounding area" (Sarah Lansdell, "Heritage Homes of Maysville," The Courier-Journal and Times Magazine, Sunday, August 5, 1973, p. 16). The double galleries enveloping the southwest (see photo 2) and the subterranean patio are not unlike those of some residences of the deep South. These may have been inspired by William Phillips's stay in New Orleans. This city "was often visited by the Maysville traders and other well-off residents" (Ibid., p. 16), and several New Orleans features are found in the older structures of Maysville.

The likely craftsman who furnished interior woodwork for Phillips's Folly was a Maysvillian named Richardson. The 1838 January House (entered on the National Register as part of the Mason County Courthouse and Mechanics' Row Historic District, May 12, 1975), one block east, and the 1840s major addition to the Lee House (entered on the National Register December 20, 1977), two blocks north contain interior fittings known to have been designed and made by Richardson. Phillips's Folly's woodwork is strikingly similar to both.

Few alterations have occurred to this house almost 150 years old. The most obvious change is the polygonal bay on the north, added ca. 1900. The mortarless stone basement is in especially good repair, and has been admired by stonemasons through the years.

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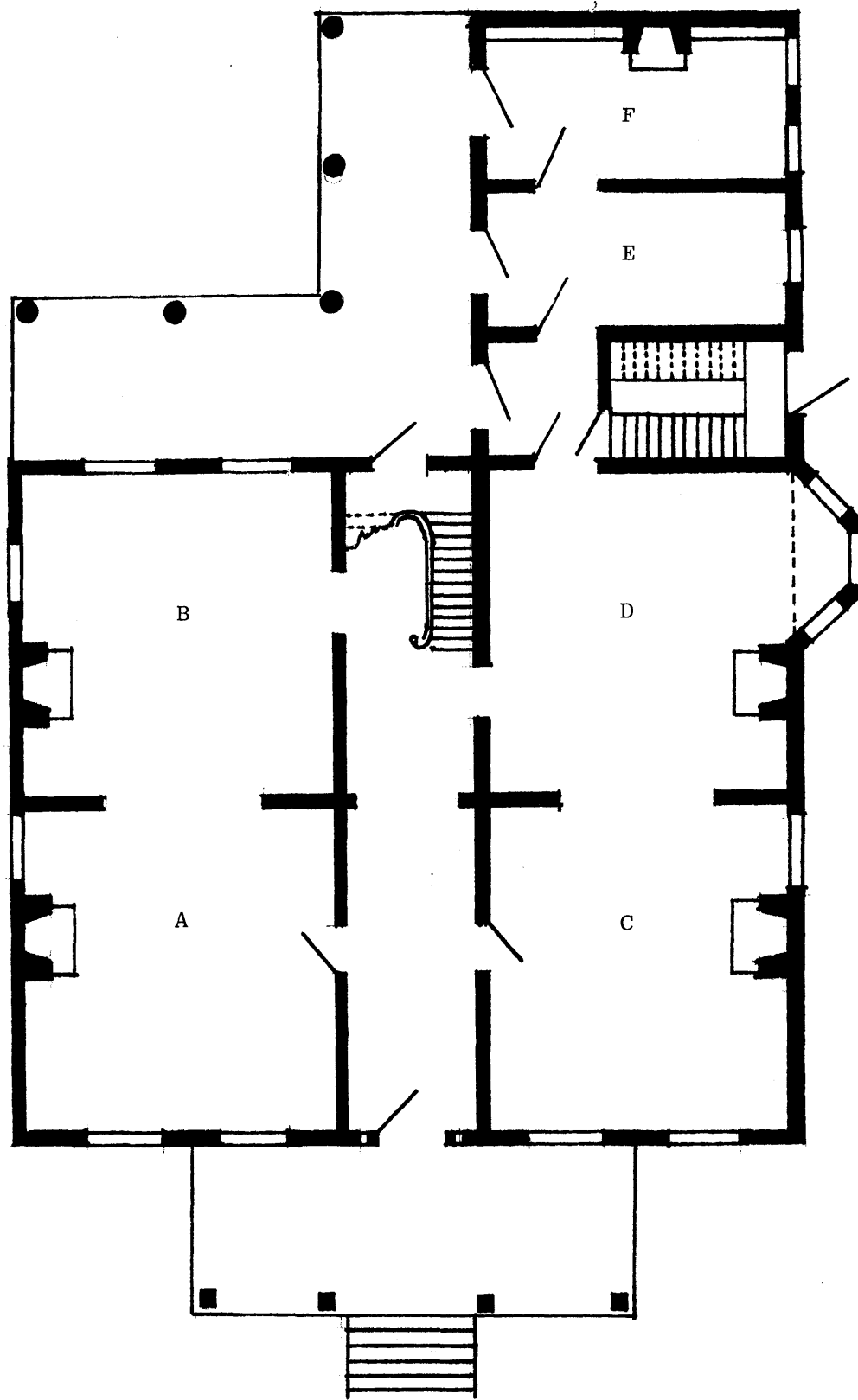
CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Lansdell, Sarah. "Heritage Homes of Maysville." The Courier-Journal and Times Magazine, August 5, 1973, pp. 16-21.

Markland, Absolom Hanks. "O. B.'s" Reminiscences: Memories of Old Maysville Between the Years 1832-1848. n. p., n. d.

Additional information supplied by Patricia Gardner, Tourism Coordinator,  
Buffalo Trace Area Development District, Maysville, Kentucky, October 1977.



Phillips's Folly  
Mason County, Kentucky

First floor  
No scale

- A,B Double parlors
- C Library
- D Dining room
- E Pantry
- F Kitchen



Phillips's Folly  
Maysville  
Mason County  
Kentucky

AUG 10 1978

Sketch Plan  
Daniel Kidd, Kentucky Heritage  
Commission  
No Scale, 1978

Map 3. Sketch plan of first  
floor.

MAY 13 1978