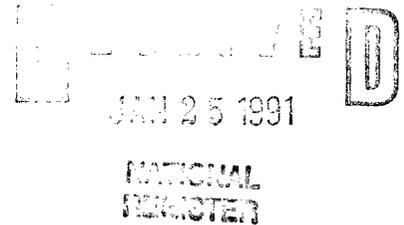


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16).

1. Name of Property

historic name West Fayette County Rural Historic District other names/site number NA

2. Location

street & number NA city, town Lexington state Kentucky code KY county Fayette code 067 zip code 40510

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/district/site/structure/object categories.

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 3 (198 acres)

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official David L. Morgan Date 1-16-91 State Historic Preservation Officer, Kentucky Heritage Council State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. See continuation sheet. determined eligible for the National Register. See continuation sheet. determined not eligible for the National Register. removed from the National Register. other, (explain):

Entered in the National Register

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

AGRICULTURE; field, outbuilding, storage
animal facility
DOMESTIC; single dwelling, secondary struc.
RECREATION; sports facility

Current Functions (enter categories from instructions)

AGRICULTURE; field, outbuilding, storage,
animal facility
DOMESTIC; single dwelling, secondary structure
RECREATION; sports facility

7. Description

Architectural Classification

(enter categories from instructions)

NO STYLE; vernacular domestic and agriculture
Colonial Revival
Classical Revival

Materials (enter categories from instructions)

foundation Stone, concrete
walls Wood, brick
stone
roof asphalt, metal, slate
other stone structures

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

AGRICULTURE
ARCHITECTURE
SETTLEMENT

Period of Significance

circa 1790-1940

Significant Dates

NA

Cultural Affiliation

n/a

Significant Person

NA

Architect/Builder

McMeekin, Robert;

Gratz, Warfield

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

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kentucky Heritage Council

10. Geographical Data

Acreage of property 3702 +/-

Lexington West Quad map

UTM References

A	<u>1,6</u>	<u>712330</u>	<u>4219750</u>
	Zone	Easting	Northing
C	<u>1,6</u>	<u>714540</u>	<u>4215760</u>

B	<u>1,6</u>	<u>713510</u>	<u>4218800</u>
	Zone	Easting	Northing
D	<u>1,6</u>	<u>713560</u>	<u>4213490</u>

Lexington West Quad

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Christine Amos
 organization Lexington-Frankfort Scenic Corridor, Inc. date August 1, 1990
 street & number Route 5 Box 365 telephone (502) 633-5530
 city or town Shelbyville state Kentucky zip code 40065

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West Fayette County Rural Historic District

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The West Fayette County Rural Historic District nomination is the result of a comprehensive historic survey of western Fayette County. This nomination documents the qualities and features which allow a decision that an historic property meets National Register criteria. In addition to the information contained in this document, the project design included the completion of Kentucky Individual Inventory Forms for each historic property surveyed. Those forms include additional information concerning the history and development of each property, its historical and/or architectural significance, and are accompanied by extensive black and white photographs (archived at the Kentucky Heritage Council, Frankfort). Kentucky Heritage Council survey methods do not require that buildings be measured. A project Survey Summary Report subsumes all survey and documentation performed during the course of the project. It details the project methodology, identifies and describes historic themes represented by resources, whether those resources meet National Register eligibility or not, and describes at length, the justification used to determine the boundaries for the district(s) and to nominate individual resources outside the district.

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The West Fayette County Rural Historic District is an historic agricultural landscape encompassing approximately 3,702 acres in western Fayette County, Kentucky. The district contains fifteen historic farmsteads. All are either working diversified farms or Thoroughbred establishments. Some are a combination of both. The historic buildings, structures, sites and landscapes contained in the district represent significant trends in agricultural practices in the Bluegrass region over an historic period of 150 years. The district includes a total of 209 historic resources including 174 contributing and 35 non-contributing resources. The nominated area lies within the Bluegrass region of Kentucky. The inner Bluegrass is a twelve county, agriculturally-productive area of roughly 2,400 square miles, characterized by a gently rolling Karst topography of silt loam soils underlain with porous limestone, and watered by creeks, tributaries and springs.

Properties within the West Fayette County Rural Historic District address both north and south sides of the Old Frankfort Pike and the north side of Versailles Road (U.S. 60), the regional transportation corridors that have connected Lexington with the nearby county seats of Frankfort and Versailles since settlement. New Circle Road, a four-lane road that encircles Lexington, dividing the intensely developed urban area of Lexington from the more rural sections of the county forms a portion of the district's eastern boundary. The Town Branch, a major creek that flows out of Lexington forms a natural geographic north boundary for much of the district. The 4-lane Versailles Road marks the district's southern edge.

The great majority of the nominated area is agricultural, with most acreage devoted to activities of the 20th century Thoroughbred horse industry including breeding, raising and training. Keeneland Racetrack (a National Landmark listed on the National Register) is the sole commercial enterprise in the area, focused on the racing and sales of Thoroughbred horses. The horse farms within the district are significant not only as historic properties, but for their scenic value. Hundreds of well-tended acres of rolling Bluegrass pastures, farm buildings visually joined through a reiteration of wall, trim and roof colors, and the landscape patterns of tree-lined drives, result in a landscape that is recognizable to visitors from around the globe. Also within the district are

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areas devoted to diversified farming with areas of cultivated fields, open and woodland pastures, groupings of agricultural and domestic building complexes, and isolated tobacco barns.

The appearance and significance of the West Fayette County Rural Historic District is defined by historic properties that represent four periods of history from circa 1790 through 1940 within the themes of settlement, agriculture, and architecture. The theme of agriculture is the dominant historical trend represented by the greatest number of resources, and is the theme that most affects the character of the district as a resource. Historic patterns resulting from settlement activities and domestic architectural design do not account for the majority of change within the district, but are no less important to understanding the evolution of the district over time.

The primary and secondary identified historic themes are represented by resources during some time periods, but not during others. The following table indicates which themes are represented by properties during each era. The table also suggests changes in the character of the district over time.

Themes Represented by Historic Resources Per Period

1790-1820	1821-1865	1866-1918	1919-1940
	Agriculture	Agriculture	Agriculture
Settlement			
Dom. Arch.	Dom. Arch.	Dom. Arch.	Dom. Arch.

The Settlement Era Landscape: 1790-1820

Main residences, spring houses associated with domestic complexes, and the planned inter-relationships between built compounds and the land comprise the settlement resources in the district. The theme of settlement is represented by the spatial patterns established in the siting of these farmsteads, and the relationship of the domestic resources to transportation corridors and water sources. The theme of domestic architecture is represented by five historic resources within the district. Due to changes in agricultural practices, resources that represent agriculture

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from the period, including barns, stables and other out buildings are rare throughout the region and non-existent in the district. Although the theme of agriculture is not represented by surviving material culture (ie: buildings and structures), knowledge of the first efforts of settlement farmers is important to understanding later developments within the theme.

The early natural environment of the Bluegrass region contained dry and moist areas vegetated with cane breaks, forest, semi-open savanna woodlands and clearings around salt licks. The primary patterns of settlement followed those of Virginia, where the individual plantation or farmstead, settled without benefit of nearby town, characterized a landscape of isolated habitations, loosely linked to similar compounds in a community bound by the spirit of shared experience. The first indelible landscape patterns which date to this era include the relationships between settlement roads, farm water sources and building complexes; among buildings within domestic complexes; and between domestic and agricultural buildings and land areas. District examples of settlement siting patterns are apparent at the Richard Gray House (FA332) and the Hugh Muldrow Farm (FA333). These farm residences, established in the late 18th century are located on the sides of hills, above developed springs that continue to flow. Each house addresses the Rice Road with surviving period domestic out buildings located in the rear yard area and agricultural buildings placed beyond the domestic area.

During the period, the majority of agricultural lands served as pasture, both improved and not, that supported herds of diversified stock such as cattle, swine and horses. Cultivation focused on labor-intensive cash crops and staples as corn, wheat and hemp. Barns were not common features on these settlement farms. Rather, grain was stacked out-of-doors "on a hard piece of ground, where a space was cleaned off, and, at a leisure time, the grain was tramped out...and stored away." (Perrin,1882:114; Clark,1977).

Contributing domestic architectural resources from the era include the main dwellings at the Richard Gray house (FA 332), Hugh Muldrow Farm (FA 333), Keen Place (FA 336), Idle Hour Stock Farm (FA 349), and Robert Tilton House (FA 351). The process of settlement is illustrated by the location of

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these dwellings and the relationship each shares with its water source and transportation access. Every residence is located within 50 yards of an improved spring. The Gray, Muldrow, Keen and Payne houses (the last at the Idle Hour Stock Farm) address the early transportation corridors of Versailles and Old Frankfort Pikes and Rice Road, while the Tilton house is oriented north, to no known road. The front of this important, one-and-one-half-story, brick masonry, center passage house looks north to acreage that drops in elevation to the floodplain of the Town Branch.

Information concerning the important theme of tradition and change in rural domestic vernacular regional architecture is contained within the district's architectural resources from the period. The forms, plans, design details, materials and workmanship that characterize settlement dwellings in the district reveal important information concerning the influences of style, interior spatial organization and building material and construction practices. Of the five surviving buildings that are known to be settlement era residences, four are of brick masonry construction and one, the Hugh Muldrow house (FA 333), is built of hewn logs. All were originally one-and-one-half to two-stories in height. Three are configured on the center passage plan: the Richard Gray house (FA 332), Idle Hour Stock Farm (Nathan Payne house FA 349), and Robert Tilton house (FA 351); and one is a double-pile, hall-parlor plan (Keen Place (FA 336). The four brick buildings display a cross-section of sophisticated interior woodwork including mantelpieces, reeded architraves, paneling, wainscotting, and central stairs.

The single contributing stone spring house identified in the district is located at the Hugh Muldrow house (FA 333). A rectangular, limestone structure with gable roof surrounds the spring and outpour. Although other springs are located within the district, this example is the only one identified with early improvements still intact.

The Antebellum Landscape, 1821-1865

Changes in agriculture and domestic architecture affected the appearance of the district during the antebellum period. Although examples of surviving period material culture are relatively few, they constitute important elements within the

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district matrix. The theme of agriculture is represented by examples of woodland pastures; a distinct regional vegetation pattern, and rock fencing. Domestic architecture is represented by new and remodeled resources.

Materially, the antebellum farm as a type was a continuation of earlier established farms with additions and modifications of buildings and structures, or a newly established complex, separated from older, larger holdings. The tradition of dividing farms into separate areas of woodland pastures, crop land, woodlot, hay meadow, orchard and building complex continued. The majority of farms with larger acreages continued to devote a greater percentage of land to pasture and meadow. Quarried limestone supplemented wood for fencing material and the new, dry-laid rock walls defined fields, pastures, and farm boundaries. New buildings and structures from the era included barns and stables to house valuable livestock, corn cribs built among farm buildings and isolated within fields, ice houses, slave quarters, and spring-fed, stone-lined ponds. As distinct from its settlement counterpart, the antebellum farm was an intensively improved landscape with significantly larger clearings and numerous woodland pastures. Resources in the West Fayette County Rural Historic District that represent antebellum agriculture include the individual features of rock fencing and remnants of woodland pastures.

Rock fencing is found infrequently within the district, making those examples of the resource especially notable. All examples are located parallel to local and regional roads and include: a substantial length of wall on the east side of Rice Road fronting the Richard Gray house (FA 332); on the east side of Rice Road along the Keeneland Racetrack boundary (FA 335); and at the intersection of the Old Frankfort Pike and Viley Road. The section of rock fence on the north side of the Pike, opposite Bluegrass Heights (FA 345) is located on property where survey was not allowed. The fence, however, is considered very significant, and this right-of-way along the road is included within the district boundary. All mid-to late 19th century examples are traditional dry-laid, uncoursed, limestone rock fences capped with a with vertical stone coping. Sections that have been mended during the 20th century are often chinked with concrete. This restoration procedure does not compromise the overall integrity of the structure. 20th century rock fencing

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differs from its 19th century counterpart in material, form, craftsmanship and design and are more correctly called stone fences. Examples like the road frontage fence at Keeneland (FA 335) display a mortared ashlar limestone wall. The coarse texture and pleasing, basketweave design of this stone wall is significant among the region's stone walls of later periods and is the best example of the type in the Old Frankfort Pike project survey area.

The woodland pasture is identified as an increasingly rare cultural remnant with dates of origin that can be traced to the early 19th century. This resource type was a distinguishing feature of the antebellum Bluegrass landscape. The savanna-like pastures are dotted with species of hardwoods including Blue Ash, White, Red and Burr Oak, Elm, and Walnut, and were developed and maintained by Bluegrass stockgrowers who appreciated the aesthetic and economic value of shaded, productive pasture. A traveller in 1834 described such a feature. "The woodlands are all inclosed [sic]; the underwood and the useless trees are removed and the valuable timber trees are left, standing sufficiently wide apart to admit the rays of the sun...The ground is then sown with grass and extensive tracts, which would otherwise have been mere forest, are thus converted into spacious lawns, studded with noble trees." (Western Monthly Magazine;1834, 538).

The 20th century farming practices of intensive tobacco cultivation, the effects of wide-cut, large horsepowered machinery, intensive grazing, and mowing practices have depleted and endangered the woodland pasture until, in most examples, the property is a remnant of its original form. Three examples of woodland pasture remnants exist within the district; at Calumet Farm (FA 343), Bluegrass Heights Farm (FA 345), and Idle Hour Stock Farm (FA 349). The densely-vegetated front yard area at Keen Place, that buffers the residence from the Versailles Road does contribute to the property's setting, but is not considered a woodland pasture, although vegetation species are similar. Another remnant is located in the southeast quadrant of the Old Frankfort Pike and Viley Road intersection, on a farm that does not contain significant historic buildings. These woodland remnants, although greatly reduced from original densities, are very important features of the historic Bluegrass landscape and contribute to the historic setting of the district.

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Since settlement, prosperous Bluegrass agriculturalists were involved in the racing and breeding of fine stock that lead to the establishment of the Thoroughbred and Standardbred as recognized racing and pacing breeds. Although large sums were spent on and won by these animals, the farm accommodations did not reflect the vast capital invested in such horses. Most known examples of antebellum horse barns resemble other stock barns, with weatherproof board and batten siding, and adjustable ventilation in windows, doors and sometimes roof cupolas. The majority of known examples are distinguished not by design or decoration, but by their fulfilling the needs of good ventilation, adequate space, and drainage (KHC files; Amos;1988). No livestock-associated buildings from the period were identified in the district.

During the agriculturally prosperous antebellum, both newly built and remodeled dwellings dramatize the wealth enjoyed by many area farmers. Antebellum residences with Greek Revival details are located at Sherley's Crest (FA 277) and at the Dinsmore Steele farm (FA 350). Both properties address the Old Frankfort Pike, the regional connector between Lexington and Frankfort. The house at Sherley's Crest is a double-pile center passage configuration, somewhat rare in Fayette County with characteristic interior details including shouldered woodwork, two-dimensional mantles, and fine staircase. The center-passage Dinsmore Steele residence takes a simple, one-story, single pile form and enhances the facade with a proportionately scaled Greek Revival portico on squared columns. Enlarging and altering occurred at the Richard Gray house (FA 332) and the Hugh Muldrow house (FA333). At the Gray house, the one-and-one-half story Flemish-bond brick, center passage gained a full second story, with the extension of common bond masonry walls, while Muldrow's heirs simply enlarged the two-story log dwelling with an addition that transformed the house into a t-plan configuration.

The only ice house known to exist in its complete form (with building above a stone, or brick-lined pit) is at the Mrs., Dinsmore Steele House and Farm (FA 350). The example is a domestic rear yard-located, brick-lined pit topped by a wood framed, octagonal, wood shingled building. No other ice houses were identified within the entire Old Frankfort Pike project survey area.

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Agricultural Industry: Tobacco and Blooded Horses 1866-1918

The dominant character of the district is derived from changes in agriculture during this and the following periods; specifically the emergence of the blooded horse farm and the establishment of the white burley industry. Events within the theme of domestic architecture also influence the district's material culture.

The typical turn-of-the-century farm, focused more on tobacco production and less on diversified stock and crop raising, displayed dependable characteristics as a property type, with modifications relative to the acreage, land productivity and financial capabilities of the owner. The characteristic farm included domestic and agricultural building complexes, tobacco barns located among other buildings and isolated among fields, new specialized buildings, and land patterns of interchangeable cultivated fields, woodlots, orchards, and ever-declining numbers of woodland pastures. Changes to the landscape due to intensive cultivation of tobacco is well documented.

The singular resource that represents the trend is the tobacco barn (with stripping room within or attached). The early tobacco barn form has changed little since its inception. The functions of adequate ventilation and tier rail space to hang the leaves have always dictated the form of the tobacco barn. A variety of design features that answer these needs include loosely sheathed walls, ridge ventilators, moveable wall vents placed vertically and/or horizontally, single, double and triple drive doors, and hanging tiers placed parallel to the ridge or perpendicular (in the less frequently-built rack barn.) The earliest tobacco barns were built of solid timber frames, with mortise and tenons joined with pegs. One pegged tobacco barn exists in the district at the Hugh Muldrow Farm (FA 333). More common in the district and perhaps throughout the region, are barns of notched and nailed construction with solid timber frames, semi-fitted with lap notching secured with spikes. At the fifteen district properties are ten contributing tobacco barns of this type of construction. Several tobacco barns were converted to horse barns during the period of significance. Some now serve dual functions, while others now house only horses.

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Other agricultural buildings from the late 19th and early 20th century include stock barns, corn cribs, and granaries. Although documents describe these building types within the region prior to the late 19th century, none built during the the antebellum period were identified in the district. The most complete examples of period agricultural buildings are located at the Hugh Muldrow farm (FA 333) and the Mrs. Dinsmore Steele farm (FA 350). Both farms contain corn cribs that are representative of the type with raised floors, slatted walls, gable roof, and upper and lower openings for filling and receiving corn. At FA 333, the crib is joined beneath a gable roof to a granary, with a covered bay created between the two sections.

Changes in demographics accompanied the increase in tobacco revenues throughout the region, specifically a rise in farm tenancy. Examples of tenant housing from the period are located in the district at FA 349 and 350. Tenant housing was generally located in one of three areas: off the road, away from the main domestic complex near frequently-used agricultural buildings such as dairy barns, within the yard area of the main house; and sited at the side of frontage roads. No example is greater than one-and-one-half stories high. Original material details include clapboard walls, stone and concrete foundations, sash windows, and plans which commonly adhere to local, vernacular tradition with hall-parlor, Cumberland and I-plan forms.

The late-19th to early-20th century farm primarily devoted to the breeding, raising and training of blooded horses differed from the diversified farm in form, plan and function and presented new qualities to the district.

The acreage of Thoroughbred horse farms was historically and generally continues to be divided into areas of extensive pasture, paddocks, and building areas, with perhaps some tillable ground. Although the contemporaneous diversified farm contained pastures, they did not include the specialized acreage of paddocks, and more ground was devoted to cultivated crops raised in fields designed for rotation patterns. Large pastures support significant numbers of grazing horses (segregated into groups of mares, mares and foals, colts, and fillies) and distinguish the horse farm. The most picturesque examples of these pastures contain woodland pasture remnants and may enclose upwards of 50 to

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100 acres, depending upon the farm size. Paddocks are generally one-to-three acre fields enclosed by board fences, usually linked to or closely associated with smaller barns, stallion barns, and colt barns and provide segregated exercise room for individual horses. Most farms have several different barns, each with specific function and resulting form. The factors influencing a barn's plan and features include but are not limited to: ventilation; natural lighting; per-horse square footage requirements for loose boxes; a safe and sanitary floor surface; hay and grain storage; accessibility to the horses, and the specific function or functions of the building. Continuity is achieved through the use of materials such as wall surfaces, doors and window openings and paint schemes. Among the types identified are: stallion barns, training barns, general purpose loose-box barns (variously called foaling barns, mare barns, filly barns, and colt barns). Foaling barns house pregnant mares and have some larger boxes where mares are contained while they foal. Breeding sheds are single-use buildings that enclose an open area with adequate square footage and height to allow for the activity of breeding. An office or observation room is often attached to the breeding shed. Some barns contain spaces for breeding areas, like multi-purpose foaling barn at FA 345. Stallion barns usually contain between two and six large, loose box stalls for farm stallions. They are usually located near the office and paddocks, in a prominent position near the front of the farm. Training barns function as both shelter and covered training track with a shedrow that encircles a (usually) back-to-back alignment of loose boxes. The shedrow forms a covered area beneath which a tanbark or other surfaced track provides room to cool and exercise horses in all seasons.

Historic examples of all of these building types are found in the district at Bluegrass Heights Farm (FA 345), Highland Farm (FA 348), and Idle Hour Stock Farm (FA 349).

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Section number 7 Page 12**The Modern Thoroughbred Landscape: 1919-1945**

The functions and forms of building and structure types and the patterns of land use that characterize the early 20th century Thoroughbred farm persisted through the final period of significance between the World Wars. Within that twenty-five year period, the region strengthened its position as the heart of the nation's Thoroughbred industry. The Fayette County portion of the Old Frankfort Pike-Versailles Road corridor held Keeneland Racetrack, Calumet, Idle Hour, and other noteworthy Thoroughbred farms. The successes realized in breeding, raising, training, racing and selling Thoroughbreds within this narrow corridor set the standard for the industry during the period. Likewise, carefully planned and tended buildings, structures, plantings, and inter-farm plans within this rural landscape provided the industry, local inhabitants and visitors with an impressive image of what the Thoroughbred landscape looked like.

Although John Oliver (Jack) Keene's ambition to build and operate the world's best private Thoroughbred training facility was never realized, his lavish stone building complex ultimately was completed as the Keeneland Racetrack (FA 335). After selling the property to Keeneland, Keene built on adjacent family land, a more modest private stable, home and caretaker's house, all of the native limestone he so enjoyed working with (FA 337). Keene apparently gave much consideration to the function, design and material details of the stone stable. Impressive massing of a center-gable with long, arcaded side wings, important siting at the end of a quarter-mile drive of Pin Oak trees, and design details such as vousoirs radiating from small circular windows in the gable ends make his stable an imposing example of Thoroughbred stable architecture from the period. In contrast, Keene's residence, located west of the stable, takes a secondary position in the complex. The "H"-shaped, asymmetrical, stone veneered house, composed of a warren of small rooms, does not achieve the functional or aesthetic successes seen in the stable.

Calumet Farm (FA 343), the extremely successful Thoroughbred farm created from an earlier Standardbred operation, reveals how virtually unlimited funds can fashion a landscape and also, illustrates subtle changes in the locational siting of buildings on the 20th century Thoroughbred farm. At Calumet

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(and the John Oliver (Jack) Keene Farm), the main residences do not assume a featured position on the principal entry road near the front of the farm as do the residences at the earlier 20th century farms, Idle Hour (FA 349) and Bluegrass Heights (FA345). Rather, the residence designed by Lexington architect Robert Mc Meekin for the Wrights of Calumet is located in the western acreage of the farm, on a semi-private road with non-public access to the Versailles Road. Other houses; for management, trainers, veterinarians, and maintenance personnel are segregated from other farm residences but located near the occupant's place of work. For example; the farm manager's residence is near the office and front mare barns while the maintenance manager's residence is near the rear of the farm, adjacent to garages, maintenance and storage buildings. At Calumet, the featured building is the office, and behind it, the stallion barn. The locational shift that places offices and stallion barns in the foremost position earlier held by the main residence is found at Calumet and the Jack Keene Farm. This altering of building placement reflects a subtle change in the nature of the modern-interbellum Thoroughbred farm. The antebellum house no longer intimates the farm's historic origins nor does it suggest that an informal hospitality reigns. Rather, the initial location of the office and barn complex announce that the farm is open...for business.

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Registration Requirements / Integrity Standards

Individual buildings, structures and sites (identified here as resources) within the West Fayette County Rural Historic District are considered contributing or non-contributing within the district. A contributing resource may have historical and/or architectural significance based upon the contexts developed in section B. An historically significant resource does not have to be architecturally significant to be a contributing resource within the district, but it must maintain a required degree of physical integrity. The qualities of integrity include design, materials, workmanship, location, setting, feeling, and association.

A non-contributing resource may have been built during the period of significance but have lost a critical amount of physical integrity to make it a non-contributing resource within the district. A non-contributing resource may also have been built after the period of significance. A non-contributing resource may also be an historic building moved within the district after the period of significance (for example, a 1910 barn dismantled and rebuilt within the district in 1970).

The requirements for individual listing in the National Register differ from those for resources within an historic district. A majority of resources counted as contributing within the West Fayette County Rural Historic District do not meet individual requirements for listing in the National Register. However, as components of larger farmsteads, each contributing resource adds historical and/or architectural information towards the understanding and integrity of the property as a whole. In turn, individual farmsteads contribute to the district as physical representations of important themes within the district's history. Resources within the district that do meet individual requirements for listing in the National Register are not individually listed, but are considered contributing resources within the district.

Guidelines for evaluating integrity for historically and/or architecturally significant resources in the district follow. The integrity of historic resources may be compromised through the altering, replacement or removal of major design-defining characteristics with non-historic fabric.

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Compromised integrity results when the basic form, fenestration patterns, and majority of historic materials no longer exist. Examples of compromised integrity include: a modern addition to an historic building or structure that is larger than the original building, and dominates the form and overall appearance (example: muck pit altered into a domestic garage at Idle Hour (FA 349); a balanced front fenestration of double-hung sash window-window-door-window-window on a house, replaced by a side entry door and large picture window; abandonment and neglect of a building so it no longer suggests its original use or is in such poor repair that overall integrity is compromised; the application of lapped, horizontal siding over original vertical board sheathing, and installation of loose box stalls to an historic tobacco barn which no longer serves in its original capacity; or, the addition of a second floor to an historic one-story dwelling after the period of significance.

Examples of acceptable physical modifications include: additions and alterations of interior and exterior when the work was performed during a later period of significance (examples: Richard Gray house - FA332, and Nathaniel Payne house - FA 349, Idle Hour Stock Farm); the application of metal or vinyl siding (especially if the resource's significance is historical and not architectural as in the case of most tenant houses, example: antebellum residence at Sherley's Crest, FA 277); non-original roofing materials; adaptive reuse of historic farm buildings without extensive alteration of character defining exterior material (example - Hugh Muldrow Farm (FA 333) the installation of loose box stalls within an historic tobacco barn (#5, especially if the barn continues to be used to house tobacco and exterior sheathing details are not extensively altered), the enclosing of side and rear porches with sheathing, or, side and rear additions that do not overwhelm or detract from the original, principal facades of an historic building (several examples including FA 334, Bosworth House and residence at FA 345, Bluegrass Heights Farm).

In general, the degree of integrity that must be maintained for resources deemed to have architectural and historical significance is more stringent than those with historical significance alone. The majority of resources within the district are historically and not architecturally significant. Those resources that are architecturally

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significant retain acceptable integrity to the period or periods of significance.

FA 277 Sherley's Crest

The property contains two houses joined, two barns, two stables, and a pair of stone entry piers on a sixteen acre parcel. The six buildings and one structure contribute to the property's integrity.

1. original house; contributing building. The original house is an early-to-mid antebellum era (circa 1835) one-and-one-half story, five bay, metal sided, gable-roofed, antebellum vernacular dwelling with recessed front door and four interior end chimneys. Interior details of this portion include a central cherry stair with simple newel and square spindles, eared or shouldered moldings, period mantels, and 20th century strip hardwood flooring. Exterior details include three front gable dormers with full returns, a garage rear addition, a raised, limestone front porch/patio, and an interesting recessed front entry with "My Old Kentucky Home" carved into the frieze, paneled entry with transom and side lights and board and batten siding in the recess. Portions of a log pen are visible in the garage and behind the present kitchen. A portion of this early log building is incorporated into the circa 1940, frame garage. The log building may have served as the original dwelling before the antebellum frame house was built. The garage is located behind the residence and is not visible from the facade and does not compromise the integrity of the building.

2. Moved house; contributing building. The four-level portion, moved from Maine and reassembled on this site in 1912 is a massive, irregularly planned and fenestrated Shingle-Style residence. The building features a dominant gabled roof, walls of granite boulders and wood shingles, and multiple projections of windows, all characteristics of the popular turn-of-the-century style. Exterior details include eighteen-over eighteen sash windows in banks of three with pents above; two massive boulder fireplaces, a one-story, stone room with shed roof that connects the two buildings, a sixteen-light wood door with strap metal hinges, large, wrought iron lanterns fastened to the boulders with iron hinges; four gambrel dormers to the west and three gable dormers with flared eaves to the east; and a two story, gambrel wing to the west that contains the main, recessed entry. Interior details of the building include a multi-

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leveled floor plan, with second level living rooms grouped around a central fireplace that opens to three rooms: hall, den and study. Brief flights of steps divide rooms as much as walls on the first two levels. The two-story wing contains a low-ceilinged entry with recreation room above. Finish details are of plain, painted wood, birch log ballustrade, knotty pine paneling, and new sheet rock and paneling.

3. stable, contributing building. Early 20th century. Board and batten walls, concrete block foundation, gable roof, sliding track doors to west opening to small, fenced paddock, two stalls flank the center drive, loft above, six-light sliding windows in stalls, fair to poor condition.

4. stable, contributing building. Concrete block barn with layout similar to barn 3. Appears to have been built slightly later. Asphalt gable roof, doors open to paddock.

5. horse barn, contributing building. A pre-WWII stable with board and batten siding, center drive flanked by stalls, 2/3 of them to the east are open run-in with free-choice hay racks; concrete perimeter foundation; wire mesh doors; metal gable roof, low shed extension to the west side.

6. small barn/storage, contributing building. A small, early 20th century, board and batten sided, gable roof barn/storage building that appears to have originally been a stable with three drives and hinged doors. Post and tie walls, bracing of reused, sawn lumber.

7. stone pillars, contributing structure. Kentucky limestone and Maine granite piers flanking the entry to the residence. The two state names were originally applied to their respective pillars. The pillars were built circa 1912 when the stone house was moved here from Maine.

FA 332 Richard Gray House and Farm

The property is the main house, assorted domestic support buildings, natural and man made landscape features of the Richard Gray House (better known as Manchester Farm). The entire farm of 125 acres is not included within the boundaries of the West Fayette County Rural Historic District because of the recent construction of new buildings, the remodeling and removal of older agricultural buildings and a landscape of fence-defined paddocks and pastures that do not contribute to the architectural and historical understanding of this significant property. The site area included within the District boundaries contains eleven resources including four contributing buildings, one non-contributing building,

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three contributing structures, one non-contributing structures and two contributing sites. Four non-contributing buildings are located in the east area of the farm that is not included within the District. Those buildings include the circa 1985 office/stable; a concrete block barn with wide monitor extended along the gable roof (slated for demolition); a remodeled isolation barn with attached shed; and a one story, frame tenant house facing Van Meter Road (1960 or later),

1. main house, contributing building The Richard Gray house is located on the top edge of a knoll that falls to the north, west and south. Springs emerge in the pasture to the north of the residence and flow west to the Manchester Branch of the South Elkhorn Creek. The house is shaded by mature deciduous trees and encircled by a lawn that slopes to the west, south and north. In the front yard, between the house and Rice Road is the access to a limestone cave, marked by outcroppings. To the rear of the house is level ground that rises gently to a 950' elevation where the farm's barn/office complex is sited (outside the district boundary). The residence is a two-story, five bay, center passage, vernacular, brick masonry building, with limestone block foundation and gable roof. A Flemish bond front that reaches only above the first level windows indicates the house was originally one-and-one-half stories. The full second floor, added during the antebellum, may be attributed to Samuel Headley, the second owner who purchased the farm circa 1838. Side walls are of common bond. The house is distinguished by a full, two-story, wrapping portico with dentiled cornice and supported by fluted, Corinthian columns. A flagstone terrace wraps around the house beneath the portico. An early rear ell with double porch was enclosed as early as 1927 and recently renovated with a new, brick chimney and sash windows. The portico, terrace and ell are attributed to Roy Caruthers who owned the property between 1927 and 1947. First floor windows are pegged in the original block, first level and mitered in the second level. Additions to the rear include a one-story, flat-roofed room to the north, its roof forming a balcony for a two-story addition behind it. These two additions are to the left (north) of the original rear ell. Three early chimneys include south main section exterior end wall (apparently rebuilt), north main section end wall, and rear ell end wall, all with corbelled caps. The modified entry features a six paneled door with four-light transom surrounded by an architrave with swan neck

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pediment with rosettes and pilasters, and double-sided, stone entry steps with iron railing. Most windows are six-light sash with jack arches and wood sills. Sandwich eave brackets remaining on the rear elevation of the main block are remnants of an Italianate remodeling during the 19th century.

2. storage building, contributing building: A brick, common bond 19th century building that may have been a meat house, has an asphalt shingled gable roof, a single, solid wood entry and bricked-in window.

3. garage/apartment, contributing building: An early-to-mid 20th century combination garage/apartment that by design and plan, probably dates to Caruthers' tenure (1927-1947). The building is of random-coursed, limestone ashlar masonry, similar to the stone fence pattern along Rice Road. The building is two-storied building with sloped, built-up roof with parapet, three garage bays with wood overhead doors beneath a braced pent roof, a stair on the north exterior wall leading to the upper apartment with six-over-six sash windows.

4. tenant cottage, contributing building: An early 20th century, frame tenant house, with a three-bay front, replacement siding, gable roof, six-light sash, gable overdoor, ashlar limestone foundation and recent addition to the northeast, rear corner.

5. garage, non-contributing building: a recently-built, three bay garage, open to the south with walls of concrete block.

6. well, contributing structure: located to the north of the main house and built of random-coursed limestone ashlar similar to to other stonework at the farm. Round, about 3' in diameter and in height, it is connected to the house by the flagstone walk. The well was built when the portico and other additions were made in the early-mid 20th century.

7. underpass, contributing structure: located to the south of the house, within a pasture, an early 20th century, concrete underpass beneath Rice Road, that allows the Manchester Branch to flow beneath the road and through the lands of the historic property to the west, the Hugh Muldrow house (FA 333)

8. stone fence, contributing structure: The random coursed, limestone ashlar masonry of this stone fence appears to be of early 20th century design and workmanship with mortared face. The fence extends along the east side of Rice Road from the underpass to the corner with Van Meter Pike, where it curves to the east, a distance of approximately 400 feet. The fence

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varies in height with the undulating topography to create a level top line. Entry gates connected to the fence have large piers, approximately 8' high and 4' square. To them are attached sturdy metal gates, from the early 20th century.

9. bunker, non-contributing structure: an underground structure with concrete block front facing north and earth bermed top. The farm assistant manager stated the structure was a bomb shelter constructed by the Headleys. **10. cave, contributing site:** The entrance to this natural limestone cave is located in the front yard area, below the house. Surrounding the entry are small limestone outcroppings.

11. landscape, contributing site: The landscape surrounding the Robert Gray house and buildings contributes to the historic integrity of the site. It is described within the setting narrative of building 1, the main house. A road leading to the new office/barn complex is lined with stately Pin Oaks. The tree lined drive accessed the three barns that were torn down in the early 1980s and replaced with the new office/barn on the same site. The majority of the tree-lined drive lies within the district.

FA 333 Hugh Muldrow House and Farm

The property is a 341 acre farm with traditional tobacco, hay, and cattle raising combined with a 20th century Thoroughbred brood mare enterprise. The National Register eligible portion of the farm's acreage is divided into historic patterns of pastures, and cultivated fields, with the contributing buildings, structures and sites and the property's historic agricultural setting congregated near the front of the farm along the west side of Rice Road. The main residence and stock barns are located near historic water sources and pastures while tobacco barns are adjacent to cultivated areas. The 1937 aerials reveal an agricultural pattern very similar to the nominated area of the present farm and verifies the existence of buildings at that date. The property contains eight contributing buildings, one contributing structure, and two contributing sites.

1. main residence, contributing building: The residence, a late 18th century, two-story log building is located near the front of the farm, on a northeast facing hillside opposite the historic Manchester Spring. The domestic out buildings are located behind the dwelling (southwest) while the farm's oldest barn (for stock) and the spring house are located to its front (southeast). The building underwent enlarging and remodeling in the mid-19th century with rear

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20th century additions. The original, two-story log portion was hall-parlor in plan with twin stone end chimneys (partially replaced with brick in the 19th century) and interior enclosed stairway(s). Sometime, probably during the mid-19th century, the right (north) chimney was removed and a two-story, projecting addition with one room on each floor and an end wall chimney was placed perpendicular to the original section, and the north room was converted to a central hall with open staircase. Later, a one-story rear ell with now-enclosed, south facing porch and central chimney was added. A two-story portico supported by three, square wooden pillars and one engaged pilaster fronts the left three bays of the facade and is flush with the projecting addition. A one-story pilaster at the intersection of the original and projecting section suggests an earlier, one-story porch here. One-story shed additions to the rear ell and within the junction of the ell and first addition are 20th century bath additions. All additions are of frame construction. Windows are one-over-one sash in the facade and the north side of the addition, ell windows are six-over-six sash. Interior details include simple Greek Revival period mantels with round shelves and Tudor-arched openings. Chair rails are located in the front room of the ell, the hall and along the stair wall. The stair has a rounded rail and carved newel with rectangular base and cylindrical post topped with an acorn-like cap. Doors are four paneled except for a board and batten at the rear of the ell.

2. quarters, contributing building: One of three buildings located in the domestic yard area, although presently outside the yard fence, a two-room, one-story, frame, late 19th century building that probably replaced an earlier slave quarter, perhaps on or near this location. The building has a metal-clad gable roof, central brick chimney flue, six-over-six sash windows, and rough, fieldstone foundation. The interior has tongue and groove strip flooring, plywood walls and ceiling surfaces, and enclosed stairs between the two rooms. Structural members visible in the attic indicate the building was constructed of recycled material including early, hand-planed timbers with mortise (no longer fitted to adjoining tenon timbers), and circular sawn knee wall planks.

3. meat house, contributing building: Located in the domestic yard area, a 19th century frame building with wood shingled gable roof, foundation of large stones, wide (5") clapboard siding, a single entry door facing west in the gable end, dirt floor vertical, circular sawn board interior

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walls, and 4" by 4" tiers for hanging hams.

4. buggy house, contributing building: A 19th century domestic buggy barn and stable with low east-west ridged gable roof, shed wings, standing seam metal roof covering, vertical sawn board walls, pent roof over track for hanging doors (removed) and butted rafters. The north shed, used for wood, have been a small, loose box. Its rafters are lapped to those of the central bay. The south side shed has a bank of windows, a brick chimney flue in the south west corner and roosting boards for chickens.

5. front barn, contributing building: This barn, located to the southeast of the main residence is built into the site of the ledge quarry from where the foundation rock for this and other property buildings was taken. It occupies a picturesque spot above the meandering Manchester Branch within a sloping pasture. It is a 19th century, five bent tobacco barn with solid 10" timber uprights, notch and nail construction and a very steep gable, a somewhat unusual roof angle for this area. The building has a deep (6 1/2') dry-laid limestone foundation to the northeast (downslope side) that tapers to about one foot above grade beneath the west wall. Recent conversion of the building for horse shelter has added an asphalt surface to the center drive, and board box partitions. These alterations do not affect the exterior integrity of the building, which also continues in its historic function as a tobacco barn.

6. spring house, contributing building: The spring house is located within the pasture opposite the front barn (E) on the east bank of Manchester Branch. This late 18th century spring house is of rough-coursed, dry-laid, quarried limestone with non-original concrete filling, asphalt shingled gable roof and clapboard board gable ends. A later frame anteroom built into the slope to the northeast may have contained a dry cooling chamber. The interior of the main chamber has a formed concrete pool with outflow drain.

7. pegged barn, contributing building: Probably the oldest barn on the property, built during the fourth quarter of the 19th century, an originally five bent tobacco barn (extended with three 20th century bents) with stone perimeter foundation, shed to north, mortise notch and pegged tier rails, solid 10" circular sawn upright timbers, and a wide, 18' center drive. To the south side is a stripping room and cattle chutes. The chute has a stone bed ramp and the stripping room has board and batten walls, gable roof and interior brick flue.

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8. crib/granary, contributing building: A late 19th century corn crib/granary combination building with crib to the north with vertical slat walls and mesh interior, and south side granary with board and batten walls, and two. The two sections are joined beneath an gable roof with standing seam metal and divided by an open drive area.

9. stone and concrete underpass, contributing structure: An early 20th century formed concrete and stone bridge/underpass at the junction of Manchester Branch and Rice Road. The upper, one-and-one-half lane bridge is about 30' long, of formed concrete with arcaded rail (in fairly poor condition). The abutments are of rough limestone, portions of which may be older than the upper bridge.

10. ledge quarry, contributing site: The now abandoned ledge quarry is located to the immediate west side of the front barn (E) at the 900' contour above Manchester Branch. The removal of stone from this slope created a flat ledge onto which the front barn was built.

11. landscape, contributing site; The composition of dwelling, domestic and agricultural out buildings, transportation structures (underpass) and sites (quarry) upon a characteristic Bluegrass terrain of rolling acreage offers an increasingly rare view of traditional agricultural siting practices and a well-preserved section of historic landscape in the Lexington-Fayette Urban County.

FA 334 Bosworth House

The property is located on the north side of Versailles Road, west of the intersection with Rice Road, directly west of Keeneland Race Course. The main building of the property is the Henry Bosworth House, built at the turn-of-the-century. The residence is located above the main highway on a south facing slope that is vegetated with mature deciduous trees. A limestone wall shoulders the Rice Road and curves along the sides of the entry drive. The portion of the property included within the district boundary includes one contributing building, the main house and one contributing landscape, the maturely vegetated front and side lawns that surround the house to south, east and west.

1. main house; contributing building. The building is the Benjamin Bosworth house, now home of the Thoroughbred Club of America, Inc. a private club that has recently renovated the building to serve as a club house/restaurant/bar. The turn-of-the-century, one-and-one-half-story, four bay, brick residence that combines elements from the Queen Anne,

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Classical Revival and Craftsman Bungalow styles. The appearance is more typical of early suburban, middle-class housing in Lexington than of rural farm houses of the period. The building has an asphalt shingled pyramidal hip roof with gables projected to the front (south), east and west. The roof is pierced by several gabled dormers and three corbelled chimneys. An original single story porch with Tuscan columns rounds the southeast corner, originating at the second bay with a pedimented portico with dentillated cornice and a straight-edged sunburst in the tympanum. The first bay projects from the body of the house and is flush with the porch front. It has a wide 15-over-15 light sash (replacement) in the original opening with a rusticated limestone keystone and radiating voussoirs. The half-story gable window above has six-over-six sash (also replacements) as is topped with voussoirs of stone and brick. A gable roofed former in the third bay has doubled windows of 3-over-3 sash with leaded transoms, gable returns, and leaded sunburst in the gable end. Rear dormer windows are double, leaded. Other windows are multi-light sash that replaced single light sash. The front door is paneled with twelve-light sidelights and a six light broken transom, replacements of similarly-designed originals. No historic interior details remain. An extensive renovation removed an original Arts and Crafts tile mantle and period wood work. Other alterations to the exterior include an extension of the curving east side porch. A second curve to the east, behind the original, extends the porch sitting area. Columns are Tuscan. To the west, is a similar, curved porch addition, fronting a projecting polygonal bay (original). Behind this is a new, one-story frame addition with multi-light windows. This addition is not visible when the property is viewed from the south (front).

Although, through recent renovation, the property has lost a degree of its architectural integrity through the addition of side porches and a subsidiary side-rear addition, the loss does not compromise the overall integrity of the property. The primary significance of the Busworth house is historical; its ability to illustrate the early 20th century practices of building new residences on established farms and/or creating "gentleman farms" (see significance narrative for discussion of the type.) The critical qualities of integrity that make this property contributing to the district remain. The integrity of location, setting and feeling are strongly maintained through the situation of the building within its

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surrounding landscape, important visible components of the property that inform the observer of the property's origins.

FA 336 Keen Place

The consultant was not allowed permission to survey the property and no on-site photographs were taken. Photographs indicated were taken from adjacent property to the west. The following description is taken from the the 1979 inventory form with observations taken from the perimeter of the property. The property contains one contributing building, one contributing site, and two non-contributing buildings.

1. main house, contributing building: The Keen Place, built in 1805 was formed on a traditional single pile, hall-parlor plan, although interior details reveal a design sophistication infrequently executed in the turn of the 19th century rural Bluegrass. The main core is a two-story, Flemish bond brick mass with gable roof, end chimneys, six bays reading w-w-d-d-w-w, with a door leading to each of two front chambers and single bay, one story wing additions to either side. The twin entries are each topped by a fanlight and are framed by pilasters and cornice. Windows are 7/9 sash with alternating header-stretcher sets of jack arches. Kerr (1922, III,486) indicates the windows were enlarged. The 1979 form states that "There are pegged windows in the eastern wall of an ell addition on the first floor and in one window on the second floor, nearest the main section, The only seam appears between this window and a second story door, possibly indicating that the second floor of this ell was added after the first. There is evidence of a double veranda once along this wall which must have followed after the construction of the second floor of the ell but was removed sometime after 1932." In 1925, a full portico with paneled square columns was added to the front of the two-story facade, reminiscent of Mount Vernon. Ballustrade above the portico and along the roofline of the one-story wings add height. Interior features include interior doors connecting the right and left chambers with a paneled press and mantel with broken shelf and paneled central tablet, end tablets and pilaster in the left room, and mantels with sunbursts in the right room and dining room to the north (rear). The front room sunburst is open, reportedly an original Adam, brought to Fayette County from Boston by oxcart in the late 18th century. Plain mantels are found in the room north of the left room and in a bedroom in the right addition. Woodwork

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is black walnut, painted. Door jambs are reeded and floors are white ash (Inventory;1979)

2. cemetery, contributing site; a stone fence surrounds the Keen family cemetery, located in the rear yard area. Most of the markers have been consolidated into one large, modern marker.

3. garage, non-contributing building; the four-bay, stone veneered garage, built circa 1950 during the Hancock ownership.

4. cabin; non-contributing building; a one story, weatherboarded frame dwelling, with gable roof, also built during the Hancock ownership, circa 1950.

FA 337 John Oliver Keene Farm

The property contains four buildings, two structures, and one site, all contributing as built or modified by Jack Keene, circa 1934. The combined acreage of this property and FA 338, the Shouse House and farm, recently purchased by Keeneland totals 452 acres. The amount of the acreage included within the district approximates the southern half of the total property. The north portion of the farm(s) contains acreage that presently lies fallow. Fenced pasture, paddock and/or cultivated field divisions within this area are vague; a modern (post 1970) residence faces east to the Van Meter Road; two early-to mid 20th century tobacco barns converted to horse barns, a post WWII horse barn, and an extensively altered, early-to-mid 20th century tenant house are located within this area. These buildings and this landscape fail to express the cohesive, historic appearance of either a traditional diversified farm or an early 20th century horse farm. The acreage was omitted from the district for these reasons. The portion of the Keene Farm contained within the district is that area that strongly conveys the appearance and functions of an early-mid 20th century Thoroughbred horse farm. The three main buildings of Keene's compound faces south to the Versailles Road (U.S. 60) and are accessed by a 1/4 mile, Pin Oak-lined, private drive. The stone stable occupies the prominent central position within the complex. To the East are two associated contributing buildings; a tobacco barn and a multi-purpose barn/shed. These agricultural buildings are accessed by a secondary road off Van Meter Road, located north of FA 338, the Albert Shouse House.

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- 1. residence, contributing building;** An asymmetrical, H-shaped residence with two, one-and-one-half story wings connected by an area with dormer-pierced roof. Built during the post WWI era of quarried limestone, coursed like brick, the building has steep, intersecting gable roofs that present gable ends east and west in an asymmetrical, Tudor-revival facade. Three pedimented dormer windows, a port cochere, corner quoins of large, light-tinted limestone, three chimneys, and six-paned casement windows add to the texture of the owner-designed and built residence.
- 2. garage, contributing building;** located west of the house, a three-bay (vehicle) garage of stone veneer with dormers in the steeply pitched gable roof. An apartment is contained in the second story.
- 3. birdbath, contributing structure;** located southwest of the house in the domestic yard area, an oversized, stone birdbath with supporting column of stonework similar to the residence.
- 4. caretaker's house, contributing building;** a one-story, stone veneered, caretaker's cottage, with gable roof, gable end chimney and asymmetrical facade, is located east of the main residence.
- 5. stable, contributing building;** located between the main residence and the caretaker's house, a stone-veneered, stable complex with end pavilions of rectangular, enclosed barns, abutting a larger, central, cross-axis, front gabled mass. The front-facing loose box stalls are joined beneath an arcaded covered walk. The stable is an unusual form in the Bluegrass, in plan, reminiscent of European or English country manor precedents, while maintaining a unique form and design. The stone barn features multi-light casement windows in the gable ends, topped by circular windows with radiating stone voussoirs.
- 6. amphitheater, contributing structure;** located south of the residence, an amphitheater with stone foundation beneath a stage area and a tier of seats formed by a stone wall.
- 7. tobacco barn, contributing building.** A center drive, seven bent, steeply-gabled, north-south axis tobacco barn, mid 20th century with nailed and notch construction. Converted to interior loose box stalls.
- 8. multi-purpose barn/shed, contributing building.** A mid-20th century barn with open shed attached to the east. Nailed and notch timber frame, vertical board walls and low, gable roof.

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9. landscape, contributing site; The acreage surrounding the Jack Keene complex reveals a precise landscape form and plan devised by the horseman-builder for his estate. It is situated within acres of long-held family farmland, presently and historically devoted to large, open pasture areas, smaller, divided paddocks, and cultivated fields.

FA338 Albert Shouse House

This parcel was recently purchased by Keeneland as part of a 452 acre tract that also contains FA 337, the Jack Keene residential complex. The portion of that total acreage included in the district is justified in the first paragraph of FA 377, John Oliver Keene Farm. The acreage included with the Shouse House property is counted within the acreage of FA 337. The property is located at the intersection of Rice and Versailles roads, amidst large, deciduous trees that create a shaded buffer from the Versailles Road.

1. main residence, contributing building; the residence is a two-and-one-half story, three-bay, brick masonry residence with a brick veneer and asphalt shingled gable roof pierced by gable dormers with full returns. A full porch on fluted Ionic columns covers the front first floor facade and is fronted by a two-story portico with dentilled gabled, and pediment tympanum with shield decoration supported by colossal Ionic columns. Upper French doors open onto a ballustrade beneath the pediment. To the west is a double polygonal bay. Interior end chimneys have corbelled caps. The entrance has a leaded fanlight and side lights over panels, with engaged pilasters and colonettes. Wide single light sash predominate with a stained glass window (yellow and red glass) in the western bay. A one-story brick ell to the north is flanked by frame additions.

2. horse barn, non-contributing building. A training barn, built within the past fifteen years, located to the rear (north of the residence).

FA343 Calumet Farm Calumet Farm, containing over 900 acres on the north side of Versailles Road, immediately west of the Lexington New Circle Road by-pass, and directly north of Bluegrass Airport, welcomes visitors to the Bluegrass. Green, rolling fields divided by white board fences, white barns trimmed in red with green roofs, and mares, foals and yearlings grazing among savanna woodlands have, over the past sixty years, become the archetype Thoroughbred horse farm envisioned by by tourist and local alike. Calumet maintains

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an active program of restoration of historic buildings on the farm. The majority of those built during the 1930s are visually joined through the reiteration material and design characteristics, regardless of the individual function of the building. Most are clad with wide, cedar lap siding (approximate 10" reveal); have standing seam gable roofs painted or anodized green; multi-paned windows; cross braced doors; board fenestration trim always painted a bright red in contrast to the white wall surfaces; large gable and/or hip dormers with multi-paned windows that allow access into upper lofts; and polygonal and/or square cupolas with windows and louvered vents for enhanced ventilation. Recent renovation of several barns respected not only the exterior, but interior details of these historic buildings. The interior tongue-and-groove walls and ceilings of the training barns were painstakingly restored. The design and materials of new buildings, like the hospital and worker's lunchroom, follow the architectural precedents of the older buildings. The total acreage of Calumet Farm, west of New Circle Road is included within the district.

1. Office, Stallion barn and Breeding shed complex, contributing buildings (2). Two buildings are joined together and form the office, stallion barn and breeding shed complex. The buildings date to Calumet's early Standardbred days (1920s) and are in excellent condition. The office is a one-and-one-half story, brick veneered building with centered, fan-lighted entrance beneath a projecting gabled portico supported by four Tuscan columns. The building has standing seam copper roofing, sash windows with metal awnings, hip dormers to the north and south, and octagonal cupola with pyramidal roof. The stallion barn occupies the rear (east side) of the office building and contains four large box stalls and work rooms. The breeding shed is connected to the stall area by a gabled breezeway. The large, single room building has a copper gable roof with cupola, and is built of concrete block.

2. muck pit, contributing structure: An early muck pit west of the breeding shed of ashlar stone construction, similar to other pits on the farm. The structure is no longer used as a muck pit.

3. Receiving barn, non-contributing building: Considered non-contributing because of a circa 1953 construction date, the building serves mares waiting to be bred and is an integral part of the farm's functions. The building frame building has a standing seam metal roof, gable dormers,

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square centered cupola, Palladian windows in the gable ends, sash windows of 3/3 and 4/4, central drive with cross-braced and multi-lighted windows beneath bracketed pents, and interior with five loose boxes of tongue and grooved varnished pine and upper hay loft.

4. New stallion barn, non-contributing building: a recently-built (since 1970) reinforced concrete block stallion barn with brick veneer located directly north of the original breeding shed with standing seam copper roof, doubled windows, stone walls, metal awnings, cupola and arch window above the central drive entry. The interior has hay loft, and loose boxes with oak veneers.

5. Main brood mare barn, contributing building: Built circa 1938-9, the building has the form, plan and materials and details found on most Calumet buildings of the era. This 24 stall barn has a standing seam metal gable roof with four gabled access dormers with 6/6 sash along the north and south sides, a central, windowed octagonal cupola, east-west central drive and central transverse aisle marked by a Palladian window in a gabled pediment. Each loose box stall has an exterior 6-light window, varnished wood partitions and the roof space, accessed by the dormers contains an enclosed hay loft.

6. Foaling barn, non-contributing building: an eight stall, rusticated concrete block barn built in 1985 on the site of the farm's first foaling barn.

7. Veterinarian's residence, contributing building: built circa 1735 as the broodmare manager's house, a three-bay, one-and-one-half story frame residence with asphalt shingled gable roof with two gable dormers and full screened front porch.

8. Main residence, contributing building: built circa 1938, a very large frame, two-and-one-half-story Colonial revival residence with slate shingled gable roof, gabled dormers, five bay front with massive gabled portico on paired colossal Doric columns with dentil block trim along cornice and pediment. The central entry has a fanlight and side lights. Six-over-six sash windows have flat cornices and walls are of wide weatherboarding. Attached to the east is a small one-story, gabled residence.

9. garage, contributing building: A three bay, one-and-one-half story garage located east of the main residence with three overhead paneled garage doors inset behind a triple arcade. Above are three gabled dormers with 6/6 sash. The gable roof has slate shingles. The garage is contemporary to

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the residence.

10. log house, non-contributing building: Built circa 1953 by Admiral Markey, a one-story, square hewn and notched building with low gable roof stone south end chimney and batten entry doors. The cabin is located north of a recently built (ca. 1985) in-ground pool.

11. Lower brood mare barn, contributing building: The second brood mare barn, contemporary to the main brood mare barn (#5, circa 1938-9) and nearly identical to that building in form, design, materials and plan, the exception being the center transverse aisle opens to the north versus the south side on the other barn.

12. Maintenance worker's shop, non-contributing building: A recently-built maintenance building with six over six garage bays, gable roof with cupola and vertical paneled walls.

13. residence, non-contributing building: located west of the Orchard Grass barn, a one-story "ranch" with weatherboarding built circa 1984.

14. Orchard Grass barn, non-contributing building: actually a brood mare barn built in 1986 on the site of a large barn called the orchard grass barn (presumably because much grass hay was stored in it at one time). A 20 stall, frame barn with weatherboarding, exterior stall windows, three square cupolas with sash windows, gable end returns and centered cross braced drive doors with multi-lights.

15. Training track, contributing site: one of the largest private tracks in the area (as large as Keeneland), and established prior to 1937 were it appears on aerial photographs. The dirt track is encircled by a metal rail and a portable starting gate is available for use.

16. Eleven stall barn, non-contributing building: built in the 1980's a frame barn with weatherboarding, three cupolas along the gable ridge, cross-braced entries on the axis wall ends and exterior window sash.

17. Training pool non-contributing building: a 1986-7 complex containing a polygonal pool building connected to a one-story, rectangular building with auxiliary facilities. The deep, circular pool and jacuzzi ramp allow hydro-therapy for the farm's injured thoroughbreds.

18. Employee's lounge, non-contributing building: another of the 1980's additions to Calumet, a one-story, frame building with standing seam metal roof, cupola, multi-light windows, weatherboarding and pedimented entry.

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19. **hospital, non-contributing building:** built in 1987 and located in a paved area between the employees lounge (18) and two training barns (20, 21). A one-story frame building with gable-on-hip roof with central cupola, weatherboarding and a variety of fenestration.

20. **Upper training barn, contributing building.** A 30-stall training barn with indoor oval track ringing central loose boxes, built circa 1933. The building has entrances on the east and west ends and at the mid-points, north and south beneath gabled pediments with Palladian windows. The standing seam metal gable roof with central, octagonal cupola, has four multi-lighted, gable pedimented dormers along each slope that provide access to the closed loft area. Double, cross-braced doors are similar to other contemporary barns. The interior is of varnished, tongue-and-groove pine with a tan bark track and rubber floor surfaces.

21. **Lower training barn, contributing building.** This training barn is nearly identical to barn #20 and is located to the east with a north-south axis placed perpendicular to that barn. It was also built circa 1933 and, like barn #20 exhibits the physical characteristics apparent in all historic equine-associated buildings on the farm.

22. **corn crib; contributing building.** a 1930's corn crib, originally used to store corn for working horses and mules housed in the mule barn in this area. A center drive, double crib with slat walls intact inside the drive and new weatherboarding on outside walls.

23. **Maintenance manager's residence, contributing building.** Built circa 1935, a one-and-one-half story frame residence with multi-gabled roof, weatherboarding, 6/6 sash windows and concrete foundation.

24. **garage, contributing building.** An L-shaped, frame garage with gable roof, weatherboarding and 6/6 sash windows, located in an area of buildings immediately south of the Southern Railroad tracks, at the rear (north) area of the farm.

25. **large garage; non-contributing building.** A hip-roofed garage with square cupola, weatherboarding and four garage bays built in the 1980's.

26. **stone pump house, contributing building:** a circa 1932 random ashlar, mortared stone building with tile-clad hip roof, and cross-braced doors. This was one of two pump houses that purified and moved water from the farm lake to various buildings throughout the farm. The farm is now on city water and the building is no longer used in its original

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capacity.

27. mule barn (equipment shed) contributing building: At the core of this equipment shed is a circa 1936 mule barn, built to house the farm's work animals. Enlarged with two sheds to the east and west and all enclosed beneath a gable roof with three square cupolas. The building has weatherboarding, a knee-braced eave, garage bay doors and center drive entry doors.

28. brood mare barn, contributing building. A recently renovated tobacco barn that now contains loose box stalls for brood mares. The building has features similar to other buildings renovated in the 1980 period including 4-pane outside stall windows, square cupolas with windows, horizontal siding and cross braced drive doors.

29. stone pump house, contributing building; identical and contemporary to pump house #26, located in a very large open pasture with woodland remnants in the eastern area.

30. tobacco barn, contributing building; a fifteen bent, notch and nailed, five center tier tobacco barn with stripping room attached to the east, built by George Hoskins in 1944. The building is used for storage and has been slightly modified with the addition of three square cupolas along the roof ridge like those on building #28.

31. horse cemetery, contributing site; located on the north side of the main east-west farm road and east of the tobacco barn #30. The cemetery contains the graves of and monuments to the most famous of Calumet's deceased horses. (The number of horses buried here was not researched). A central monument topped with a facsimile of the Kentucky Derby trophy is marked with the names Whirlaway (1941), Pensive (1944), Citation (1948), Ponder (1949), Hill Gail (1952), Iron Leige (1957), and Tim Tam (1958), seven of Calumet's most famous horses.

32-35. run-in sheds, four contributing buildings; four run-in sheds, built in the 1930's and located within large pastures throughout the farm. Each is rectangular with gable roof, three square cupolas, one open axis side, and weatherboarding on gable ends and one axis wall.

36. Yearling colt barn, contributing building: a circa 1935 barn with 24 loose box stalls, central drive with Palladian window in the gable end, cross-braced double, multi-light doors, exterior stall windows, four pedimented dormers along each side of the roof, a central octagonal cupola, and gable pediment mid-way along each axis wall.

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37. guest house, non-contributing building; located on the east end of the farm adjacent to New Circle Road and built in 1952, a one-story, U-shaped, frame weatherboarded house with bay windows and a central, pedimented entry.

38. filly barn, non-contributing building; remodeled in 1989 on the site of an old feed shed; a central-aisle barn with gable roof with returns, Palladian window, 6-light stall windows, dormers and pent similar to those on the receiving barn and both brood mare barns.

39. Ben Jones house, contributing building; the former house of long-time Calumet horse trainer, Ben Jones, built in the 1930s. Located near Versailles Road, it is a one-and-one-half story, frame residence with weatherboarding, 6/6 sash windows and projecting screened porch on the south (main) facade.

40. gate house, non-contributing building, built in the 1980s (according to the farm maintenance manager) a one-room, hexagonal frame building with conical roof.

41. manager's residence, contributing building; located east of the training barns and built in 1935, a one-and-one-half story frame building with weatherboarding, gable roof, 6/6 sash windows, and a connecting gable roofed garage with single bay.

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FA 345 Bluegrass Heights Farm

The property is a 298 acre Thoroughbred horse farm located on the south side of the Old Frankfort Pike, one mile west of the New Circle Road by-pass that rings Lexington, Kentucky. All of the farm's acreage is included within the district. The farm's equine-associated buildings are concentrated along a 950' to 960' southwest-northeast trending ridge with paddocks and pastures to the southeast and northwest and tobacco barns and cultivated fields to the southwest end of the ridge. The farm contains historic buildings and structures from circa 1900 through the 1930's that include two residences with associated domestic out buildings, several horse facilities, office, tobacco barns, and an interfarm gravity flow water system including seven developed springs. None of the horse barns are alike in form or plan, but each accommodates at least one of the many sheltering needs of a horse farm. The relationships between these resources and the pastures, paddocks, cultivated fields and roadways suggest how topography, function, and given material and financial resources influenced the forms and plan of an early 20th century horse farm. The property contains seventeen resources including eleven contributing buildings, three non-contributing buildings, two contributing structures, and one contributing site.

1. main house, contributing building: A one-and-one-half story, three bay, brick masonry, turn-of-the-20th century, vernacular Colonial Revival Bungalow residence with limestone foundation, patterned slate hip roof with hip dormers and simple eave brackets, two interior brick chimneys, one-over-one and eight-over-eight sash windows with stone lintels and sills, a projecting three-bay window to the west, and a full front porch with projecting central bay, dentiled trim, and double Tuscan columns above a railing. The centered entry has a half-light paneled door with lozenge-shaped, leaded panes in the sidelights and the door light. To the east is a one-story brick addition with sloped roof, quoins, and multi-light sash windows.

2. garage, contributing building: A two-bay, frame, hip roofed domestic garage, located behind the main house.

3. milk parlor/barn, contributing building: The building dates to the earliest period of the farm (circa 1900) and was built as a milking barn. The building was renovated by the first owner into a horse barn containing eight stalls. It has a steeply gabled roof with eaves low to the ground and corrugated metal covering, six-light windows in the gable end

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above mow doors, sliding drive doors with cross-bracing, board and batten siding, and a structure of solid timbers with lap-notch and nailed frame.

4. foaling barn, contributing building: One of the most picturesque buildings with multiple functions as a foaling barn and breeding shed. Built in the 1930's with loose boxes ranged along a center drive, interior and exterior doors and six-light awning windows in each box. An asphalt shingled hip roof extends eaves to form a shaded overhang covering the exterior doors. The building has board and batten siding, square ventilating cupola with six-light windows, double hay loft gable end doors, concrete perimeter foundation and asphalt drive, and a large, open area in the south gable end, originally used for a breeding area. The structure is of cross-braced, laminated 2' by 10' dimensional beams with king post truss system.

5. office, contributing building: The farm office was built during the early 1930's with a large room incorporated into the rear for foaling. The office is on one-story, brick veneer residential-appearing building with ashlar limestone foundation with raised mortar, three-bays, a central chimney, three-over-one sash window with concrete sills and lintels, a half-light entry, raised gable porch with arched vault and Tuscan columns. A modern picture window replaces the paired sash in the right bay. The gabled roof is tiled with slate. A paneled, overhead garage door provides access to the foaling area, now used as a garage.

6. old horse barn, contributing building: The oldest building on the farm (pre-1900), this solid 10' by 10' timber frame, lap notch-and-nailed barn was originally a mule barn and has been remodeled three times to accommodate different needs. The building has a asphalt shingled roof, (board and batten siding?), a transverse drive, shed to the west, five stalls along the north gable end with doors to the outside, and interior stalls with tongue and groove oak fronts aligning the drive. The loft area is large and is used for hay storage. The original hay rake along the ridge track remains.

7. water tower, contributing structure: the water storage facility for the farm, (circa 1910) located behind the office, measuring about 9' in diameter and 15' high with a metal tank elevated on a foundation of random coursed, rough limestone with raised, flat mortar.

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8. Bradley barn, contributing building: Probably one of Bradley's original Idle Hour barns built in the early 19th century, this building was given to Davis and moved across the road to this location before 1930. The building is similar in construction and materials to other barns at Idle Hour. It is approached by a drive flanked by large sycamore trees. The building has a gabled roof with asphalt shingles, scalloped eave board trim, scalloped wood shingles in the gable ends with loft doors topped by a half-circle window and narrow eight-light windows to either side, some original wall surfaces of beveled lap clapboard and replacement asbestos siding, sliding center drive doors with horse shoe designs applied to the lower panels and windows above, six large interior stalls with tongue-and-groove oak siding.

9. teaser barn, contributing building: A three-stall on-line barn with asphalt shingled gable roof that extends in an overhang to the east. The building has a concrete block foundation, flush, horizontal board siding, and loft door in the north gable. Paddocks are adjacent to the south, east and north sides of the barn.

10. training barn, contributing building: The training barn functions as shelter and covered training track with twenty loose boxes placed along a central drive beneath a gable roof with extended wrapping shed (or shedrow) that covers the tanbark-surfaced track. The building has wide, horizontal board lap siding with vertical corner trim, concrete foundation, corrugated metal gable roof and sheds, gable dormers extending from the north and south gable ends over the shed to access the hay loft area, half-wall and posts supporting the shed roof on the outside wall of the ring. Loose boxes and a central grain room are topped by the loft area and have doors opening to the central drive and covered track that are both metal mesh and wood paneled. Box walls are of lower tongue and groove oak or solid board with upper wood slats.

11. tobacco/horse barn, non-contributing building: This traditional tobacco barn with loose boxes below the tier rails is not contributing because of its construction date during the 1950's. The building, however, is compatible with other farm buildings in scale, plan and materials. A tree line of Black Walnuts and remains of cane are located directly north of the building. (The cane, indicated by the owner, is very sparse-less than a yard in diameter-an was not visible to the consultant when survey was made). The barn has a concrete foundation, asphalted center drive, eight

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bents, full, exterior vertical wall door vents along the south wall, and boxes with horizontal, varnished pine walls with metal mesh panels above.

12. run-in shed, non-contributing building: a modern (circa 1970) gable roofed horse run-in shed with seven bays open to the east.

13. tobacco/horse barn, non-contributing building: This traditional tobacco barn with loose boxes below the tier rails is not contributing because of its construction date during the 1950's. The building, however, is compatible with other farm buildings in scale, plan and materials. The barn is built with doubled, 2' by 10' uprights and a nailed and bolted frame. It has eight bents and fifteen stalls with a center bent reserved for grain and storage, concrete foundation, asphalt center drive, board and batten lower exterior walls with traditional loose boarding in tier areas, and track hung drive doors with a pent covering, a belt of multi-light windows, and cross-bracing.

14. residence, contributing building: This residence was built in the 1930's on the location of the Viley home which burned. It is a one-and-one-half story, three bay, asphalt gable roofed building with north and south end exterior chimneys, brick veneer, six-over-six sash windows, a gable pediment porch with fanlight and slightly battered wood supports, ashlar limestone foundation with raised mortar, and a modern one story rear frame addition.

15. concrete pump house, contributing structure: one of two water-system associated structures located in this northwest area of the farm, a small, formed concrete building located at the spring with a single wood door. Circa 1910.

16. stone spring house, contributing structure: The building is different from settlement era spring houses in that it does not have an upper building but is meant only to protect the outflow of the developed spring. An approximately 12' by 9' structure of rough ashlar with raised mortar joints and a stone slab top. The stone work is like that displayed elsewhere on the farm.

17. landscape, contributing site: The above described 298 acre landscape of Bluegrass Heights is a contributing element of the farm. The acreage contains extensive savanna woodland pasture remnants along the Viley Road and at the Old Frankfort Pike intersection; pasture and paddock areas; concentrations of equine, traditional agricultural and domestic buildings; and fields used for tobacco cultivation.

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The property is, today, a 680 acre Thoroughbred horse farm, located on the south side of Old Frankfort Pike in western Fayette County. All of the acreage is included within the district. Since the late 19th century blooded horses have been the farm's primary revenue source (with the exception of a short time at the turn-of-the-century when local farmer/landowner C.C. Patrick owned and operated the farm in a diversified manner). Functional divisions and material improvements on the landscape have changed little in the past 50 years. 1937 aerials show the farm (then part of E.R. Bradley's Idle Hour) dominated by a large oval turf track, with areas of paddocks near barns, large, open pastures with ponds and groves of trees, agricultural fields and dwelling complexes. The farm contains 29 resources including fifteen contributing buildings, eight non-contributing buildings, four contributing structures, and two contributing sites.

1. main house, contributing building: The main house, built at the turn-of-the-19th century for trotting horse owner, Hugh L. Asher appears in the 1904 book, Country Estates of the Bluegrass. A photograph indicates a front gable and central turret, now removed, which gave the house a more Victorian appearance. The building is a two-story, brick veneer, four bay dwelling with high-fired veneer, very fine mortar joints, quoins, single light sash windows with transoms in the second floor and single light sash below, all with stone sills and lintels, a dentiled cornice, combination hip and gable roof with asphalt shingles, random coursed limestone ashlar foundation, two semi-exterior brick chimneys with corbeled caps and blind arches, and quarter-round attic windows. A 2/3 front porch has modillion blocks above the frieze, and paired and triple composite columns. The paneled entry has a transom and unusual architrave. The east bay window is paired beneath an elliptical, stone arch with carved architrave and volute ends.

2. stone pump house, contributing building: A resource dating to E.R. Bradley's early tenure and located directly west of the main house, the pump house is of random coursed ashlar limestone masonry with a clay tile hip roof with tip finial, curved outriggers and a steel I-beam roof joist. A series of stone pump houses throughout the farm were part of the inter-farm water system that pumped fresh water through hand-dug lines to fountains in barns and concrete tanks in fields.

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3. **pool house and pool, non-contributing building;** recently built pool facilities
4. **spring/pump house, contributing building;** Like buildings #2, and 5 in design and materials, located near the northeast corner of the farm at a spring, of ashlar limestone with clay tile hip roof.
5. **spring/pump house, contributing building;** Like buildings #2 and 4, located south of #4 within the same field.
6. **office, contributing building;** built during the early Idle Hour years as a garage (circa 1920), recently remodeled and located southwest of the residence, off the main farm road. It is a one-and-one-half story frame building with hip roof underlined by curved outriggers and punctuated by five gable dormers, with 6/6 sash windows, wide board siding and concrete foundation.
7. **domestic storage building, contributing building:** An unusual, single story frame, early 20th century, hip roofed building with curved outriggers, raised concrete foundation and walls of vertical wood slats, presently used for storage and located between the residence and office.
8. **stallion barn/office, non-contributing building;** built by the King Ranch as a stallion barn (post 1947) and later used as an office, a concrete block building with asbestos gable roof with wide overhang and two stalls opening to paddocks with four board fences.
9. **U-Barn, contributing building;** two "U" barns (so named for their shape) were built by Bradley at the beginning of the 20th century. This, the northern U-barn, has had a central portion removed from the base to allow passage through the courtyard to rear paddocks and is now two separate buildings with eight loose box stalls in the north section and ten in the south section. The removed portion has been relocated within the farm as building #12. The U barn is typical of Bradley's barns and is similar or identical to barns elsewhere on this property (example; barn #24) and also to Bradley's barns at that portion of Idle Hour north of the Old Frankfort Pike (FA 349). Each remaining wing has a concrete perimeter foundation, wide horizontal board walls, and asphalt shingled gable roof that extends to form a 12' wide porch/promenade fronting the stalls. The porch is enclosed with solid rail and moveable, multi-light windows and is open on the ends. A series of gable dormers provide access to the open hay lofts. The interior features tongue and groove board wainscott, wood and steel mesh doors, awning stall windows, and a small office space.

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10. **muck pit, contributing structure;** concrete lined muck pits were built near the large horse barns at Idle Hour for deposit of stall waste. Concrete steps are located on the outside east wall and the pit was open to the west. The pit is now used for storage and has a gable roof covering, and double, sliding doors.

11. **breeding shed; non-contributing building;** built after the King Ranch acquired the property in 1947, a single room building with concrete block foundation, wide lap siding, asbestos shingle gable roof, and double front entry doors with cross bracings and multi-lights. An office room is located to the rear (west) with brick flue and awning windows.

12. **U-barn portion, contributing building;** the base of building #9, relocated to the east side of the training track, with material and design features of the original and a concrete block addition. The building has 12 box stalls, two center bays for grain and tool storage and hay loft.

13. **new barn, non-contributing building;** a low-profile barn located south of the training track of fireproof construction with concrete block walls, metal roof, steel support posts, wood doors, no hay loft and 24 stalls.

14. **new hay barn, non-contributing building,** located directly west of barn #13, used for hay storage with concrete block walls and metal gable roof. (These two buildings illustrate contemporary fireproof horse facilities and the practice of storing hay away from the animal area.

15, 16. **training track and clocker, contributing site, contributing building;** established by original farm owner W.C. France, "a New York fancier of Harness Horses" (Bradley, E.R. files, Keeneland Library) in the late 19th century. Subsequent owner H.L. Asher used the track for his trotters. By the time E.R. Bradley purchased the farm from C.C. Patrick, the track had become sodded over, but "was gotten in good shape for the meeting of November, 1928" (referring to the "Idle Hour Fair Association" Bradley's private sponsoring of races to raise funds for Kentucky orphans; Bradley files, Keeneland Library). The track is enclosed by a board fence and some 1/8 mile marker posts remain. In the infield is a "clocker" or training stand, a two-story, clapboarded polygonal frame building with raised deck and polygonal roof, from which the trainer watched and timed horses. Historic photos show the clocker stand among the crowd at the 1928 Association meet.

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17. **tool shed, contributing building;** a maintenance building built by Bradley and now used for storage of tools and implements, with concrete foundation, board and batten siding, gable roof with vents, five vehicle bays and a shop area.

18. **tobacco barn, contributing building;** an early tobacco barn that probably dates to the early 20th century with notched and pegged timber frame, eleven bents, board and batten walls, concrete perimeter foundation and a full loft floor. Cattle chutes, a head gate and pens are located to the west of the barn.

19. **stripping room, contributing building;** early 20th century, attached to the south gable end of the tobacco barn, with board and batten walls, gable roof, brick flue and asphalt roof shingles.

20. **tobacco/hay storage barn, non-contributing building;** a recently-built (circa 1980) tobacco barn with very low gable roof and lower overall height than traditional tobacco barns in area; with vertical board walls, and concrete foundation.

21. **run-in (Madden) shed, contributing building;** named for their inventor, Lexington-area horseman John Madden, the run-in shed offers partially enclosed shelter and a place to feed horses within large open pastures. This early run-in dates to the Idle Hour years and has board and batten walls, five bents open to the east, hay racks and grain trough along the west side wall, loft above and exposed rafter ends beneath the metal-clad gable roof.

22. **24-stall barn, non-contributing building;** a circa 1982, 24 stall barn of concrete with low gable roof, loose boxes ranged along a center drive and interior and exterior box stall doors.

23. **mare barn, non-contributing building;** a circa 1980 mare barn with concrete block walls, vertical board gable ends, square louvered cupola with hip roof, cross-braced end doors, nine loose boxes, office, and open loft.

24. **south U-Barn, contributing building;** the second of two U-barns built by Bradley for Idle Hour stock in the early 20th century and originally similar to building #9 but larger, with 40 stalls. A portion of the base has been removed to provide through access to the paddocks to the west. Each wing has three roof dormers, gable end windows with half-round top sash, open hay lofts above loose boxes. The north wing contains 17 loose boxes and the south wing contains 18 and is open to the south side paddock with rack and trough like those of a run-in shed.

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25. **muck pit, contributing structure;** similarly built and located as muck pit #10.

26. **U-barn center, contributing building;** the relocated base portion of the southern U-barn (building #25) with four stalls, porch facing east with six-light sliding windows above the solid rail, open loft and gable roof. Early 20th century.

27. **underpass; contributing structure;** a concrete underpass located in the northwest field, built by Bradley circa 1910-20 to connect the north and south areas of Idle Hour Stock Farm beneath the Old Frankfort Pike.

28. **landscape, contributing site:** The 680 acre farm landscape contains the land use patterns, natural and man-made topographic features typical of an early 20th century Thoroughbred horse farm.

29. **frontage fence, contributing structure:** The wood fence that fronts the Old Frankfort Pike is highlighted as a significant structure as a rare example of mortise post and rail fencing in the Bluegrass. The great majority of board fences are plank nailed. These mortised posts with trimmed rails are one of few such examples known to survive in the region.

FA 349 Idle Hour Stock Farm

More than fifty years ago, only one Thoroughbred horse farm in the world could claim four Kentucky Derby winners. Edward R. Bradley's Idle Hour Stock Farm, encompassing over 1,000 acres on either side of the Old Frankfort Pike was that place. With well over fifty buildings, structures and sites, including numerous barns for the farm's hundreds of horses, residences for overseers, dormitories for workers, a private race track, three-story dairy barn, two-story maintenance garage with fire equipment, and a private railroad platform, the farm was a pinnacle achievement in the Thoroughbred industry. 1939 aerials of the farm indicate a pattern of working buildings, living accommodations, and other improvements centered on the 600+ acres on the north side of the road. In the west portion of the farm were numerous horse barns surrounded by paddocks, with acres of large pastures extending north and south from the farm center. Today, much of Idle Hour north of the Old Frankfort Pike is known as Darby Dan, a farm that continues the reputation so well established by Bradley. Not only the reputation of horses foaled here continues; the farm itself, has changed little from its physical appearance of over 50 years ago. Of fifty

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buildings, structures and sites, forty-seven date to Bradley's tenure (circa 1910-1945) and contribute to the integrity of the site. Because all contributing buildings date to this period, individual dates of construction are not given. Design and material details that characterize Bradley's barns and buildings include gable-on-hip roofs that extend to form covered walkways in front of loose box stalls; hip and gable dormers with multi-light windows that provide access to hay lofts above the boxes; wide, redwood weatherboard siding (approximate 10" reveal) and multi-light windows; cross braced doors; and always, ample ventilation and space for the horses. Most of the Idle Hour/Darby Dan building roofs are covered with asphalt shingles. A few have clay tiles, green rolled roofing, or wood shingles, but all are green, and all buildings are painted white. Idle Hour's main entry drive proceeds north from the Old Frankfort Pike, lined with Pin Oaks that appear as young trees on the '39 aerial. The entire road system within the farm is asphalt paved with some original stone coping stones visible in different areas. The reasons for non-contributing status of buildings is included within the descriptions.

1. Main house, contributing building. The original block of the main house is a two-story, five bay, single pile, gable roofed, center passage plan residence of the late settlement era, the home of Nathan Payne. Interior details include a delicate, cherry, dog-leg stair with slim, round newell and rectangular ballusters. Original floors are covered with 20th century strip flooring. The west end chimney is infilled on the first floor and a double parlor extending to the north has been created with removal of the rear wall and connection with a brick, two-story ell. What may be an original mantle covers the north fireplace opening in this parlor. The mantle has pairs of fluted, engaged collonettes supporting a frieze with center projecting panel decorated with a reeded oval and flanked by recessed ovals in side panels. Beneath the frieze is a belt of meandering, reeded ovals. Woodwork is rather simple with mitered door and window trim. The rear ell has six light sash with soldier relieving arches. An early 20th century, colossal portico covers the front facade and wraps to the west, with a green, asphalt shingled hip roof, supported by eight colossal Doric columns with a broken ballustrade linking their bases. Front windows are six-over-one and six light sash in a two story wing attached to the east side. The entry door is four paneled with non-original leaded side lights and transom.

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Above is a double leaf door with multi-lights that opens to an abbreviated balcony. Two eastern additions include the two-story frame, double sunroom to the side above a walk-out, windowed basement; and a two story, brick dining addition with triple windows and chimney. To the rear is a two-story frame addition with double light sash, clapboard siding, stucco foundation, and a one story, enclosed, rear porch. To the west side (that faces the office, stallion barns and paddocks) is a one story, covered porch to the rear with clay tiled walk that wraps along the west and connects to the front porch. Like the Richard Gray house (FA 332), the addition and alterations to the house (wrapping porch, two story addition to east side and enclosure of porch, were incorporated during the period of significance and therefore, do not compromise the architectural and historical integrity of the building.

2. wine cellar, contributing structure An in-ground, concrete wine cellar, located to the west of the main house, with wood entry doors.

3. office, contributing building. The office is a one-story, rectangular frame building with concrete foundation, stucco walls, green asphalt shingles covering a gable-on-hip roof with wide eave, three gables to the south and north sides, with three light hoppers, three-over-three sash, and a projecting gable portico over the entry vestibule with square posts.

4. track barn, contributing building.

The barn is a track barn, containing an oval perimeter track surrounding centered, back-to-back loose boxes and four end boxes at each end beneath the roof hip extensions. Each center stall has diagonal wood clad lower walls, hinged slat doors, open upper partitions, metal corner racks and a total of thirty stalls. The track is of fine gravel with a concrete perimeter foundation beneath the walls and stall partitions. The structure is of nailed, dimensional frame wood with center timber supports and roof collars. Two pair of wide, double bay doors at each end of the long walls have bands of windows over tongue and groove panels. The exterior outer walls are of horizontal weatherboard with removable fiberglass panels above and between the timbers that support the roof extension. There are eight gable dormers set into the gable roof with hip ends. Each dormer has three, six light sash windows. Hay may be brought into loft area through these dormers, as it is in the majority of the Idle Hour barns.

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10. watchman's house, contributing building Located at the east end of the complex, at the end of a lane, a one-story, rectangular frame, hip-roofed residence with asphalt shingled gable dormer to the south, stucco walls, concrete foundation, two-light sash windows, hip overdoor on knee braces, shed additions to the south and east on concrete block foundations.

11. large dormitory, contributing building

The largest residential building at Idle Hour, a large, two story, frame, rectangular dormitory building with two, one-story rear ells that together form a U-shape. The main block has a clay-tile hip roof with ridge tiles and finial caps, stucco walls, asymmetrical fenestration with largely two-light sash windows, and off-centered hip porch to the north side with lattice walls, a large, brick interior chimney, a square roof cupola and three, hipped attic dormers. The wings enclose a south-facing courtyard with an arcaded, continuous porch, decorative formed concrete pathway/bridge connecting the two ells, knee braced, gable roof, stucco walls, and regular, two-light sash. The arcaded, courtyard porch, stucco finish and tile roofing lend a southwest appearance to the rear of this large residential building that is still in use.

12. lower foaling barn, contributing building Located east of the large dorm, a large, center drive, foaling barn with 26 loose boxes including two, oversized foaling boxes, one box for infirm horses and another for a nurse mare. The early 20th century building has a gable roof with six hip dormers, three each to the east and west roof sides with paired six light sash. The gable end is treated with a Palladian window above a pent roof that protects the double, track-hung doors with upper, multi-lights. This gable end configuration is repeated with slight variation on many of the center drive barns at Idle Hour.

The second complex contains the largest barn on the farm, the three-story dairy with horse facilities, a machine shed, corn crib, and power house. These buildings are located in the east-central area of the farm with the barn opening south to large pastures that extend to the Old Frankfort Pike.

13. dairy barn, contributing building. A large dairy and stock barn and now a shop, this building is of reinforced concrete construction, three stories, banked into the south-facing hill with main entry on the north, second floor side. The roof is reinforced steel truss hipped mansard with clay

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tile surface, an two gable dormers. The second (main) level has a reinforced, grooved concrete floor originally with two, large metal-barred box stalls, probably used for bulls. The floor plan has seven bents, each square with a 15' center drive. The lower level has nine-light, paired sash windows in the south elevation and contains ten, very large loose boxes, probably for the farm's work horses and mules. It has very high ceilings, grooved concrete floor, and in the northeast corner is a small hammer mill connected to chutes that begin on the top floor. Windows on the second and third floors are multi-light metal sash with center pivot middle lights. The lower level drives open to the east and west.

14. gate piers, contributing structure

South of the dairy/stock barn are two, limestone gate posts, actually piers, that mark the main entry to the large pasture that extends east of the main drive and south to the Old Frankfort Pike.

15. woodland pasture, contributing site

A large, woodland pasture remnant, with randomly-spaced hardwoods forms a picturesque frontage along the Old Frankfort Pike. The field lies to the east and west of the main drive and extends north to the barns and paddocks in the middle of the farm. The 1939 aerial shows considerably more trees in this acreage, a visual reminder of the decline in this rare feature of the rural Bluegrass.

16. stock underpass, contributing structure

An early 20th century, privately built road underpass, built to connect the areas of Idle Hour to the north and south of the Old Frankfort Pike without having to cross the road surface. The underpass is maintained. and could be used if necessary.

17. machine shed, contributing building

A four bay, two bent, open shed, with poured, raised concrete perimeter foundation, diagonally braced, sawn timber frame, nailed board and batten walls and original wood shingle roof.

18. corn crib, contributing building

An early 20th century corn crib, measuring roughly 12' by 20' with vertical 1" x 4" slat walls, spaced with and interior of wire mesh. Perimeter sills rest on concrete piers. Two pairs of doors on either wall, and an end wall door in the west gable provide access. The building has a notched and nailed, sawn timber frame of 4" and 4"x 6" timbers and an asphalt shingled gable roof.

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19. power house, contributing building

The original power house for the dairy barn and possibly the entire farm. A stucco-clad, hip roof, rectangular, one story building with asphalt roofing, diamond shaped, louvered wood vents in the south wall above a double door entry covered by a knee bracketed pent roof and narrow, four light sash windows. The building measures roughly 20' by 18' and contains a very large breaker board and other electrical fittings.

20. tobacco barn, contributing building

Located in the north area of the farm, near the Town Fork Creek, an eight bent, tobacco barn with concrete perimeter foundation, vertical louver wall vents, and three gabled ventilation boxes along the ridge.

21. bridge, contributing structure

A privately-built, reinforced concrete, single lane bridge, built to connect Idle Hour with Bracktown, a segregated Black hamlet between the Town Fork and Leestown Pike. During the early 20th century, until Bradley's death in 1946, many Bracktown residents traveled across this bridge daily to jobs at Idle Hour.

22. quarry site, contributing site

The site remain of a limestone quarry, presumably the source for stone used at Idle Hour, and perhaps, much earlier.

23. manager's residence, contributing building

An early 20th century, one-story, rectangular frame bungalow-type residence with rusticated concrete block foundation, replacement narrow vinyl siding, six-over-one sash windows, asphalt hip roof, front oriented west with a half porch beneath the roof extension. There is a six-paneled entry with four light transom, and two, interior brick chimneys.

24. manager's garage, contributing building

A single bay, hip-roofed, early 20th century garage with clapboard siding, five panel entry and hinged, vertical tongue and groove doors.

25. muck pit-garage, non-contributing building One of the original muck pits of the farm, the concrete walls now form the base of a three-bay, gabled garage with upper clapboard walls. (The extensive alteration of the garage addition to this building make in a non-contributing element).

26. back-to-back barn, contributing building A long, rectangular horse barn, with 20 back-to-back aligned loose box stalls ranged beneath a gable roof; end mow doors, board and batten walls, gable overhang with exposed rafters to the east and west, central pass-through with feed room, five

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metal roof vent caps, and outside dutch doors for each stall.

27. storage building, contributing building

a small, concrete block building with hip roof, exposed rafters, four light sash windows and entry facing the barn, #26.

28, 29. stallion barns, contributing buildings

Two identical stallion barns, home to Idle Hour's Derby Winners after retirement from the track. Each has four interior, 15' loose box stalls with no loft above, solid wall, wide, redwood siding on the exterior, gable roof with hip extensions, gable dormer with two-light sash and two, hip-roofed cupolas with wood louvers and wood shingled walls. Seven bays across the length walls and three on gable ends have removable canvas panels for heat retention in winter. Each has a center loft above a grain room and concrete foundation.

30. breeding shed, contributing building

Located behind the stallion barns, a single room building, with clapboard walls a gable-on-hip asphalt shingled roof, multi light sash windows, a large entry facing east and a concrete block shed addition to the south.

31. statue of Black Tony, contributing object

32. low barn, contributing building

Possibly used for work horses, an older, single story, rectangular barn with rolled asphalt gable roof, board and batten siding, poured concrete foundation, long walls divided into ten bays with six light hooper windows in each. Gable end entries have track hung doors with a six-light window in each. The interior contains 20 boxes, large and rectangular, measuring about 12' by 18' each with 1" x4" vertical slat, sliding doors, solid lower walls and slatted upper wall areas.

33. U barn, contributing building

One of two "u" shaped barns on the north side of Idle Hour (two others are located in the area south of Old Frankfort Pike, now King Ranch). A large barn with 26 loose boxes, covered, 12' wide, interior walkway, open loft above boxes accessed via catwalks from dormers over the walkway. Exterior has elevated hip roof pavilions at corners for greater hay storage, with a large, corner boxes beneath one and a combination watchman's room with bath and grain storage beneath the other. The walkway is enclosed with characteristic, wide board sided half-walls with posts and removable fiberglass panels above and has entries in the center of the "u" base and at the end of each of the "legs".

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Boxes measure roughly 12' by 12', with 10' ceilings, have six light sliding windows, small openings between stalls with wire mesh, corner metal hay rocks, and hinged dutch doors to the walkway area.

34. muck pit, contributing structure

A concrete walled muck pit, located within the "u" barn courtyard

35. colt barn, contributing building

A barn very similar to the training barn with gable on hip roof, six instead of eight gable dormers, roof eave extended to form covered walkway in front of loose boxes with solid lower walls and removable fiberglass panels on the west side only, back-to-back center boxes and four boxes in each end roof extension.

36. muck pit, contributing structure

A concrete walled muck pit, located east of the colt barn

37. stone pump house, contributing building

A random-coursed, rough limestone ashlar, with raised mortar bed, rectangular, one-story, mechanical building (pump house) with hip roof, outrigger rafters, entry to east and four light windows.

38. frame pump house, contributing building

A one-story, frame, rectangular mechanical building with hip roof, wide, horizontal redwood siding, entry to the east, extended eave. Located within a fenced area net to building 37 in a paddock.

39. small stallion barn, non-contributing building

A post WWII seven stall stallion barn with design and materials compatible with the historic buildings at the property. Asphalt shingled gable roof with returns, eight light casement windows, center drive, gable end sash, double, cross-braced and multi-lighted drive doors, open loft area above stalls.

40. horse graveyard, contributing site

Where many of Idle Hour's most famous horses are buried including Blue Swords, Bubbling Over, and Blossom Time.

41. breeding shed, contributing building

No longer used as a breeding shed, a rectangular, frame building with concrete block foundation, asphalt shingled gable roof with full return, three-over-one sash, large, cross braced doors, and an open interior with tongue and groove walls to a height of about 6'. Now used for vehicle storage.

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42. garage, contributing building

An old, seldom used garage located west of the U barn, with asphalt gable roof, wide board walls, four vehicle bays facing south; two open, one with hinged double doors and one with an overhead door.

43. northeast horse barn, contributing building Located in the extreme northwest area of the farm, at the end of a lane that leads to the railroad tracks and is flanked by four, very large fields. The building was used for horses with twelve loose box stalls with solid and slatted track doors, solid interior walls with slatted partitions above @ 5' 8", open lofts over boxes and open gable with unique, center "v" timber truss. Frame is of notched and nailed solid timbers that may have been recycled from an earlier building. The exterior has board and batten siding, and an asphalt shingled gable roof with five ridge vents, six, six-light hopper windows on each wall and track-hung double drive doors.

44. shed, non-contributing building

A shed in poor condition, located to the southeast of barn #49 (post WWII).

45. Settlement period house, contributing building, see FA 351

46. garage, contributing building

A one-story, rectangular, frame, two bay garage with clapboard siding, asphalt shingled gable roof, two, double, tongue and groove, hinged doors with four light fixed windows in each and a smaller, gabled building attached to the south side with lower gable ridge, redwood siding, board entry to the east and six light hopper windows. The garage is a domestic out building associated with house #45 (aka FA 351).

47. stable, contributing building

An "L" shaped stable associated with building #45, with shedded gable roof forming an overhang. The building is one-stall deep with seven door facing east, an abbreviated ell to the east with one door, asphalt shingled roof, board and batten siding and Dutch doors.

48. newer barn, contributing building

A large loose-box barn, used for mares with concrete foundation, wide board walls, asphalt shingled gable roof with three metal roof vents and louvered end vents, two large, track hung drive doors with eight lights in each door of vertical planks. The interior has an enclosed loft above nine boxes on the west and seven on the east with solid, lower walls, track doors with metal bars, solid box

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partitions, center feeder roof, ladder to loft and six-light windows in each stall.

49. large garage, non-contributing building Historically a part of White Oak Farm and not associated with Idle Hour - as seen from different details of design and materials. Located at the north end of a drive on the far west end of the farm with horizontal siding, corner board trim, asphalt shingled gable roof, six light sash, track hung wood bay door and nine light window in the gable end.

50. filly barn, contributing building

A traditional "Bradley barn" located west of the main entry drive and used for fillys with green, asphalt shingled gable roof with returns, four hip roof dormers with paired, six light windows, wide redwood siding, concrete foundation, gable end front featuring Palladian window above track-hung and cross braced doors with twelve-light windows. The interior has fifteen loose boxes and office ranged along the center drive, loft ladders at ends, solid partitions with open upper space, windows in each stall and hinged, Dutch doors with upper slats. the building is of solid, nailed timber frame with corner braced trusses.

FA351 Robert Tilton House

A settlement period one-and-one-half story, five bay, center passage, brick masonry dwelling (circa 1810 or earlier), oriented north at the high point of a north-sloping terrain that falls to the Town Branch. The building has a asphalt shingle gable roof, gable dormers, shouldered east end chimney with stone base, and interior west end chimney. The foundation is of random coursed, limestone ashlar, repointed with 20th century raise mortar bed. The building has a Flemish bond front with common sides and rear ell, gaged soldier relieving arches over six light sash windows. Beneath each bay is a three-light basement window with gaged brick arched pediment. Purpose molded brick is at the eave. The centered entry has a molded, wood architrave as do the windows with a replacement, 15-light door and gabled portico on square posts. Small six-light sash punctuate the attic end walls. The rear ell, also of masonry has a purpose molded eave, flat, soldier relieving arches, six light sash, small, four-light attic sash and a one-story, enclosed frame purch on the east side. Original interior woodwork includes pegged windows, reeded door and window jambs, two-inch wide chair rails in both first-floor rooms, with paneled wainscotting in the west room. Ceilings have crown molding,

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and floors are ash. The west room has a mantle with broken shelf, reeded end tablets and simple pilasters, flanked by presses, now open above with small, paneled doors beneath. The east room has a mantel with broken shelf, raised center tablet and end tablets, each with reeded ovals and reeded pilasters. A closet against the west wall has doors that may have originally been in the west room. The hall has a dog-leg stair with curved step bracket, chair rail and rail that echoes the alignment of the cherry banister, supported by a turned newel post and rectangular spindles. The ell has an enclosed stair, a mantel with broken shelf and rectangular panels with concave corners, and slender, curved, double colonnettes. The room is wainscotted and to the left of the mantel, a press has glass doors and shelves above smaller, lower doors. A rear kitchen (modern) has a corner press with reeded decoration.

FA607 Howard Lee Wells Farm

The property included within the boundaries of the West Fayette County Rural Historic District contains two contributing resources, the main house and the training barn, moved to this site between 1935 and 1940. Buildings on the farm that have been altered from tobacco barns to horse barns with loose box stalls since WWII do not contribute to the understanding of the site and are not included within the district boundary.

1. residence, contributing building A one-story, early 20th century bungalow residence with three front bays, a projecting north side bay and a recessed, two-bay porch beneath the extended hip roof supported on turned columns. Features include a front, centered hip dormer, interior brick chimney, replacement metal clapboard siding, concrete foundation, two-over-two sash windows, and a non-historic but compatible addition to the north side.

2. training barn, contributing building

The training barn, probably built during the early 20th century at the Kentucky Association track in Lexington, dismantled and moved to this site during the late 1930's, is a long, rectangular, frame barn with shed row that extends from the gable roof to wrap the stalls and create a covered, training track. Loose box stalls range back-to-back in the center of the barn beneath an open loft where hay is stored. The structure is of solid vertical timber frame with knee bracing and lap notched and nailed ledger beams, upon which the roof rafters rest. Extended shed areas at the gable ends

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contain tack rooms, feed rooms, and lounges for personnel. Above the half wall on the outside of the track are top-hinged, fiberglass panels that work as awnings or windows. The exterior is sided with vertical grooved paneling and the gable-on-hip roof has asbestos shingles.

FA 350 Mrs. Dinsmore Steele House and Farm. The property is a diversified farm located on the north and south sides of Old Frankfort Pike, west of Lexington. It contains five residences, several domestic out buildings, and numerous agricultural buildings on an diversified agricultural landscape that has not changed significantly within the past 50 years. Although many farms in this area have been recently transformed to Thoroughbred horse farms, this landscape maintains integrity as a traditional farm. The residences include the main house, architecturally-designed and built in 1936 when an earlier residence burned, an early 19th century residence, located behind the main house, an early-to-mid 20th century tenant house addressing the Old Frankfort Pike, and two early 20th century tenant house clusters. The 1937 aerial map reveals a landscape of cultivated and grazed fields with all present buildings in existence. The property includes 18 contributing buildings, two contributing structures, and two contributing sites.

1. main residence, contributing building: The main residence, built in 1936 on the location of a fire-demolished 19th century home, was designed by Lexington architect, Warfield Gratz for owner, Mrs. Dinsmore Steele (a widow). Steele reportedly paid about \$24,000.00 to build the two-story, clay tile and brick veneered residence. Original plans are in possession of the owners. The residence is a two-story, irregularly shaped building with ransom ashlar, quarried limestone foundation, slate-covered, intersecting gable roof with dentiled eave and one-story, secondary gabled wings to the north and west sides. All gables are returned and all except the east gable end have chimneys with corbelled tops. The asymmetrical north facade facing the Pike contains a centered, double entry door and a secondary entrance is centered beneath the east gable end. Windows are six-over-six and six-over-four sash with recessed trim and flat arches of a header course. The interior features Gratz' knowledge of traditional cabinetwork with reproductions of Federal period window and baseboard moldings and detailed stair. The residence is constructed of hollow clay tile with a brick veneer, has a full basement and an unfinished attic

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space.

2. residence, (resurvey of FA350) contributing building: The building is located behind (south of) the main residence and dates to the early-to mid 19th century. It was probably the first principal residence on the farm, possibly used as a domestic servant quarter when the larger residence was built. The building is presently vacant. It is an unadorned and well proportioned one-story, center passage plan vernacular dwelling with asphalt shingled gable roof, three bay front, twin shouldered brick chimneys, limestone foundation, clapboard siding, original nine-over six sash windows with eared frames, solid, four-paneled entry, one-story gable ell to the rear with end chimney, and single bay, gabled portico with returns and slightly-tapered, paired wood posts and engaged pilasters. The interior has four-paneled doors, plain baseboards and modest shelf-and-frame period mantles with rounded shelves and built up frame moldings.

3. ice house, contributing building: The building is an unusual, 19th century ice house, the only building of this type known to exist within this survey area. It is a pyramid-shaped, frame octagon with wood shingle cladding and a gabled entry vestibule facing east. The interior pit of the ice house is walled with dry-laid, quarried limestone, open to a depth of about 10'.

4. garage, contributing building: A 20th century, poured concrete, two bay garage with asphalt shingled hip roof with exposed rafter ends, six light casement windows and track-hung bay doors with banks of multi-light windows above lower panels.

5. carriage house, contributing building: A turn-of-the-century, double bay, frame out building, originally used to house carriages, now abandoned. It has a metal-clad gable roof, vertical flush board walls and hinged bay doors.

6. tobacco barn, contributing building: A four bent early 20th century tobacco barn with poured concrete foundation, metal roof turbines, vertical vent doors, and track-hung drive doors.

7. corn crib, contributing building: located behind building F, an early 20th century single bay slat crib of 1 by 3" vertical slats with wood shingled gable roof, elevated on concrete pads with access door in the north gable end and upper filling door in the south gable end. A partially collapsed shed roofed, stripping room is attached mid-way along the north wall.

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8. tobacco barn with stripping room, contributing building:

An early 20th century tobacco barn with standing seam metal gable roof, vertical board walls, and recently-built horse stall interior. The barn is divided into nine bents with notch and nailed, solid timber construction, wide 17' center drive, poured concrete foundation, and sliding track drive doors. A stripping room attached to the northeast corner has board and batten walls, a gable roof and brick, gable end flue.

9. tobacco barn (near silo), contributing building: Two tobacco barns and the site of a residence are located here, mid-way in this long, rectangular-shaped farm. The lane leading to this area is flanked by old locust trees that appear in a grove on the 1937 aerial photograph. This building is an early 20th century barn with tall gable, five bents, notched-and-nailed timber frame, track-hung drive doors, 18' wide center drive, corrugated metal gable, poured concrete foundation and uncommon transverse double access doors.

10. silo, contributing structure: an unroofed, metal banded, concrete silo located west of barn 9.

11. house foundation, contributing site; the concrete foundation remains of a tenant house, north of barn 1 and west of the locust-lined lane. The building appears on the 1937 aerial.

12. garage, contributing building: the garage associated with the above house foundation, a single bay, early 20th century, frame garage with board and batten siding, asphalt shingled gable roof and hinged doors.

13. cistern, contributing structure; an early 20th century, above ground, poured concrete cistern with concrete conical roof, located on the farm's highest elevation, southwest of barn 1 within a pasture. The cistern held water for the farm's gravity flow system, used prior to the installation of city water. Several other poured concrete water tanks are located within fields and pastures of the farm.

14. tobacco barn with stripping room, contributing building: An eight-bent, early 20th century, nailed and notched, timber frame tobacco barn with board and batten stripping room attached to the northeast gable end. The building has a metal gable roof and poured concrete foundation.

15, 16, 17. upper tenant house with garage and shed; contributing buildings; a cluster of tenant buildings along the farm's eastern boundary. A one-story, early 20th century frame building with asphalt shingled gable roof, three bay

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front with rear ell, two interior chimneys, wide horizontal siding, concrete foundation, shed porch on square posts, and six-over-six sash windows. A single bay garage has board and batten siding and gable roof and a shed in the south east corner of the fenced yard area has vertical board walls.

18, 19, 20. lower tenant house with garage and storage building, contributing buildings: The second tenant cluster, located between the upper complex and the center of the farm. Both groups are accessed by a single drive. The residence is a one-story, early 20th century frame building with asphalt shingle gable roof, shed addition, two interior brick chimneys, sash windows and asbestos shingle siding. A single bay, frame garage has hinged doors, board and batten siding and an asphalt shingled gable roof. The storage building has board and batten siding, hinged door, and an asphalt shingled gable roof.

21. tenant house, contributing building; This early 20th century frame residence is slightly more stylish and substantial in size than the tenant buildings located on the farm's interior. It addresses the Old Frankfort Pike from a high point in the farm's northeast corner. The building ...

22. agricultural landscape, contributing site. The land-use patterns of the diversified farm landscape, with divided areas of tillable crop land and pastures, complimented by 19th and 20th century buildings and structures, convey a sense of long-term agricultural occupation.

Additional contributing sites

Two contributing sites not included in the above count are the total landscapes of Calumet Farm (FA 343) and Idle Hour Sock Farm (FA 349). These acreages contribute to the integrity of setting, feeling and association of their individual properties and to the district as a whole.

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The West Fayette County Rural Historic District is significant on levels of local, state and national importance for containing historic resources that represent the important themes of agriculture, architecture, and exploration/settlement over an historic period from circa 1790 through 1940. The major activity that historically and presently affects the district's material culture and character is agriculture, with major emphasis on the 20th century Thoroughbred horse industry. The fourteen farms and racetrack included within the district maintain excellent integrity of design, materials, workmanship, location, setting, feeling and association. These properties contain buildings, structures, sites and landscapes that individually and in concert represent the material culture associated with events that have significantly contributed to the patterns of development and change on the inner Bluegrass agricultural landscape; that offer land use and occupational patterns from the settlement era that provide much of the spatial framework on which later agricultural land uses were based; that represent the evolution of traditional domestic architectural forms and plans typical of the Bluegrass region; that illustrate exceptional examples of building craftsmanship and design; that embody the distinctive characteristics of several types of agricultural buildings and structures; and that are associated with individuals important in the history of the area.

The nomination of the district resulted from the intensive survey of an over 15,000 acre area, mostly in western Fayette County, Kentucky. The "Old Frankfort Pike Survey Summary Report" submitted to the Kentucky Heritage Council (July 1990) described the types of properties surveyed, established historic contexts and standards of integrity for the area and recommended the nomination of districts and individual resources to the National Register. This nomination is one of two rural historic district and four individual nominations that resulted from that study. (See the Redd Road Rural Historic District; Lewis Ramsey, Jr. House; Drewsilla Steele House; William Conant House; and Headley House National Register nominations, all in Fayette County, Kentucky.)

"The Bluegrass Cultural Landscape" is the regional planning document that establishes the historic contexts and temporal periods of significance for rural historic resources in the

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Bluegrass region. That work provides the temporal and thematic format for this nomination (Amos; 1989). Developed thematic contexts represented by resources in this district nomination include (by theme and period):

Themes Represented by Historic Resources Per Period

1790-1820	1821-1865	1866-1918	1919-1940
	Agriculture	Agriculture	Agriculture
Settlement			
Dom. Arch.	Dom. Arch.	Dom. Arch.	Dom. Arch.

Settlement of the Bluegrass: 1780-1820

The West Fayette County Rural historic District is significant as a resource from the settlement period for retaining recognizable patterns of farmstead complex locations and spatial relationships that provide a formative framework on which later agricultural land use developments were based. Historic farmstead dwellings that date to the period are significant for providing prime data on the evolution of domestic vernacular architecture in the district. Although the important theme of agriculture is not represented by surviving material culture, a narrative of period events in the region provides a basis for later developments and aids in establishing the significance of the agricultural theme.

In the settlement of the Bluegrass, the farmer's first efforts included devising a pattern of land use and building locations within the given acreage best suited for specific functions, building shelter, clearing the land of trees and planting crops of corn, potatoes, beans, and pumpkins. Most Fayette County settlers owned a few head of cattle and horses, but tended few sheep due to a large wolf population (Perrin; 1882,109). District farms, located on the fertile soils watered by Town Branch, Manchester Branch and Fox Run were established as early as the 1780s.

During the two decades between 1780 and 1800, the region's population leapt from hundreds to over 220,000. Much of the first lands claimed were in Fayette County, the central county of the region, with Lexington the seat of government.

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In 1820, the Federal Census began enumerating the employment of individuals. The overwhelming majority of Fayette County residents were involved in agriculture at that time. The county ranked at the top, statewide in the ratio of black slaves to whites and in the aggregate slave population. Only slight ethnic diversity characterized the Bluegrass settlement population. The majority of European immigrants consisted of Scots-Irish, who brought with them native trades such as stone masonry, and an agricultural background. The overwhelming majority of early Fayette County residents emigrated from Virginia, with significantly lesser numbers entering from Maryland, Delaware, the Carolinas, and Pennsylvania.

The establishment of the Bluegrass as the capitol of the modern Thoroughbred industry traces to the earliest days of settlement. Source upon source that consider the agricultural history of the region consistently maintain that a devotion to fine blooded horses and their improvement was a trait brought to the Bluegrass by the earliest emigrants from Virginia. Men from Virginia and Maryland, by birth "attached to the cavalier party" imported fine stock from England in the early 18th century, a practice emulated by stockmen in the new territories of Kentucky and Tennessee. The first evidence of 18th century breeding and racing in Lexington, found in the pages of the Kentucke Gazette of 1788, advertised about one-half dozen thoroughbred stallions standing for service. Racing in 1787 occurred along "the Commons" (later Water Street), as heats along Main Street had been prohibited by city fathers. Early racing consisted of a series of two-to-four mile heats, much unlike the comparatively short races run on today's oval tracks. From the late 1780s, racing in Fayette County was a regular sport that rapidly extended to other centers of the Bluegrass. In 1809 race meets were held at Cross Plains (Athens), Richmond, Georgetown, and Harrodsburg, among others locations.

The War of 1812 checked the growing industry and for a period of about ten years, racing and importation waned. But in the 1820s local landed gentry such as Dr. Elisha Warfield and Henry Clay renewed their attention on the development of the breed. In 1826, the Kentucky Association was founded "for the purpose of promoting the purchase and sale of stock and to encourage the breeding of horses upon the following conditions...". The original list of subscribers reads as a

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who's who of the early antebellum Bluegrass (Peter;1882,143). Association sponsored races in Lexington and other regional meets offered purses in the thousands of dollars, assuring a locally spirited effort to better the racing breed.

Of the fourteen farm properties within the district, six contain residences or portions of residences that date from the settlement period including Sherley's Crest (FA 277), Richard Gray house (FA 332), Hugh Muldrow house (FA 333), Keen Place (FA 336), Idle Hour Stock Farm (FA 349) and Robert Tilton house (FA 351). The physical relationships of all of these dwellings to spring sources and to original transportation routes are recognizable and consistent and provide important information concerning settlement practices of domestic complex siting.

The earliest configurations and physical attributes of farm dwellings reflected the candid nature of a settlement society. The single pen or room and the hall-parlor plans provide little social control from visitors or within the family unit and enforced a communal style of life. Necessity of settlement required the first shelters be constructed quickly and of readily available materials. In absence of brick molds, brickyards, lumber mills, and large amounts of quarried rock, log construction answered both building requirements. Early district residences constructed of log are represented by Sherley's Crest (FA 277) and the Hugh Muldrow house, circa 1787 (FA333). Although the log portion at the former property has been extensively remodeled and added to over the years, the Muldrow house (owned by Muldrow's descendents) offers insight into the location selection, scale, and form of early settlement housing. Muldrow located the house on a slight slope, overlooking the farm's improved spring (that continues to flow). Rice Road, a north-south trending road, connects the farm to Versailles Road to the south. The home built by Richard Gray in 1810 is located in a neighborly fashion across Rice Road, upon another hillside. The original plan of Muldrow's log house was a two-story, hall-parlor of four rooms; two-up and two-down, with stone end chimneys. During the 19th century, the hall became a central passage and original enclosed stairs in the lower chambers were removed and replaced with an open central stair. A frame, two-story addition was attached to the right of the new center hall, and rear, two-story additions were also added.

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An imaginative variation on the hall-parlor plan is found at Keen Place (FA 336). This frame, two-story, double-pile residence was built by John Keen, a son of Francis Keene who immigrated to Kentucky from Fauquier County, Virginia in the 1790s and owned several thousand Bluegrass acres before the turn-of-the-century. John Keene married Polly Bowman, daughter of another prominent area agriculturalist, General Abraham Bowman who owned a plantation to the south (See Helm Place NR Nomination). The property gains special recognition as providing lodging for the Marquis deLafayette on his visit to the region in 1825.

Other domestic plans built during the later years of settlement represent transition in domestic spatial evolution and refer to changes in society from a subsistence agriculture to one of growing wealth and prosperity. The center-passage plan evolved from both a need for additional living space and societal changes that created the desire for separate and specialized interior spaces. The configuration of unheated central passage and doored side chambers manifest a sense of privacy to both the visitor and occupant. (Isaacs;1982). The introduction of the plan marks the beginnings of the contemporary notion of individual privacy.

The three settlement era center passage houses in the district are of brick construction and include the Richard Gray house (FA 332), the Nathan Payne house at Idle Hour Stock Farm (FA 349), and the Robert Tilton house (FA 351). The original owners of these residences were prominent agriculturalists who owned hundreds of acres of adjoining farm land and were taxed on slaves and horses during the period. Each of these residences reaches one-and-one-half or two-story heights and all feature handsome interior woodwork details.

The Antebellum Years: 1821-1865

The district reflects the important antebellum themes of agriculture and architecture. Although few district farms maintain the overall land use and spatial patterns established during settlement and improved upon during the antebellum, certain features including woodland pastures, rock fences, and the spatial relationships of some

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agricultural complexes do convey a sense of the district during the period. These resources are significant as reminders of agricultural patterns and practices during the era. New and remodeled/enlarged domestic dwellings symbolize the area's agricultural prosperity and embody important changes in vernacular architecture during the period.

Through the antebellum period, the Bluegrass retained a prominent national position as one of the premier agricultural regions of the new west. Improved crop and stock raising practices and heightened reliance upon slave labor magnified agricultural customs established during the settlement period. During these decades before the Civil War, the economy for many of Fayette County's farmers shifted from a regional focus to a national view: they traded cattle, horses, mules, swine, poultry, sheep and foodstuffs locally, regionally, and out of state. A few became international traders, buying and selling pureblooded stock abroad. This agricultural economy was manifest in a rural landscape of diversified farms with domestic clusters, scenic woodland pastures, cultivated acreage and rock-fence lined fields and roadways.

The Bluegrass' dominance of Kentucky agriculture, established during settlement, persisted through the antebellum years. Fayette consistently ranked high among Bluegrass counties in the value of farm improvements, farm valuation and income. The sizes of farms averaged higher in Bluegrass counties than in other areas of the state during the period. Statewide in 1860, about 31% of farms contained between 20 and 50 acres; 29% between 50 and 100 acres and 29% between 100 and 500 acres, with less than 1% exceeding 500 acres in size. Bluegrass counties, however, were balanced more in favor of the larger farm, with the regional majority containing between 100 and 500 acres. In Fayette, the emphasis on larger farms was pronounced with 11% containing less than 50 acres; 13% between 50 and 100 acres, a majority 65% including between 100 and 500 acres, and a statewide second of 11% containing more than 500 acres. Farms in the district represent both the majority antebellum farm type, with between 100 and 500 acres of land, and also, the minority 11% of farms that encompassed more than 500 acres. The surviving components of district farms that date to the period include woodland pastures, rock fences and patterns of land use. These features are significant as character-defining elements

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of the antebellum agricultural landscape.

The institution of slavery was pervasive in rural Fayette County and a majority of antebellum farmers owned between one and five black servants. The controlled labor force gave owners more hands to perform a variety of works with hemp, corn, grain, livestock, and home industries. Yet, despite the prevalence of the institution, no examples of slave quarters with physical integrity are known to exist in the district.

During the agriculturally prosperous antebellum, both newly built and remodeled dwellings dramatize the wealth enjoyed by many area farmers. Center-passage masonry and frame houses were built anew and older dwellings were remodeled and enlarged. Stylish antebellum residences are located at Sherley's Crest (FA 277) and at the Dinsmore Steele farm (FA 350). Remodeling of settlement period dwellings that included enlarging and reorienting interior spaces occurred at the Richard Gray house (FA 332) and across the Rice Road at the Hugh Muldrow house (FA 333). All of these dwellings were owned by prominent area stockmen who had obtained their farms through inheritance or purchase and represented the upper-middle class of regional agriculturalists.

**Agricultural Industry on a National Level
The Early Modern Period: 1866-1918**

The overall character of the West Fayette Rural Historic District changed markedly during the early modern period, affected by significant changes within agriculture including trends in burley tobacco production and the rise of the Thoroughbred horse industry. The transformation in domestic architecture from prevalent vernacular domestic forms and plans, to popular architectural styles with a variety of spatial plans, marks important change within the theme.

During the late-nineteenth century, the primary national economic focus shifted from rural agriculture to urban industry. Yet, the complexion of the Bluegrass and rural Fayette County remained essentially agricultural. A harsh drop in demand for Bluegrass-grown hemp following the Civil War was mitigated by the finding of a new tobacco hybrid, white or light burley shortly after the armistice. Burley

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tobacco became the primary cash crop for the majority of Bluegrass farmers. Cultivation required an intensive, almost year-round labor effort, furthering the entrenchment of the new tenant class through the first half of the 20th century. Many land owners planted extensive acreages, cleared wooded fields, and built large, specialized barns to accommodate the crop. The growth of the burley industry probably altered the Bluegrass landscape more extensively than any agricultural practice since the initial clearing of the land, with ever increasing acreages of previously virgin pasture broken to the plow and set with tobacco.

The burley industry depended upon an available labor pool to perform the almost year-round duties necessary to the cultivation of the crop. Prior to the Civil War many farmers depended upon agricultural slave labor. Emancipation greatly affected long-established regional social demographics, yet a sharecropping and tenant class of both black and white workers emerged to fill the labor void left after the war. The new class of laborers generally lived in frame houses newly built by farm owners, in older dwellings on farms, and if black, in segregated rural communities identified as black hamlets (Raitz;1986). The new tenant housing assured accommodations for this flux of agricultural workers to the region.

Significant changes within the blooded horse industry that resulted in transformations on the agricultural landscape occurred following the Civil War. In the 1870s, out-of-state interests began buying and leasing Bluegrass land for breeding farms. By the turn-of-the-century, several recently-established farms encompassed thousands of acres. The owners of these farms and the farms themselves shared a number of identifying characteristics (with exceptions). The owners often obtained great wealth in other economic arenas during the Gilded Age and pursued their horse interests with those funds; few expenses were spared on livestock, key personnel, or improvements; the farms often combined the acreage of two or more earlier-established, diversified farms; existing buildings were sometimes utilized, but more often, a total farm design included living quarters, barns, stables, breeding sheds, training track, paddocks, pastures, water system, landscaping and road networks, with buildings adhering to a conscious pattern of forms, materials and plans.

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(One of the most extravagant examples in the Bluegrass region was James Ben Ali Haggin's Elmendorf Farm in Bourbon County near its border with Fayette. Haggin, a Kentucky native without exceptional financial resources, made millions in western mining ventures, then returned to the Bluegrass at the turn-of-the-century to create an 8,700 acre Thoroughbred horse empire. The estate had self-contained utilities, water and fire control and a private railroad spur. More than 100 men were employed in the daily tasks of a farm with over 300 blooded horses. Although not as elaborate or large as Elmendorf, E.R. Bradley's Idle Hour Stock Farm on the Old Frankfort Pike ranked among the grandest developments. Bradley's Idle Hour included the total acreages associated with properties FA 349 and 350, 351.

By the time E.R. Bradley purchased the land along the Old Frankfort Pike, he was a wealthy man. Born in Johnstown, Pennsylvania in 1859 of a working family, Bradley ventured to Texas as a young man, where he punched cows, served as scout for General E.B. Miles in the southwest, staked a winning claim in the western gold fields, and, with his brother, lost a teaming business on a bet. At that time, recollected Bradley, he decided that "if you're going to make a living gambling, you better be on the side of the table that has the percentage." Bradley heeded his own wisdom and, heading back east, made millions in real estate and casinos in Chicago, New Jersey, New York and Florida. Upon doctor's orders to spend more time outdoors, Bradley began purchasing Thoroughbred racing stock. By 1903, he owned his first winning horse and three years later, began buying land on the north and south sides of the Old Frankfort Pike, transforming it into Idle Hour Stock Farm. In 1921, fifteen years after Bradley's first venture into breeding, Behave Yourself won the Kentucky Derby trophy for Idle Hour. Black Servant, a stablemate, took second. Bradley's abilities in developing his famous "B" stock continued, making Idle Hour the most successful racing stable in America during the 1920s and 30s (all of his horses had names beginning with the initial B, after his first winner, Bad News, and perhaps, Bradley). Within twelve years, Idle Hour held the world's record with four Kentucky Derby winners; Behave Yourself (1921), Bubbling Over (1926), Burgoo King (1932-) which he co-owned with Horace Davis of Bluegrass Heights Farm (FA 345), and Brokers Tip (1933).

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As much as for his gambling, Bradley was known for his uncommon generosity and thoughtfulness. He established an annual contribution of not less than \$10,000 to Kentucky orphanages, for four years held the Orphan's Day Races at his private track on the south side of the Old Frankfort Pike (now part of Highland Farm/King Ranch, FA 348, also in the district), introduced a fiber skull cap for his jockeys, and was known as a fair employer. Many of Idle Hour's workers lived in Bracktown, a black community (or hamlet) that joins the north side of Idle Hour, between the Town Branch and Leestown Road (outside the survey area and not within the district boundary).

Assuredly more typical than Bradley's enterprise were the horse farms that maintained under 500 acres of land, a modest stable of mares, and perhaps a stallion or two, utilized existing buildings or built on a moderate scale and budget, relied on off-farm dwelling day laborers, and depended on traditional crops (ie: tobacco) for additional revenue. Bluegrass Heights Farm on the Old Frankfort Pike (FA 345), is the district's good example of the type; a variant farm pattern that contributed to the transformation of the rural bluegrass landscape at the turn-of-the-century. Early modern Thoroughbred establishments like Bradley's impressive Idle Hour Stock Farm, the modest, family-run complex like Horace Davis' Bluegrass Heights, and other district examples are significant as representations of initial events in the blooded horse industry.

Domestic architecture during the early modern era, like agriculture, began to respond to national influences, but the maintenance of tradition is also apparent. The T-plan, a modification of the center-passage came into popularity during the period. In the basic three-room T-plan, one of two rooms flanking the passage is placed foreward, giving access from the hallway to a third room placed behind it. rear. One example that illustrates both picturesque Victorian era design motifs and the T-plan configuration faces the Old Frankfort Pike and is associated with the Idle Hour Stock Farm (FA 349).

Surviving residences built during the last quarter of the 19th century continue to maintain tradition in form and plan, but turn to widely available pattern books for decorative and stylistic motifs. During the first three decades of the 20th

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century, new residential design reiterated traditional forms less often. Farmowners obtained plans for popular styles, the assistance of professional builders, and pre-fabricated materials in nearby Lexington. The majority of new residences built at this time are known to have been either built by professional contractors or designed by local architects. The majority of those who built these residences were members of long-established area families creating new country estates and/or rebuilding on old locations and professionals establishing gentleman farms. Properties built at the turn-of-the-century in Classical Revival designs include the Horace M. Davis house (FA 345) the Henry Bosworth House (FA 334), and the Albert Shouse house (FA 338). Bosworth built on family-owned farm land which they continued to work (or have others work for them). Davis, a farmer with a degree in agricultural engineering, established a diversified farm with focus on blooded horses. Shouse, also a farmer, was involved in the formation of the Farmer's Union (precursor to the Farm Bureau). The design, materials, and workmanship of these residences are as sophisticated as any contemporary dwellings built in urban Lexington.

One very unusual period residence in the area is located at Sherley's Crest (FA 277). The owner, Captain Zachary M. Sherley of Louisville, purchased 98 acres on the Old Frankfort Pike in the late 1880s. The farm contained a double-pile, frame, center-passage house from the antebellum period. In 1912, Sherley's son had a family hunting lodge then located at Bar Harbor, Maine disassembled, moved and rebuilt adjacent to the early Kentucky house. The steeply-gabled lodge of shingled frame and basalt boulders is a decidedly unique building on the Bluegrass landscape.

**Emergence of a World Class Landscape
The Modern Interbellum: 1919-1945**

The fledgling Thoroughbred horse industry that transformed thousands of inner Bluegrass acres after the Civil War continued to expand and modify the landscape into the 20th century. The altering of traditional, diversified farms, especially those located in Fayette, Bourbon and Woodford Counties into enterprises dedicated to the breeding, raising and training of Thoroughbred horses continued. The emergence of farms such as Calumet, which dominated American

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Thoroughbred racing in the 1930s and 40s; the establishment of Keeneland Racecourse; and the proliferation of successful Thoroughbred farms in this distinguished landscape between the Versailles Road and Old Frankfort Pike. If the pulse of the nation's Thoroughbred industry were to be taken anywhere, it would be here.

One outstanding horse farm in the district that originated as a facility for Standardbred trotters at the turn-of-the-century and was converted into a Thoroughbred operation is Calumet Farm on Versailles Pike (FA 343). At the turn-of-the-century, J.M. Bailey, a United States Senator from Texas operated a 407 acre trotting horse establishment, Fairland Farm, on land now occupied by Calumet. Today, few buildings remain from the Fairland tenure.

William Monroe Wright, born in Ohio in 1851, began his professional career with Royal Baking Powder as a salesman and rose within that company to advertising executive. He formed his own business, the Calumet Baking Powder Company, and worked as president from its founding in 1888 until 1913, when he relinquished control to his son, Warren Wright. Together, the Wrights sold the company to Postum Cereal (later to become General Foods), in 1928. In 1924, Wright purchased Fairland Farm, and by 1929, expanded the Standardbred farm to 845 acres. Hundreds of thousands of dollars were spent on physical improvements; building new roads and barns including a \$50,000.00 stud barn. By about 1930, the farm contained 11 barns, 14 open sheds and 14 residences, with an inter-farm water system that supplied spring water to every field and paddock. Today, William Wright's clear imprint is visible in Calumet's tree-lined road networks, open woodland pastures, the location of maintenance buildings, and the inter farm water system. William M. Wright died on August 29, 1931, days after his horse, Calumet Butler won the Hambletonian Stakes, the most prestigious event in harness racing. At the time of his death, estimates of his worth reached \$60 million, making him one of the wealthiest men in the United States (Lexington Herald;9-10-1931).

W.M. Wright's son, Warren, inherited the bulk of his father's \$30 million estate in 1931 and, although he shared his father's interest and enthusiasm for blooded horses, his focus was on racing Thoroughbreds and not on harness racing

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Standardbreds. Warren soon began to disperse Calumet's brotting stock and began the farm's transformation into a Thoroughbred enterprise by purchasing breeding stock and rebuilding or remodeling all of Calumet's buildings. The majority of the farm's existing equine-related buildings, pasture and paddock patterns, office complex and various residences are attributed to Wright's improvements during the early 1930s. The form, materials, and design established with the assistance of Lexington architect, Robert McMeekin, continue to provide the standards by which new buildings are added and old buildings renovated. Within a relatively short period of time, Warren Wright created and maintained the legendary Calumet racing stables. No other individual in Thoroughbred history succeeded to the extent of Wright. From 1941 until 1961 Calumet was named the leading racing stable twelve times, and was America's leading Breeder fourteen times. From 1931 until his death in 1950, Wright bred 75 stakes winners and eleven champions. With the training talent of Ben A. Jones and his son, Jim Jones, Calumet's golden age began. The Jones' success with Wright's horses began with Whirlaway, winning the Kentucky Derby, Preakness and the Belmont Stakes in 1941, bringing Calumet its first Triple Crown. Over the years, Jones-trained horses won the Derby seven more times with Pensive (1944), Citation (1948), Ponder (1949), Hill Gail (1952), Iron Liege (1957), Tim Tam (1958), and Forward Pass (upon a disqualification in 1968). Calumet won The Preakness seven times, and the Belmont twice, both to the farm's two Triple Crown winners, Whirlaway and Citation (1948). After Wright's death, his widow, Mrs. Gene Markey continued Calumet's success in producing 77 more stakes winners and six more champions (ibid). (Events post-dating 1940 cannot support the significance of the district, but serve as testimony to the early and continual significance of Calumet Farm. For additional information on Calumet Farm see Kentucky State Inventory Form FA 343.)

Two of the most distinctive district properties illustrating the 20th century Thoroughbred industry are Keeneland Race Course (listed on the National Register as a National Historic Landmark, FA 335) and the John Oliver (Jack) Keene Farm (FA 336). Both are associated with one man, John Oliver (Jack) Keene. Like Calumet Farm, both properties address the north side of Versailles Road. Keene, a native Kentuckian descended from early area settlers Francis and John Keen (FA 336) entered the Thoroughbred industry at the age of 21

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West Fayette County Rural Historic District

Fayette County, KY.

Section number 8 Page 14

buying yearlings. Keene traveled to Russia in 1902 to manage the stables of Warsaw Banker, Henri Bloch. His seven year stay in that country witnessed his winning the Russian "triple crown", a series of derbies at Warsaw, Imperial and St. Petersburg, and training horses for Czar Nicholas. Returning to Kentucky, his dissatisfaction with facilities at the Kentucky Association track in Lexington prompted him to begin construction of the 1 1/16 mile track on his family's land on the Versailles Pike. Keene planned to operate the world's best private training barn in the building that is now the Keeneland Clubhouse. The complex was to contain a huge barn, living quarters, and club facilities for owners, trainers and workers. The three-story club house, built of coursed limestone contained private meeting rooms and offices, 20 loose box stalls, an apartment wing and a ballroom. Yet, in 1935, after almost 20 years of building effort and hundreds of thousands of dollars spent on the project, it was not completed. The Kentucky Association Racetrack, in Lexington closed in 1933 and, with a national revival in racing, the Association's directors favored the establishment of a new track. The availability, location, and completed facilities at Keene's complex provided precisely what the Association sought. In 1935, the newly formed Keeneland Association paid Jack Keene \$130,000.00 cash and \$10,000.00 in preferred stock for 147.5 acres including the track, and yet unfinished large barn (Keeneland Souvenir Program; 1936, 49. Powell; 1990). Local architect Robert McMeekin was hired to design grandstands, paddock, and remodel the training barn into a clubhouse. Racing convened in 1936, and since then has marked Lexington as a primary location on the Thoroughbred racing circuit. Keeneland is the only property within the district previously listed in the National Register (Keeneland NR form; Charleton; 1986). After selling the racing complex, Keene undertook the building of a less ambitious, private Thoroughbred farm (FA 337).

The origins of Thoroughbred horse farm architecture are traced to English precedents. Widely-published books dating from the 1850s addressed all manner of construction and design of horse stables. Recommendations on the housing of "hunters and other valuable horses" suggested stalls with movable partitions to allow for the conversion of two stalls into one loose box stall if an animal became sick. Ventilation, adequate lighting, drainage, paving surfaces,

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Section number 8 Page 15

Fayette County, KY.

structural and surface material selection, and the arrangements of manger and feed trough were highlighted. The subject of adequate ventilation was stressed, citing impure air as the cause for most ailments to livestock. Drawings featured section elevations and plans illustrating interior features described in text (Stewart;1856). A slightly later English volume entitled The Horse In the Stable and the Field (Walsh;1883) reiterated many of Stewart's thoughts, but opposed others. Walsh believed that different varieties of horses and ponies (working, pleasure, carriage, racing) required stables that responded to their specific needs. A work horse required a comfortable stall, preferably dimly lit, since, after spending the majority of the day in outdoor exertion, food and rest were major requirements. Pleasure horses, on the other hand, needed larger stall areas, because they exercised less and were contained for longer periods of time. Walsh focused on omitting dampness through location, orientation, and drainage, specified the cubic footage of air space per stalled animal, and advocated loose box stalls for hunters and racers, prescribing optimum dimensions. Like Stewart, Walsh focused the function of stables and did not meditate on the outward design or appearance of the building.

The well-illustrated, late 19th century English publication, Stables, etc. (Birch;1892) provides visual information on stable architecture. Citing examples found in England's racing region around Newmarket, the author (a designer of horse facilities) wrote that "stables ought to have some pretension of architectural taste, as they are frequently placed near the house; and on a large property, where the owner is fond of horses, they form an important adjunct" (Birch;1892,17). Good design could "harmonize" the stable with the mansion and still answer functional needs (illustration 2).

By the early 20th century American books on stable architecture proposed an identifiable style that apparently combined the influences of English country estate architecture, with American colonial details and materials (illustration 3; Gambrill and MacKenzie;1935). Locally, architects and builders were able to design and build horse farm buildings that functioned superbly while presenting a understated facade, usually reminiscent of the popular Colonial Revival style. For example, the main residence at Calumet is a two story Colonial Revival building. It and

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Fayette County, KY.

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several of the barns were designed by Lexington architect, Robert McMeekin.

Two period residences within the district were designed by Lexington architects Warfield Gratz and Robert McMeekin. As prosperous antebellum farmers chose to demonstrate their wealth through large, formal dwellings, so the gentleman farmer and blooded horse farm owner of the modern interbellum era turned to trained architects for Revival images that created a traditional, yet not vernacular appearance. McMeekin designed the main residence at Calumet, a two-and-one-half story, frame, Colonial Revival mansion (FA 343). The architect, speaking of his work for Warren Wright said, "I am proud of the house and barns I built on Calumet Farm on the Versailles Pike, in 1936-37, for Mr. and Mrs. Warren Wright, It was not their main residence as they had two other homes, but when Mr. Wright decided to raise Thoroughbred horses in Fayette County, he and Mrs. Wright asked me to make plans for a simple, Kentucky-style antebellum farm house of wood, and also for barns, to be built on his farm in Fayette County." (Hennessey; 1988). His work for the Warren Wrights could have not been less similar than the English Arts and Crafts-influenced house he designed for nearby gentleman farmer William Conant (see William Conant House NR nomination). McMeekin enjoyed a long-term professional relationship those involved in the 20th century Thoroughbred industry, designing residences, offices and farm buildings. Among those works attributed to him are the office at the Whitney Farm on Paris Pike, a residence at Greentree Farm, enlarging the clubhouse, and designing the grandstand and service buildings at Keeneland Racetrack, the residence at P.A.B. Widener's Clovelley Farm, and the remodeling of the house at Joe Madden's Griffin Gate Farm. Non-equine associated buildings designed by the locally-prominent architect include Henry Clay High School, Memorial Hall and the Journalism Building, both at the University of Kentucky (Hennessey, ed.;1988).

Warfield Gratz designed the main residence for Mrs. Dinsmore Steele in 1936 (FA 350) on the Old Frankfort Pike. In the Steele house, Gratz displayed an obvious knowledge of traditional Kentucky interior details, encased within a sophisticated, asymmetrical exterior that nonetheless, offers a somewhat familiar, traditional appearance. The Lexington architect was responsible for developing the suburban area of

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Lexington surrounding Henry Clay's Ashland prior to World War II. Many of the houses along Fairway, Queensway, Chinoe, and Fincastle are attributed to Gratz. Examples of non-residential work include the Second National Bank building on Cheapside, and the Women's Club Building on North Broadway in Lexington. (Owens;n.d.).

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Section number 9 Page 1

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Fayette County, KY.

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West Fayette County Rural Historic District

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Section number 10 Page 1**Verbal Boundary Description**

The boundaries for the West Fayette County Rural Historic District correspond to lines drawn on the USGS topographic map, and to individual property maps adapted from Kentucky State Department of Revenue maps. Both types of map accompany this nomination form.

Boundary Justification

The boundaries of the West Fayette County Rural Historic District are justified as that area of land within the larger Old Frankfort Pike Survey Corridor that contains a concentration of buildings, structures, sites and rural landscapes that date to the period of significance and contribute to the historic integrity and significance of the district. The entire acreage of most properties (farmsteads) is included within the district. At five of the fourteen district properties: FA 322 Hugh Muldrow Farm; FA 323 Richard Gray House and Farm; FA 334 Bosworth House; FA 337 John Oliver Keene Farm, and FA 607 Howard Lee Wells Farm, less than the total farm acreage is included within the district boundaries. The first paragraph within the description section for each of these properties explains why certain portions of these properties were not included within district boundaries. The principal reasons for exclusion are loss of historic and architectural integrity on the landscape through the introduction of a critical number of post World War II buildings; the loss of architectural integrity through recent renovation; significant modifications to land use practices and patterns; and, (as at FA 337) a subtle loss of the property's ability to convey its historic function as a cohesive site through the slight actions of all the above reasons. Most properties outside the district boundaries are either historic properties with significant loss of integrity through the above named reasons (FA 347, now Mare Haven Farm and FA 339, now Farres Farm). State inventory forms explain the loss of integrity at these properties. Other district bordering properties include High Point Farm (between FA 343, Calumet and FA 345, Bluegrass Heights Farm. High Point was basically created within the past 20 years with a concentration of new buildings, ponds, and road networks placed upon the landscape. Likewise, most other properties that border the district are recent Thoroughbred developments, established with the past 20 years. Although

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West Fayette County Rural Historic District

Section number 10 Page 2

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these farms are still agricultural in nature, the buildings, structures, sites, and landscapes they encompass do not provide a continuous link with the land use patterns or historical activities that took place upon the acreage.

UTM References

point E 16 / 709 / 105 E 4213/040 N
point F 16 / 709 / 460 E 4215/170 N

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Fayette County, KY

Section number PHOTOS Page 1

PHOTO IDENTIFICATION

Information numbers 1 through 5 is the same for all photographs as follows. All photo numbers are keyed to accompanying topographic map.

1. West Fayette County Rural Historic District
2. Vicinity of Lexington, Kentucky
3. Christine Amos
4. 1990
5. Kentucky Heritage Council, Frankfort, Kentucky.

PHOTO DESCRIPTION OF VIEW

1. Bluegrass Heights Farm (FA 345), looking NW from Viley Road to woodland pasture and paddock beyond.
2. Mrs. Dinsmore Steele House (FA 350) front (north) elevation looking south
3. FA 350, tobacco/stock barn and ice house in rear domestic yard area, looking west
4. FA 350, tobacco barns and field divisions, looking southwest
5. FA350, two tenant house clusters in central area of farm looking southeast
6. FA 34* Highland Farm (King Ranch) looking north to east pasture with pump house in background
7. FA 349, looking south to west side of dairy/stock barn with woodland pastures north of Old Frankfort Pike beyond
8. FA 349, looking west to farm buildings including training barn-top, distance; breeding shed-middle ground; two stallion barns-right.
9. FA 349, looking northeast to large, U-shaped dormitory with mare barn beyond and paddocks in foreground
10. FA 349, divisions of stillion exercise paddocks looking southeast with yearling barn in distance to right
11. FA 349, interior of training barn type at Idle Hour with loose box stalls, open loft, and covered track beneath shedrow
12. FA 349, interior of typical mare barn, with loose boxes, loft above and center drive (all barns at Idle Hour are circa 1920s-30s)
13. Robert Tilton House (FA 351) front elevation looking southwest

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Continuation SheetWest Fayette County Rural Historic District
Fayette County, KYSection number Photo ID Page 2

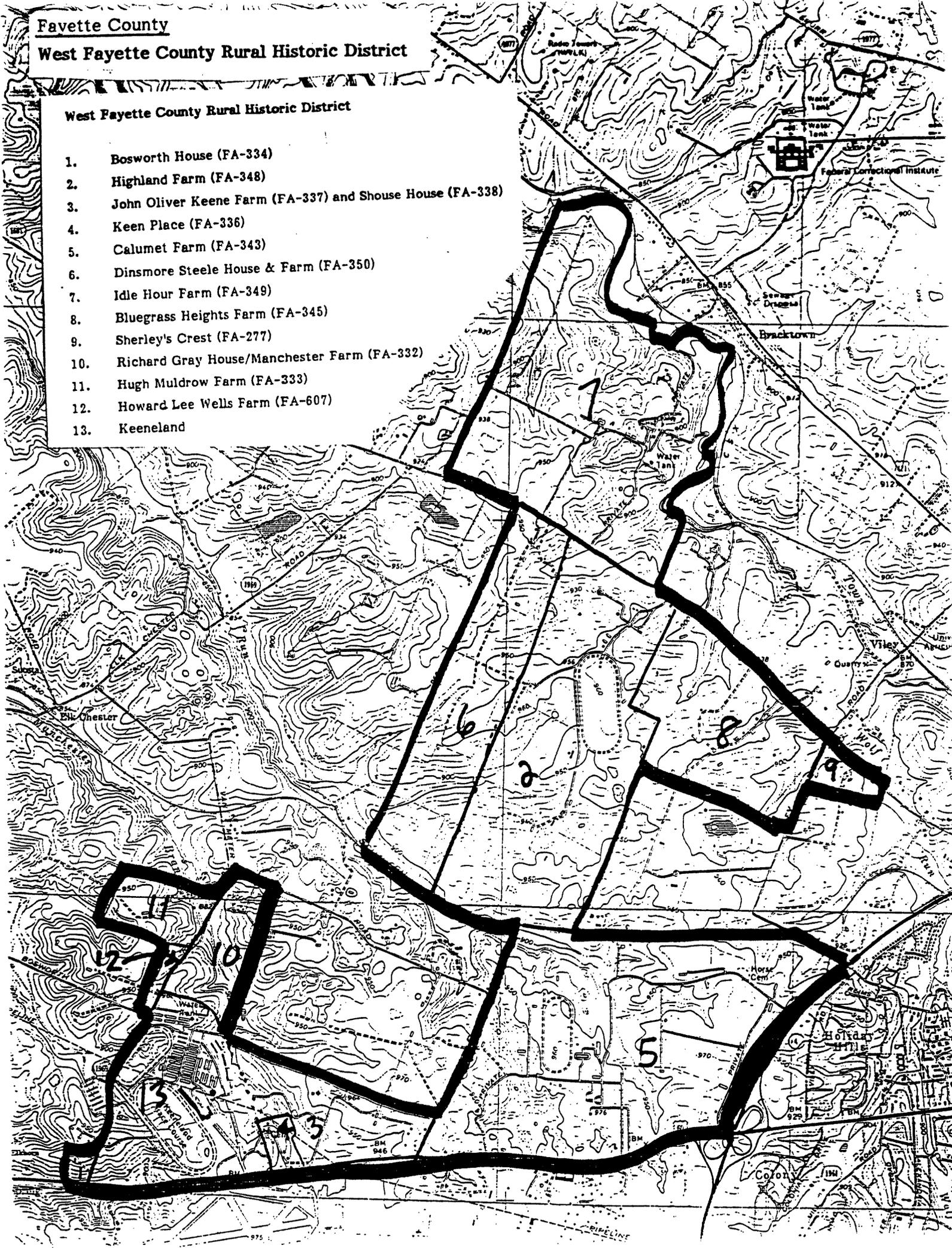
14. Keeneland Racetrack (FA 335), taken from grandstand looking southwest to district along Versailles Road
15. FA 335, view to north of training barn area
16. FA 335, looking east through center walkways in training barn area
17. FA 335, training barns shaded by trees, linked by paths and gravel drives
18. FA 335, west edge of Keeneland along Rice Road showing ashlar fence along east side of Rice Road
19. Calumet Farm (FA343) main house designed by Lexington architect, Robert McMeekin circa 1935, looking northwest
20. FA 343, looking northwest to southeast curve in training track with pastures and barns in distance.
21. FA 343, looking southeast from west straight of track to training barn hospital complex in distance
22. FA 343, looking south to Versailles Road along main entry drive at Calumet
23. FA 343, training barn, similar to others at Calumet looking southeast
24. FA 343, office looking west. (Compare the size of the Calumet office to that of Bluegrass Heights (FA 345, photo 27
25. FA 343, interior of training barn with tongue-and-groove walls, loose box stalls, closed loft, and encircling training track beneath shedrow
26. Keeneland (FA 335), gardener's cottage built by Jack Keene with stone gate piers, looking northeast
27. FA 345 Bluegrass Heights, office looking southwest with mule barn in background
28. FA 345 woodland pasture remnant west of Viley Road looking southwest
29. FA 345 looking northeast to training barn and pastures in east area of farm
30. FA 345 looking northeast to foaling barn with breeding shed area in foreground; Bradley barn in distance
31. FA 345 interior of tobacco-horse barn with tobacco hanging in drive
32. FA 277 Sherley's Crest looking south with antebellum Kentucky house to right and house moved from Maine and attached in the early 20th century to left
33. FA 332 Hugh Muldrow House and farm; buggy house, two-story log residence, servant cabin in foreground and meat house in distance looking southeast

Fayette County

West Fayette County Rural Historic District

West Fayette County Rural Historic District

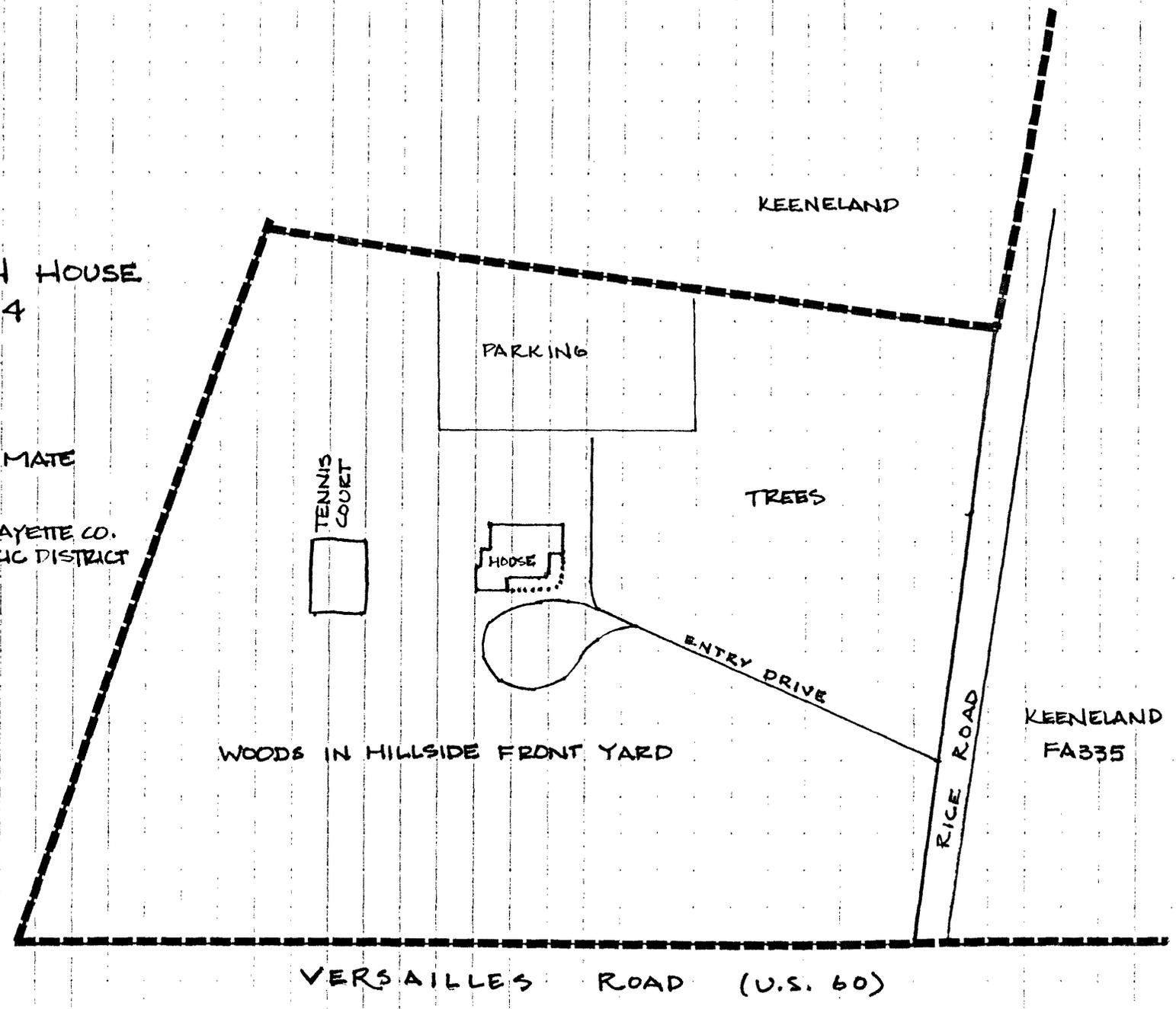
1. Bosworth House (FA-334)
2. Highland Farm (FA-348)
3. John Oliver Keene Farm (FA-337) and Shouse House (FA-338)
4. Keen Place (FA-336)
5. Calumet Farm (FA-343)
6. Dinsmore Steele House & Farm (FA-350)
7. Idle Hour Farm (FA-349)
8. Bluegrass Heights Farm (FA-345)
9. Sherley's Crest (FA-277)
10. Richard Gray House/Manchester Farm (FA-332)
11. Hugh Muldrow Farm (FA-333)
12. Howard Lee Wells Farm (FA-607)
13. Keeneland



BOSWORTH HOUSE
FA 334

1" = 200'
SCALE APPROXIMATE

WEST FAYETTE CO.
RURAL HISTORIC DISTRICT
BOUNDARY



KEENELAND

PARKING

TENNIS COURT

TREES

HOUSE

ENTRY DRIVE

WOODS IN HILLSIDE FRONT YARD

RICE ROAD

KEENELAND
FA335

VERSAILLES ROAD (U.S. 60)

FA 337
JOHN OLIVER KEENE FARM
FA 338
SHOUSE HOUSE

WEST FAYETTE COUNTY
RURAL HISTORIC
DISTRICT BOUNDARY

EIGHT
PADDOCKS

NINE
PADDOCKS

LARGE PASTURE

MODERN
BARN

CALUMET
FARM
(FA 343)

FA 338

FA 335

FA 336

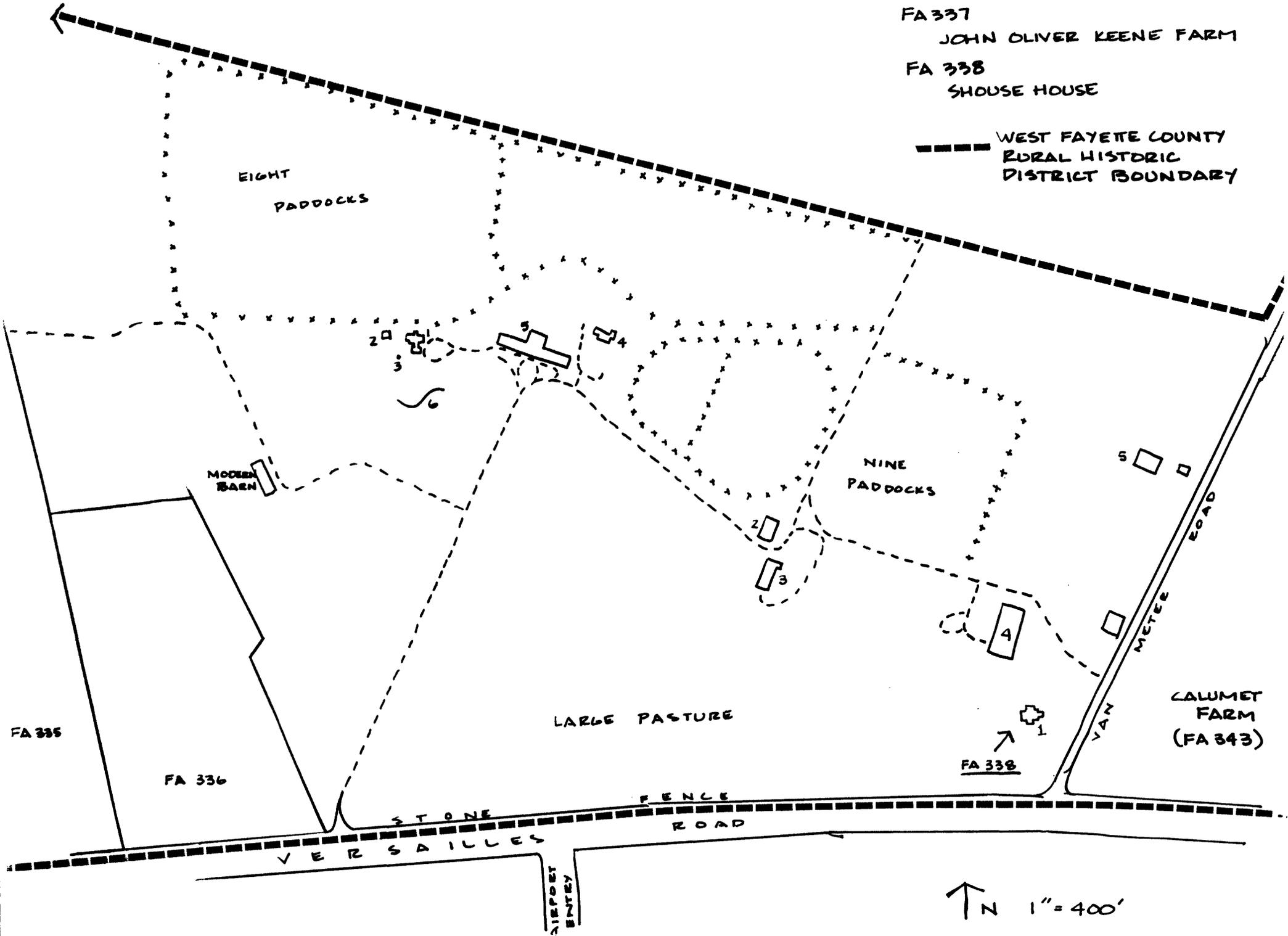
STONE
VERSAILLES

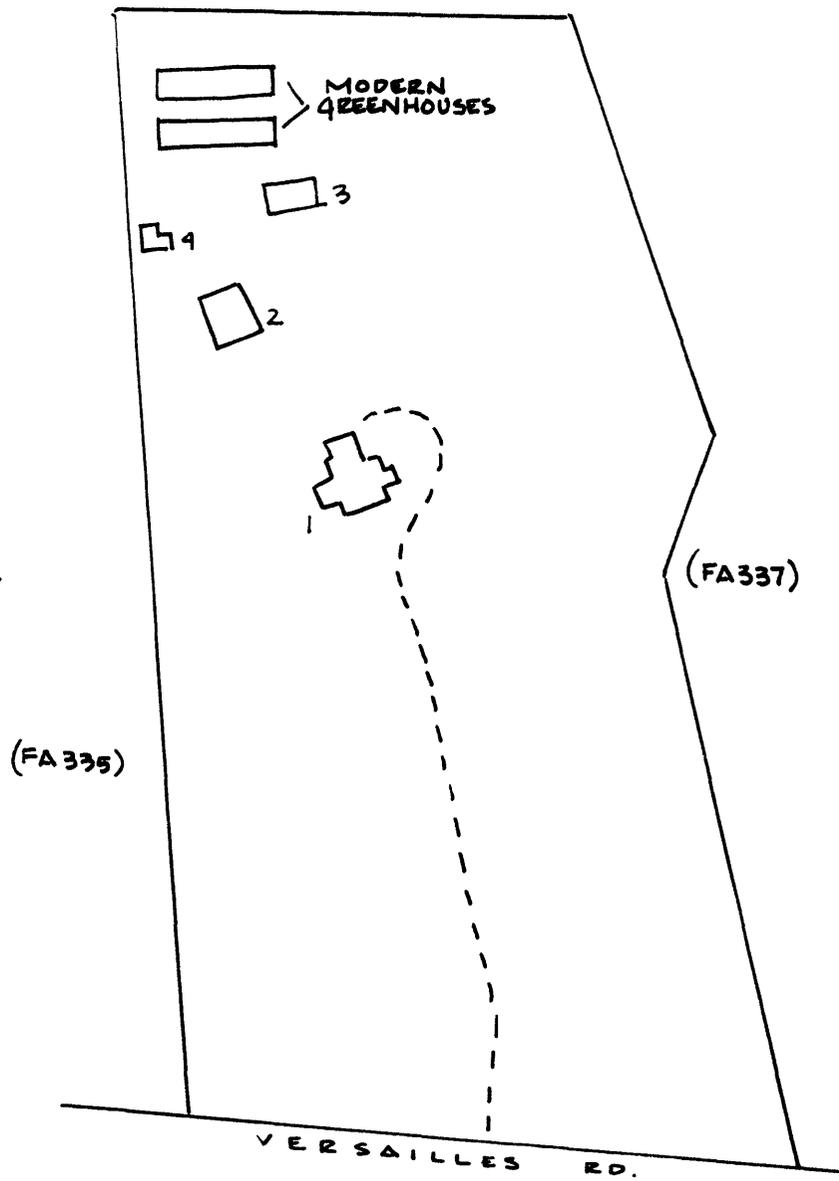
FENCE
ROAD

VAN
METER
ROAD

AIRPORT
ENTRY

↑ N 1" = 400'





FA336
KEEN PLACE

1" = 200'

----- FARM ROAD



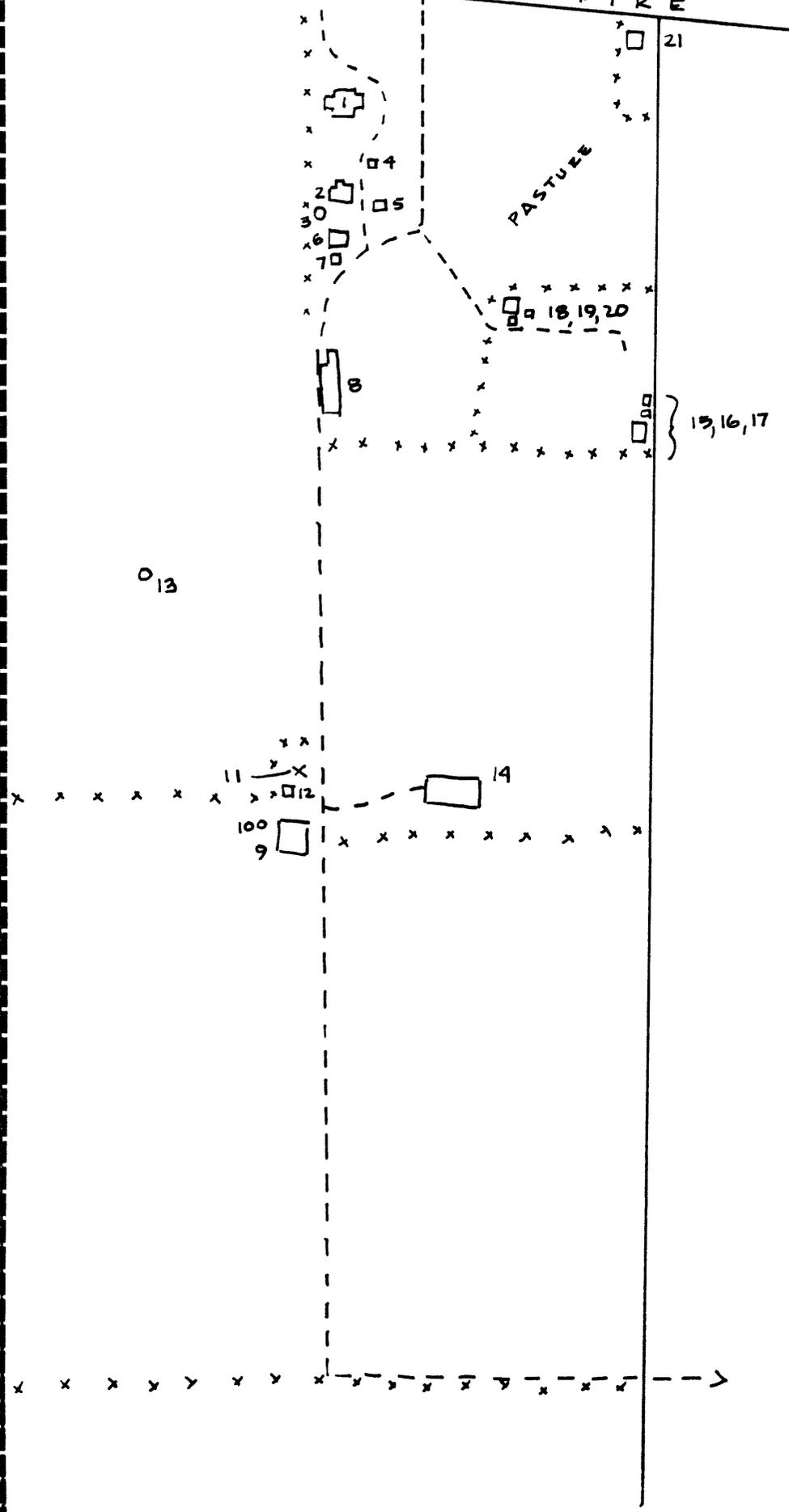
OLD FRANKFORD PIKE



FA 350
DINSMORE
STEELE
HOUSE AND FARM

1" = 400'

--- FARM ROADS
xxx FENCES

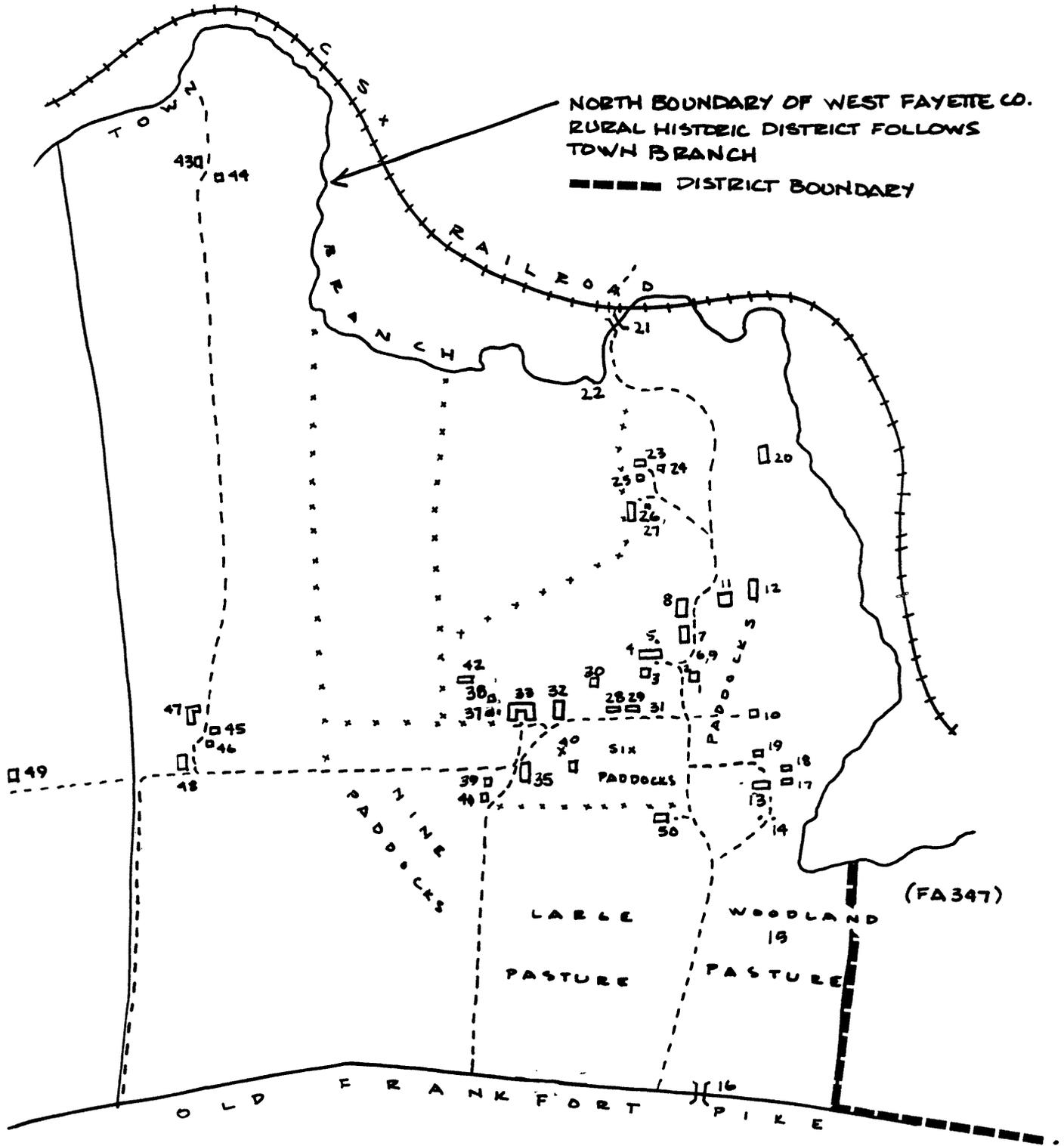


(FA 348)

N.R. DISTRICT
WEST BOUNDARY

LARGE, RECTANGULAR FIELDS AND
PASTURES TO SOUTH

FARM FIELDS
EXTEND TO R.R. TRACK



1/2" = 200' SCALE APPROXIMATE

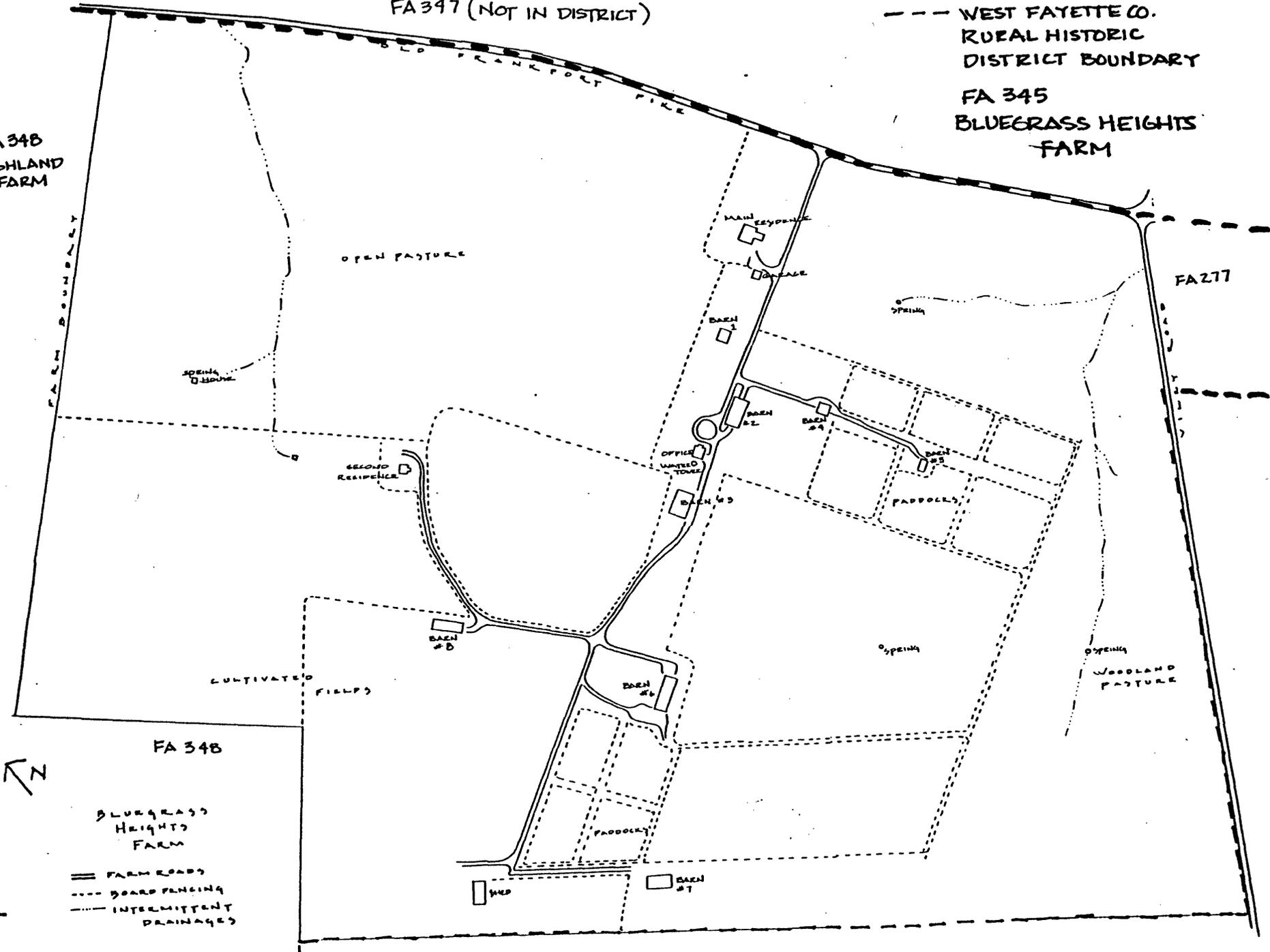
FA 347 (NOT IN DISTRICT)

--- WEST FAYETTE CO.
RURAL HISTORIC
DISTRICT BOUNDARY

FA 345
BLUEGRASS HEIGHTS
FARM

FA 348
HIGHLAND
FARM

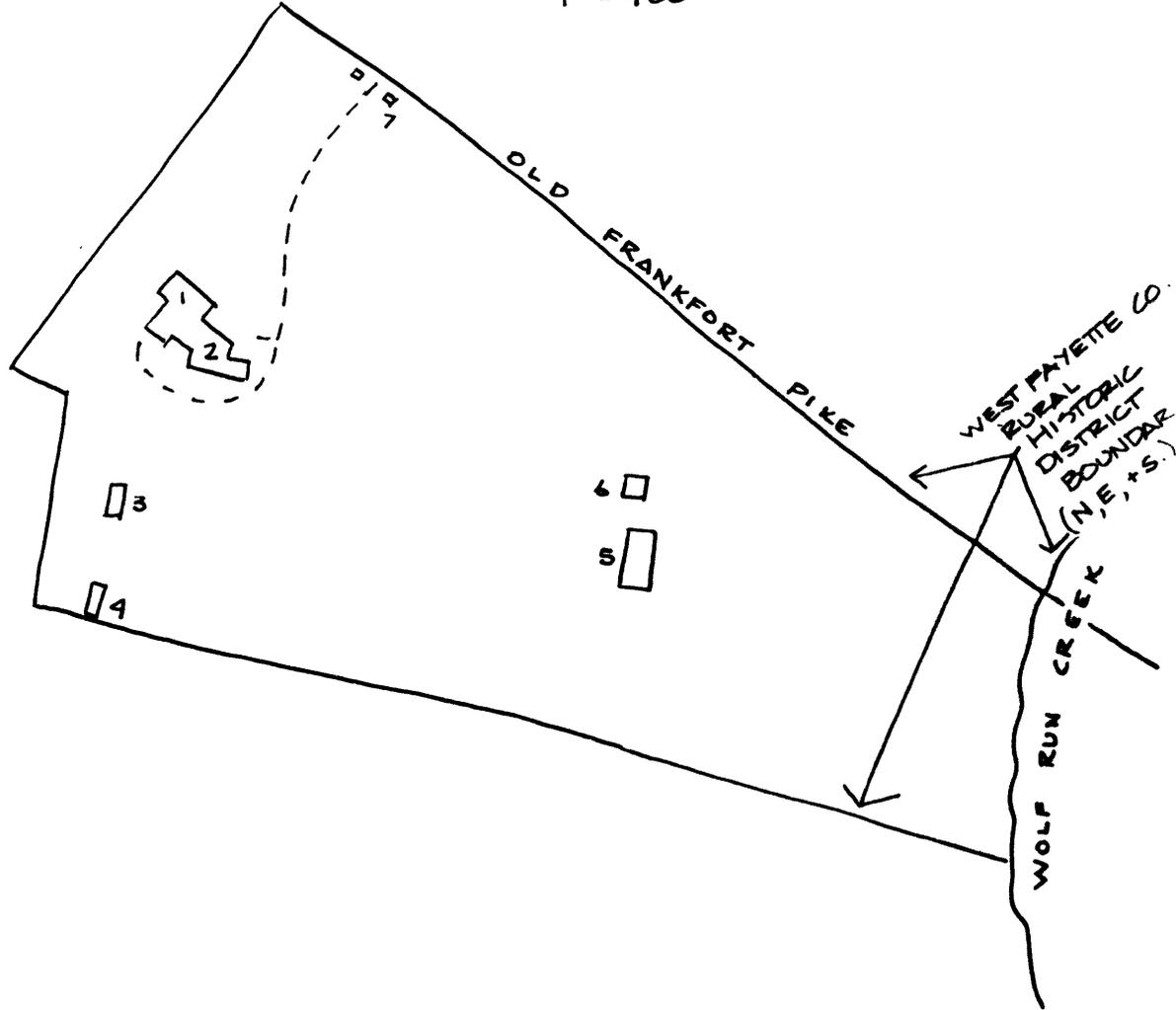
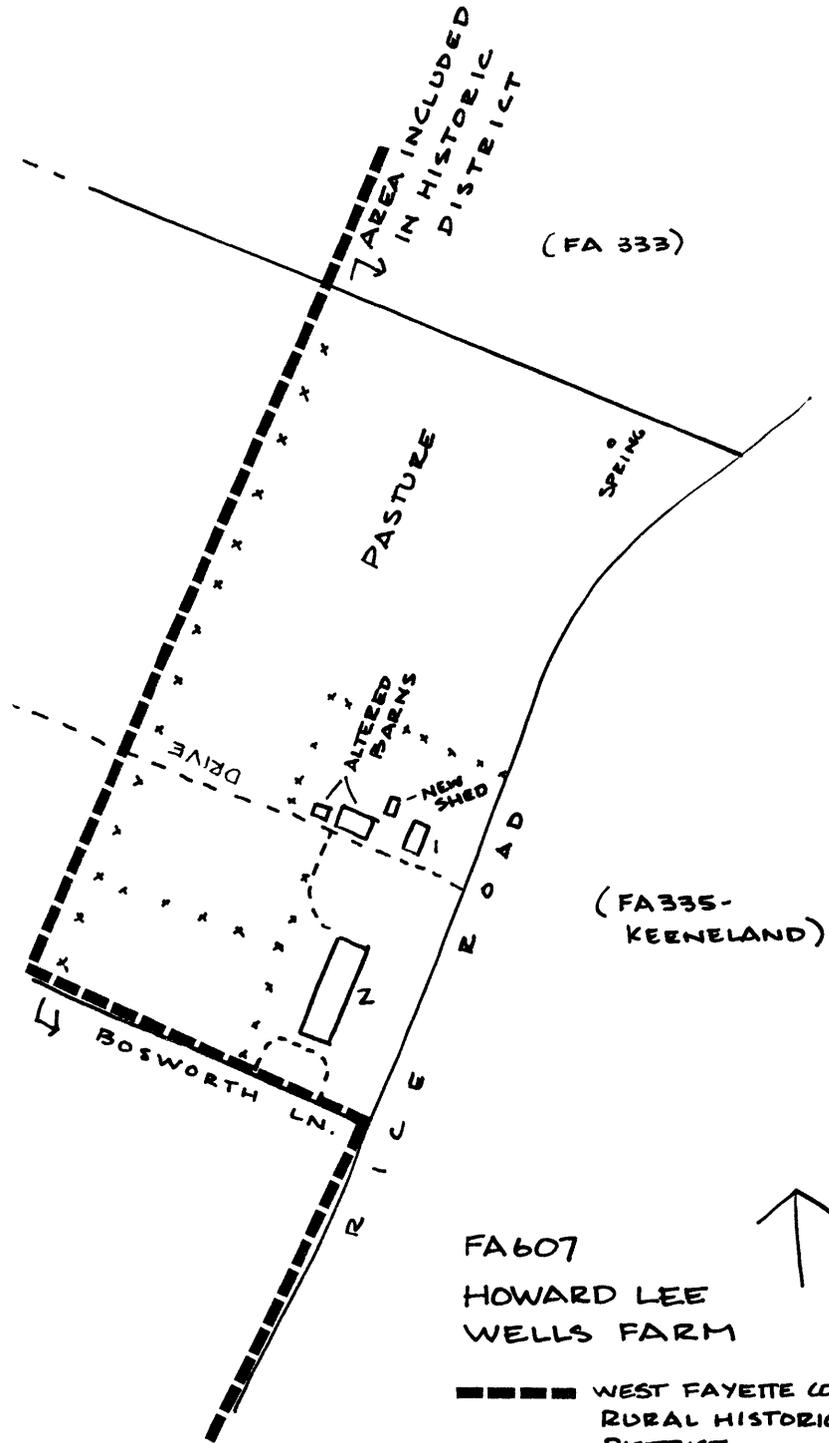
FA 277



BLUEGRASS
HEIGHTS
FARM

- == FARM ROADS
- BOARD FENCING
- · - · - INTERMITTENT DRAINAGES

FA 277
SHERLEY'S CREST
1" = 400'



FA 332
RICHARD GRAY HOUSE
(MANCHESTER FARM)



1" = 440' (APPROXIMATE)

***** FENCE LINES

----- FARM ROADS

~~~~~ STONE FENCE

A - NEW OFFICE / BARN

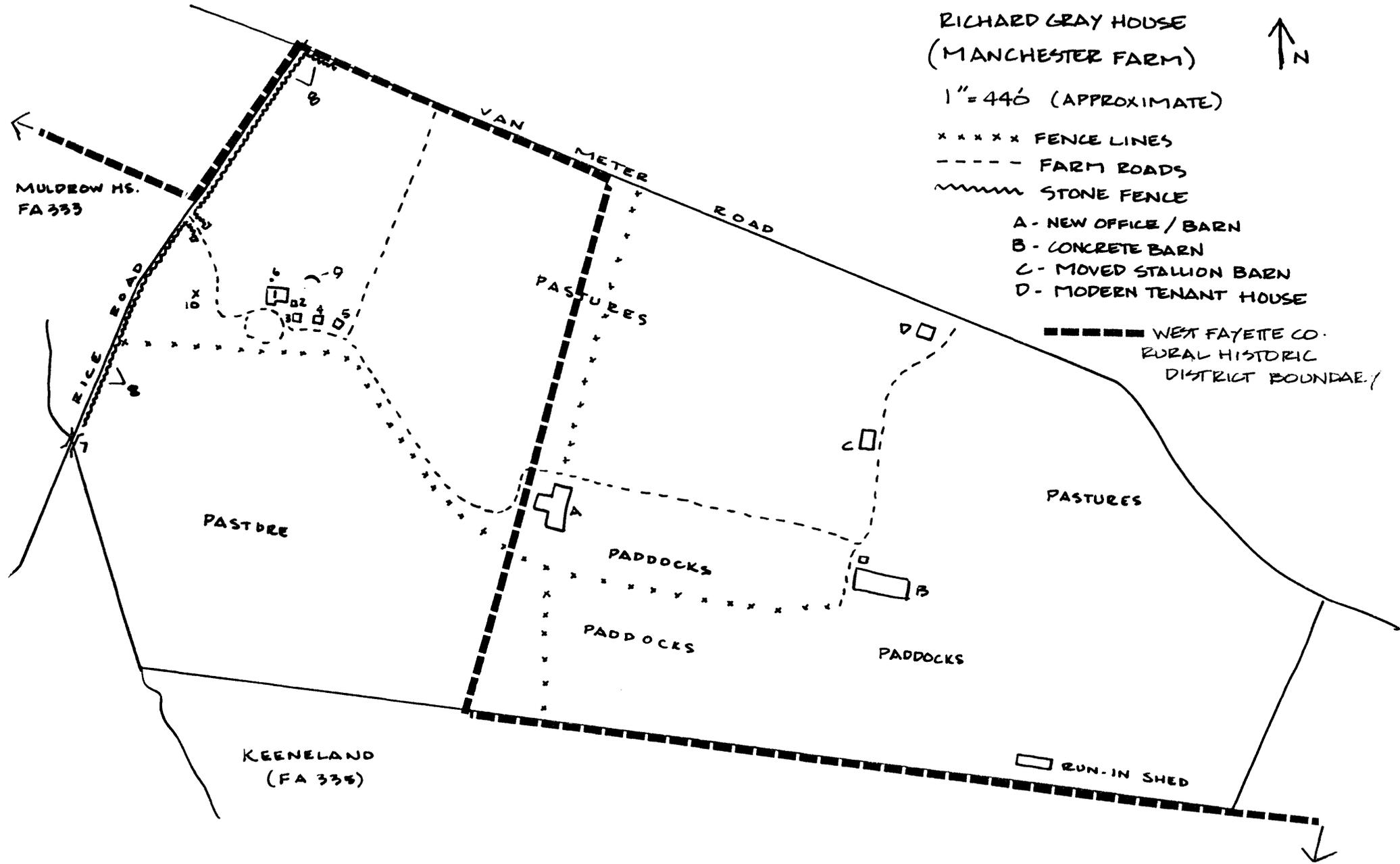
B - CONCRETE BARN

C - MOVED STALLION BARN

D - MODERN TENANT HOUSE

————— WEST FAYETTE CO.  
RURAL HISTORIC  
DISTRICT BOUNDARY

□ RUN-IN SHED



MULDROW HS.  
FA 333

KEENELAND  
(FA 334)

PASTURE

PASTURES

PADDOCKS

PADDOCKS

PADDOCKS

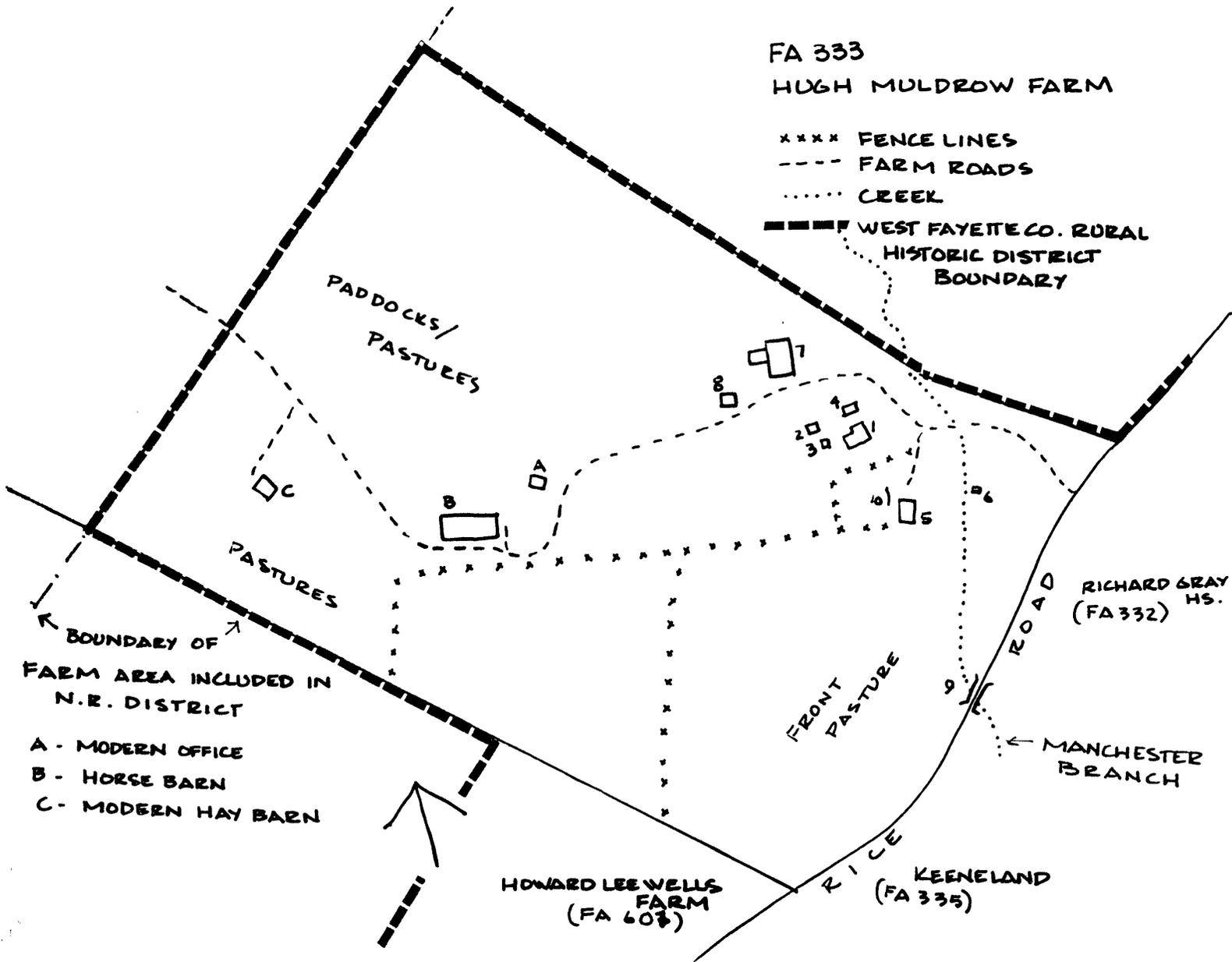
PASTURES

VAN METER ROAD

RICE ROAD

FA 333  
HUGH MULDROW FARM

- xxxx FENCE LINES
- FARM ROADS
- ..... CREEK
- WEST FAYETTE CO. RURAL HISTORIC DISTRICT BOUNDARY



BOUNDARY OF  
FARM AREA INCLUDED IN  
N.R. DISTRICT

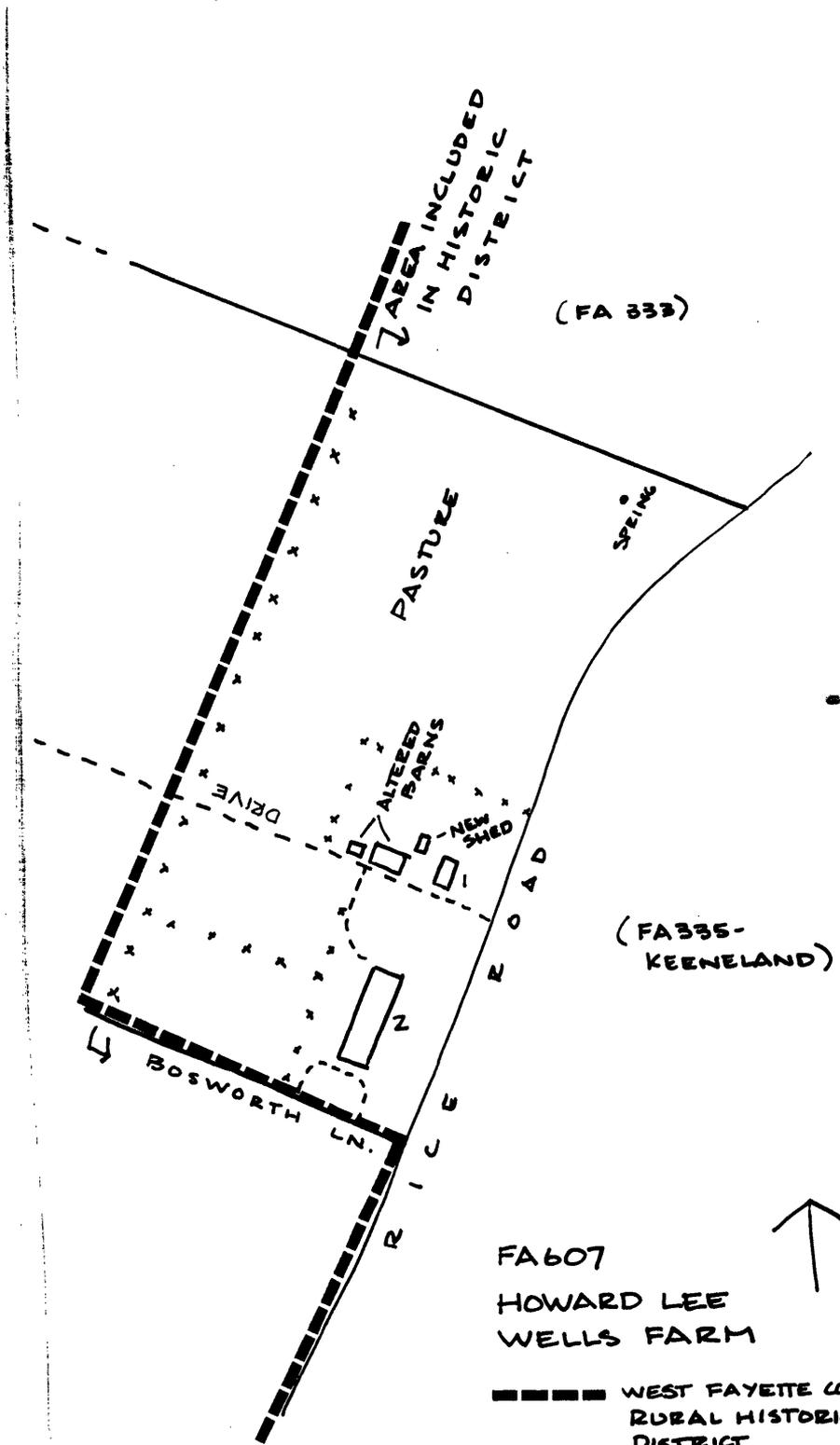
- A - MODERN OFFICE
- B - HORSE BARN
- C - MODERN HAY BARN

HOWARD LEE WELLS  
FARM  
(FA 603)

KEENELAND  
(FA 335)

RICHARD GRAY  
HS.  
(FA 332)

MANCHESTER  
BRANCH



(FA 333)

AREA INCLUDED  
IN HISTORIC  
DISTRICT

PASTURE

SPRING

ALTERED  
BARN

NEW  
SHED

DRIVE

(FA 335-  
KEENELAND)

BOSWORTH LN.

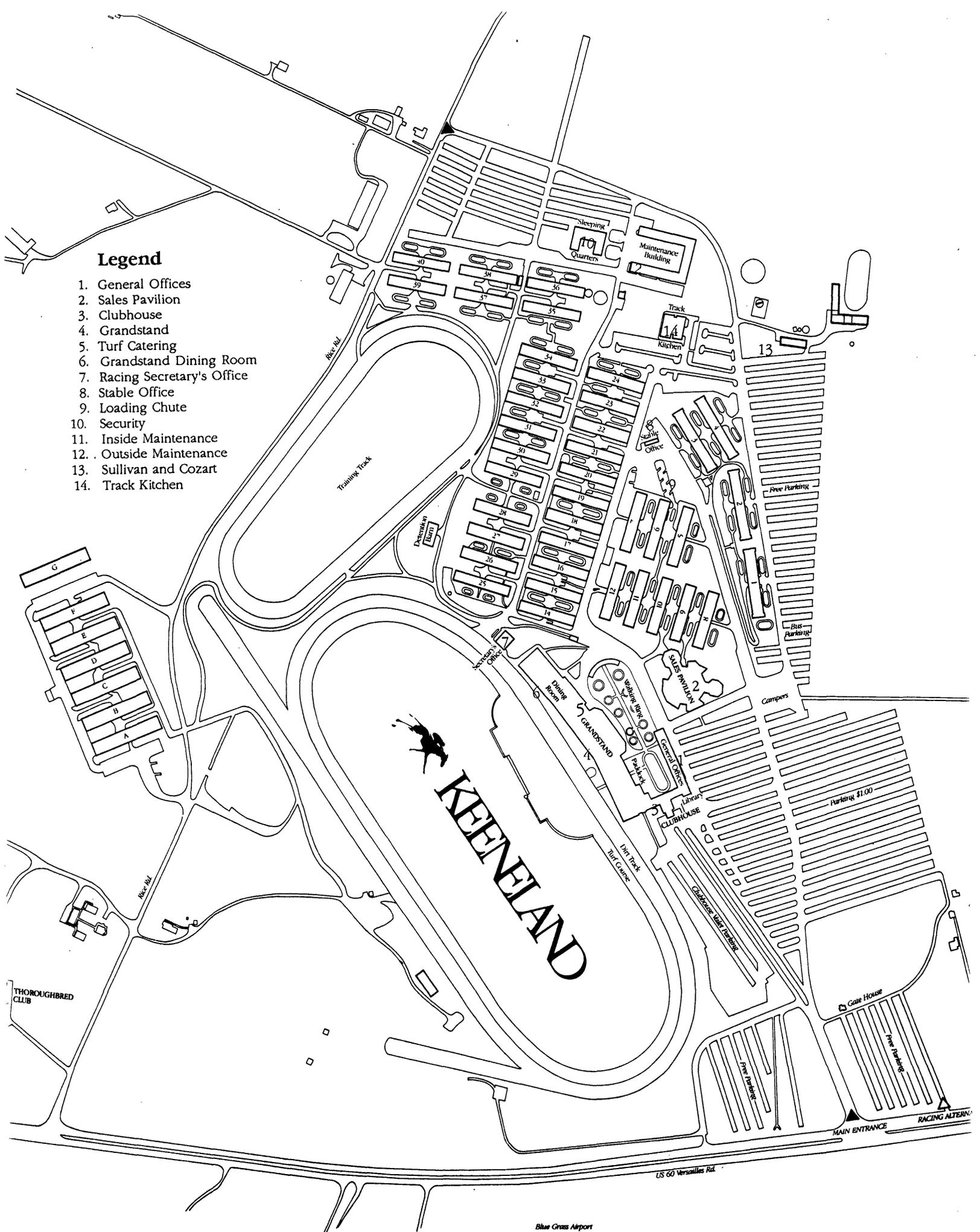
RICE ROAD

FA607  
HOWARD LEE  
WELLS FARM

WEST FAYETTE CO.  
RURAL HISTORIC  
DISTRICT  
BOUNDARY

### Legend

1. General Offices
2. Sales Pavilion
3. Clubhouse
4. Grandstand
5. Turf Catering
6. Grandstand Dining Room
7. Racing Secretary's Office
8. Stable Office
9. Loading Chute
10. Security
11. Inside Maintenance
12. Outside Maintenance
13. Sullivan and Cozart
14. Track Kitchen



15 60 Versailles Rd.

Blue Grass Airport

KEENELAND RACETRACK

Lexington West, Ky Quadrangle

Scale 1:24000 Zone 16

|   |        |         |
|---|--------|---------|
| A | 710030 | 4214145 |
| B | 710360 | 4213045 |
| C | 709245 | 4213000 |
| D | 709460 | 4214150 |

