

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1138



1. Name of Property

historic name Coe House

other name/site number Cu-B-35

2. Location

street & town 433 North Main Street NA not for publication

city or town Burkesville NA vicinity

state Kentucky code KY county Cumberland code 057 zip code 42717

3. State/Federal Agency Certification

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

Mark Dennen Signature of certifying official/Title Mark Dennen, SHPO 10/27/09 Date

Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for Signature of the Keeper Edson H. Beall Date of Action 12-23-09

Coe House
Name of Property

Cumberland County, KY
County and State

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		objects
	<input type="checkbox"/> object	1	Total

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

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Function
(Enter only categories from instructions)

Domestic/single dwelling

Current Function
(Enter only categories from instructions)

Domestic/single dwelling

7. Description

Architectural Classification
(Enter only categories from instructions)

Other: Princess Anne

Materials
(Enter only categories from instructions)

foundation Stone
walls Wood Weatherboard
roof Asphalt Shingle
other

Narrative Description

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

See continuation sheet(s) for Section No. 7

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Coe House
Cumberland County, KY

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Description

The Coe House (CU-B-35) is located at 433 North Main Street, Burkesville, seat of Cumberland County, in southcentral, Kentucky. Cumberland County is found within the eastern portion of the Pennyryle Cultural Landscape, one of 5 cultural landscape regions used by the SHPO to understand Kentucky's various historic properties.

Character of the lot and history of ownership

The Coe House sits at the back of its lot, or northwest from the street, on .48 acres of land. It stands atop a small hill overlooking North Main Street. The lot is one block north of the main intersection of town, the junction of State Route 90, which runs northwest to Glasgow, and State Route 61, running north to Columbia. State Route 61 coincides with North Main Street in front of the Coe House. The house is among other housing built in the late-19th and early-20th centuries on Main Street, just north of the commercial properties that define the business district.

The east edge of the property slopes down sharply while the west border, closer to the center of town, is more gradually graded. The house is recessed back at the far edge of the plot of land, giving it distance from both foot and road traffic. A long sidewalk leads from the municipal sidewalk all the way to the front steps of the Coe House. Two large mature deciduous trees stand in the front yard; younger plantings are found in the back yard. Other than the main residence, no other buildings or features populate the site.

The oldest deed on record for the land on which the Coe House sits is logged at the Cumberland County Clerk's office, dated March in 1853. The land would go through nine different owners before falling into the hands of Jesse and Lizzie Coe in 1908. After purchasing the land they bought and built their Sears Modern Home.

Member of the Coe family owned the house for its first 54 years. Upon Mrs. Coe's death in 1962, her children sold the to John and Imogene Perkins, who lived in the house for eight years and sold it in 1970 to Billy B. Guffey. Guffey sold the house in 1977 to Mr. C.A. Strange. Strange sold the house in 1984 to Dr. and Mrs. Samuel Rice. Mrs. Cynthia Rice took sole possession of the property and sold it in 1993 to Vonce and Bonnie Phelps, who lived in the house for five years. The Phelps family changed the house considerably during their five years of ownership, restoring much of the original grandeur to the home that had been largely ignored up until that time. In 1998 they sold the home to Grady and Carol Finley, who sold the house to Bonnie Daniels in 2000. In 2008 Bonnie Daniels sold the home to the current owners, Owen and Elise Kieffer.

Exterior of House

The Coe House is a two story Princes Anne styled house with an asymmetrical floor plan, four gables that all extend from a hipped roof, and a one-story porch that wraps around the front (southeast), and southwest sides of the residence. Three brick chimneys project from the roof; only one is operable, found in the current living room, which was the original master bedroom. The other two were deactivated and their interior brickwork covered with drywall by previous owners. The interior bricks of the chimney serving the kitchen have been removed by the current owners. They plan to remove the drywall from both of the inoperable chimney stacks.

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The foundation is stone. A lattice-work skirting dresses the space between the porch and ground. The whole house retains original weatherboard siding. All but the back side gable feature fish scale shingles. Both the first floor and second floor feature bay windows on the southwest side, or left when facing the front.

The porch is 8' deep, covering the entry bay, the former master bedroom (currently a living room), and part of the family room, where the bay window is found. Doors enter the house from the porch into the entry hall and into the family room. The porch features turned spindles and columns, features of the Queen Anne style. A small shed-roofed porch is found on the rear of the house, providing an entry to the kitchen. A concrete patio is available off of the back porch, given privacy by the surrounding trees and wooden fence with narrow pickets.

Fenestration is dominated by replacement 6-over-6 double-hung-sash vinyl-clad windows installed by Ms. Daniels. These windows lighting some historic bedrooms and family rooms have larger openings: on the second floor, doubling 6-over-6 sash, and on the first floor grouping a collection of 6 x 6 lights within the opening. Fewer windows light the interior in the rear portion of the house. Those windows that are present on the back half are somewhat smaller, though still maintaining the 6-over-6 light configuration. The gable over the very back of the house has no windows at all.

Interior

The house has approximately 1000 square feet on the first living level and 800 square feet on the second level. The main living level is comprised of five primary rooms: Entry hall with stairs, the historic bedroom, dining room, family room, and kitchen. Three small work rooms lie off of the kitchen, as does the back porch. On the second floor are found the landing for the entry hall, two bedrooms, another family room, and two bathrooms.

The house has no basement; the main staircase has a storage closet recessed into it. The attic is an unfinished open space with no flooring or plastered walls. It is a space that finished could contain two smaller rooms.

The entry hall on the first floor has the greatest amount of unpainted woodwork and some of the house's most historic appearance. It has oak stairs and turned spindles, beadboard covering the walls beneath the stair case, and door surrounds which are unornamented save for a bead at the header and a cornice with simple ogee profile. The baseboards here and throughout the first floor are 8" high, topped with a simple molding with a base cap showing a 3/4"X1-3/4" profile. Flooring consists of hardwood in a basket-weave pattern here and elsewhere throughout the first floor. A five-panel door with original hardware leads from the entry hall to the family room. The house contains all of its original wooden doors.

The family room is dominated by the large opening provided by the bay window. The door and window surrounds in this room are similar to what is found in the entry hall: flat boards rising to an entablature comprised of a bead and topped by a slightly projecting crown with ogee molding. The wood in this and most other rooms is not painted. The current owners have decorated this room and others with period furniture and with window treatments that either are historic or replicate Victorian-era styling.

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The dining room contains an appropriate baroque-styled set of table, chairs, and hutch. That room has a simply-profiled horizontal board about 4 feet off the ground; the wall below it is painted, and above is wallpapered, giving the impression of a wainscoting.

In the upstairs bedroom spaces, effort has been made to retain the historic wood trim in the spaces. This woodwork is of a more muted expression than the downstairs woodwork. The first floor kitchen and upstairs bathrooms have been modernized, yet retain their historic door and window surrounds.

Changes to the house over time.

Since the home's construction, 101 years ago, several modifications have been made to the interior. Two major construction campaigns have occurred, one in the mid-1990s that owners undertook to modernize the house; the other by the current owners, to rehabilitate it.

The original floor plan included four upstairs rooms and four downstairs rooms, including the kitchen. The only bathroom was off the master bedroom downstairs. In the mid-1990s the owners converted the center upstairs bedroom into two full bathrooms. The house now contains three bathrooms, three bedrooms (with the possibility of four), a living room (which was originally the master bedroom), a family room, a dining room, and a kitchen.

The house originally had two fireplaces, one of which served a wood burning stove in the kitchen. Only the fireplace remains today. By early 2008 the chimney in the kitchen had been covered in plaster to match the walls. The house's current owners have removed the drywall in the kitchen to expose that original brick chimney. That chimney has not yet been returned to its function.

At the top of the stairs, there was originally a short walkway to an overlook of the front of the property. In the mid-1990s renovation, that overlook was converted into a bedroom closet in such a way that viewers outside the house cannot detect the change.

The home contains all original hardwood flooring with the exceptions of kitchen and bathroom. It is unknown when the original floors were replaced in those rooms. Original woodwork remains in the entire house though in one room it has been painted. In a few of the rooms the woodwork had been painted by previous owners; the current owners have stripped the paint and restored the original woodwork in the majority of rooms where that painting had occurred.

During the mid-1990s changes, the original weatherboard siding was covered with aluminum siding. The current owners removed the non-historic siding, revealing the original wooden clapboards.

Coe House
Name of Property

Cumberland County, KY
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1908

Significant Dates

1908

Significant Person (only if Criterion B selected)

NA

Cultural Affiliation

NA

Architect/Builder (use last names first for individuals)

Williams, John (builder)

Cary, Albert (builder)

Primary location of additional data:

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

See continuation sheet(s) for Section No. 9

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Coe House
Cumberland County, KY

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Statement of Significance

The Coe House (Cu -B-35) in Burkesville, Kentucky, meets the first term of National Register Criterion C: it is a type of construction. This wood sided home is significant architecturally as a good local example of a simplified form of Queen Anne sometimes referred to as "Princess Anne" styling. This term has not found uniform recognition among Victorian-era styles. The house was purchased through Sears, Roebuck and Company Catalog in 1908, the first year Sears provided the precut kit homes. In the absence of local railroads, the package with the unassembled home was delivered into Burkesville on the Cumberland River, which runs through the town, and assembled by local builders John Williams and Albert Cary.

The house indicates a key time in the architectural development of this locality, and in many areas of Kentucky. It arose at the end of the era dominated by Victorian styles, an era that prized architectural variety in form and detail. The SHPO has classified this house as Princess Anne style in its survey database. It displays the asymmetrical massing of the Queen Anne styling, yet also exhibits simpler features from the Colonial Revival style, such as regular surface texture, classical order columns, and pedimented gables. One sub-type of Queen Anne is "Free Classic," which employed elements drawn from Colonial Revival houses (Craven, n.p.).

The house is important for showing the opening of a new era of design and home building. The early-20th century ushered in styles of greater simplicity than the previous Victorian period. That simplicity was facilitated by greater standardization in local house building. Ways of standardizing building spanned the use of uniform dimension lumber to houses which could be produced entirely in factories. The Coe House's hybrid identity, a Princess Anne in form yet a factory built house, makes it an interesting physical signpost of design change, and possibly of larger social change, in Burkesville and greater Cumberland County.

Because Princess Anne style has not been discussed thoroughly on Kentucky nominations, i.e., no written context exists, a tentative historic context covering the style locally will be composed for this nomination. Essentially, this nomination takes the view that Princess Anne in Burkesville and Cumberland County is a local fusing of late Queen Anne and early Colonial Revival styles, and so, presents a transitional design. The actual relationship of Princess Anne to Queen Anne is difficult to gauge for Cumberland County, because so few Queen Anne designs are known to have arisen there. Thus, in other Kentucky places, with greater numbers of Queen Anne styled houses built from the 1880s onward, it is possible that Princess Anne styled houses arose much earlier than the first decade of the 20th century. So, rather than arriving as a transition between two architectural eras, as the Coe House appears to do in Cumberland County, Princess Anne might have been a modest version of Queen Anne, a style whose life-span ran concurrently with its "parent" style.

Queen Anne Architecture in Cumberland County, Kentucky, 1890-1910

Social Forces that Shaped Cumberland County.

One fact about Cumberland County stands out in our effort to understand its social environment: it is one of seven contiguous counties in south central Kentucky (along with Russell, Casey, Adair, Metcalfe, Monroe, Clinton, and Wayne) that never had railroad service. No other comparably-sized area of Kentucky remained untouched by this transportation mode.

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Railroad companies found ways to reach the most remote and rugged places, even most of eastern Kentucky's mountainous counties. The arrival of the railroad in any Kentucky town probably marked the single most significant event in reshaping that town after the Civil War. Travel impediments such as poor weather or inadequately maintained roads seemed to disappear for rail users. The railroads facilitated the movement of people, goods, commerce, and ideas, and so, ushered in radical changes to the capital, social fabric, and landscape of the communities they connected. The railroad placed any Kentucky town within a day's reach of major urban areas of the industrializing United States. Most of the state's county seat towns campaigned to link to the emerging rail system. Frequently towns would provide a local cash incentive to the rail carrier—a construction subsidy to accelerate the rail company's decision to build to that town.

Cumberland County, at the center of this seven-county area, sits the furthest of any Kentucky county from the late-19th-century's transportation revolution. Interestingly, its citizens chose to accept this condition. In 1891, the county judge and magistrates considered whether to accept a proposal to extend the nearest line, from Glasgow, 40 miles and two counties northwest of Burkesville, at the cost of \$100,000. The matter was put to a vote, and defeated on April 30, 1891, by a margin of 93 votes—715 for vs. 808 against. New York investors bought that line shortly after the issue failed, and offered to extend the line to Burkesville for a \$75,000 bond. County voters again denied the issue, on June 15, 1891, this time with a 109-vote majority (Wells: 135-136).

Cumberland County residents were not completely isolated from social changes experienced throughout the nation. The Cumberland River, which gave the county its name upon establishment in 1798, connected the county's seat Burkesville with Nashville 236 miles downstream, and beyond it, the country at large. Area residents relied upon this major inland waterway for transportation, as had many Kentucky communities until sometime shortly after the antebellum period. People in Cumberland County simply maintained their connection to the river long after most of their counterparts elsewhere had stepped from the pier to the train depot. Steamboats continued to make the trip to the upper Cumberland River as late as 1926 (Wells: 132). The primary facades of many Cumberland County houses, even some built in the early twentieth century, addressed the county's namesake river rather than facing less substantial streets or local roads.

What significance might we ascribe to the absence of a railroad from Cumberland County? Perhaps it could support a hypothesis: late-19th-century and early-20th-century social change in Cumberland County was more evolutionary than the revolutionary change experienced in places served by railroads. If so, then surely the County's built environment will yield indications of this evolutionary rate of change. This perspective will help us evaluate the place of a national architectural style, Queen Anne, in the local design landscape.

Pre-Victorian-era Buildings in Cumberland County

Much of what is recorded of the County's historic buildings was documented by Geography Department field workers from Western Kentucky University in Summer and Fall of 1985, led by professor Albert Petersen. Petersen, a cultural geographer, and his students documented 226 buildings. Surveyors pegged numerous houses within one or another vernacular category, but did not follow a single system of analysis. Thus any one house's identity might arise from its association with a distinct social group (e.g., blacks), or its form (a typology based on floor plan), or from its construction methods (e.g., corner notching pattern on log buildings).

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Petersen produced a draft Multiple Resource Area (MRA) nomination in June 1986, a revised version in March 1987, neither of which appear to have been submitted to the National Register by the State Historic Preservation Office (SHPO). Now, nearly 25 years later, the county has over 400 sites recorded; of those, more than 360 lie outside the County seat, Burkesville. These recording forms, and Petersen's MRA form, were consulted to establish this historic context narrative.

From the survey record, it is evident that Cumberland County's earliest residents were familiar with high-quality architecture as expressed elsewhere in Kentucky. The Obediah Baker House (CU-43) and the James Baker House (CU-26, National Register 2006) exhibited refined Federal-era designs in brick not far north of Burkesville. Both were built ca. 1820, and indicate an awareness of architectural forms current in tidewater Virginia, and elsewhere in Kentucky during the settlement period.

By about 1840, though, house builders in Cumberland County ceased to create houses attempting to keep up with what was perceived elsewhere in Kentucky as fashionably-styled housing. The survey forms show houses displaying little in the way of external ornament drawn from one or another national style. Even housing form tended to be very regular throughout the 19th century—modest in size with rectangular plans. Few houses have footprints in L- or T- shapes.

During the final quarter of the 19th century, when American housing styles became greatly varied and complex, Cumberland County's architectural landscape seems rather plain. The SHPO's survey database indicates 61 out of 69 (88%) of the county's residences built 1875-1899 as having "vernacular" as their style. This is a very conspicuous outcome. At the very time that American communities had chosen railroads as an agent of social change, and chose vibrant expressions for their houses' exteriors, the majority of Cumberland County residents chose neither. Let's examine Queen Anne style as one factor to understand Cumberland County during the time when the style flourished.

Queen Anne Style Defined

According to Wikipedia and Gary Ashton, Queen Anne houses have a set of features that make them a unique part of the Victorian architectural style.

Distinctive essential features of American Queen Anne style included an asymmetrical facade; dominant front-facing gable, often cantilevered out beyond the plane of the wall below; overhanging eaves; round, square, or polygonal tower(s); shaped and Dutch gables; a porch covering part or all of the front facade, including the primary entrance area; a second-story porch or balconies; pedimented porches; differing wall textures, such as patterned wood shingles shaped into varying designs, including resembling fish scales, or terra cotta tiles or relief panels, wooden shingles over brickwork, etc; dentils; classical columns; spindle work; oriel and bay windows; horizontal bands of leaded windows; monumental chimneys; white painted balustrades; and slate roofs. Basements were abolished, and front gardens had wooden fences rather than iron railings of the preceding Second Empire style (Queen Anne Style architecture, Wikipedia The Free Encyclopedia, 1 Jun 2009, http://en.wikipedia.org/wiki/Queen_Anne_Style_architecture).

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The defining characteristics of the Queen Anne style are many and not always consistent, but there are a few key elements. In general, Queen Anne homes use high-pitched, irregular roofs, spindles and lookouts, decorative structure elements such as columns, and covered balconies. Many Queen Anne homes also employ stained glass, turrets, half timbering in the gables similar to the Tudor style, and patterned masonry. Different sub-styles of the Queen Anne movement include Spindled, Free Classic, Half-Timbered, and Patterned Masonry” (Ashton, n.p.).

John C. Poppeliers and S. Allen Chambers, Jr., in *What Style Is It: A Guide to American Architecture*, cite English architect Richard Norman Shaw (1831-1912) as most closely associated with the popularization of the Queen Anne style. Shaw’s sprawling manor houses were well known to American architects, having been pictured in many professional architectural publications. (p. 72). Poppeliers and Chambers also name H. H. Richardson’s William Watts Sherman House (1874) in Newport, R. I., as the first true American Queen Anne building. The style, with its prominent or pretentious corner turrets, was the choice of bankers, lawyers, doctors, and other professionals who sought to announce their social status with the style’s conspicuous architectural markers (p. 73). As the 20th century progressed, the picturesque effects of the Queen Anne style began to take on a dated look (p.74).

Virginia and Lee McAlester in *Field Guide to American Houses* note the Colonial Revival became the dominant residential style in the 20th century, such that later examples of Victorian eclecticism began to borrow from this emerging style. Also, Georgian and Adam details became incorporated into many late-Victorian-era houses in the Shingle and Queen Anne styles. When this borrowing resulted in a Queen Anne with reduced exuberance, some recorders have called the designs “Princess Anne.” (p. 239).

Victorian-era Designs in Cumberland County.

Only 2 houses during this 25-year span exhibit any of the Victorian-era eclectic flourish found in abundance elsewhere, and both of these were in the county seat, Burkesville. The Dr. Keen House (CU-B-9) comes closest of any local house built before 1900 as qualifying for the Queen Anne style category; the Alexander Talbot House (CU-B-13), much simpler, distinguishes itself from local designs more by its T-plan than by any other feature. The Keen House’s form was indeed a departure from local housing design norms, more in-line with housing erected elsewhere during this time. It consists of a T-plan, a fusion of a projecting 2-story left-side bay grafted onto the square hipped-roofed main block of the house; from the bay on the left, a one-story shed-roofed porch with gingerbread wrapped the front and right sides. That projecting bay’s gable top has a diverse collection of wood shingle patterns, and along with the massing and porch woodwork, justify the Queen Anne classification. The house also offers an interesting roof feature that may be unique: matching the gable on the projecting bay of the left side is a gabled dormer on the right, which takes a 90-degree turn, so that it faces both the front and the right sides, seemingly posing as a ship’s prow. Whether the intent to mimic the prow of a ship was conscious or not, it’s hard to dismiss this feature as “contextual” in a post-modern sense of that term.

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20th Century House Designs in Cumberland County.

We must consider houses built in Cumberland County 1900-1924 to complete the discussion of the local expression of Queen Anne architectural style. In general, this period seems less dominated by insular design impulses than the previous period. Surveyors have catalogued 66 of 147 buildings (45%), or roughly half the proportion as in the previous quarter century, as vernacular, and used a wider range of style classifications to describe the remaining properties. By far, the second largest style class is bungalow (13 instances); for the most part, these in Cumberland County look like the bungalows elsewhere.

Evidence that Cumberland County's citizens became aware of extra-local design ideas, came in the form of the most overtly Queen Anne example, Giddian Alexander House (CU-147), built in 1900 in the town of Waterview. The survey form for the property, draws upon oral story, relating that Alexander sent local carpenter Ellis Shaw downriver, to Nashville, to see the house he wanted Shaw to build. Despite being the builder of several area houses outside of Burkesville (e.g., CU-166, CU-186), Shaw is said to have been illiterate. Alexander's descendents report that while in Nashville Shaw built a model of the house out of sticks to guide construction upon his return. Whatever was the truth of the house's planning, it stands as the most fully realized Queen Anne design in the County, with complex massing; filigreed bargeboards; numerous wood shingle patterns in the three front gables; an array of window forms including half-moon, circular, and lancet; and highly ornate porch trim.

While the Alexander House indicates an outside influence that could widen the local design palate, other houses show a persistence of existing design preferences. Two houses 6 miles south of Burkesville, the Jennings House (CU-79) and the Daniels House (CU-80), built ca. 1910 with 5-bay central passage plans, could easily have been built any time in the 7 decades before. The James Rowe House (CU-23), in the extreme northeast corner of the county, was updated in 1904 with an elaborate porch that would have been fashionable in urban areas two decades before. Even some local bungalows, which occur later in this first quarter of the 20th century, such as the Jim Lewis House (CU-190) and an unnamed one on Everett Moon Road (CU-210), hint at local adaptations of this mass-produced house form, especially in these two houses' exaggerated full-façade porches.

Finally, two houses were built next door to each other, for sisters—the Coe House (CU-B-35) and the Edens House (CU-B-34). Both exhibit a scaled-down Queen Anne, which allows categorizing as Princess Anne in style. Both of these houses also were Sears houses, purchased and erected in 1909, the first year that the company sold kit houses. The lack of rail service to Burkesville did not prevent their original owners from obtaining this wonder of factory production; the houses were floated into town on the Cumberland River.

Coe House as an instance of Sears House Production

Information on Sears houses for this historic context came from <http://www.searsarchives.com/homes/>. Sears proved to be a very able follower of popular home designs but with the added advantage of modifying houses and hardware according to buyer tastes. Individuals could even design their own homes and submit the blueprints to Sears, which would then ship off the appropriate precut and fitted materials, putting the home owner in full creative control. Modern Home customers had the freedom to build their own dream houses, and Sears helped realize these dreams through quality custom design and favorable financing. In this way, Sears did for home building what Ford would shortly do for the automobile industry.

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Sears and other kit house companies helped popularize the latest technology available to modern homebuyers in the early part of the twentieth century. Central heating, indoor plumbing, and electricity were all new developments in home design that Modern Homes incorporated, although not all of the homes were designed with these conveniences. Central heating not only improved the livability of homes with little insulation but it also improved fire safety, always a worry in an era where open flames threatened houses and whole cities, as in the case of the Chicago Fire. Indoor plumbing and homes wired for electricity were the first steps to modern kitchens and bathrooms. Sears Modern Homes program stayed abreast of any technology that could ease the lives of its homebuyers and gave them the option to design their homes with modern convenience in mind.

Kit houses gave access to mass market housing design and home ownership to greater segments of the American public than at any time during the Victorian era. While the cost of purchasing a fashionable home during the 1880s and 1890s in urban areas was reduced through the mass production of house design catalogues and millwork factories, efforts still resulted in a custom creation of high cost due to the numerous individual parts. Kit homes could provide the appearance of a customized product while delivering a price consistent with a mass produced package. It is not known if other Sears or kit homes were built in Burkesville or elsewhere in Cumberland County.

Evaluation of the Coe House's Architectural Significance:

These two houses, the Coe House and Eden's House, tell of a pivotal time in this local context. They were built at the sunset of Victorian-era styles nationally and very vernacular design processes locally, as well as at the dawn of greater nationalization of house design resulting from factory-like approaches and mass marketing of house construction. The Coe House provides a good local example of Princess Anne design. It stands as a comparatively stylish house in a local arena that is not distinguished by highly stylized houses before the first World War. Because the house was created by an outside designer, i.e., the Sears, Roebuck and Company's Modern Home line, it helped open the door to local awareness of design trends prevalent outside of Cumberland County.

Evaluation of the Coe House's Integrity:

A house that is significant in the named historic context Queen Anne Architecture in Cumberland County, Kentucky, 1890-1910 will be eligible if it possesses the following integrity factors: design, materials, and feeling. Properties that possess these three basic integrity factors will probably possess additional factors, but the essence of the claim for architectural significance depends upon the property's ability to meet the definition for these three factors.

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Cumberland County, KY

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A house in Cumberland County Kentucky will be said to have **integrity of design** in Queen Anne style if it possesses at least 75% of the elements of massing and surface decoration that define the style, particularly those features that make up the defining features of the style. Numerous elements of the Queen Anne style are named above, because the nominated house is a variant of that style. By definition, a Princess Anne-styled house will not possess all features of Queen Anne style, but will have a sufficient number of them to be recognizable as a less exuberant instance of Queen Anne style. The Coe House possesses close to 80% of its original design elements which transmit the Princess Anne style. It stands as one of less than dozen known examples of Cumberland County's architecture of the Victorian era, the only group that exhibits reference to national style trends locally. It has suffered loss of design integrity the most in the loss of its original windows. This element of the house was replaced at an unknown date with multi-pane vinyl clad windows. These windows have a different configuration of lights than the original windows did. Fortunately, the original window openings were retained when the replacement windows installed, so the house's wall proportions of solid to void were preserved.

A house in Cumberland County will be said to have **integrity of materials** if it possesses its historic surface materials as the present surface materials. Because the Victorian era has passed by more than a century, it is not expected that roof materials will become part of this calculation, as even the most durable roof materials usually do not last that length. Sensitivity to the effect of time and weather on porch materials, as well as upon the materials that reinforce design elements, is needed to make the evaluation of this integrity factor. The owners of the Coe House are repairing their porch at the time of this nomination, taking care to maintain the materials that allow the house to claim Princess Anne design. Still, its historic footprint has not been increased through room additions, and it has not had much new materials added to it. The Coe House is arguably one of the 2 or 3 most intact houses locally to represent this era of design.

A house in Cumberland County will be said to have **integrity of feeling** if it possesses integrity of design and materials. The Coe House provides a very high degree of a sense of its Victorian-era feel. In addition to possessing the basic integrity of material and design, it also maintains an important relationship with its site that enhances the essence of its feeling.

In short, is a very good local example of a property that exhibits both eligibility factors: high quality design and high level integrity.

History of the Coe Family

The Coe family which erected the Coe House of this nomination has a connection to the family immortalized in Montel's *Saga of Coe Ridge*. It is a tale of hatred, racism, and also survival. Coe Ridge ascends from Kettle Creek in the southwest portion of Cumberland County, about 6 miles south of Burkesville. The Creek parallels State Route 214, which runs west from the Coe Ridge area into Martinsburg, a town on the Cumberland River just across the line in Monroe County.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Coe House
Cumberland County, KY

Section 8 Page 8

Jack Coe, and later his son Jesse, had owned a large antebellum farm in Cumberland County, and by both white and black accounts, both Coes were benevolent masters. Upon emancipation, the formerly enslaved blacks on the farm established a colony on Coe Ridge. These people took the same last name as their former farm owner. Local animosities between white and black communities occurred during the Coe Ridge community while it existed from 1866 until its demise in 1958. Montell's accomplishment was bringing the methods of oral history into an effort to tell a community's public history. At the time of its publication (1970) few other academics had integrated oral sources from Folklore methodologies into the methodologies of academic Historians, who tended to rely most heavily upon public documents as primary texts.

In the midst of this struggle, the Coe House was built by Jesse Coe's grandson, Jesse E. Coe, born approximately 1865. Little is known about the details of Jesse E. Coe's life. He married his wife Elizabeth (Lizzie), who was born around 1872. They had four children: Hershel T. (b. 1892), Frederich (b. 1896), Lucy E. (b. 1901) and Willie (b. 1903). There is also record of an infant who was both born and died on March 1, 1902. Lizzie Coe, described the Coe colonists as "good, honest, hard working people...and they would treat anyone fair and right." She went on to express that the colonists were forced into acts of self-defense by the white men who tried to run them off the ridge.

Local legend tells the story of the Coe House's construction in terms of its social status. Next door to this property lived Lizzie Coe's sister, and they were on very bad terms. That sister purchased a beautiful home from the Sears catalog and, not to be outdone, Mrs. Lizzie Coe demanded that her husband purchase her a beautiful home from Sears, as well. Both house kits were carried up the Cumberland River into Burkesville where they were assembled. The two houses then sat side by side, the most beautiful homes in the town, with two rival sisters dwelling inside her own ornate home.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Coe House
Cumberland County, KY

Section 9 Page 1

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Coe House
Name of Property

Cumberland County, KY
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References
(Place additional boundaries of the property on a continuation sheet.)

USGS Topographic Quad name Burkesville, KY

1 1/6 6/4/5/7/4/2 4/0/7/3/3/4/7 NAD 27
Zone Easting Northing

2 1 / / / / / / / / / / / / / / / /
Zone Easting Northing

3 1 / / / / / / / / / / / / / / / /
Zone Easting Northing

4 1 / / / / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description (See Continuation Sheet)

Boundary Justification (See Continuation Sheet)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Elise Kieffer Marty Perry/National Register Coordinator
organization Owner Kentucky Heritage Council date May 28, 2009
street & number 433 North Main Street 300 Washington St. telephone (270) 864-9310
city or town Burkesville Frankfort KY 40601 state KY zip code 42717
email address elisekieffer@yahoo.com

Additional Documentation

The National Register requires each nomination consist of the following beyond this 4-page cover form:

- Continuation Sheets for narrative
- A USGS topographic quad map (7.5 or 15 minute series) indicating the property's location
- A Sketch map for historic districts or properties having large acreage or numerous resources
- A Photo identification map for districts; one map can serve both as sketch and photo ID map.
- black and white photographs of the property. See policy statement for acceptable use of digital photographs

The Kentucky Heritage Council requires the following for all nominations:

- An additional set of black and white photographs that remains at the KHC
- Floor plans of properties whose significance is based on their plans
- Color slides or PowerPoint images and presentation of the property to the Kentucky State Review Board

Property Owner

name/title Owen and Elise Kieffer
street & number 433 North Main Street telephone (270) 864-9310
city or town Burkesville state KY zip code 42717
email address (if available) elisekieffer@yahoo.com

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Coe House
Cumberland County, KY

Section 10 Page 1

Verbal Boundary Description

From the official property deed:

“Beginning at a stake at the rear (inside) of the sidewalk on the West side of Columbia Avenue (now North Main Street) at the point where Baker Street enters Columbia Avenue; thence, a westerly course with Baker Street, an approximate distance of 186 feet to a cedar post; thence, a Southerly course parallel with Columbia Avenue, an approximate distance of 112 feet to another cedar post; thence, a Easterly course, an approximate distance of 200 feet with the line of W.O. Mets, to a stake on the West side of Columbia Avenue; thence a Northerly course with Columbia Avenue, an approximate distance of 112 feet to the point of beginning, excluding all street and highway rights of way and being all of Lot No. 1 and part of Lot No. 2 of Block “A” of the Mr. and Mrs. J. E. Coe Heirs Subdivision, a plat of which appears of record in Deed Book No. 67 at Page 163 therein, Office of the Cumberland County Clerk.”

Boundary Justification

Recorded in Deed Book No. 67 at Page 163, Office of the Cumberland County Clerk

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Coe House
Cumberland County, KY

Section Photo Identification Page 1

Photographic Identification

Property: Coe House

Location: Cumberland County, Kentucky

Photographs submitted by: Elise Keiffer

Date: June, 2009

Location of digital media: Kentucky Heritage Council, Frankfort KY

Image Specific information:

0001: View of interior, entry hall door, camera shooting to northwest

0002: View of interior, entry hall stairway, view to west

0003: Front of House, view to east

0004: Front of House, view to northeast

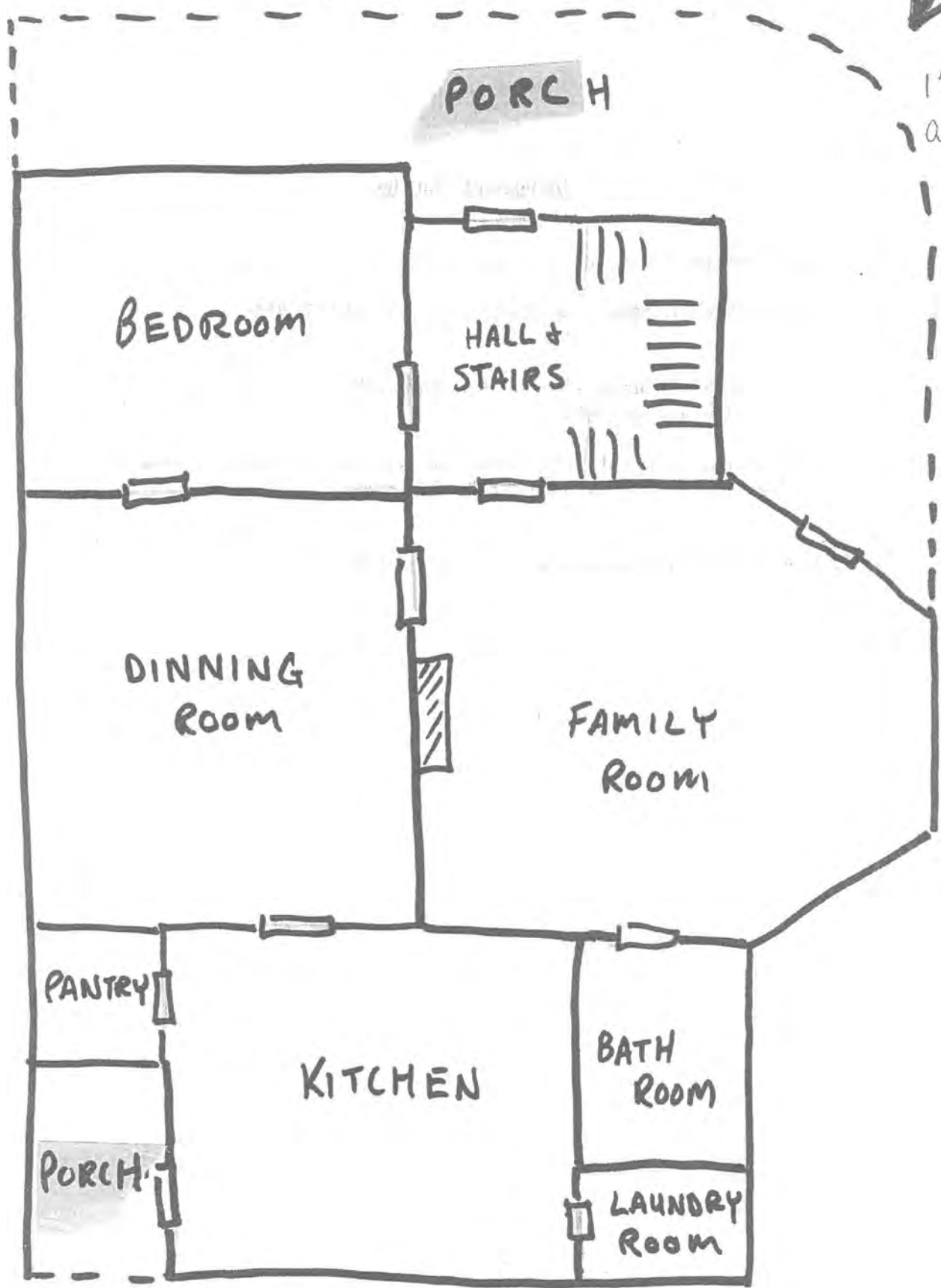
0005: Side of House, view to west

0006: Side and Back of House, view to south

1st floor



1" =
Approx.
4.5'



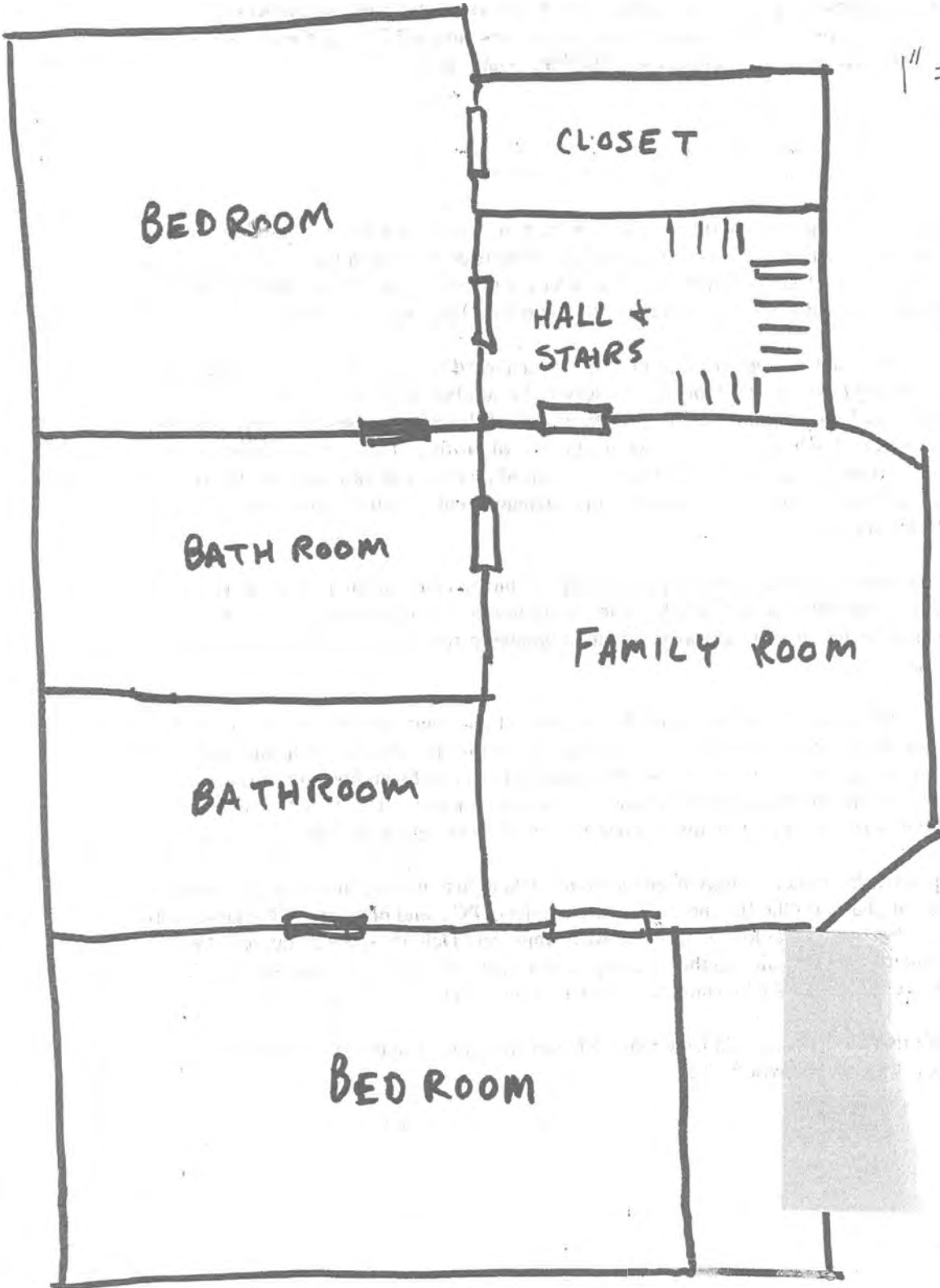
approx. 1,000 sq. ft.

COE HOUSE
CUMBERLAND COUNTY, KY

2nd floor



1" = approx. 4.5'



approx. 800 sq. ft

COE HOUSE
CUMBERLAND COUNTY, KY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Coe House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Cumberland

DATE RECEIVED: 11/13/09 DATE OF PENDING LIST: 12/01/09
DATE OF 16TH DAY: 12/16/09 DATE OF 45TH DAY: 12/27/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001138

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-23-09 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



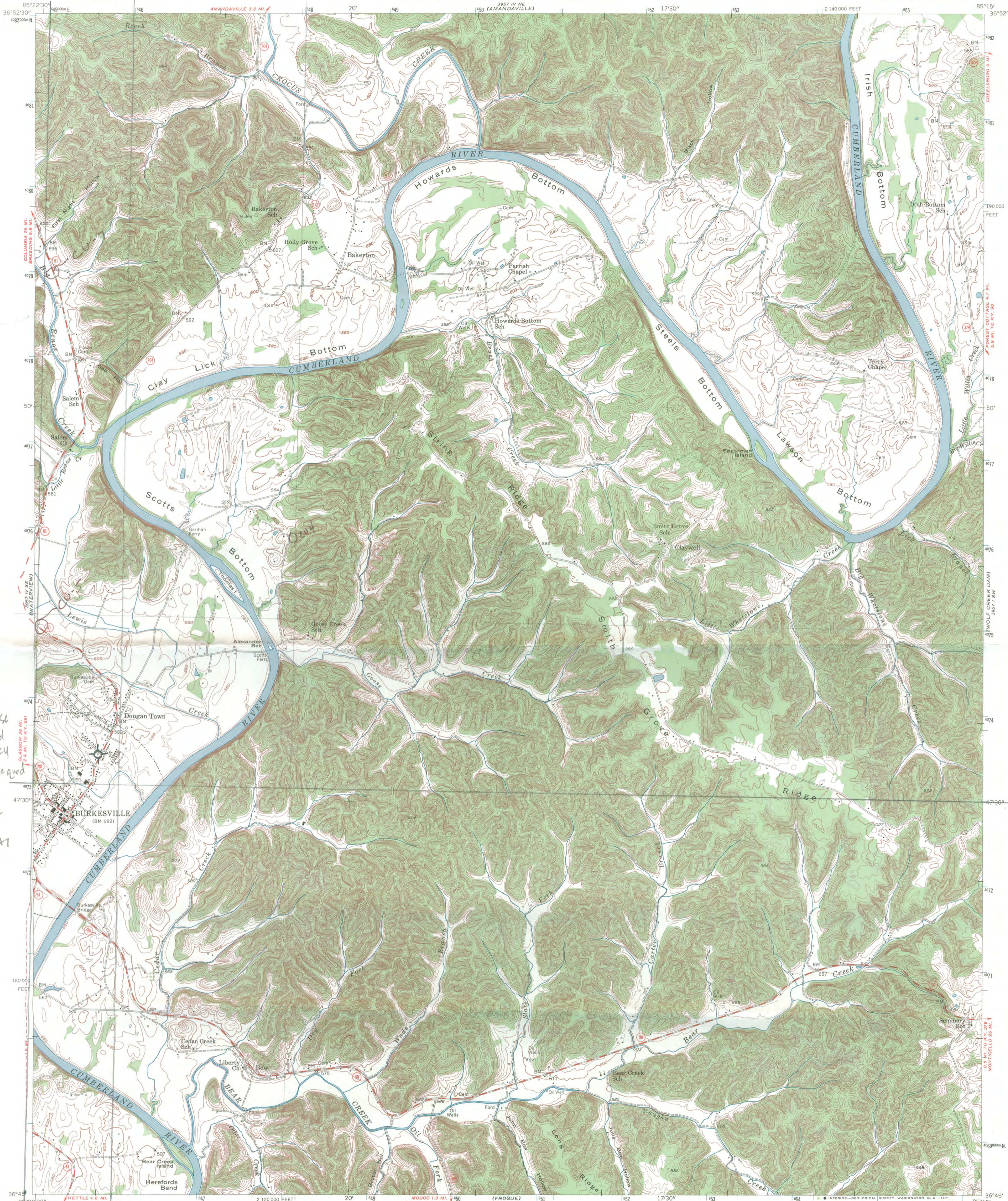






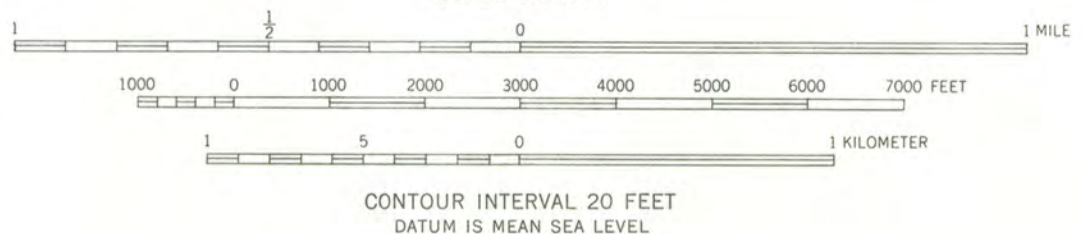
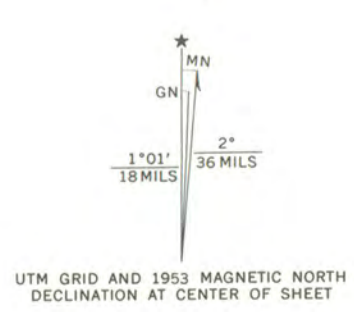




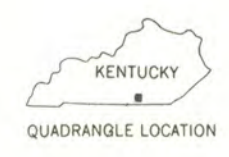


Coe House
 Cumberland
 County, KY
 Burkesville quad
 Zone 16
 Easting
 645 742
 Northing
 4073 347
 (NAD 27)

Mapped, edited, and published by the Geological Survey
 Control by USGS, USC&GS, and USCE
 Topography from aerial photographs by stereophotogrammetric
 methods. Aerial photographs taken 1951. Field check 1953
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on Kentucky coordinate system,
 south zone
 1000-meter Universal Transverse Mercator grid ticks,
 zone 16, shown in blue



CONTOUR INTERVAL 20 FEET
 DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U. S. Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242,
 KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,
 AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BURKESVILLE, KY.
 SE/4 BURKESVILLE 15' QUADRANGLE
 N 3645—W 8515/7.5
 1953
 AMS 3957 IV SE—SERIES V 853



STEVEN L. BESHEAR
GOVERNOR

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

MARCHETA SPARROW
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE
300 WASHINGTON STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
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www.heritage.ky.gov

MARK DENNEN
EXECUTIVE DIRECTOR AND
STATE HISTORIC PRESERVATION OFFICER



October 28, 2009

Jan Snyder Matthews, Ph.D., Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Dr. Matthews:

Enclosed are nominations approved at the September 3, 2009 Review Board meeting. We are submitting them for listing in the National Register:

Brooks House, Bell County, Kentucky

✓ *Coe House, Cumberland County, Kentucky*

Jonathan Hills House, Hardin County, Kentucky

Hodgenville Commercial Historic District (Boundary Increase), Larue County, Kentucky

Bradfordsville Christian Church, Marion County, Kentucky

St. Joseph Church, Marion County, Kentucky

Caldwell House, Taylor County, Kentucky

Emerald Hill, Taylor County, Kentucky

Collins Residence, Taylor County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Mark Dennen
Executive Director and
State Historic Preservation Officer
MD/LMP/jvb