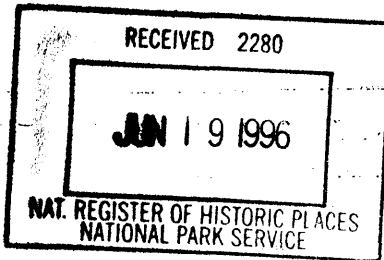


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



799

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Payne Saunders, House

other names/site number Corman, Sam, House/ Js-N-75

2. Location

street & number 503 N. Central Avenue NA not for publication

city or town Nicholasville NA vicinity

state Kentucky code KY county Jessamine code 113 zip code 40356

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

David L. Morgan, SHPO and
Executive Director June 6, 1996

Signature of certifying official/Title

Date

State Historic Preservation Office, Kentucky Heritage Council

State of Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper

Edson B. Beall

Date of Action

7-25-96

Payne--Saunders

Jessamine, KY

Name of Property

County and State

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
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Vernacular: (T-Plan)

Materials

(Enter categories from instructions)

foundation brick & stone veneer

walls aluminum

roof tin & shingle

other brick chimney

wood porch, cedar deck

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Payne--Saunders
Name of Property

Jessamine, KY
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Transportation

Period of Significance

1890-1899

Significant Dates

1890 - construction of Riney-B

1898 - construction of Payne--

Saunders House

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Records of Louisville & Nashville
Railroad in Louisville, Ky for Riney-B

Name of Property

County and State

10. Geographical Data

Acreage of Property 61

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid with values: 1 | 16 | 713800 | 4195520

UTM grid with empty boxes for Zone, Easting, Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Form with fields for name/title (Charlene A. Lichtmann), organization (N/A), date (March 28, 1996), street & number (503 N. Central Avenue), telephone ((606) 887-5715), city or town (Nicholasville), state (KY), zip code (40356-1105)

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

Form with fields for name (Charlene A. Lichtmann), street & number (503 N. Central Avenue), telephone ((606) 887-5715), city or town (Nicholasville), state (KY), zip code (40356-1105)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75

Jessamine County, KY

Section number 7 Page 1

Narrative Description

The Payne-Saunders house is situated on the west side of N. Central Avenue on .61 acres of wooded land within walking distance from the center of downtown Nicholasville, the county seat of Jessamine County. The house is located between Richmond Avenue and Lake Street in a residential neighborhood within site of Lake Mingo off Lake Avenue. The structure is a large variety of the T-plan. The property fronts on N. Central Avenue for a distance of 95' and extends back therefrom for a distance of 280' to an alley. As viewed from N. Central Avenue, the house projects an image of a two-story structure though the main body of the house, 2416 sq. ft., is contained entirely on one floor in a rectangular plan. A full attic and partial basement are part of the structure.

The topography of the neighborhood is of a gently rolling variety. The house stands at the highest point in the surrounding neighborhood and has an unobstructed and expansive view of acres of vacant land on the north side with full views of sunsets to the west and partially unobstructed views of sunrises to the east. There are no structures northwest of the property as far as Lake Street nor any structures due west of the property for approximately two blocks. The property to the south and east of the structure is predominately residential while the property to the north and west is primarily occupied by the Maple Grove Cemetery.

The yard contains a variety of trees including several rosebuds, dogwoods, plums and maple trees, as well as a massive oak tree in the front yard, three walnut trees, a rare pawpaw tree and a magnolia. Next to the magnolia tree on the south side of the yard is an historic concrete-walled pond. The only other structures on the property are an original storage shed in the southeast corner of the lot and a two-car garage set at the northwest corner reached by a lengthy, straight driveway from the street.

The house is built on a laid-stone foundation with brick veneer. It has a multi-gabled roof with multiple dormers. There is a two-hundred square foot covered front porch supported by four Doric columns and decorated with poplar dentil trim which, for emphasis, has been repeated in the trim work around the living room fireplace.

The interior of the home, which is in excellent condition, contains two remaining lead-glass windows both of which face the front of the residence on North Central Avenue. Other features include 10' ceiling heights in the foyer, living room, dining room and three bedrooms. The wood flooring is original tongue and groove pine in three bedrooms with oak flooring in the living room, dining room and foyer. The home contains wide, period trim work with butt-joint cuts. Twenty rosettes remain in the original section of the house. The baseboards are intricately designed and 9" deep in the original part of the structure.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75

Jessamine County, KY

Section number 7 Page 2

The interior hardware is cast brass with original glass knobs. The kitchen contains a rare, highly ornate, brass servant's door knob with a double-keyed lock apparently to allow servants to leave but not to enter. The original section of the home, all but the office and den to the rear of the structure, contain the original cast iron radiators with a extraordinarily fine, scrolled example of one in the kitchen. A glass chandelier graces the dining room ceiling.

To the exterior of the home, of original frame construction, aluminum siding has been added. A 228 square foot cedar deck has been added to the rear of the home and is overhung by the branches of a full-grown maple tree for shade. The original garage was demolished in the 1970's and replaced with a two-car, updated garage. The porch has recently been renovated by Paul Davis Systems, Inc., of Lexington consistent with its historic form.

To the interior, two rooms have been added, an office and den, both of which have been paneled with mahogany. The two bathrooms in the home were modernized in approximately 1986. The kitchen was completely remodeled in 1992 with solid cherry kitchen cabinets and custom counter tops by Mike Martin of Kentucky Custom Cabinets, Inc., of Nicholasville.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75
Jessamine County, KY

Section number 8 Page 1

Statement of Significance.

The Payne-Saunders House (Js-N-75), commonly known in Nicholasville as the Sam Corman home, meets Criterion A of the National Register and is significant within the Area of Transportation. The home, located at 503 N. Central Avenue in Nicholasville, was strategically located, during the period of significance (1890-1899), 100 yards due north of a little-known and short-lived railroad that not only had a dramatic impact on the development of the town of Nicholasville but on virtually every aspect of the lives of its citizens as well. This house stands as one of the last reminders of an exciting and romantic era when the town was centered around the activities of the railroad, an era long gone and virtually forgotten by the citizens of Nicholasville. The house's period of significance begins with its early association with the Richmond, Nicholasville, Irvine & Beattyville Railroad, created in Nicholasville in 1890 and continues through 1899 when the railroad ceased operations under its original name. The railroad, whose tracks were laid approximately 100 yards down the hill from this residence, "placed the county in the best possible position for the development of all its resources" (Young: 8). The idea for the railroad, affectionately known as the Riney-B, although conceived and promoted by wealthy and influential local businessmen to enlarge their markets for hemp, one of the leading crops of Jessamine County at the time, and to bring coal and timber from the eastern part of Kentucky to Nicholasville, was used for many other purposes, including shopping trips and for the transportation of children to school.

The location and path of the street upon which the present residence is located, North Central Avenue, (formerly Central Avenue) is understandable now only in light of its development around the railroad tracks. North Central Avenue takes a jog to the right at the bottom of the hill where the tracks once were. Parallel to the tracks was a 40'-wide street called "Commerce Street", which no longer exists but which was used for the loading of commercial products for the train. A special depot for the Riney-B was built on Main Street, approximately one-and one-half blocks away from the Payne-Saunders House, so that residents in the neighborhood that grew up around the railroad could walk to the depot and travel by train in virtually any direction after the railroad came on line.

The Riney-B, or the Richmond, Nicholasville, Irvine and Beattyville Railroad, was in existence for a short time, from 1890 until 1899, when it was taken over by the Louisville and Atlantic on August 19, 1899. The latter completed the final 34-mile

United States Department of the Interior
National Park Service

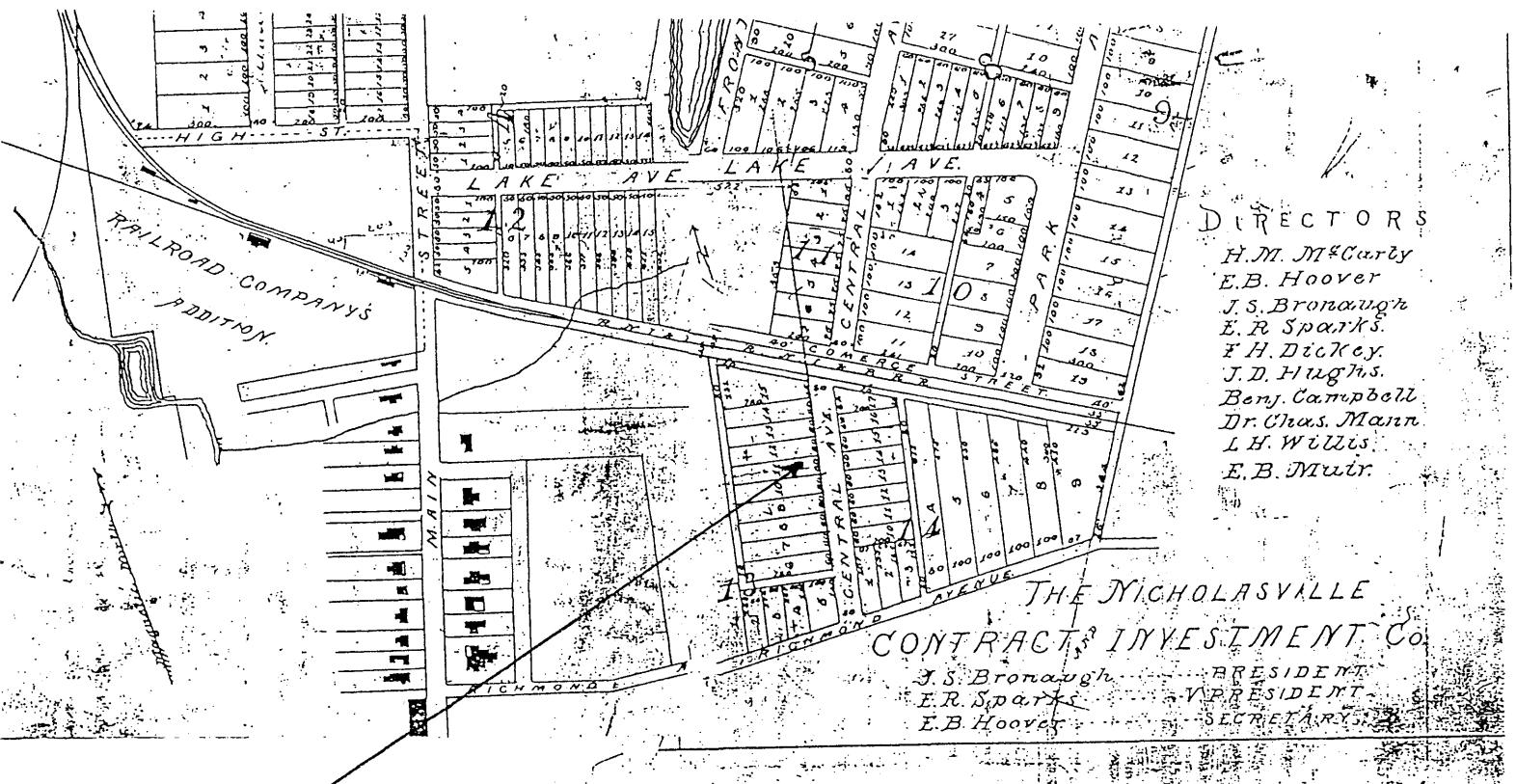
National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75

Jessamine County, KY

Section number 8 Page 2

segment between Irvine and Beattyville in November of 1902 (Sulzer: 35). The Payne-Saunders House, built in approximately 1898, is one of the only surviving residences left to serve as a remainder of the long-abandoned railroad. It is the only residence remaining on North Central Avenue to the south and west of the area where the Riney-B tracks ran and is located approximately one-and one-half blocks from the Riney-B depot on Main Street, that has been destroyed and replaced by the Nicholasville city hall building.



PAYNE-SAUNDERS HOUSE

The "Duncan Heights Addition to Nicholasville" as developed by
The Nicholasville Contract and Investment Co.
(1891)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-7
Jessamine County, KY

Section number 8 Page 3

Creation of the Railroad

The Riney-B railroad has its origins in a contract dated October 11, 1888, between the Ohio Valley Improvement and Contract Company and The Richmond, Nicholasville, Irvine & Beattyville Railroad Company, recorded in a deed in the Jessamine Courthouse dated February 4, 1891. That deed disclosed that the RNI&B Railroad Company purchased from the Ohio Valley Improvement & Contract Co. a strip of ground sixty-six feet wide running in a straight line east for about 2729' towards Main Street, (parallel with Central Avenue), then crossing Main Street at the site of the railroad depot, then sharply curving almost due north at High Street, intersecting with the main line of the Cincinnati Southern Railroad.

The Riney-B, whose railroad cars bore the name of "The Kentucky River Route," ran east through Jessamine, Madison, Estill and Lee counties and through some of the most beautiful scenery in this part of the country. The railroad transversed the Kentucky River twice and traveled through two tunnels, the Marble Creek Tunnel and the 2 Million Tunnel, before reaching its destination at Beattyville. Just east of Nicholasville the Riney-B was "replete with grades up to 1.7 percent, a 253' tunnel, two trestles of 570' and 770' lengths, respectively, and numerous curves" (Sulzer: 37).

The RNI&BRR, which ran two passenger trains a day in each direction, ran east out of Nicholasville through small towns such as Perry, Lavenia, Logana, through Camp Daniel Boone, Valley View, Whitlock, Million, Newland and onto Richmond, Kentucky in Madison County. Richmond was the terminus of the Louisville and Nashville Railroad and travelers from the Riney-B could transfer onto that railroad and travel to Paris in Bourbon County, to Scott County and to the south as far as Nashville, Tennessee.

A beautiful bridge, called the Riney-B, over the Kentucky River at Irvine remained almost intact until World War II when it was salvaged for scrap during the war. It was blown up on the 17th day of November 1942. There remains from the days of the Riney-B remnants of a tunnel at Logana, Kentucky, which was known as the Marble Creek Tunnel when the train was operational (Sulzer: 42).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75
Jessamine County, KY

Section number 8 Page 4

*Impact of the Railroad on Development
in Jessamine & other Counties in the early 1900's*

One of the periods of the greatest building activity in Jessamine County, from 1875 to 1900, was due to the development of the railroad (Survey: 3). During its era, the Riney-B served a "vital purpose in the life of communities along the way. . ." (J.C.H.S.: 9). The train would carry students to school and it was not unheard of for the train to wait for those who were running late.

In addition to carrying passengers, salesmen and students, the railroad was originally intended to carry commercial products, particularly hemp. In 1889, Jessamine and two other Bluegrass counties grew one-half of all the hemp grown in the country. (J.C.H.S.: 9) No other county grew more hemp per acre than Jessamine. By 1850, the hemp production in the county reached 40,000 tons, valued at \$5,000,000. In 1840 there were 14 hemp factories in Jessamine County. Much of the early growth and prosperity of Jessamine County was due to the success of the cash crop, hemp (Survey: 5). By 1870, more hemp had been produced in Jessamine County than tobacco (Collins: 266).

One of the primary promoters of the railroad and the development known as the "Duncan Heights Addition" to Nicholasville was the Honorable E.R. Sparks. Sparks carried on a "large manufactory for hemp in the county seat. . ." and he looked to the creation of a railroad to increase his markets for this most profitable crop (Survey: 177). It is believed that Mr. Sparks and another man, J.S. Bronaugh, conceived the idea of a railroad to promote their commercial enterprises years before it was in operation.

The introduction of the railroad directly lead to the development of the portion of the town of Nicholasville that was north of Richmond Avenue (Union Mill Road) and to the east of Main Street, known as the Duncan Heights Addition in which the property is located, where there previously existed only a few houses and farms. The street upon which the Payne-Saunders house is located, N. Central Avenue, (formerly Central Avenue) still exists, though it has been divided into a north and south section. However, the majority of the streets and homes that were built in the Duncan Heights Addition no longer exist. Sparks and Bronaugh, spearheaders of the Riney-B, also

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetPayne--Saunders House, JS-N-75
Jessamine County, KYSection number 8 Page 5

were behind the development of the Duncan Heights Addition (Deed Bk. 8, p. 230-1).

Duncan Heights Addition

The name of the addition, Duncan Heights, is derived from the name of the man who sold the land for the new subdivision, Robert Duncan (1826-1912). He was the grandson of Benjamin Blackford, whose farm was located just north of Nicholasville but later was owned by Mr. Robert Duncan (Young: 81). The home built by Benjamin Blackford at 610 Main Street (Js-N-1), known as the Duncan House, was originally a large homestead. However, in 1890, Robert Duncan sold to the Nicholasville Contract and Investment Company for the sum of thirty-five thousand one-hundred and ninety-four dollars (\$35,194) a portion of his land containing approximately 180 acres (Deed Bk. 7, p. 264-5).

The deed conveying the above-referenced property was replete with references to the RNI&BRR and its course through the lands of Robert Duncan. In return for conveying a portion of his property, Mr. Duncan not only received the sum mentioned above, but had the honor of having a major subdivision in Nicholasville named after him. The original land for the cemetery where Mr. Sparks and Mr. Bronaugh are buried, behind the Payne-Saunders residence, consisted of six acres deeded to Nicholasville by Robert Duncan.

E.R. Sparks was the owner of a substantial amount of property in Nicholasville, as shown on the Beers Map of Nicholasville circa 1871 (published in 1877). He owned a commercial building on Main Street next to the Jessamine Courthouse (Js-N-45). His home was on the northeast corner of Richmond and Main St. (Js-N-2) and he also owned a hemp and bagging factory that was on the opposite side of Main St., as shown on the 1877 atlas. As the production of and markets for hemp increased, it was natural for him to think of a railroad as a means of commerce for transporting his product to the eastern part of the state, particularly to Richmond in Madison County where he could connect with another railroad that had its terminus there. All Mr. Sparks had to do to take his product to the train was to travel less than one block down Main Street to the train depot or travel up Union Mill Pike (now Richmond Avenue), turn left on Central Avenue, and proceed down the hill to a street named "Commerce" right next to the tracks.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75
Jessamine County, KY

Section number 8 Page 6

Edwin R. Sparks was the Vice President and one of the directors of the company known as The Nicholasville Contract & Investment Co., that developed and sold lots in the Duncan Heights Addition. As an early historian of Nicholasville remarked of him:

His enterprise, coupled with his faith in the future of Nicholasville, and his large investments, both in manufactories and in the laying out of additions and construction of streets and houses, have been greatly instrumental in increasing the population of Nicholasville, and in widening its influence and traffic (Young: 254).

President of that Company was John Spear Bronaugh, who was admitted to the bar in 1847 at Nicholasville. Mr. Bronaugh was the owner of a commercial structure across the street from the Jessamine County Courthouse (Js-N-48) and was the owner of several properties in Nicholasville as of 1871. He lived in one of the best-designed examples of three Italianate houses in Nicholasville on the SW corner of Walnut and Second Streets (103 N. Second). As one noted historian of Jessamine County said of him in his book published in 1898:

At a time when the government of Nicholasville needed a strong hand and an economical administration, Mr. Bronaugh was called by the voice of his townsmen to assume the duties of the Mayoralty. He evolved order out of chaos, systematized all the affairs of the city government . . . he has been enterprising and has been a leader in all that has brought the county to its present prosperity and splendid development. (Young: 267-68).

Along with Mr. Bronaugh and Mr. Sparks, there were two other men worthy of mention who were directors of the Company that developed the "Duncan Heights Addition" in conjunction with the development of the railroad. One of the directors of that company was Col. H.M. McCarty who was one of the most successful and distinguished journalists in Kentucky. He was Secretary of State under Governor Knott (Young: 179).

Another director of the company was a Dr. Charles Mann, a surgeon in the Confederate Army who cared for the sick and wounded at Camp Dick Robinson

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

8

7

Section number _____ Page _____

Payne--Saunders House, JS-N-75

Jessamine County, KY

located south of Nicholasville during the Civil War. After the war he conveyed the dead to Nicholasville and had them buried in the Maple Grove Cemetery where a special monument marks their graves (J.C.H.S. 13).

*Other Properties Associated with
the Payne-Saunders House*

Almost one-hundred years have passed since the Riney-B went out of existence in 1899. The railroad itself existed under other names for a number of years thereafter, until September 30, 1932 when the last run was made. It was the introduction of automobiles that lead to the demise of the Riney-B and now, from the Payne-Saunders residence, it is the sound of vehicles that is heard rather than the occasional sound of a train. The view from the north side of the residence once revealed vacant land, except for the train tracks, and the sight of trains and its traffic; now the view is that of the Maple Grove Cemetery where the first person was buried there near the Richmond Avenue entrance in 1849.

Adjacent to this residence on the south side of N. Central Avenue is an old log home now completely concealed by siding which was, according to local residents, the home of a railroader at the turn of the century. Legend has it that when the railroad ceased operations, the owner of the residence attained a considerable collection of dining car china, silverware, etc. There once was another residence adjacent to the subject residence on the north side of North Central Avenue that was even closer to the tracks of the Riney-B but the town of Nicholasville purchased that property for an extension of the Maple Grove Cemetery and tore down the house in the early 1970's.

On the opposite side of N. Central Avenue from the residence, on the east side of N. Central Avenue, there are now two structures. The residence directly opposite of the Payne-Saunders House, across N. Central, was not built until 1920, after the Riney-B ceased operations. The structure to the north of that one was a sanitarium in the late 1890's. To the south of these residences on N. Central, at the time the Riney-B was in existence, was property owned by the Stratton Lumber Company and it is believed no other homes existed on the east side of N. Central Avenue in the late 1890's.

Thus, the Payne-Saunders House remains as one of the few isolated reminders that the tracks of the Riney-B ever existed just north of the property. There is a slight

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetPayne--Saunders House, JS-N-75

Jessamine County, KY

Section number 8 Page 8

elevation in the topography of the land where the tracks once were but eventually the Maple Grove Cemetery will need to expand their holdings into that area and even that visible reminder will soon be gone. (See photos - views facing east and west down the path of the tracks). The Payne-Saunders House is now completely bounded on two sides, north and west, by the Maple Grove Cemetery. It is the principal feature that can be seen from the residence where many of the promoters and developers of the railroad are buried.

Mr. Sparks is buried in the Maple Grove Cemetery behind the Payne-Saunders residence, about 125 yards from the former railroad tracks he helped create. Mr. J.S.C. Bronaugh is also buried there. Both Mr. Sparks and Mr. Bronaugh have two of the largest, most elaborate monuments in the cemetery. Ironically, it was at the office of John Bronaugh that a corporation was formed for the creation of the Maple Grove Cemetery in 1865 (J.C.H.S. 13). The original cemetery fronted on Richmond Avenue and not on Main Street as it now does. Had this not been the case, there would not have been ample room for the tracks of the Riney-B.

The original owner of the Payne-Saunders residence, Estill Payne, purchased it in June of 1898. He was a descendant of Henry Payne, who in March of 1830, helped organize a railway company in Lexington that ultimately constructed the railroad known as the "Lexington and Frankfort", the first railroad built in Kentucky and the first railroad west of the Alleghenies (Clark: 264). Henry C. Payne was among the incorporators of that railroad in 1830 (Perrin: 524; Ky.H.S.: 21). His descendant, Mr. Estille Payne, who possibly worked on the Riney-B, lived in this residence from 1898 until 1906.

Another resident of the house, who lived here from 1908 to 1910, Letcher Saunders, (1864-1939), was a clerk in the freight offices of the Louisville & Nashville R.R. Company at Louisville before returning to Nicholasville in 1885. About a month after his return, he was elected to the office of Circuit Clerk of Nicholasville and served without opposition for a second term (Young: 249). He was regarded as "one of the most expert penmen and careful clerks that have ever served the people of Jessamine." (Young: 248) Mr. Saunders and his wife, Lizzie B., (1865-1955) are both buried in the Maple Grove Cemetery, adjacent to this property. Letcher Saunders is a descendant of James Saunders who was appointed Secretary of State under Governor John Breathitt in 1832 (Johnson: 256).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Payne--Saunders House, JS-N-75

Jessamine County, KY

Section number 8 Page 9

The home is known locally as the Sam Corman residence as it was, for seventeen years, the family home of Mr. Corman, the present Mayor of Nicholasville. Mr. Corman is currently in his second term as Mayor, having begun his first term of four years in January of 1990. Currently, he is in his third year of a five-year term. Mr. Corman, his wife, Nancy, and their family lived in the home from 1969 until 1986.

The Riney-B gave to Nicholasville a golden age of industrial growth and romance that may never again be equalled." It may have generated power and wealth for some but it left a permanent mark on the path and course of development of Nicholasville from the time it was conceived until the present. In examining the development known as the "Duncan Heights Addition," the Payne-Saunders House, constructed in direct response to the construction of the Riney-B, is locally one of the most easily recognizable homes remaining from that subdivision as other houses and streets have changed extensively or have been demolished. Given the proximity and spatial relationship of the Payne-Saunders House to the Riney-B Railroad, as well as the visibility the House afforded of the tracks and trains, the Payne-Saunders House can be considered locally as one of the best resources by which to remember the existence of that railroad and its magical era.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75
Jessamine County, KY

Section number 9 Page 1

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5. Register of Kentucky State Historical Society, Frankfort, Kentucky, Geo. G. Fetter Printing Co., Louisville, January, 1903, Vol. I, No. 1.
6. Johnson, E. Polk. A History of Kentucky and Kentuckians, The Leaders and Representative Men in Commerce, Industry and Modern Activities, Vol. I, The Lewis Publishing Company, Chicago-New York, 1912.
7. Young, Bennett H. A History of Jessamine County, Kentucky, from its Earliest Settlement 1798 to 1898. Courier-Journal Printing Co., Louisville, Ky, 1898.
8. The Kentucky Heritage Commission in conjunction with the Jessamine County Historical Society. Survey of Historic Sites in Kentucky, Jessamine County, 1979.
9. Sulzer, Elmer G. Ghost Railroads of Kentucky. Vane A. Jones Co., Indianapolis, Ind., 1967.
10. Collins, Lewis. History of Kentucky. Vol. II, Kentucky Historical Society, 1966.
11. Beers Map of Nicholasville, Jessamine County, Ky., showing town as of circa 1871, published in 1877.
12. Deed Bk 8, p. 228-31, Jessamine County Courthouse.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Payne--Saunders House, JS-N-75
Jessamine County, KY

Section number 9 Page 2

13. Modelski, Andrew. Railroad Maps of North America, The First Hundred Years
(1929), U.S. Government Printing Office, Washington, D.C., 1984.

14. 1993 - Deed Bk. 307, p. 508 - Cleary to Lichtmann
1988 - Deed Bk. 236, p. 544 - Smith to Cleary
1986 - Deed Bk. 215, p. 461 - Cormans to Smiths
1969 - Deed Bk. 102, p. 300 - Horns to Cormans
1965 - Deed Bk. 88, p. 269 - Sternbergs to Horns
1951 - Deed Bk. 60, p. 391 - Folger to Margaret Sternberg, only heir
1910 - Deed Bk. 24, p. 499 - Saunders to Folgers
1908 - Deed Bk. 20, p. 183 - Charles Martin to Letcher Saunders
1906 - Deed Bk. 20, p. 181 - Paynes to Charlie Martin
1898 - Deed Bk. 14, p. 91 - Nicholasville Contract & Investment Company
to Estill Payne
1892 - Deed Bk. 7, p. 265 - July 8th, 1892 lien released by Robert Duncan
on Block 13, Lots 10 & 11
1890 - Deed Bk. 7, p. 264 - Robert Duncan to the Nicholasville &
Investment Company
Jessamine County Courthouse

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Payne--Saunders House, JS-N-75

Jessamine County, KY

Section number 10 Page 1

Verbal Boundary Description

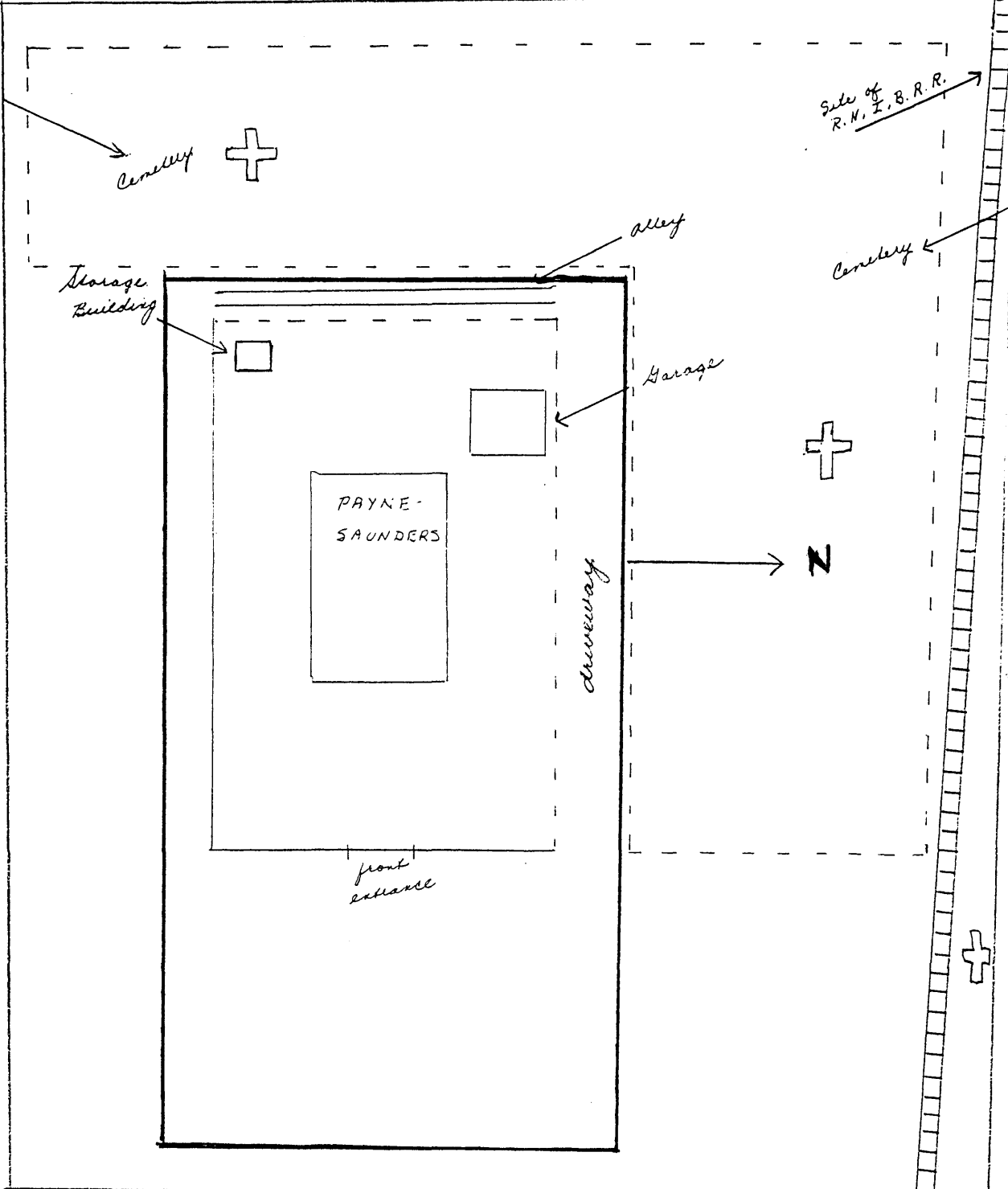
The boundaries of the nominated property include the main residence located at 503 N. Central Avenue, Block 13, Lots 10 & 11 of the Duncan Heights Addition in Nicholasville, a rectangle of 95' x 280' in size, bounded by N. Central on the east, by a residence at Block 13, Lot 9, of the same Duncan Heights Addition to the south, and by the Maple Grove Cemetery to the north and west. The property lies off N. Central, with Lake Avenue to the north, Richmond Avenue to the south and Main Street to the west.

Boundary Justification

The selected boundary includes the main house and all outbuildings.

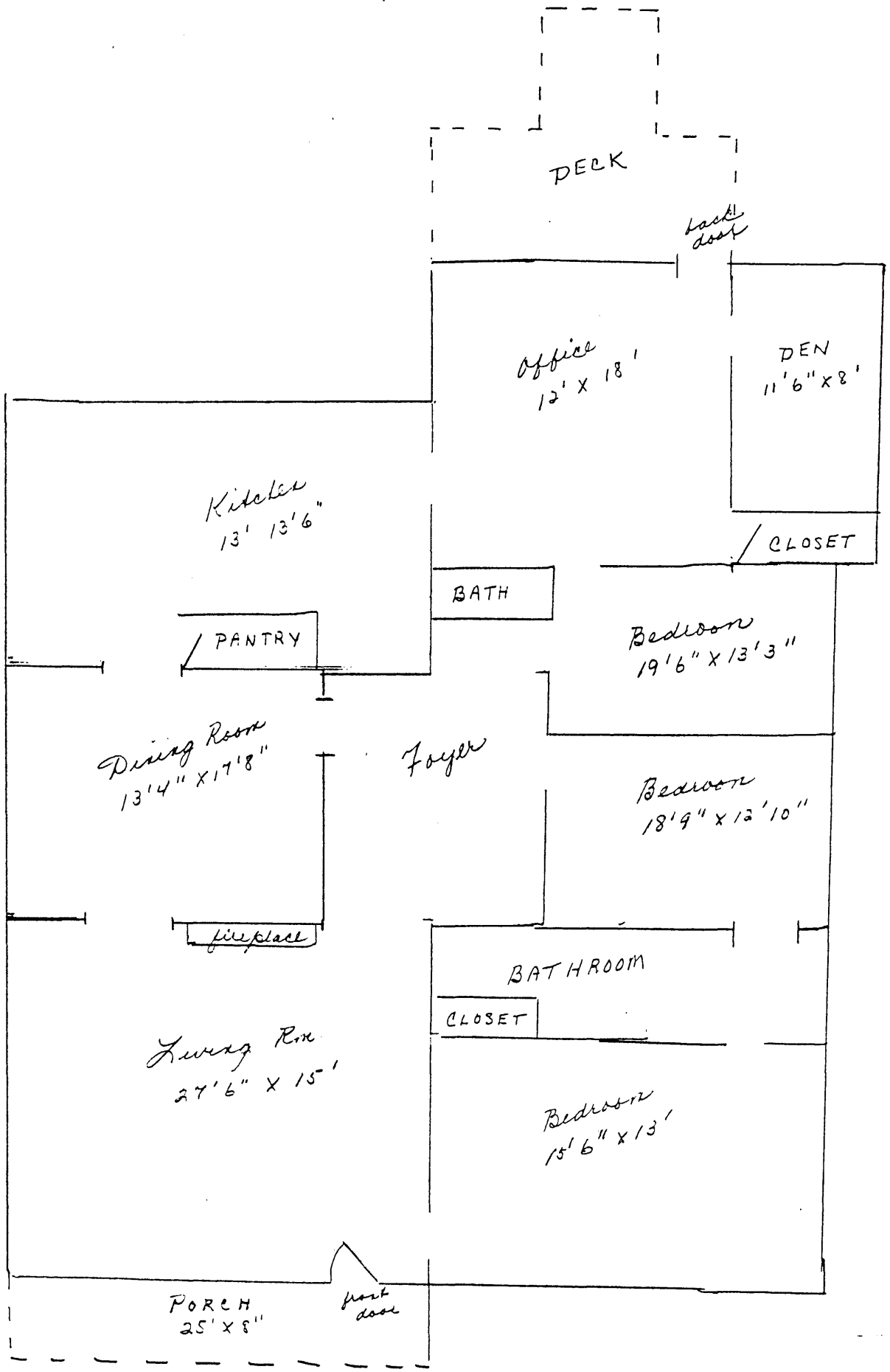
(MAIN STREET)

RICHMOND AVENUE



N. CENTRAL AVENUE

PAYNE-SAUNDERS HOUSE
JESSAMINE COUNTY, KY



Payne-Saunders House

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Payne--Saunders House, JS-N-75

Jessamine County, KY

PHOTOS 1

Section number _____ Page _____

Photos of Payne-Saunders House

This information is the same for all photos:

Location: 503 N. Central Avenue, Nicholasville, Jessamine County, Kentucky.

Photos taken on April, 1996.

Photographer: Charlene Lichtmann

Location of negatives: Kentucky Heritage Council, Frankfort, Kentucky

1. Front view of house, camera facing west from N. Central Avenue.
2. Rear view of house, camera facing east with partial view of cedar deck.
3. Side view of house, camera facing west, with partial views of driveway and garage.
4. Rear view of house, camera facing northeast with full view of cedar deck.
5. Side view facing south showing magnolia tree.
6. Side view of house, camera facing southwest.
7. Rear yard with camera facing west towards Maple Grove Cemetery behind wooden fence.
8. Storage shed with camera facing to the southwest corner of rear lot.
9. View from house facing northwest where the tracks of the Riney-B railroad were, now showing part of the Maple Grove Cemetery.
10. View from house facing northeast. The train tracks ran parallel to the small road that can be seen in the photo.