National Register of Historic Places Inventory—Nomination Form

code

102 4- 0018 10-31-87

For NPS use only received JUN 2 1987 date entered JUL 2 1987

239

code

See instructions in *How to Complete National Register Forms* Type all entries—complete applicable sections

1. Name

historic South Main Street Historic District

and or common

2. Location

street & number	298 - 321 South M	lain Street	not for publication
city, town	Versailles	vicinity of	

county

021

Woodford

3. Classification

Category <u>A</u> district <u>building(s)</u> <u>structure</u>	Ownership public private both	Status X occupied unoccupied work in progress	Present Use agriculture commercial educational	museum park _X_ private residence
site object	Public Acquisition <u>Na</u> in process <u>Na</u> being considered	Accessible X yes: restricted yes: unrestricted no	entertainment government industrial military	religious scientific transportation other:

4. Owner of Property

name Mul	tiple (See At	tached List of Owners)				. <u> </u>
street & number						
city, town		vicinity of		state		
5. Locatio	n of Le	gal Description				
courthouse, registry of a	deeds, etc.	Woodford County Courthouse				
street & number		South Main Street				
city, town		Versailles		state	Kentucky	
6. Repres	entatio	n in Existing Surv	eys			
title Historic Resour	ces of Kentu	cky Inventory has this property bee	n deter	mined eligi	ble? yes	X_ no
date 1979	9 and followi	ng f	ederal	X_state	county	local
depository for survey re	cords	Kentucky Heritage Council				
city, town		Frankfort		state	Kentucky	

7. Description

Condition		Çheck one
<u>X</u> excellent	deteriorated	X unaltered
X good	ruins	\underline{X} altered
fair	unexposed	

Check one <u>X</u> original site moved date

Describe the present and original (if known) physical appearance

The South Main Street Historic District is a grouping of 21 buildings located on either side of a broad, tree-lined avenue in Versailles, Woodford County, Kentucky. The district encompasses an area centered on South Main Street that is approximately two blocks in length and of consistent density and use. The northern boundaries on the east and west sides of the road are formed by the cemetery and a school property, respectively, while the southern boundaries are drawn at a point where the buildings along the road become both more dense and more recent. The eastern and western boundaries of the district follow rear property lines (see Map 4).

The district is residential in character containing houses and related outbuildings. Thirteen of the 21 buildings in the district—including 11 dwellings and two outbuildings—are contributing, while eight—all outbuildings—are noncontributing. The contributing buildings were constructed between ca. 1820 and 1920, with the majority of houses built during the 1870s and 1880s. These represent the architectural forms and styles prevalent during this period, and the architecture in the district documents its evolution from an early 19th century, edge-of-town rural area to a late 19th century suburb. The South Main Street Historic District forms a cohesive, distinguishable entity for these reasons and because its buildings are related in design, setback, and in the landscaping of their lots.

The town of Versailles (population 6,427, 1980 census) is the largest community in and the seat of government for Woodford County, which lies in the western portion of the agriculturally rich Inner Bluegrass Region of Kentucky. Versailles is ten miles west of Lexington, the region's largest city, and ten miles southeast of Frankfort, Kentucky's capital (see Map 1).

Within Versailles, and located approximately one mile north of the proposed South Main Street Historic District, are several properties listed in the National Register of Historic Places. Individual listings include the Big Spring Church (May 6, 1975) and the Carter House (May 2, 1975), while Versailles National Register Districts are the Morgan Street Historic District (listed May 8, 1980) and the Rose Hill Historic District (listed December 17, 1982). The Downtown Versailles Historic District (listed September 2, 1975), which is the town's commercial core, reaches to the town cemetery, which forms a northern boundary for the South Main Street District (see Map 4).

The South Main Street Historic District is located at Versailles' southern edge and lies along an early road corridor leading out of town toward the southern half of Woodford County and the Kentucky River (see Maps 2 and 3). South Main Street was formerly known as Nicholasville Pike (see Map 5), since the road was the major route to Nicholasville and Jessamine County. South Main Street is presently Kentucky Route 33.

The road itself is a prominent feature in the district and is its organizing element. South Main Street is a wide, two-lane highway with parallel parking available at either side. The road bisects the residential district and houses are oriented toward it: dwellings both line and face the road. Despite its wideness, it does not intrude upon the 19th century suburban residential character and feeling of the South Main Street Historic District; buildings are sheltered from the road corridor by the large trees that line the roadside and that are scattered throughout the large lots.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 X 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric archeology-historic Xagriculture architecture art commerce communications		Iandscape architecture Iaw Iterature	e religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	ca. 1820-ca. 1920	Builder/Architect	Unknown	

Statement of Significance (in one paragraph)

The South Main Street Historic District is significant at a local level under criteria A & C for the period ca. 1820 to 1920. The district is significant under criterion A in the area of community planning as it documents the area's development from rural to suburban. This trend can be seen in other places in the Inner Bluegrass Region, but this residential district in Versailles is particularly noteworthy because of the great degree of integrity it retains from the suburban era. This integrity is especially prominent in setting and feeling.

The district is also significant under criterion C in the area of architecture. It forms a distinguishable entity with components that are good examples of the formal and decorative variation of the period during which the district developed. The 1870s and 1880s buildings are especially remarkable in this respect. Based on vernacular plans such as the single-pile, central-passage, the double-cell, and the T-plan, these dwellings bear a greater variety and amount of ornament than is usual on contemporary rural buildings of similar form.

Versailles, the county seat of Woodford County, was established in 1792, four years after the formation of the county. The Inner Bluegrass Region in which the town and county lie is underlain by limestone soils which form some of the richest farmland west of the Appalachian Mountains. The region was the earliest explored and settled in the state and was the destination for ambitious immigrants and those of substantial means.

Many of these people sought to reproduce the life of the "gentleman farmer" they had known or aspired to while growing up in the east. The rich farmland enabled the early settlers of Kentucky to become prosperous very quickly. Many built dwellings that were symbols of this prosperity. The Hunter House, the earliest building in the district, is one such dwelling. At the time the house was built, the Hunter farm would have been a mile outside Versailles.

Versailles grew slowly but steadily over the course of the 19th century, with the affluence of the settlement period continuing and being invested and apparent in the town that was the center of government, goods and services for prosperous agriculturalists. One article dated 1902 described the amenties of the town:

Versailles is lighted by electricity, has a fine phone exchange, a well-equipped steam fire department, a Public Library and free-reading room, a Commercial club, a steam bakery, a steam laundry, an ice factory, a hotel that is widely famous for it superior cuisine, one of the largest flour mills in Central Kentucky, a large carriage factory, a planning mill, tobacco rehandling houses, grain elevator, etc.¹

¹Souvenir Edition of the Woodford Sun in Commemoration of the 55th Annual Conclave of the Grand Commendary of Kentucky Knights Templas at Versailles, Ky. Woodford Sun Co. Printers, Versailles, KY: 1902.

9. Major Bibliographical References

Beers, D. G. & Co., <u>Atlas of Bourbon, Fayette, Jessamine & Woodford Counties, Ky.</u>, From actual surveys and official records compiled and published by D. G. Beers & Co., Philadelphia, PA., 1877.

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The relatively deep setbacks of the district's buildings also contribute to its character and separate dwelling from road (see photos 1, 2, 7, 10 & 11). On the east side of South Main Street, buildings are consistently set back approximately 75 feet from the road. One exception is the William Hunter House (Site #WDV-31) which has a greater setback resulting from its construction as part of a farm complex nearly sixty years before that of the majority of the buildings in the district (see Photo 8). The houses on the west side of the street sit upon a small rise and have setbacks of approximately 175 feet.

All eleven houses located within the South Main Street Historic District were originally singlefamily dwellings for those of middle status and wealth. Four are presently divided into apartments, but all remain in good to excellent condition.

The contributing buildings in the South Main Street Historic District were built between ca. 1820 and 1920. The earliest of these is the Hunter House (Site #WDV-31; photos 19 & 20), which was built ca. 1810 as part of a farm complex before the remainder of the district was developed. The dwelling is brick and consists of a three-bay, double-pile, two-story central unit flanked by projecting two-bay, single-pile wings that are a story and a half in height. Centered between the wings is a two-story portico in antis. Partially exterior chimneys are present, one at each of the wing ends and two along the back wall. Where original, the windows have six-over-six sash and splayed jack arches. The windows at the front of the house were updated during the late 19th century by lengthening the openings and installing two-over-two sash. More recently (during the 1960s) additions were made behind the wings.

A late 19th century barn is present behind the house. It is a tobacco barn and built of circular sawn lumber jointed with square nails. Although the barn is in deteriorated condition, it dates from the period of significance of the district and is associated with the earlier use of the property as a large and prosperous farmstead. The barn at the Hunter property is, therefore, a contributing element in the district.

The next building to be constructed in the district is the St. John's Episcopal Parsonage (Site #WDV-28; photo 12). Built ca. 1863, this two-bay, two-story, brick dwelling has a double-pile, side-passage plan and is oriented so that the entrance is in the gable end. A one-and-one-half story ell is present on the passage side of the house at its rear. The parsonage has paired, elon-gated windows with four-over-four sash and straight jack arches. Brackets are present at the eaves of the front gable. The heavy, one-story portico that covers the front entrance was built in 1939 to replace a late 19th century porch that was less in keeping with the design of the building.

Four houses included within the South Main Street Historic District were built ca. 1875 and all very similar. The Walker House (Site #WDV-44; photo 17), the Hogan House (Site #WDV-45; photo 13), the R. Y. Berry House (Site #WDV-47), and the A. C. Hunter House (Site #WDV-49; photo 18), are all of frame construction, stand two stories high and three symmetrical bays wide, have central-passage plans with interior chimneys flanking the passage and have rear service ells. All exhibit mid-to-late 19th century ornament, including cross gables, brackets at the eaves, millwork porches, and elongated windows with rounded heads that sometimes include decorative hoods.

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Variations in the combination of details distinguish these four buildings, which are all of a typical mid-to-late 19th century dwelling form. At the Walker House, for example, the central cross gable of the primary facade projects slightly, and the millwork porch covers only this entry bay. The Logan House, in comparison, has a central cross gable flush with wall surface, and its porch covers all three bays of the primary facade. The A. C. Hunter House exhibits the most complex roofline of the group, having three cross gables, the central of which is projecting. The porch at this dwelling is an early 20th century replacement of the original. All of these buildings have retained much of their original detail despite changes over time such as rear and/or side additions (at WDV-44, -47 and -49) and/or the application of siding (asbestos at WDV-44 and WDV-45).

Two other dwellings in the district are contemporaneous with the four described above and are comparable except in plan. The John H. McKenzie House (Site #WDV-42, see photo 5) was constructed ca. 1880. It is of frame construction, is two stories high, and has a three-bay primary facade, but the three bays are assymmetrically spaced and the plan is double-pile, double-cell with a single central chimney. The McKenzie House lost a majority of its decorative detail when it was recently sided with vinyl; however, its general form remains intact and identifies it as a contributing element in the district.

Constructed ca. 1875, the J. W. Ballard House (Site #WDV-43; photo 16) has the same elongated, round-headed windows as the dwellings discussed above, but has a plan that is different than the single-pile, central-passage forms which comprise the majority of houses built in the district at the same time. The Ballard House is frame, two-stories high and has three bays on its primary facade. The first bay of this facade forms a cross gable more projecting than those in the central bays of the Walker and A. C. Hunter Houses so as to create a T-plan. The Ballard House exhibits less decorative detail than the contemporary central-passage buildings, displaying only a semi-hexagonal bay window in its projecting first bay and returns at the cornice of the cross gable at this same bay. The dentils that once ornamented the cornice were removed in a 1970s remodeling and a large addition was placed at the rear of the building at the same time. Despite these changes, the Ballard House remains a good example of the T-plan form, and the best representative of this form in the district.

Like the J. W. Ballard House, the Judge R. P. Curran House (Site #WDV-50; photo 4) has a twostory T-plan, but unlike the Ballard House, it has undergone a complete renovation. This renovation is in itself historic, since the remodeling dates to ca. 1920 and was planned to update the building so that it appeared more consistent with the popular styles of the early 20th century such as craftsman and prairie. While the structural material of the Curran House is frame, the building is completely covered in stucco. The roof form was altered from a gable form like that found on the Ballard House to a low hip. The windows were also shortened and widened and their pane configuration changed to horizontal four-over-one. Interestingly, the interior remains unchanged and retains the building's original ca. 1880 woodwork.

Construction in the South Main Street suburb slowed at the turn-of-the-century, and, as a result, the district contains only two 20th century dwellings. The Andreoni House (Site #WDV-48; photo 15) is the district's only example of an assymmetrical late Victorian form, although it is more apparently than actually assymmetrical and the form is essentially a deeper and mirror-image

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version of the T-plan at the Ballard House. The Andreoni House is a frame building of two stories and three bays; it has a steeply pitched roof with cross gables emerging from it. The upper sections of these cross gables are framed by the full returns of a simple molded cornice and the wall surfaces thus outlined are covered in fish-scale shingles. Both the peaks of the cross gables and that of the steep-hipped roof bear finial-like lightning rods. A one-story, shed-roofed porch, somewhat modified since its initial construction, wraps around the dwelling's eastern and northern sides.

One of the contributing outbuildings in the South Main Street Historic District is located at the Andreoni House. This building is a weatherboarded frame garage built ca. 1920. The garage bears a hipped roof, rafter extensions at the eaves, and a single, long swing-up door with five four light windows in its upper portion.

The final and most recent dwelling in the district is the Bolivar Bond House (Site #WDV-46; photo 14). This dwelling, constructed ca. 1918 of frame and brick veneer, has a large-scale central portion of two stories and five bays with two wings at its southern gable end and a <u>porte cochere</u> at the north. The first of the southern wings is two stories high but of lesser scale than the main block, while the second is one story. The building has a gable roof, irregularly placed chimneys, one-over-one sash windows with stone lintels and sills and a monumental two-story portico over the entrance bay.

The district and its buildings have undergone minimal change over time. South Main Street has been widened as a result of its use as a state highway, but as discussed above, the large landscaped lots, tree-lined street and deep setbacks which characterize this late 19th century suburb have not been seriously compromised. Many of the dwellings in the South Main Street Historic District have received additions, but these are most often confined to the rear, and the modern garages which are present on most lots have been built toward the back of the property. A few buildings have been clad in siding or gained new porches, but in all cases diagnostic details remain intact and forms are basically unchanged. As a whole, the South Main Street Historic District retains good integrity of design, materials and workmanship and excellent integrity of location and setting. With these attributes intact, the district presents the feeling and associations of a late 19th century suburb in the Inner Bluegrass Region of Kentucky.

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The town's inhabitants were largely the people who provided these amenties. The residential neighborhood proposed as the South Main Street Historic District was developed out of nearby farmland beginning in the 1870s to provide housing appropriate to the status of the more affluent of these individuals. For example, among the original owners of the houses in the district was a banker and a real estate agent and auctioneer.

The South Main Street Historic District is the earliest suburb in Versailles. It is on the local level a manifestation of the suburbanization that occurred near cities and towns throughout the state and nation (see nomination for the Valentine Schneikert House, Louisville, Jefferson County, Kentucky, listed 4/17/86). The architectural form and ornament of these buildings is characteristic of the period in which they were built and demonstrates the array of architectural options available to the upper/middle class residents of a small town in central Kentucky. The South Main Street Historic District is a cohesive unit of buildings with strong associations with time and place.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Page Two

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- Sholes. Sholes Directory of the City of Lexington, and List of Businesses, Professions and Taxpayers in Georgetown, Nicholasville, Versailles and Winchester. Transplyania Printing Co., Lexington, Ky. 1885-6.
- Souvenir Edition of the Woodford Sun in Commemoration of the 55th Annual Conclave of the Grand Commendary of Kentucky Knights Templas at Versailles, Ky. Woodford Sun Company Printers, Versailles, KY. 1902.

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Beginning at a point where the property line between Versailles Elementary School and Parcel 001 of Block 10, Map 30-3 (WDV-28) intersects with the west side of South Main Street, westward along this property line until it intersects with rear (western) property line at Parcel 001; then southward along rear property line of Parcel 001 until it intersects with property line between Parcels 001 and 002 (WDV-45); then eastward along property line between Parcels 001 and 002 until it intersects with property line between Parcels 002 and 003 (WDV-46); then westward along property line between Parcels 002-003 until it intersects with rear property line of Parcel 003; then south southeastward along rear property line of Parcel 003 until it intersects with property line between Parcels 003 and 004 (WDV-48); then eastward along property line between Parcels 003 and 004 until it intersects with rear property line of Parcel 004; then southward along rear property line of Parcel 004 until it intersects with property line between Parcels 004 and 005 (WDV-50); then eastward along property line between Parcels 004 and 005 until it intersects with rear property line of Parcel 005; then southward along rear property line of Parcel 005 until it intersects with southern line of same property; then eastward along southern line of same property until it intersects with west side of South Main Street; then north northwestward along west side of South Main Street to a point where southern property line of Parcel 014 of Block 2, Map 30-6 (WDV-49) would intersect with west side of South Main Street if continued across it; then eastward across South Main Street and along southern property line of Parcel 014 until it intersects with rear (eastern) property line of same property; then northward along rear property line until it intersects with south side of Berry Street; then westward along south side of Berry Street to a point where rear property line of Parcel 010 of Block 1, Map 30-6 (WDV-47) would intersect with south side of Berry Street if it crossed street; then northward along rear property line of Parcel 010 until it intersects with property line between Parcels 010 and 011 (WDV-31); then eastward along property line between Parcels 010 and 011 until it intersects with rear property line of Parcel 011; then northward along rear property line of Parcel 011 until it intersects with property line between Parcels 011 and Parcel 001 of Block 11, Map 30-5 (WDV-44); then westward along property line between Parcels 011 and 001 until it intersects with rear property line of Parcel 001; then northward along rear property line of Parcel 001 until it intersects with property line between Parcels 001 and 002 (WDV-44); then westward along property line between Parcels 001 and 002 until it intersects with rear property line of Parcel 002; then northward along rear property line of Parcel 002 until it intersects with south side of Montgomery Avenue; then westward along south side of Montgomery Avenue until point where it would intersect with rear property line of Parcel 028 of Block 10, Map 30-5 (WDV-42) should property line cross street; then northward across Montgomery Avenue and along rear property line of Parcel 028 until it intersects with northern property line of same Parcel; then westward along northern property line of Parcel 028 and across South Main Street to its west side; then south southeastward along west side of South Main Street to point of origin.

These boundaries have been drawn to incorporate the buildings which form a distinguishable entity as a residential district, to provide a setting for these buildings and to include the lots historically associated with the buildings. They exclude areas of differing density, function, and age on all four sides.







