

United States Department of the Interior  
National Park Service

### National Register of Historic Places Registration Form



#### 1. Name of Property

historic name Terrace Court Historic District

other names/site number n/a

#### 2. Location

street & number Terrace Court, north and south sides, west of Old Wilderness Road NA  not for publication

city or town Danville NA  vicinity

state Kentucky code KY county Boyle code 021 zip code 40422

#### 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 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.)

State Historic Preservation Officer

Mark Dennen SHPO

Date

12/24/09

**Kentucky Heritage Council/State Historic Preservation Office**

State or Federal Agency or Tribal government

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

Signature of commenting official/Title

Date

State or Federal agency or bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.  
 See continuation sheet

determined eligible for the National Register.  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

Jim [Signature]

8/31/2010

Terrace Court Historic District  
 Name of Property

Boyle County, Kentucky  
 County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 10           |                 | buildings  |
| 1            |                 | sites      |
| 4            |                 | structures |
|              |                 | objects    |
| 15           |                 | Total      |

**Name of related multiple property listing**

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

NA

**Number of contributing resources previously listed  
 in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling  
 LANDSCAPE/street furniture/object

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling  
 LANDSCAPE/ street furniture/object

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>th</sup> & EARLY 20<sup>th</sup> CENTURY AMERICAN/Craftsman  
 LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Colonial Revival  
 LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Tudor Revival

**Materials**

(Enter categories from instructions)

foundation STONE/limestone  
 walls BRICK; WOOD/Weatherboard; STUCCO; ASBESTOS  
 SYNTHETICS/vinyl  
 roof ASPHALT  
 other BRICK; STONE/limestone; WOOD

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

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**Description**

The Terrace Court Historic District (Photos 1-12) is a less-than-one acre historic district consisting solely of Terrace Court, a c. 1920 subdivision containing ten detached residences which face each other across a grassy open green space (Resource No. 5; BOD-381). The district is located in the heart of the city of Danville, Boyle County, Kentucky, in the Commonwealth's Outer Bluegrass Cultural Landscape region, approximately sixty miles south of Lexington. The nominated district extends westward from Old Wilderness Road (Kentucky Route 34, formerly known first as East Street and later as McGroarty Road), one block north of Main Street and the central business district. Terrace Court is interpreted within this nomination as a small residential subdivision in Danville, seat of Boyle County.

**Ownership and Development of the Property that Became Terrace Court**

The land which became Terrace Court was owned for much of the nineteenth century by Alexander Scott McGroarty (1820-1913), a native of Raphoe, County Donegal, Ireland who immigrated to America in 1837. One year after his arrival in this country, he came to Danville and entered business with the firm of Montgomery & Fry, proprietors of a drug store on the southwest corner of Main and Second Street. In 1840, the 20-year-old McGroarty bought out the firm and remained in the drug business in Danville nearly continuously for the next fifty-seven years. McGroarty retired from active business in 1897 and lived to be 97, dying at his home, "Pine Grove," in 1913.<sup>1</sup> The Pine Grove property would not long after be developed into the nominated residential subdivision.

McGroarty's youngest child of nine children, Clara Lee, wed William Ellsworth Bryce in 1899. In 1920, seven years after her father's death, Clara Lee McGroarty and William Bryce sold what was referred to in deeds as "the old McGroarty property" to Harry D. Pushin (1881-1946), Sam Lyons, and A. B. Massey, who paid \$11,000 for the tract, bounded by Main, Broadway, and McGroarty Streets (Deed Book 47, page 569, January 19, 1920). Pushin controlled one-half interest in the deal and Lyons and Massey controlled one-quarter each. The developers subdivided the property into 10 lots of 40' x 85' each.

Quite a while passed before the subdivided lots sold. Why this happened remains a mystery. Perhaps the partners could not agree on how to develop the lots; perhaps Pushin required the time to accumulate funds so he could buy out his partners. Whatever kept the property in the owners' hands also makes it difficult to pinpoint just when houses began to be constructed on their lots. Several groups of county records were consulted—building permits, County Clerk, and deed transfers—but these did not reveal construction dates.

Property tax records were consulted as a means of determining a date of construction. These reveal Pushin as an active businessman in Danville, but nothing clearly announces the construction of Terrace Court houses. During the Great Depression's early days, Pushin owned or had interest in 11 different Danville properties: the Hub Restaurant, a Bakery on Walnut, the Grand Theater on Main, and numerous apartments and rental houses (p. 113+, Sixth District county tax records, 1928). The closest property to the Terrace Court location was a sizable apartment at Main and McGroarty. This property had a \$3,500 lot value and \$9,000 value of improvements. This contrasts with several other single and duplex rentals held by Pushin, with \$300-500 land value and \$900-4,250 value of buildings (county tax records, 1928). A check of the Main and McGroarty property in the 1932 county tax records sees this property *reduced* in value: \$2,500 in land and \$8,000 in improvements—certainly not suggesting that houses had been built. This parcel is Pushin's closest possession to the nominated property, yet county tax records in 1928 and 1932 give no clear evidence of the 10 dwellings having been built—or even a Terrace Court in Pushin's possession.

<sup>1</sup> McGroarty family genealogy, Internet website: <http://www.ormsby.org/genie/John/McGroarty.html>

Apparently Terrace Court was created shortly after 1932. The Terrace Court lot sold in 1933, and its deed lists Harry Pushin as the sole owner. The deeds for the earliest Terrace Court parcels all name Pushin as the seller and indicate that the property had an improvement on it. Thus, it appears that many, maybe all 10 houses, were constructed throughout the 1930s.

Arvey Winn purchased the first lot (Deed Book 61, p. 295, June 6, 1933), then others began purchasing the remaining lots in short order. In 1934 Pushin sold 212 Terrace Court to William and Clara McMurray (DB 62, p. 104), 211 Terrace Court to Clarence and Vada Goldstein (DB 62, p. 106), and 216 Terrace Court to Arthur and Flora Young (DB 62, p. 290). By 1937, when he sold 213 Terrace Court to Thomas and Genevieve Hoover (DB 65, p. 357), Pushin lived in Cincinnati. In 1941, Henry and Josie Wiley paid Pushin \$4,150 for 215 Terrace Court and two years later he conveyed 314 Terrace Court to Virginia and Garnett Curtis for \$5,000 (DB 72, p. 51).

#### Physical Character of the District

Terrace Court provides examples both of small-scale housing and, collectively, of small-scale subdivision development, in Danville from the 1920s and 1930s.

Terrace Court is a small subdivision, planned and platted on a tract of land one block from the downtown, with ten long narrow building lots arranged in two rows of five lots each, which face each other across an open courtyard. The courtyard is accessed by a series of curvilinear steps which rise between the opening of a limestone wall with curved entrados. After the stairs, one passes between two brick entry portals which bear the name of the subdivision, and onto a concrete sidewalk which runs the length of the subdivision. Driveways behind each row of houses access integral garages. Deed restrictions and easements protect the front lawns of each of the home, the sidewalk, and the driveways.

The district contains a total of 15 counted resources, all of which contribute to the district's identity and significance. None have been previously listed in the National Register. The district consists of 10 detached houses (Photos 2-9; 11, 12), 1 contributing site—the grassy court between the houses (#5: Photo 1)—and 4 contributing structures—the limestone retaining wall along Old Wilderness Road at the eastern edge of the district (# 1; Photos 1, 10), the 2 brick entry portals marking the entrance to Terrace Court (#2 and #3: Photo 1), and the sidewalk which runs east-to-west and bisects the district (#4; Photo 1). The contributing site and contributing structures are counted individually since they define the character of this historic subdivision. Each of these resources is described more fully in the Resource Inventory.

Terrace Court Historic District retains integrity as a single resource because its individual components also retain integrity individually. The National Register defines integrity as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."<sup>2</sup> The physical characteristics of this modest district's historic period have survived, and the district retains integrity of location, design, setting, materials, workmanship, and feeling.

<sup>2</sup> National Register Bulletin, *How to Complete the National Register Registration Form* (Washington, D. C.: National Park Service, 1977; rev. 1997), p. 4.

Terrace Court is arranged in two rows of building lots facing each other, with private alleys behind, which serve as driveways and access the rear of each of the properties. The topography rises only slightly from south to north. Typical lots are 40 feet in width and 85 feet deep, and extend forward to the center of the 4-foot-wide concrete sidewalk (BOD 391; Resource No. 4; Photo 1) which bisects Terrace Court. The rights to the northern half of the sidewalk are conveyed to the property owners on the northern side of Terrace Court and those of the southern half to the sidewalk to the property owners from the southern half; easements are granted to both sides for use of the sidewalk. Driveways access the rear of the properties on both the north and south sides of Terrace Court, and the rights of ingress and egress over the driveways are conveyed in perpetuity with each property transfer. The presence of both the sidewalk easements and the reserved rights to the driveways are important markers of this district as a planned subdivision.

The houses along Terrace Court are all of wood frame construction, 1½ or 2 stories in height, and typically rest on foundation of coursed limestone, known throughout the Commonwealth as "Kentucky marble." Some foundations are parged. Exterior finishes include weatherboard, stucco, stylized half-timbering, asbestos shingles, and vinyl siding (Photos 2-9, 11, 12). In the cases where newer siding has been installed over historic siding, it is assumed that the original siding remains underneath. In those cases, non-historic finish resembles the original finish. All roofs are gabled, both side-gable and front-gable, and are characteristically clad in asphalt shingles; the original roof material is not known. Fenestration is flat-topped, with double-hung sash which in some cases is set in pairs or groups or three. Original sash configurations include 1/1, 3/1, and 4/1; in only limited instances have replacement sash has been installed but in all cases the new units appear to occupy the original openings and do not substantially detract from the otherwise strong visual historic character of the district.

Architectural styles represented in the Terrace Court Historic District include Craftsman, Colonial Revival, and Tudor Revival, with Craftsman elements appearing in most of the properties. The house at 218 Terrace Court (BOD-391; #14; Photos 8, 9), a side-gable wood frame residence finished in asbestos shingles, is the sole example of Colonial Revival style. The remaining properties in the district exhibit stucco finishes, and in two cases the incorporation of half-timbered finishes reminiscent of the Tudor Revival. One side-gable Craftsman-style Bungalow occurs in the district, at 216 Terrace Court (BOD-390; #13).

The Resource Inventory on the following pages details each element in the Terrace Court Historic District, provides the Kentucky Heritage Council Survey site number for each, and also provides the status of every resource as contributing to the character of the district as a whole. The Resource Numbers refer to the map prepared in conjunction with the nomination.

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National Park Service  
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Terrace Court Historic District  
Boyle County, Kentucky

Section number 7 Page 4

| Resource No. | KHC Site No. | Address                                   | Description   | Date    | Status |
|--------------|--------------|---|---|---------|--------|
| 1            | BOD-381      | Terrace Court @ Old Wilderness Road       | Limestone retaining wall at the east periphery of terrace Court, which runs north/south along Old Wilderness Road and consists of three courses of ashlar blocks and a top course of pointed stones and terminates at the brick entry portals noted below; the wall curves inward at the entrance to Terrace Court  | c. 1933 | C      |
| 2,3          | BOD-381      | Terrace Court at Old Wilderness Road      | Two identical red brick entry portals, c. 2' square and capped with pyramidal stone caps; one cap bears the name <b>TERRACE</b> and the other <b>COURT</b> , and the pair defines the entrance to Terrace Court   | c. 1933 | C      |
| 4            | BOD-381      | Terrace Court, between two rows of houses | Concrete sidewalk which extends east/west and bisects Terrace Court, beginning with four curved concrete steps which lead upward from Old Wilderness Road. Important to the character of the district since it is one of the appurtenances specifically protected by easement for the use by all owners within the subdivision.   | c. 1933 | C      |
| 5            | BOD-381      | Terrace Court, between two rows of houses | Grassy courtyard bisected by a concrete sidewalk, planted with mature shade trees, shrubbery and low plant material   | c. 1933 | C      |
| 6            | BOD-382      | 219 Terrace Court                         | 2-story stucco-finished Craftsman-style residence with a gable front and a 1-story sunroom on the right front corner. Exterior red brick chimney on the façade, trimmed randomly with rock-faced stone. Most fenestration is flat-topped, with multi-light sash; a pointed-arch louvered vent window is at attic level on the façade. Main entrance offset on the west side of the façade, accessed by concrete steps leading to a stoop which is shielded by a triangular hood. Basement garage accessed from old Wilderness Road on the east elevation. | c. 1933 | C      |
| 7            | BOD-383      | 217 Terrace Court                         | 2-story Tudor Revival/Craftsman-style residence with the first story finished in non-historic siding and the upper story in stucco with stylized half-timbering. Side-gable roof with forward-projecting entry bay finished in half-timbering with the main entry centered thereon. The front door is accessed by masonry steps leading to a small stoop which is shielded by a pedimented hood. A basement garage is on the rear, along with a substantial shed wall dormer which extends across this elevation.   | c. 1933 | C      |
| 8            | BOD-384      | 215 Terrace Court                         | 2-story Colonial Revival-style side-gable residence with the main entrance offset on the east side of the façade, suggestive of a side-passage interior plan. The door is accessed by brick steps leading to a small stoop and is capped with a semi-circular lunette. On the west side of the façade is a forward-projecting sunroom. Partial returns of the cornice on the gable ends.  | c. 1933 | C      |
| 9            | BOD-385      | 213 Terrace Court                         | A side-gable Craftsman-style residence finished in brick and stucco, with a forward-projecting gable-end-oriented entry bay on the east side of the façade, accessed from a masonry stoop, with a semi-circular entry door. Shed dormer extends across the rear (north) elevation.  | c. 1933 | C      |
| 10           | BOD-386      | 211 Terrace Court                         | 2-story Craftsman-style gable-front residence with shed wall formers on both side elevations. Non-historic siding on the first floor, original stucco finish on the second. 1-story sunroom on the west side of the façade.   | c. 1933 | C      |
| 12           | BOD-388      | 212 Terrace Court                         | 2-story Craftsman-style gable-front house with the first story finished in non-historic siding and the second in stucco with some stylized Tudor Revival-style half-timbering. Gable wall dormer on the west elevation, beneath which is a projecting inglenook. Hip-roofed front porch of red brick, screened-in. Exterior step-shouldered red brick chimney on the west elevation. Basement garage on rear (south) elevation.   | c. 1933 | C      |

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Terrace Court Historic District  
Boyle County, Kentucky

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| Resource No. | KHC Site No. | Address           | Description  | Date    | Status |
|--------------|--------------|-------------------|--|---------|--------|
| 13           | BOD-389      | 214 Terrace Court | 2-story Craftsman-style stucco-finished residence with gable-end orientation and hipped gable roof. 1-story bay window on the west side of the façade beside which is a gable-end-oriented front porch of red brick. Basement garage on rear (south) elevation.  | c. 1933 | C      |
| 14           | BOD-390      | 216 Terrace Court | The district's only pure Bungalow, this is a 1½-story Craftsman-style side-gabled Bungalow of wood construction, finished in non-historic siding, with a prominent gable dormer and a balustrade centered on the façade. The roof extends beyond the plane of the building to shield a recessed screened-in front porch, supported by brick piers and enclosed with a brick railing. Exterior red brick chimney on west gable end. Shed dormer and addition on rear, along with a basement garage. | c. 1933 | C      |
| 15           | BOD-391      | 218 Terrace Court | 2-story Colonial Revival-style side-gable residence of wood construction, finished in asbestos shingles, with a 2-bay façade and a gable-end-oriented brick front porch on the west side of the façade. Exterior gable-end step-shouldered red brick chimney on the west gable end. The east gable end includes a sunroom overlooking Old Wilderness Road and a basement garage.   | c. 1933 | C      |

Summarizing, the Terrace Court Historic District consists in a 1920s subdivision of a single property, with houses apparently built in the 1930s. It contains 10 detached single-family residences built in the Craftsman, Colonial Revival, and Tudor Revival styles, sited opposite each other across a grassy court bisected by a concrete sidewalk, whose entry perimeter is defined by a limestone wall and whose entry point is marked by brick portals. The district retains integrity and provides a strong view of small-scale early-20<sup>th</sup>-century subdivision activity within Danville.

Terrace Court Historic District  
Name of Property

Boyle County, Kentucky  
County and State

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

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.

Areas of Significance

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1933-1947

Significant Dates

Ca. 1933

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Narrative Statement of Significance

(See continuation sheets.)

9. Major Bibliographical References

Bibliography

(See 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
- designed 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

Name of repository:



**National Register of Historic Places Continuation Sheet**Section number 8 Page 1**Terrace Court Historic District**

Boyle County, Kentucky

**Statement of Significance**

The Terrace Court Historic District is locally significant and meets National Register Criterion A. It is significant within the history of residential development in Danville, Kentucky. The district helps us understand significant patterns of *Community Planning and Development* in the city of Danville, Kentucky, since it consists of a planned subdivision defined by a central lawn/courtyard, a shared walkway protected by easements and deed restrictions, and a limestone wall and entry portals which purposefully define the access to the development. The district's significance is understood within a context of local community development events sketched out for this nomination under the name "Suburban Development in Danville, Kentucky, 1908-1947." The district contains 10 houses in Craftsman and Colonial Revival styles of architecture, both of which were popular at the time of the subdivision's development. The Period of Significance is 1933-1947, the year the first house is documented to have been built, and the span of time defined by the historic context, when the district provides one instance of Danville's residential development. The district had a continuous occupancy throughout this period.

**Historic Context: Suburban Development in Danville, Kentucky, 1908-1947****Research Design**

The topic of Danville's residential development has not been previously explored within a perspective necessary to recognize the significance of the Terrace Court Historic District's significance within a theme of that city's Planning and Development. To address this information need, data at the County Clerk's and the Property Valuation Administrator's offices in the Boyle County Courthouse were consulted. The main source of data used were subdivision plats and information in deed books about the respective plats and lots. The goal of the research was to develop an understanding of Danville's residential development in the early 20<sup>th</sup> century, to discern how the nominated property fits within that lengthy and complex chain of events, and to define which activities, people, and constructions are significant within that topic.

Convenience serves as the basis for selecting the beginning point of the contextual period. Danville had already had more than a century of residential development by the opening of the 20<sup>th</sup> century, so the history of its residential development could begin as early as the 18<sup>th</sup> century. The choice to begin the contextual period at 1908 comes from the early plats available for inspection in the County's Clerk Office. The closing date of this local context coincides with the first planning map, issued in 1947 by the City of Danville, to implement local zoning. A cursory look at the number of plats filed with the Boyle County Clerk in the 1950s reveals an almost exponentially higher rate of residential development than is found in the 1940s. Thus, 1947 serves as a useful end point to define the residential development of the community in the first half of the 20<sup>th</sup> century, and when the post-WWII-era of development begins.

This project proceeds from a view of the subdivision developer as an agent engaging in an activity as old as the European-based development in this country. That is, the developer acquires a piece of property, reconceives its use, engages in activities to realize that conception, producing a salable new commodity which matches the desires of the market place. To gauge that market of desire, US Census information was consulted to recognize the times when the city's population grew, exerting a greater pressure upon the market place for greater amounts of housing.

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Boyle County, Kentucky

The plats were consulted to observe the norms for development projects. The plats are used as the text to understand the developers' decisions on how to meet market demands. The information collected in this project includes the name of the owner, the date of the platting, the number of lots, size of lots, and street location. An effort was made to interpret information on the plats and deeds that reveals how people value property. For instance, the subdivision regulations and restrictions will be noted, when those are present, as indicators of the minimal conditions that made property valuable at the time they were composed.

The context will attempt to use these data to explain how the relatively small Terrace Court development can be seen as significant. On size and numbers alone, its development achievement would seem dwarfed by many of Danville's early-20<sup>th</sup>-century subdivisions. Thus, this context will examine a range of ways that we might express different aspects of the developmental process as important in the larger social story of how our communities grow and change over time.

### **Early History of the Danville Area**

Danville Kentucky has had a lengthy period of development. By 1790, the time of the first national Census, 150 people had made their home there, and the community had already achieved important roles in statewide politics and education. Between 1784 and 1792, Danville hosted 10 meetings that eventually resulted in Kentucky achieving statehood. Transylvania University was established here in 1783, before the school relocated to Lexington in 1789. Centre College was established in 1819 and its Old Centre (1820) is the oldest extant academic building west of the Alleghenies. Boyle County was created in 1842, mostly by segmenting the southern quarter of Mercer County, and Danville became the governmental seat. A theological seminary was born here in 1853, which in 1901 became part of the Louisville Presbyterian Theological Seminary. Women's education was supported by the Caldwell institute for Young Ladies (1860), which underwent several name changes before merging with Centre College in 1926. Despite these and many other achievements, the community remained a relatively small town.

### **Population changes in 20<sup>th</sup>-century Danville**

Danville grew in the number of people and corporate area during the contextual period. Danville's population grew at varying rates during the first half of the 20<sup>th</sup> century. In 1900, 4285 people lived there; by 1910 that number had risen to 5420, a change of +26.5%. The population had actually dropped by the time of the 1920 census (5099, or -7.8%), which is followed in 1930 by one of the town's largest jumps in a 10-year span, to 6729 (+33.9%). The population virtually stands still during the Depression years, with 6734 people tallied in 1940, then expanded dramatically once again, rising to 8686 people (+29%) in 1950 by the close of the contextual period (p. 132/150 in the 1920 census, <http://www2.census.gov/prod2/decennial/documents/41084484v1ch2.pdf>; and p. 68/157 of the 1950 census, <http://www2.census.gov/prod2/decennial/documents/23761117v1 TOC.pdf>). These census returns lead us to look for a couple of periods of greater activity among developers: the years around 1910, the late-1920s and early 1930s, and then again after World War II.

### **What do the Plats and Deeds show us about Danville's Development?**

A person subdividing property in Danville and in most Kentucky counties files the plat with the County Clerk. Each Clerk's office has an approach to filing these documents. The plat provides an important service. Not only does it coordinate the physical division of the land, it becomes a useful tool to express efficiently, on the deed for a lot within the subdivision, the precise location of that parcel. In the absence of a precisely mapped location for a property, a more complicated verbal metes-and-bounds description must be offered to define the property's location, areal extent, and relation to other properties.

**National Register of Historic Places Continuation Sheet**Section number 8 Page 3**Terrace Court Historic District**

Boyle County, Kentucky

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The Boyle County Clerk used an official document, called the "Plat Book," as a collection of various plats of subdivisions for many years. Boyle County deeds for residential properties in subdivisions created 1908-1947 consistently refer to the Plat Book and Page number, rather than to the deed book, as the source for locating the plat. At some time in the past, probably in the 1950s, that Plat Book was discontinued and disassembled, and some other storage means enacted to maintain a central point for collecting individual plats. More recently, the plats have been placed in protective plastic folders and suspended in a hanging file system, where they remain today. These hanging folders, more than the deed books, were consulted in this project as the superior tool for gaining the overview of local residential development. Deed books were consulted as a source for plats, and duplicates of plats can be found on occasion, but not with the same frequency as in this county's central source. The establishment of a single reference point in Boyle County, the Plat Book, demonstrates the value that these documents had in the local residential development process. Each plat gave individual property buyers a confidence, by giving them the ability to verify what the seller had offered for sale, which facilitated each financial transaction. And collectively, these plats provided the community a means of tracking its own growth and development over time—an important function in communities prior to adoption of modern planning and zoning regulations.

The Boyle County Clerk's office holds 12 plats for historic areas, 4 for Danville before the contextual period and the rest for subdivisions and additions of the 2 other towns in the county—Perryville and Junction City. These plats do not directly contribute to the context, though provide some basis for recognizing whether the activity in Danville during the contextual period differs greatly from what came before or occurred elsewhere locally. Tables containing the relevant data from these plats are placed at the end of this Statement of Significance narrative.

The 4 areas platted for residential development in Danville before 1908 did not contain an especially large number of lots, certainly less than would be found in Danville after 1908, and far fewer than were gridded off in the County's smaller towns. The largest of those 4 Danville subdivisions contained 60 very large lots (75' x 275') in what became Danville's Allen Addition in 1895, probably a suburb of its day, along Pleasant Hill Turnpike (today 3<sup>rd</sup> Street/SR 33). By contrast, the rise of Junction City, where two rail lines crossed, led to the platting of one area there with 213 lots in 1878, and another area of 177 lots by 1884, and a third area of 81 lots by 1901—for a town which contained not even 900 people in 1900, as compared with Danville's population of 4,285 that same year. At the time that the context opens, Danville had not yet greatly outgrown its expansive original platted area, which was reproduced in 1915 and entered into the Plat Book. Today that map is filed as plat 9A.

Between 1908 and 1947, Danville's developers subdivided no fewer than 33 areas for development and translated those plans onto plats. Cumulatively this resulted in creation of 2445 lots. Recall the change in Danville's population during roughly the same span of time. The town had 5420 people in 1910 and by 1950 had reached a population of 8686—a net rise of 3266 people. Why did the number of new lots (2445) nearly match the rise in the number of people (3266)? Because, during this time, developers began parceling the subdivided land into smaller buildable units, with the goal of increasing profits. This strategy enlarged the potential market for the developer. It catered to the traditional market of home buyers, comprised of more affluent people, who placed their homes on double or triple lots. However, it allowed a more modest income group, perhaps previously not in the market for home lots, to purchase more affordable, albeit smaller, lots.

**National Register of Historic Places Continuation Sheet**Section number 8 Page 4**Terrace Court Historic District**

Boyle County, Kentucky

The earliest subdivisions in Danville during the contextual period, such as Swope's Addition, West Danville City expansion, and the Highlands, contained those traditionally larger lots, typically with 50' road frontages and lots extending back 150', 175', even 200'. A few others, such as Fitzpatrick Heights and Fairview Addition, offered lots with just 40' frontages, though the St. Mildred's Court (National Register, 1994) offered lots of 60' x 110' in 1912.

Affluent customers in the 1920s could find even larger house sites than those, frequently located in a bucolic or suburban situation. In Danville, locations along the Clarks Run became popular for such larger semi-rural developments. For instance, Granville and Charles Cecil set aside 8 lots of 240' x 2000' each within their larger subdivision, Cicilian Park, in 1920 (Plat 15B). A similar development, Duncan Hill that straddles Justin Avenue, offered lots of roughly 50' x 420' along that stream in 1921 (Plat 19A). In 1924, E.G. Bickley carved his farm just south of Danville and along Clarks Run, into 30 housing lots, the largest of which were larger than 100' x 500', and kept the remaining mini-farm of 23.75 acres for himself (Plat 21B).

The population spike in Danville indicated by the 1910 census would suggest an increase in market demand for new housing. At the same time, greater access to affordable housing became available to the American public in the form of kit houses, "pre-cut" houses, and catalogue houses, popularly known by the companies which sold them, such as Sears, Montgomery Ward, Alladin and others (Johnson: 16-19). These houses could be quite small, enabling the developer to squeeze more houses onto the same acreage, or if the developer were not a builder, the same acreage could merely be carved into more parcels for the owner to build upon. Perhaps Danville's most prolific developer, J.B. Nichols, created Danville's first high density subdivision in 1916, Crescent Heights. Nichols offered 240 lots for sale—the largest number in a single subdivision up to that time—by cutting the lots into 25' frontages, which extended back approximately 150'. Crescent Heights arose along Crescent Street, straddling Lexington Avenue, with narrow lots stretching back a traditional length, 150', which would permit an affluent owner to couple together two or three lots to erect more spacious housing landscape, while permitting an owner of more modest means to acquire a slim lot for her smaller house.

While housing was being mass-produced to facilitate higher rates of urban development, certain factory-like processes were applied to the developer's craft to facilitate the sale of land for housing. Professional realty-auction companies from outside the community would partner with the local developer to stage a land auction of the lots, with promotions that increased interest, desire, and demand for sales within these larger subdivisions. This pattern occurred in Danville through the efforts of the C.A. West Auction and Realty Company of Louisville. The C.A. West Company held 3 such sales in 1920 (Hill Crest, Southern Heights, and Cicilian Park) and another in 1924 (Farris Court), auctioning a total of 527 lots in a very short span of time. These companies often provided boilerplated deeds, with blank lines to hand-write in the subdivision's name and the number(s) of the lots purchased, and indicating a range of standard prohibitions that all purchasers of the subdivision must observe. In many communities, the auction company's practice of standardizing of conditions on the deed, naming the responsibilities and prohibitions that a purchaser must agree to as the terms of ownership, began to give way to the creation of subdivision regulations that a developer would select and place in the deed book. Placing subdivision regulations in an official document would simplify the text necessary for the individual deed, and gave developers greater control to customize the social and physical environment he or she wanted to create in their particular place.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 5

## Terrace Court Historic District

Boyle County, Kentucky

The cultural landscape prescribed by the plat could convey quite well the lower social and economic status of that subdivision's target market. Davis Park subdivision (Plat 23A) offered the narrowest lots of any during the contextual period in Danville, squeezing houses into a 20' frontage. While Davis Park was to stand not far from the affluent Duncan Hill, both places may have had a different relation to an important natural landscape feature, Clarks Run creek. The name "Duncan Hill" implies a safe remove from threats that the stream might pose, Davis Park takes the form of a cultural landscape more often associated with an African American communities in Kentucky. Davis Park's two primary characteristics, extremely narrow lot size and nearness to a flood-prone stream, suggest the possibility of a neighborhood targeted for African American housing. Communication with local residents of Danville did not produce information about Davis Park, so the subdivision may not have been realized. Still, this type of cultural landscape is finally gaining legitimacy in Kentucky for National Register listing, as we better recognize its social significance, and develop integrity responses more appropriate to its identity, its history, and its basis for significance.

Finally, a context on the history of any Kentucky community's subdivision development would be incomplete without some observations on the way that developers and purchasers included, or didn't include, provisions on the ability for African Americans to purchase lots in the subdivision. Through this entire contextual period it was normal in Kentucky communities to express in individual deeds, and then later in subdivision regulations, language prohibiting white owners from selling to, leasing to, or otherwise permitting blacks to live in the area as independent home occupants. Some of these neighborhood-wide prohibitions would exclude those white families who had a live-in black domestic employee. These prohibitions became illegal in the late 1940s, yet the topic still has sufficient emotional echoes that it can become controversial to incorporate into the discussion of subdivision activity. One way to understand the matter is within the developer's calculus: prohibitions against African American ownership in newly created subdivisions were a matter of economics. For instance, E.C. and Goldie Pepples put together Highland Court in 1940, with 136 lots on the west side of South 4<sup>th</sup> Street (Plat 39A). Each of its deeds contained 4 restrictions intended to give buyers a confidence that their purchase would hold its value. The following list would have been boiled by the sales agent into the deed; this list appears in the May 8, 1940 deed to John Weddle (Deed Book 68, p. 220):

- Each house must be constructed for at least \$3000.
- A minimum setback of 25' must be observed
- Lots were only to be used for residential use
- Blacks were not permitted to reside in the neighborhood.

While some might find such explicit racial segregation in housing choices shocking, it is consistent with other racial discriminations that were seen as normal until the era of Civil Rights began to lead to racial integration of public facilities and social custom. However, a positive interpretation of these provisions is possible: they suggest that African Americans were gaining economic, social, and political power compared with what that group held in the 19<sup>th</sup> century. When many deeds from the 19<sup>th</sup> century lack the explicit prohibition against selling to blacks, and *most* deeds or subdivision regulations from the early-20<sup>th</sup> century *do* make that prohibition explicit, that language is a form of acknowledgement by white citizens that blacks in the community were developing greater abilities, higher aspirations, and a growing possibility of sharing in full membership in the community, which included the freedom to purchase property where one's desires and means would lead.

**National Register of Historic Places Continuation Sheet**Section number 8 Page 6**Terrace Court Historic District**

Boyle County, Kentucky

**Evaluation of the Significance of the Terrace Court Historic District within its context**

Terrace Court's 10 lots might seem rather inconsequential against Danville's other subdivisions, and thus lacking in significance, in an era where developers looked for ways to maximize land subdivision and lot sales. However, between 1908 and 1947, Danville's developers created 8 subdivided areas with 20 or fewer lots, which represents nearly 25% of the 33 plats found for the period. Windsor Court (Plat 39B) provides a worthy comparison property. Its developers, William & Margie Edmiston and J.H. & Maude Coleman, took property on East Main street and subdivided it into 12 lots, making 10 of them very close in size to the lots of Terrace Court, 50' x 85', and leaving two larger lots fronting along Main. The Colemans' or Edmistons' previous and later relation to the property was not investigated, but instances were found of an owner of a large acreage subdividing his large lot into smaller house lots, where he retained his residence on the resulting smaller property. T.W. Kenney carved his 284' x 340' lot into 6 lots with 40' to 50' frontages along Maple Avenue at the property's front and Peachtree Street at its rear (Plat 18A) between 1920 and 1921.

The early 1920s were a time of great change in Danville's urban landscape. Harry Pushin sensed this, seeking to take advantage by catering to the market clamoring for new places to live. Pushin's development activity in Danville spans nearly the entire contextual period. His first lot sale occurred in 1910, on First Street. His last sale appears to be in January of 1946, when he sold 3 lots in Bruce Court to P.J. Clarke (Deed Book 75, p. 497). In 3½ decades he was the seller in 46 transactions, usually a co-seller with his wife Clara or with Hyman Pushin. Hyman Pushin and Clara Pushin appear to be sellers in nearly as many transactions during the same time. Apparently Harry Pushin died in 1946, because sales under the name Harry D. Pushin continue, though by an Executor or Estate Administrator (e.g., Deed Book 76, p. 603, to Jacob Baer in July, 1946).

Pushin's acquisition of the McGroty property in 1920 occurred at a time of high residential development activity in Danville, which tempts us to treat it as just one unexceptional instance among many. Yet, Terrace Court's transition from 1 property into 10 differs from similar activity in Danville: Pushin subdivided the property without filing a plat. This contextual examination has emphasized the vital role that subdivision plats played in developers' efforts to organize their parceling of space. Terrace Court demonstrates that lower-scale property development could and did occur without that tool. From the 1930s until the mid-1940s, the three Pushins sold properties all over town, on Broadway, South Third Street, Smith Avenue, North First Street, and elsewhere. It's likely they bought and sold properties as individual parcels. As Terrace Court looks modest against many of Danville's neighborhoods being created in the 1920s, it was a larger acquisition and set of assets for the Pushins to develop and dispose of. This look at one developer's product provides a balancing portrait of development in Danville in the early-20<sup>th</sup> century. Pushin, and presumably others, followed a slower path and did not operate on a factory-like scale.

Pushin's possession of the Terrace Court lots for more than 10 years before the first ones sold speak of a developer with patience. It appears after 1920 he continued engaging in smaller deals until he acquired sufficient funds to purchase the half-interest in the property from his partners, and perhaps to accumulate the capital necessary to begin erecting houses on the lots. Deeds for lots that sold early, in 1933 and 1934, don't express sale price or whether a house was present on the lot, so it's hard to know what was his involvement in the choice of design for the Court's buildings. Terrace Court Historic District is an important reminder that Danville's emerging 20<sup>th</sup>-century townscape still contained people operating in a traditional manner, engaged in face-to-face transactions, and building on a modest scale.

**National Register of Historic Places Continuation Sheet**  
 Section number 8 Page 7

**Terrace Court Historic District**  
 Boyle County, Kentucky

Places such as Terrace Court Historic District encourage us to seek a variety of explanations for how individuals in Kentucky answered a growing need for housing during the first half of the 20<sup>th</sup> century, and the manifold ways that its towns have grown.

**Evaluation of the Integrity of Terrace Court Historic District**

| Element of Integrity  | Terrace Court Historic District  |
|---|--|
| <p><b>Location:</b> This quality requires that to a large extent the boundaries that historically defined the suburb remain intact and correspond to those of the district.</p>   | <p>The nominated district matches exactly the historic subdivision.</p>  |
| <p><b>Design:</b> The composition of elements comprising the form, plan, and spatial organization of a historic neighborhood. These can be affected by changes to the size of housing lots by recent subdivision or consolidation, and by alterations to individual dwelling in the form of additions, siding, window replacements, and other changes.</p>  | <p>As noted above, the Terrace Court Historic District retains the original lot dimensions which were present with the first sale of lots. While some non-historic finishes have been installed, these materials appear to approximate the houses' original materials, design, and workmanship. In one instance, asbestos shingle siding is present.</p> |
| <p><b>Setting:</b> The physical environment within and surrounding a historic subdivision. A strong sense of historical setting should be maintained within the boundaries of the nominated property</p>  | <p>The historic interior setting of the Terrace Court Historic District is unchanged. It remains sandwiched between the central business district and the residential neighborhood along Broadway.</p>   |
| <p><b>Materials:</b> The presence of particular building materials (e. g., stone stucco, brick, or horizontal siding) may be important indicators of architectural style and methods of construction that give some neighborhoods a cohesive historic character. Integrity of materials in an architecturally significant neighborhood requires that the <b>majority of dwellings</b> retains the key exterior materials that marked their identity during the historic period.</p> | <p>The majority of dwellings in the Terrace Court Historic District retains original finishes. Where non-historic siding is present, it is horizontal and narrow in its form, as was the original. Further, finishes of historic brick, stucco, and half-timbering are intact in most of the houses in the district.</p>                                 |
| <p><b>Workmanship:</b> Integrity of workmanship requires that architectural features in the landscape such as portals, pavement, curbs, and walls, exhibit the artistry or craftsmanship of their builders.</p>   | <p>The limestone wall marking the east entrance to the historic district, including its curvilinear entryway and steps and the brick portals bearing the name of the subdivision, all exhibit an unimpaired artistry and high degree of workmanship.</p>   |

**National Register of Historic Places Continuation Sheet**Section number 8 Page 8**Terrace Court Historic District**

Boyle County, Kentucky

**Comparison of Terrace Court with Danville's other listed Historic Districts**

Within the city of Danville are a variety of individually-listed National Register properties along with several historic districts. Many of the individual properties were nominated as part of a 1986 Multiple Property Submission entitled, "Multiple Resources of Danville, Kentucky." Terrace Court is located between two of Danville's listed districts, the Lexington Avenue-Broadway Historic District (NR 1987) to the north, and the Commercial Historic District (NR 1986) to the south. The residential identity of Terrace Court Historic District differs from both of these commercial districts, yet the location became desirable for residents who wanted a house close enough to walk to work.

Other local districts include the St. Mildred's Court-West Lexington Historic District (NR 1994), located adjacent to the Centre College campus. St. Mildred's Court was developed from farmland, while Terrace Court was subdivided from one in-town residential tract—so both illustrate two important ways local properties were developed during the historic period. St. Mildred's-West Lexington consists of a 13-acre area comprised of 41 properties, considerably larger than Terrace Court. The East Main Street Historic District (NR 1986) is a residential district of 14.5 acres, and is located along East Main Street, east of the downtown. It consists of substantial Queen Anne and Classical Revival style domestic architecture, of a scale grander than that found in Terrace Court, dating to an earlier development era. The Maple Avenue Historic District (NR 1987), encompasses 29 acres and has a Period Significance of 1839-1935, so is also much older and architecturally diverse than Terrace Court. It is a traditional neighborhood, which grew incrementally, characterized by Greek Revival, Italianate, and Classical Revival-style architecture.

**Summary**

Terrace Court Historic District retains integrity and meets National Register Criterion A. It is important for giving us a strong example of one form of subdivision that characterizes Danville's *community development and planning in the early-20<sup>th</sup> century*.

**DANVILLE SUBDIVISION INFORMATION****Plats of Danville property prior to the contextual period**

| DB | Pg  | Date       | Subdivision Name    | Developer Name           | # lots | Lot size | Plat # |
|----|-----|------------|---------------------|--------------------------|--------|----------|--------|
| 6  | 145 | 11.25.1854 | Nichols             | Jonathan Nichols         | 13     | 25 x 50  | 1A     |
| 23 | 363 | 8.14.1895  | Allen Addition      | A.W./Anna Allen          | 60     | 75 x 275 | 3A     |
| 31 | 382 | 12.17.1904 | Van Winkle Addition | Louise Van Winkle        | 22     | 50 x 100 | 4A     |
| 34 | 250 | 7.5.07     | Swope Addition      | James H./Jessie K. Swope | 19     | 50 x 100 | 4B     |



## National Register of Historic Places Continuation Sheet

## Terrace Court Historic District

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Boyle County, Kentucky

## Plats within the other Boyle County communities: Perryville and Junction City

| DB | Pg  | Date      | Subdivision Name   | Developer Name           | # lots  | Lot size                               | Plat #         |
|----|-----|-----------|--|--------------------------|---------|--|----------------|
|    |     | 4.20.1878 | Western Division of Junction City                              | Charles Tasker?          | 213     | 40 x 130                               | 1B             |
| 15 |     |           | Lots along stockyards (Jct. City?)                             |                          | 131     | 50 x 124                               | 2A             |
| 17 | 562 | 5.27.1884 | Expansion of stockyards  |                          | 177     | 50 x 124                               | 2B             |
| 28 | 383 | 5.8.1901  | Shelby's Addition to Jct City                                  | James D. Shelby          | 81      | 25 x 125                               | 3B             |
| 39 | 641 | 7.5.11    | Wiborg Sub. Of Junction City                                   | Mary C. Wiborg           | 71      | 25 x 125                               | 8A             |
| 39 | 268 | 5.6.12    | JCB Harmon's Addition and W.J. DeBaun's Addition to Perryville | JCB Harmon and WJ DeBaun | 31      | 50 x 175                               | 8B             |
| 48 | 145 | 3.30.21   | Prewitt Heights Add Perryville                                 | D. H. and W.G. Prewitt   | 97      | 25 x 130                               | 17B            |
|    |     |           | Boyle Addition to Junction City                                |                          | 51      | 25 x 124                               | 18B            |
|    |     |           |  |                          | 7.15.37 | McCollum Hotel Property, Junction City | McCollum Hotel |

## National Register of Historic Places Continuation Sheet

## Terrace Court Historic District

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Boyle County, Kentucky

## Danville Subdivisions during context period

| DB | Pg  | Date        | Subdivision Name              | Developer Name                                   | # lots                 | Lot size              | Plat #    |
|----|-----|-------------|-------------------------------|--|------------------------|-----------------------|-----------|
| 34 | 250 | 7.5.07      | Swope Addition                | James H./Jessie K. Swope                         | 19                     | 50 x 100              | 4B        |
| 35 | 640 | 3.10.12     | West Danville                 | J. Ed. And Betty Caldwell/J.B. and Nancy Nichols | 128                    | 50 x 200              | 5A        |
| 35 | 233 | 7.28.08     | Highlands Henry's Addition    | D.S. Henry & Josh R. Adams                       | 63                     | 50 x 175              | 5B        |
| 38 | 548 | Oct.1911    | Fitzpatrick Heights           | Paralee Fitzpatrick                              | 79                     | 40 x 150              | 6A        |
| 38 | 550 | Oct.1911    | Park Place                    |  | 68                     | 50 x 140              | 6B        |
| 38 | 588 | 11.18.11    | Fairview Addition             | R.F. Adcock                                      | 128                    | 40 x 120              | 7A        |
| 39 | 276 | 5.15.12     | St. Mildred's Court           | Minnie G./J.M. Turner                            | 31                     | 60 x 110              | 7B        |
| 42 | 518 | July 1916   | Crescent Heights              | J.B./Nancy Nichols & Hubert/Buena McGoodwin      | 240                    | 25 x 150+             | 9A        |
|    |     | 6.3.15      | Reproduction of Original plat | Craddock's map                                   | 63                     | 6 lots<br>Per Block   | 9B        |
|    |     | August 1919 | Woodcock Addition             | W.D./Nannie J. Lowry                             | 65                     | 50 x 115              | 43B       |
|    |     | 9.1.19      | Baughman Heights Add.         |  | 306 plus 18 big outlot | 25 x 200 and 25 x 375 | 10A & 10B |
|    |     | 1920        | Hill Crest                    | JE/Bettie L. Caldwell                            | 213                    | 25 x many sizes       | 11A       |
|    |     | 4.24.20     | Joshua B. Adams Sub.          | Joshua B. Adams                                  | 19 + 4 big             | 120 x 678+            | 14B       |

## National Register of Historic Places Continuation Sheet

Section number 8 Page 11Terrace Court Historic District  
Boyle County, Kentucky

## Danville Subdivisions during context period (continued)

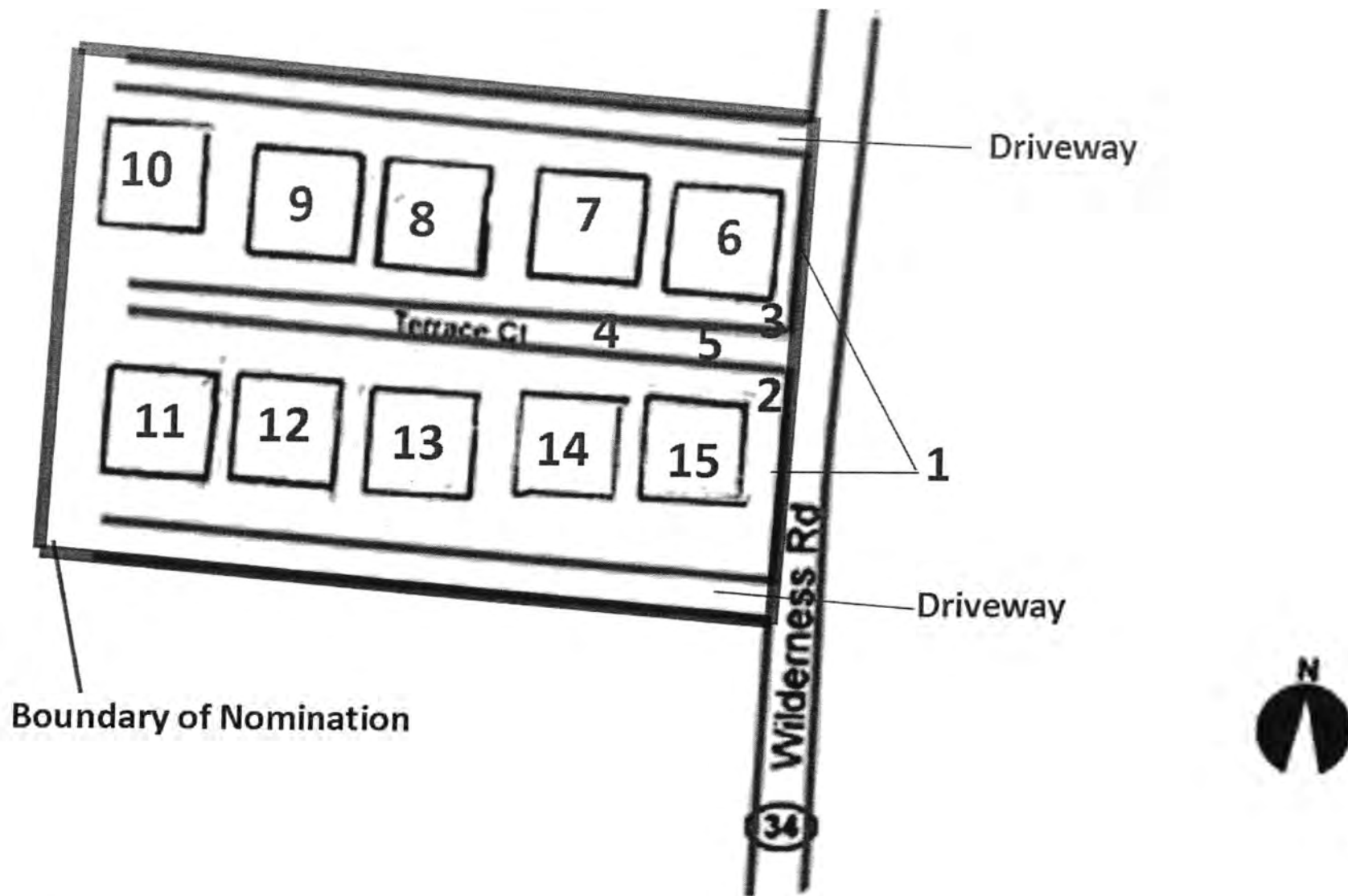
| DB  | Pg | Date      | Subdivision Name      | Developer Name                 | # lots  | Lot size            | Plat # |
|-----|----|-----------|-----------------------|--------------------------------|---------|---------------------|--------|
|     |    | 5.3.20    | Southern Heights      |                                | 105     | 25 x 125            | 51A    |
|     |    | June 1920 |                       | Maple Gardens                  | 57      | 25 x 120            | 15A    |
| PB1 | 11 | Fall 1920 | Cecilian Park         | Granville and Charles P. Cecil | 8       | 240 x 2000          | 15B    |
|     |    | 9.18.20   | Cecilian Park         |                                | 27      | 25 X 100            | 16A    |
|     |    | 9.18.20   | Cecilian Park         |                                | 92      | 25 x 100            | 16B    |
|     |    |           |                       | T.W. Kenney                    | 6       | 40' and 50' varies  | 18A    |
|     |    | 4.19.21   | Duncan Hill           |                                | 51      | 50 x 420            | 19A    |
|     |    |           | Caldwell Heights Sub. |                                | 56      | 25 x 125            | 20A    |
|     |    | 9.4.24    | High Lawn             |                                | 85      | 50 x 150            | 20B    |
|     |    | 9.16.24   | Faulconer?            | E. P. Faulconer, Jr.           | 29      | 25 x 125            | 21A    |
|     |    | 9.17.24   | E.G. Bickley Farm     | E.G. Bickley                   | 30 lots | 50 x 200, 100 x 547 | 21B    |
|     |    | 10.24.24  | Farris Court          |                                | 90      | 25 x 100            | 22A    |
| 48  |    | 10.8.18   | Butler Sub.           | J.L. and Linda Butler          | 36      | 25 x 80             | 22B    |
|     |    | 4.18.25   | Davis Park Sub        | Swinebroad?                    | 165     | 20 x 100            | 23A    |

**National Register of Historic Places Continuation Sheet**Section number 8 Page 12**Terrace Court Historic District**

Boyle County, Kentucky

**Danville Subdivisions during context period (continued)**

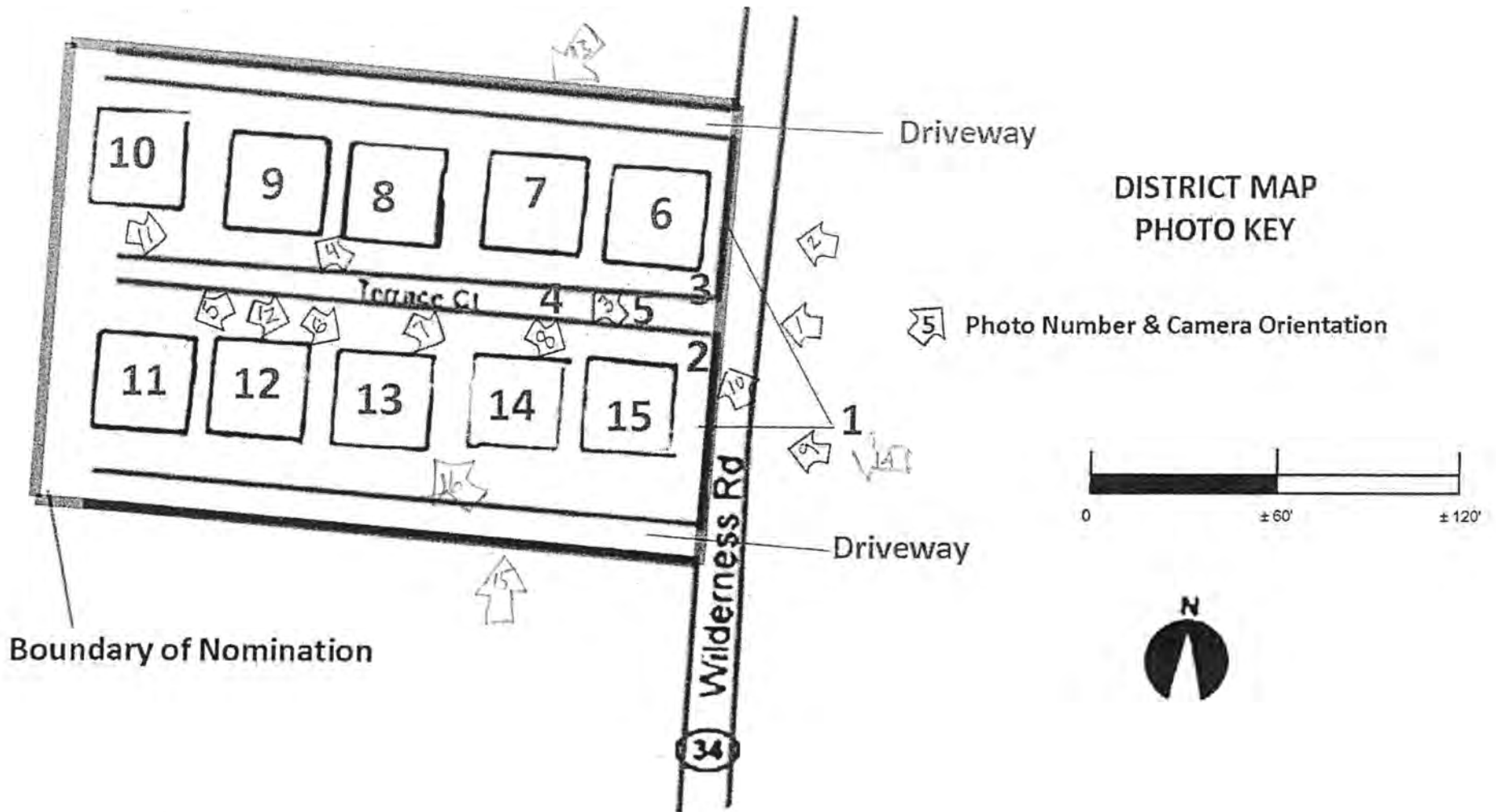
| DB  | Pg | Date    | Subdivision Name | Developer Name                              | # lots | Lot size             | Plat # |
|-----|----|---------|------------------|---|--------|----------------------|--------|
|     |    | 9.16.37 |                  | Tompkins from Weisinger Estate              | 9      | 40' x various        | 28A    |
|     |    | 8.17.32 |                  | Samuel Harding Estate                       | 14     | 40 x various         | 29A    |
|     |    | 8.17.37 |                  | Samuel Harding Estate                       | 8      | 50 x 125 or 147      | 29B    |
|     |    | 5.13.42 | J.D. Erskine Sub | J.D. Erskine                                | 6      | 60 x 180             | 31B    |
|     |    | 5.7.40  | Highland Court   | E.C. and Goldie Pepples                     | 136    | 25 x and 50x various | 39A    |
| PB1 | 41 | 9.27.39 | Windsor Court    | William/Margie Edmiston; J.H./Maude Coleman | 12     | 50 x 85              | 39B    |
|     |    | 7.24.44 | Green Acres      |   | 64     | 100 x 150            | 54B    |
|     |    | 10.8.47 | City Zoning Map  |   |        |                      | 41A    |



**TERRACE COURT HISTORIC DISTRICT**  
**Danville, Boyle County, Kentucky**  
**2009**

**DISTRICT MAP**

Numbering refers to the Resource Inventory prepared in association with the nomination



**TERRACE COURT HISTORIC DISTRICT**  
**Danville, Boyle County, Kentucky**  
**2009**

Numbering refers to the Resource Inventory prepared in association with the nomination

**United States Department of the Interior**  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Terrace Court Historic District  
Boyle County, KY

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Maple Avenue Historic District, 1987

Historic Resources of Danville, Kentucky Multiple Property Submission,  
East Main Street Historic District, 1986

St. Mildred's Court-West Lexington Historic District, 1994.

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McGrorty family genealogy, Internet website: <http://www.ormsby.org/genie/John/McGrorty.html>

Terrace Court Historic District  
 Name of Property

Boyle County, Kentucky  
 County and State

**10. Geographical Data**

**Acreage of Property** Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

|   |       |                       |                           |
|---|-------|-----------------------|---------------------------|
| 1 | 1   6 | 6   9   7   0   1   6 | 4   1   6   8   6   9   4 |
|   | Zone  | Easting               | Northing                  |
| 2 |       |                       |                           |

|   |      |         |          |
|---|------|---------|----------|
| 3 |      |         |          |
|   | Zone | Easting | Northing |
| 4 |      |         |          |

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title David L. Taylor, Principal L. Martin Perry  
 organization Taylor & Taylor Associates, Inc. Kentucky Heritage Council date June, 2009  
 street & number 9 Walnut Street 300 Washington St., Frankfort KY telephone 814-849-4900  
 city or town Brookville state Pennsylvania zip code 15825

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name Multiple Owners  
 street & number \_\_\_\_\_ telephone \_\_\_\_\_  
 city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_



**United States Department of the Interior**  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
Continuation Sheet

Terrace Court Historic District  
Boyle County, KY

Section 10 Page 16

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**10. Geographical Data**

**Verbal Boundary Description**

Bounded on the north by the northern edge of the driveway accessing the rear of the properties facing South on Terrace Court, on the east by the western curblineline of Old Wilderness Road, on the south by the southern curblineline of the driveway accessing the rear of the properties facing north on Terrace Court, and on the west by the western lot lines of the properties at 211 and 210 Terrace Court (Resource Nos. 10 and 11; BOD 386 and BOD 387, respectively)

**Boundary Justification**

This nomination encompasses only those resources found within the historic subdivision known as Terrace Court, including ten houses which face each other across a grassy open green space bisected by a concrete sidewalk, a limestone retaining wall, and historic entry portals marking the entry to the subdivision, and the two driveways accessing the rear of the houses.

Adjacent land use outside the district includes the McGrorty Apartments to the south, on the north and west the southern portion of lots oriented to Broadway, and on the east, domestic and commercial architecture unrelated culturally or physically to Terrace Court.

**United States Department of the Interior**  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Terrace Court Historic District**  
**Boyle County, KY**

Section Photography Log Page 17

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**PHOTOGRAPHY LOG**

All photos:

**Terrace Court Historic District**

Boyle County, Kentucky

David L. Taylor, 2008

Digital images filed with the Kentucky Heritage Council (the State Historic Preservation Office) and the National Register

1. View into Terrace Court from the western perimeter along Old Wilderness Road, looking west and showing the limestone wall (Resource No. 1; BOD 381) which defines the edge of the subdivision, the entry portals (Resource Nos. 2 and 3; BOD 381), and the central sidewalk (Resource No. 3; BOD 381) which bisects the subdivision.
2. 219 Terrace Court (Resource No. 6; BOD 382), looking northwest and showing stuccoed exterior finish, exterior red brick chimney, sunroom, and basement garage; also visible is a portion of the stone perimeter wall (Resource No. 1; BOD 381) defining the western entry to the district.
3. Streetscape, north side of Terrace Court, looking west, with 217 Terrace Court (Resource No. 7; BOD 383) in the center, flanked by 219 and 213 Terrace Court (Resource Nos. 6 and 8; BOD 382 and 384, respectively), showing they typical unimpaired character of properties in the district which have undergone some non-historic siding. Also shown is the half-timbered finish characteristic of the Tudor Revival style and the sunroom on 213 Terrace Court, a feature seen elsewhere in the district.
4. 213 Terrace Court (Resource No. 9; BOD 385), façade, looking northwest and showing forward-projecting entry bay, brick and stucco finish, form, fenestration, etc.
5. 210 Terrace Court (Resource No. 11; BOD 387), looking southwest and showing unaltered exterior character, forward-projecting front porch, exterior chimney, form, and stucco and half-timbered finishes.
6. 214 Terrace Court (Resource No. 13; BOD 390), façade, looking southwest and showing original stucco finishes, multiple roof system, bay window and porch on façade.
7. 216 Terrace Court (Resource No. 14; BOD 390), looking southeast and illustrating Craftsman Bungalow stylistic features including side-gable roof, recessed front porch, and dormer on upper story.
8. 218 Terrace Court (Resource No. 15; BOD 391), a Colonial Revival-style asbestos shingle-finished house with a side gable roof, looking southeast.

**United States Department of the Interior**  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

**Terrace Court Historic District**  
**Boyle County, KY**

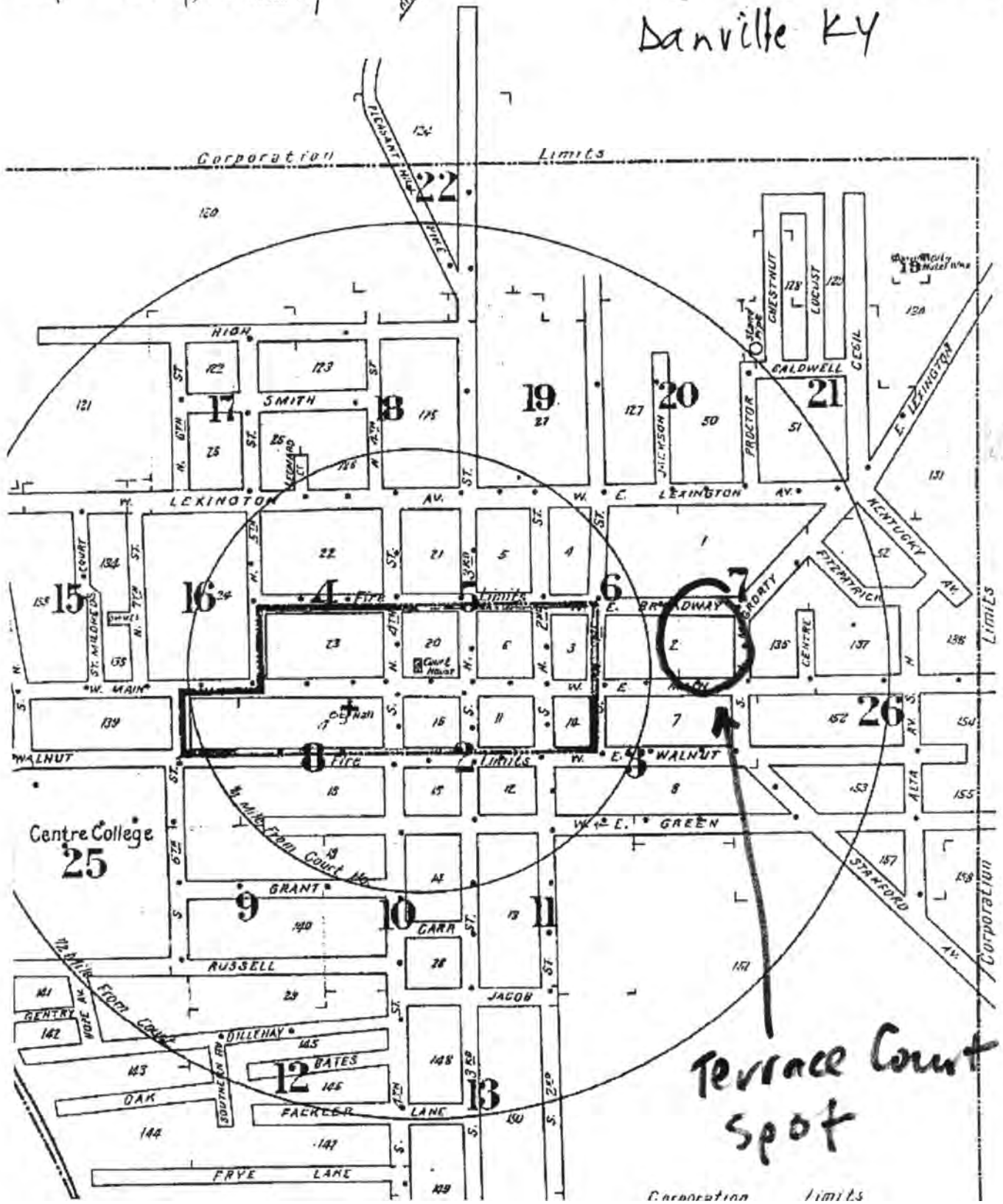
**Section** Photography Log **Page** 18

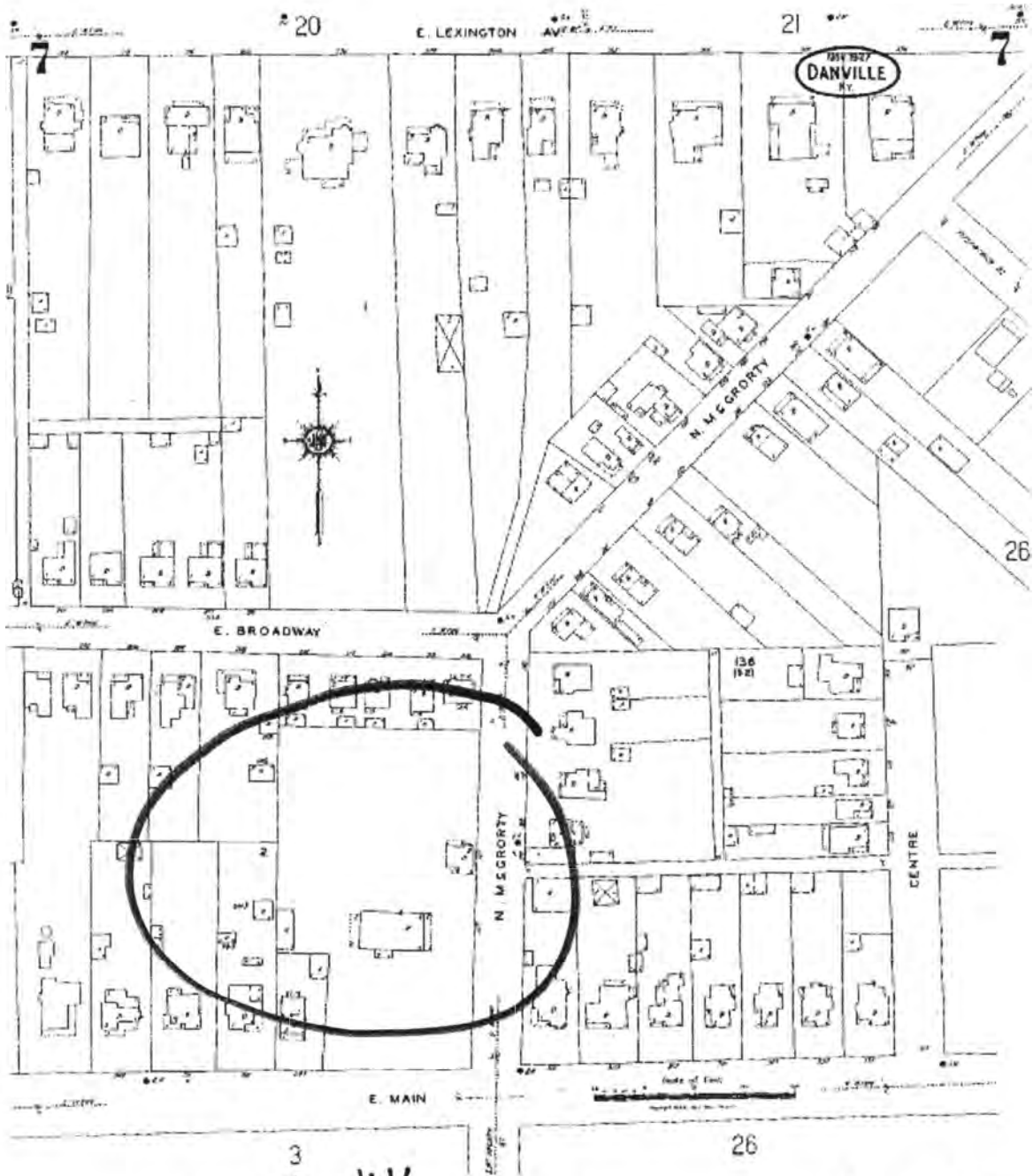
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9. 218 Terrace Court (Resource No. 15; BOD 391), east elevation looking west, and showing sunroom and basement garage which opens onto Old Wilderness Road
10. View of entryway to subdivision, looking north and showing curved wall (Resource No. 1; BOD 381) and stairs leading to central sidewalk (Resource No. 4; BOD 381)
11. Streetscape, north side Terrace Court, looking east, with 213 Terrace Court (Resource No. 9; BOD 385) in the foreground, and showing uniform setback, roof rhythm, etc.
12. Streetscape, south side Terrace Court, looking southeast, with 212 Terrace Court (Resource No. 12; BOD 388) in the foreground
13. Back sides of 217 Terrace Court, Resource No. 7 (BOD-383); 213 Terrace Court, Resource No. 8 (BOD-384), and 213 Terrace Court, Resource No. 9 (BOD-385), camera facing to the Southwest
14. Garage on 218 Terrace Court, Resource No. 15 (BOD 391); camera facing to the west. This is a repeat of image 9.
15. Back of 216 Terrace Court, Resource No. 14 (BOD 390), camera facing to the North
16. Back of 214 Terrace Court , Resource No. 13 (BOD 390), camera facing to the Northwest

incompleteness: Terrace Court Hist Dist.  
Boyle County, Kentucky

1927 Sanborn  
Danville Ky





Danville, KY  
 1927 Sanborn. Area of  
 Terrace Court circled.

Nominations: Terrace Court Hist Dist,  
 Boyle County, Kentucky



1946 update to 1927 Sanborn  
 of Danville KY. Terrace Court circled above  
 nominator: Terrace Court Hist Dist.  
 Boyle County, Kentucky

Territory of New Mexico  
County of Chaves

I, Joseph Salazar, a Notary Public within and for the County of Chaves and Territory of New Mexico do hereby certify that this instrument of writing in and to the said J. Ed Caldwell and Bettie Caldwell, his wife was this day produced to me by the parties who were personally known by the said J. Ed Caldwell to be his free and true wife, and the contents and effect of this instrument being explained to the said Bettie Caldwell by me separately and apart from her husband, she thereupon declared that she did freely and voluntarily execute and deliver the same to the said act and deed and consented that the same might be recorded.

Given under my hand and official seal on this 16<sup>th</sup> day of May -- 1908

Joseph Salazar  
Notary Public  
Chaves County, New Mexico

My Commission expires March 10<sup>th</sup> 1912

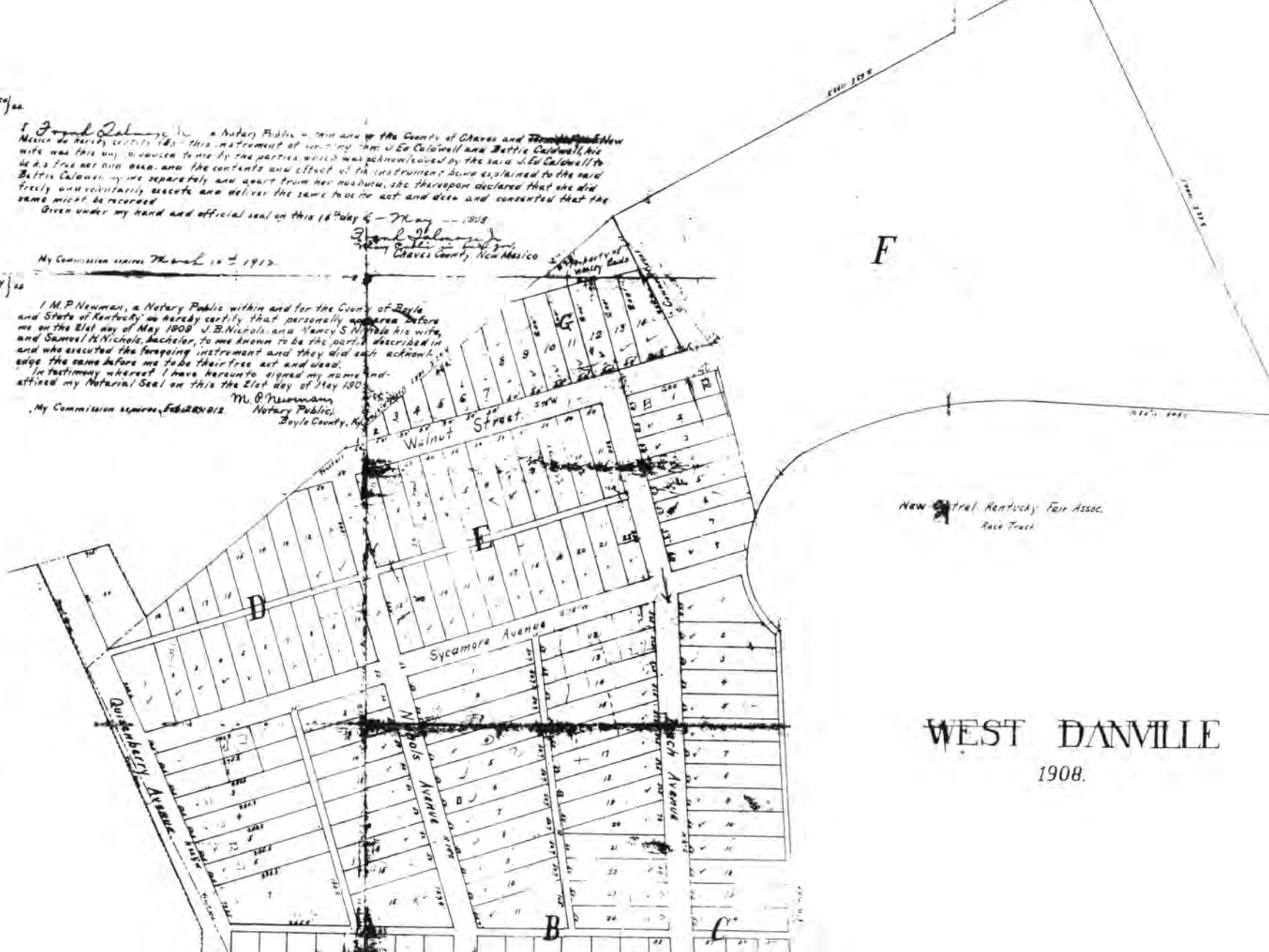
State of Kentucky  
County of Boyle

I, M. P. Newman, a Notary Public within and for the County of Boyle and State of Kentucky do hereby certify that personally appeared before me on the 15<sup>th</sup> day of May 1908 J. B. Nichols, and Nancy S. Nichols his wife, and Samuel B. Nichols, Bachelor, to me known to be the parties described in and who executed the foregoing instrument and they did each acknowledge the same before me to be their free act and deed.

In testimony whereof I have hereunto signed my name and affixed my Notarial Seal on this the 15<sup>th</sup> day of May 1908.

M. P. Newman  
Notary Public  
Boyle County, Ky.

My Commission expires February 12



# WEST DANVILLE

1908.

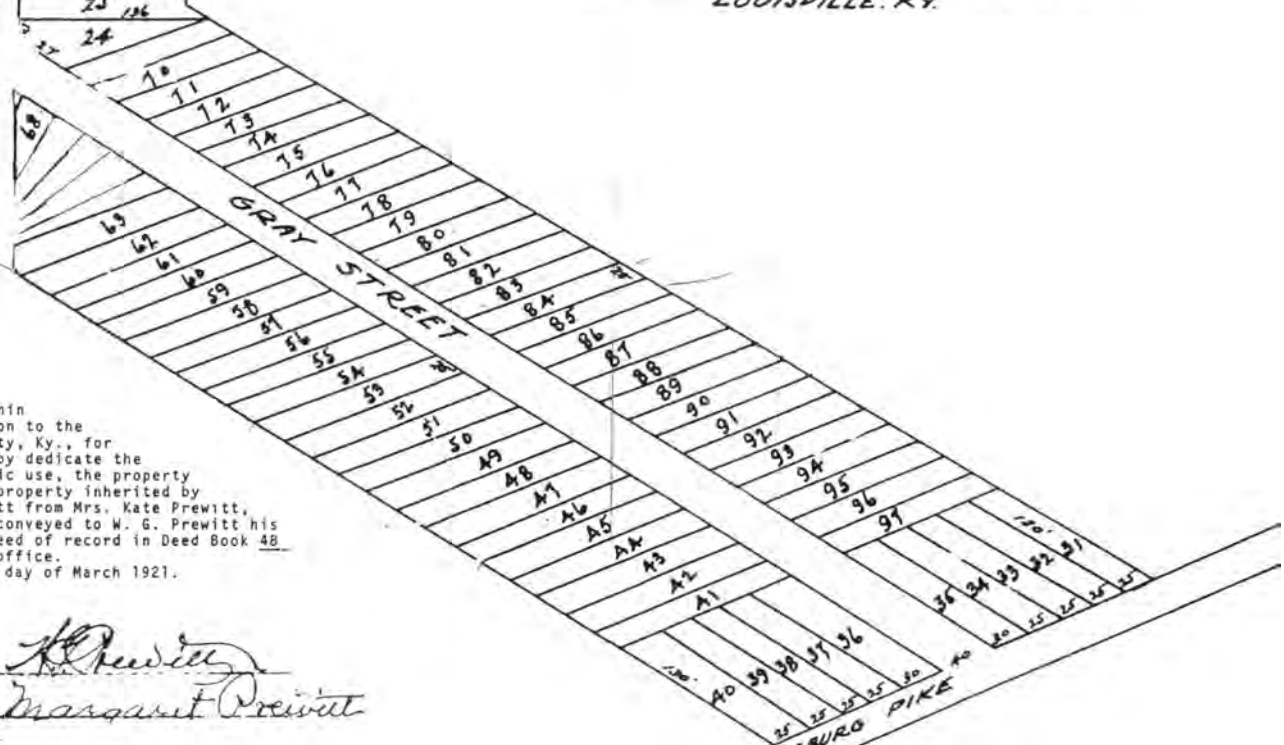
BOOK 35  
PAGE 640

Communities: Terrace Court Hist Dist.  
Boyle County, Kentucky

DANVILLE PIKE



PREWITT HEIGHTS ADDITION  
TO  
PERRYVILLE, KY  
AT AUCTION, SAT. JULY 10-1920  
BY  
THE C.A. WEST REALTY CO.  
LOUISVILLE, KY.



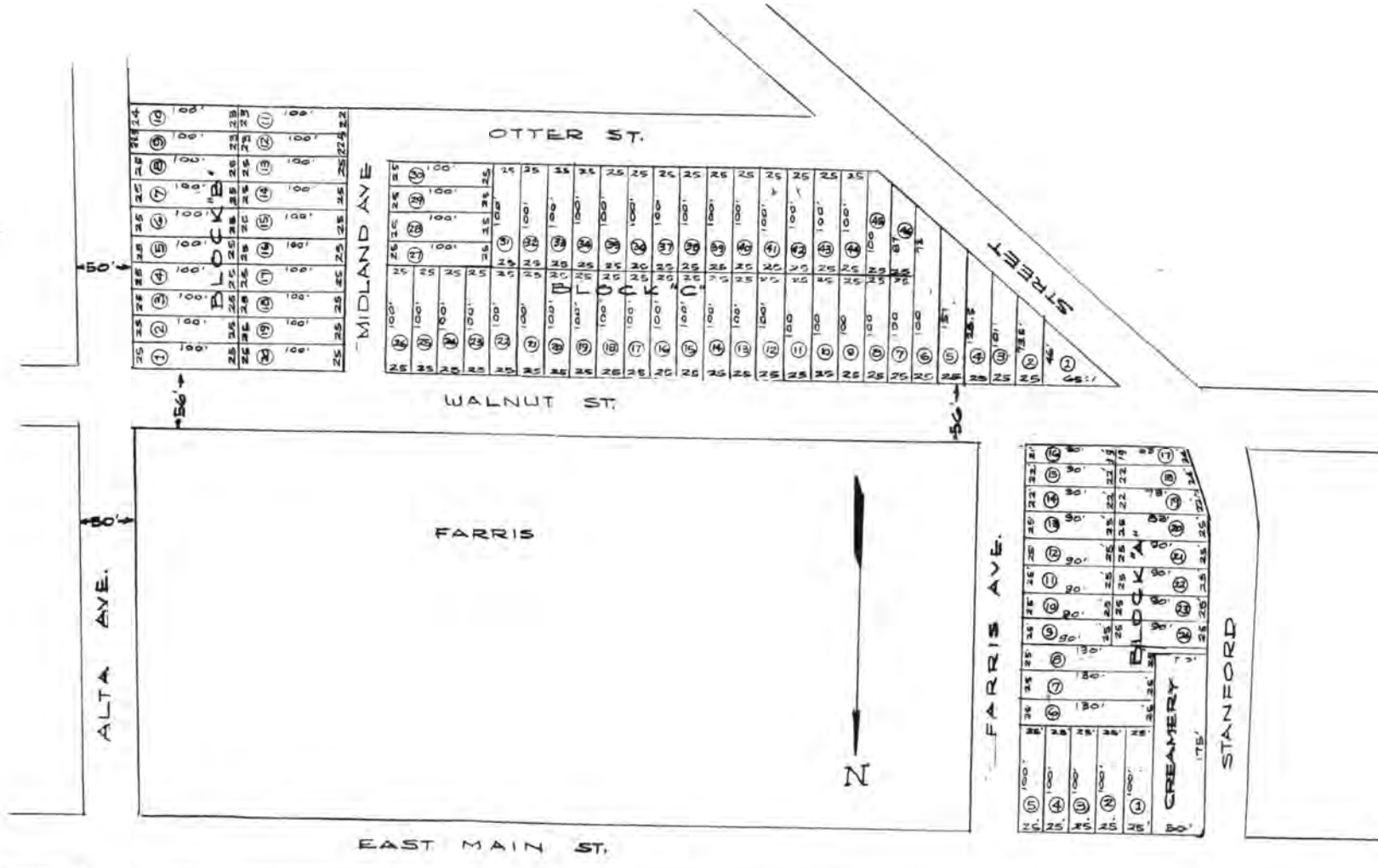
We hereby certify the within plat of Prewitt Heights Addition to the town of Perryville, Boyle County, Ky., for record, as correct and do hereby dedicate the streets shown thereon for public use, the property herein being a portion of the property inherited by W. C. Prewitt, and D. H. Prewitt from Mrs. Kate Prewitt, the said D. H. Prewitt having conveyed to W. G. Prewitt his undivided interest therein by deed of record in Deed Book 48 page 185 Boyle County Clerk's office.  
Witness our hands this 30 day of March 1921.

*Margaret Prewitt*  
Margaret Prewitt

State of Kentucky,  
County of Boyle,

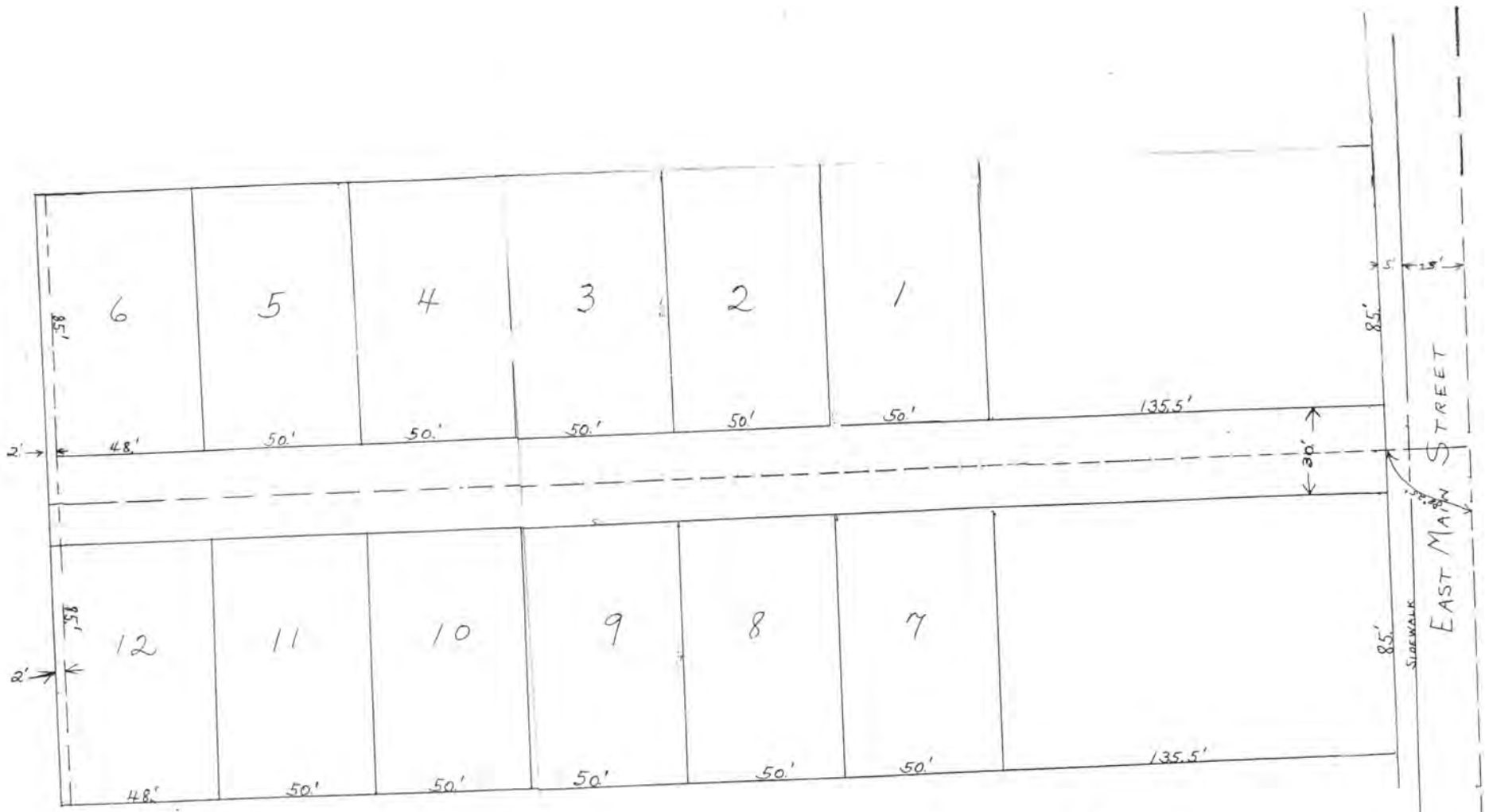
nomination: Terrace Court Hist Dist.  
Boyle County, Kentucky





Nominators: Terrace Court Hist Dist.  
Boyle County, Kentucky

FARRIS COURT  
DANVILLE, KY. RESIDEN  
AT AUCTION FEB. 00. 2  
BY C. A. WEST  
SCALE 1" = 100'  
PAGE 24

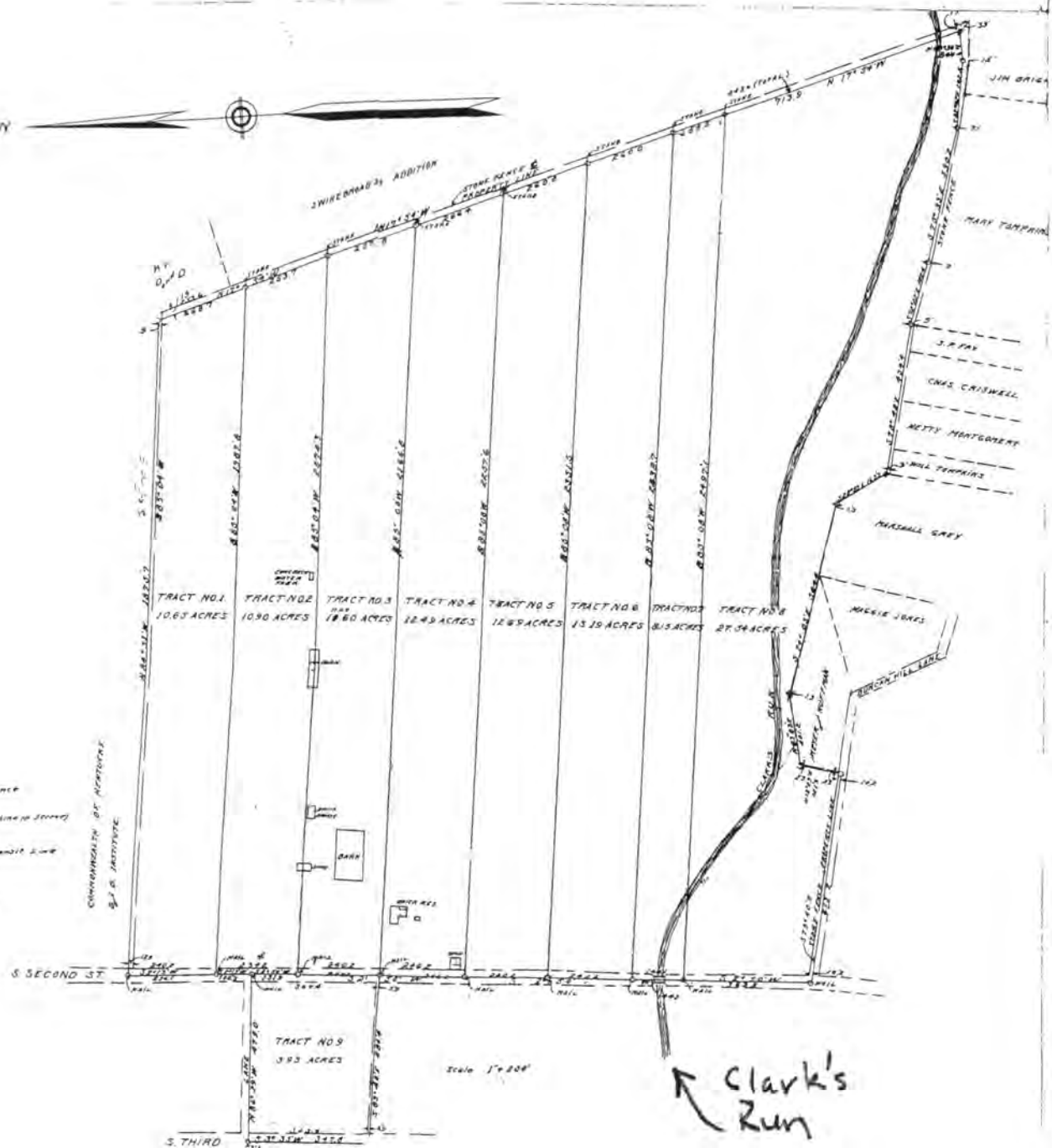


Nominations: Terrace Court Hist Dist.  
Boyle County, Kentucky

DANVILLE, KENTUCKY  
WINDSOR COURT  
COLEMAN & EDMISTON SUBDIVISION.

CECILIAN PARK  
 PROPERTY OF  
 G. C. P. CECIL  
 DANVILLE KY.

- Property Line with Fence
- Property Line in Survey
- Property Line with Transit Line
- Streets, Lanes



*Donation: Terrace Court Hist Dist.  
 Boyle County, Kentucky*

# CRESCENT HEIGHTS

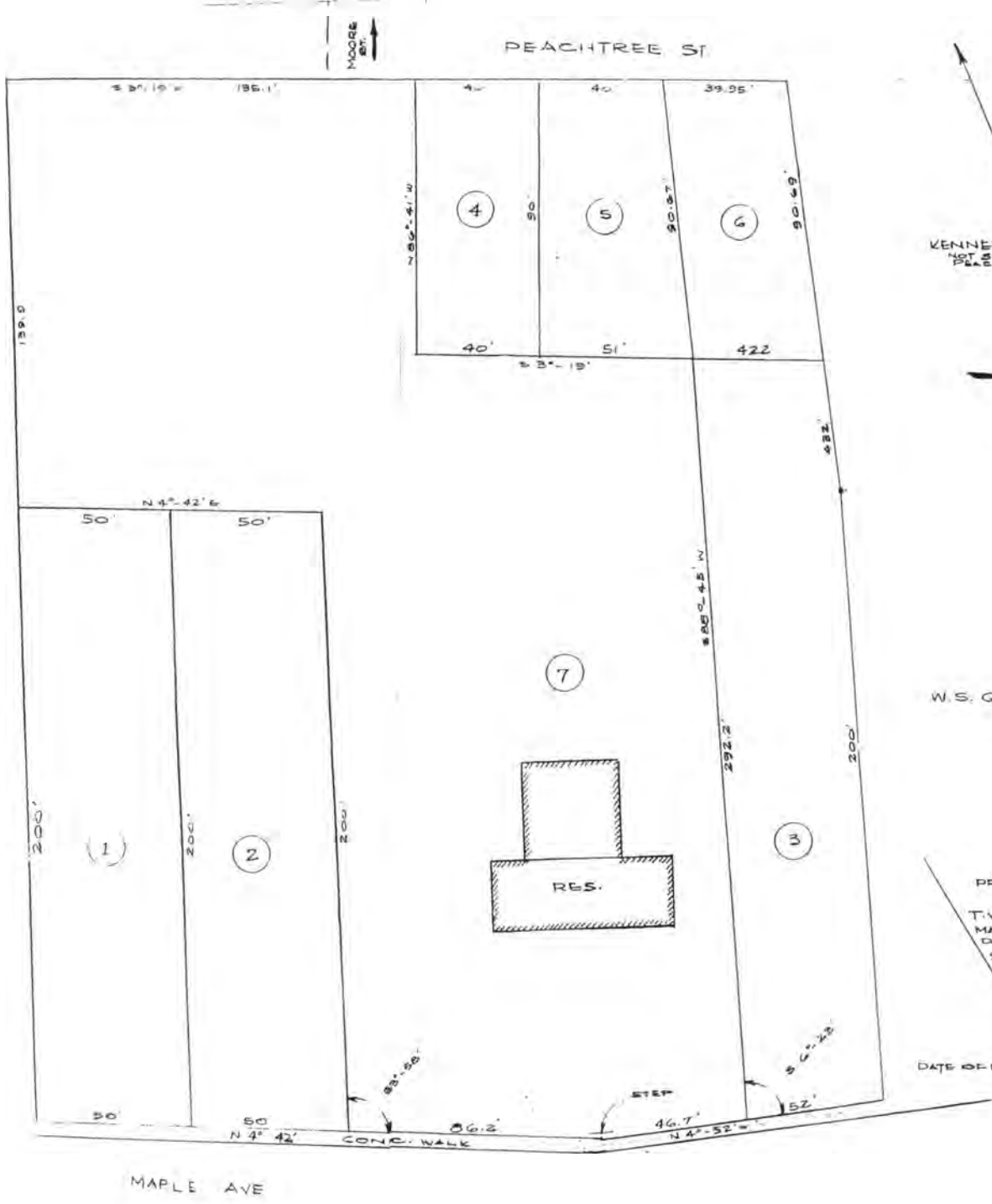
DANVILLE, KY.

SCALE 1"=100'

JULY 1916 G.B. CROOKS SURVEYOR  
EDGAR F. BATES DRAUGHTSMAN.



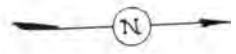
Donations: Terrace Court Hist Dist.  
Boyle County, Kentucky



MOORE

PEACHTREE ST

KENNEY ADDITION  
NOT SHOWN ACROSS  
PEACHTREE ST



IN C. DAVIS

W.S. GLORE

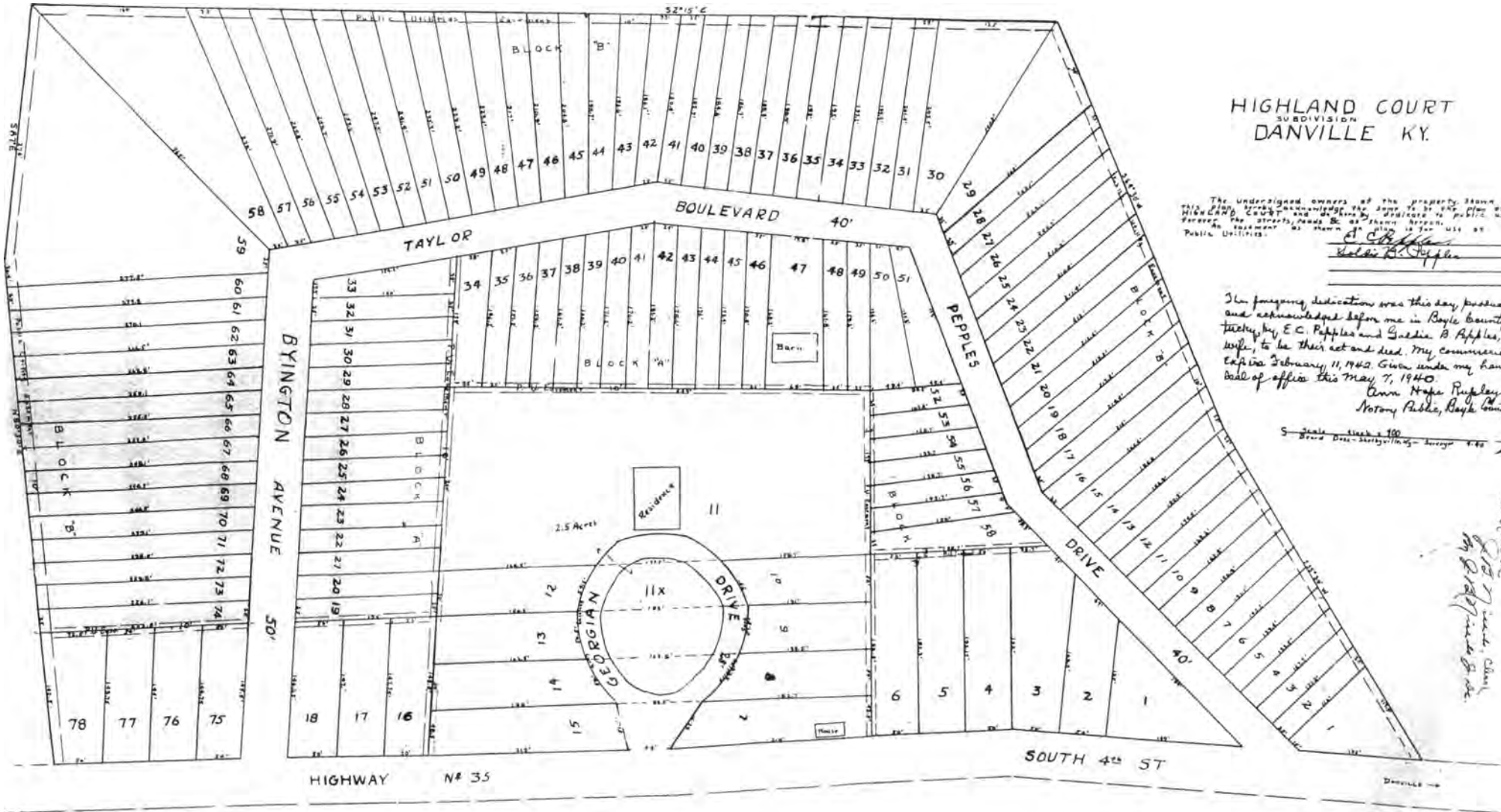
PROPERTY OF  
T.W. KENNEY  
MAPLE AVE.  
DANVILLE, KY.  
SCALE  
1"=25'

DATE OF PLAT NOT SHOWN

MAPLE AVE

nomination: Terrace Court Hist Dist.  
Boyle County, Kentucky

Immation: Terrace Court Hist Dist.  
Boyle County, Kentucky



HIGHLAND COURT  
SUBDIVISION  
DANVILLE KY.

The undersigned owners of the property shown on this plat, hereby acknowledge the same to be the plan of HIGHLAND COURT and hereby dedicate to public use forever the streets, roads &c. as shown thereon. An easement as shown on this plat is for use of Public Utilities.

*E. C. Pepples*  
*Gladie B. Apple*

The foregoing dedication was this day prepared and acknowledged before me in Boyle County, Kentucky, by E. C. Pepples and Gladie B. Apple, his wife, to be their act and deed. My Commission expires February 11, 1942. Given under my hand and seal of office this May 7, 1940.  
Ann Hope Ruple  
Notary Public, Boyle County, A

Scale: 1 inch = 100 feet  
Bound: Double-line, 1/4" - 1/4" - 1/4" - 1/4"

1/2" = 100 feet  
1/4" = 50 feet  
1/8" = 25 feet  
1/16" = 12.5 feet

HIGHWAY # 35

SOUTH 4th ST

DANVILLE →

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Terrace Court Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: KENTUCKY, Boyle

DATE RECEIVED: 12/24/09 DATE OF PENDING LIST: 1/19/10  
DATE OF 16TH DAY: 2/03/10 DATE OF 45TH DAY: 2/07/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001305

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: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

   ACCEPT     RETURN    REJECT 2/5/2010 DATE

ABSTRACT/SUMMARY COMMENTS:

*See Attached*

RECOM./CRITERIA Reborn 2/5/2010

REVIEWER [Signature] 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.



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

## The United States Department of the Interior National Park Service

### National Register of Historic Places Return/Evaluation Sheet



Property Name: Terrace Court Historic District, Boyle County, KY

Reference Number: 09001305

The Park Hills Historic District nomination is being returned for substantive revision. The district appears to be eligible, but the justification for the property under the MPS cover "Historic Residential Suburbs of the United States" is lacking.

The nomination cites the property type Early Automobile Suburb as the category in which to evaluate the property. The District consists of a development of 10 houses facing a common pedestrian walkway and accessed via automobile from rear alleys. The nomination as presented lacks sufficient context and analysis to evaluate the district as and 'automobile suburb.' Aside from the semantic argument of exactly what defines "suburb," the nomination fails to address the salient aspect of the property type - the relationship of the development to the automobile. The descriptions mention that nearly every house has an integral garage, but there is little description of the garages, no analysis of the relative scarcity of such an arrangement in houses of this vintage, nor any photographs depicting the rear sides of houses (important for understanding the use of the alleys as entry points). Should the nomination be revised to address these concerns, please also include the name of the Multiple Property Submission on the continuation sheets (see page 67 of the bulletin *How to Complete the National Register Registration Form*) and in Section 5, page 2.

The district might also be resubmitted outside of the Multiple Property Format. Sufficient information is present to determine that this property is a distinguishable entity. A revision of the narrative to demonstrate that within the context of residential development that this district represents a unique and significant solution in Danville should suffice. A contrasting context of other plats and plans has been provided; the development of this subdivision could be defined in a way that highlights the intensive use of already-developed land within the original core of the city.



**National Register of Historic Places  
Return/Evaluation Sheet**

Property Name: Terrace Court Historic District, Boyle County, KY  
Reference Number: 09001305

Technical issues:

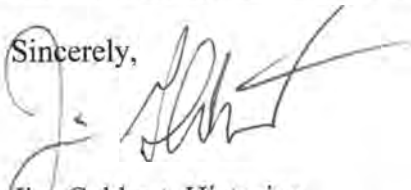
Section 6: LANDSCAPE/wall, and LANDSCAPE/portal are not functions as defined in the Bulletin. Please use categories and subcategories found in the Bulletin.

Although the argument for using 1933 as an estimated date of construction seems logical, the design of the houses themselves appears to indicate a larger range of construction dates. Typically, houses built in the late 1920s differ in detail from houses constructed in the early 1930s. For example, the house at 213 Terrace Court, with its lack of eave overhang and surface variety, does appear to be a c. 1933 property, while the house across the street, at 214, has the hallmarks of the earlier period, c. 1927. Please re-evaluate the construction dates for the 10 houses.

If available, exterior shots of the rear of select houses would be helpful.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <[James\\_Gabbert@nps.gov](mailto:James_Gabbert@nps.gov)>.

Sincerely,



Jim Gabbert, Historian  
National Register of Historic Places  
2/16/2009

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Terrace Court Historic District

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Boyle

DATE RECEIVED: 8/16/10      DATE OF PENDING LIST:  
DATE OF 16TH DAY:      DATE OF 45TH DAY: 9/30/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001305

DETAILED EVALUATION:

ACCEPT     RETURN     REJECT    8/31/2010 DATE

ABSTRACT/SUMMARY COMMENTS:

Resubmission addresses shortcomings of original, while neglecting to fully explore the unique solution this subdivision represents in the context of growth + planning within an urban setting. It could have more fully explored the court approach, popularized by bungalow courts of an earlier decade.

RECOM./CRITERIA Accept A

REVIEWER J. Crabber      DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_      DATE \_\_\_\_\_

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



























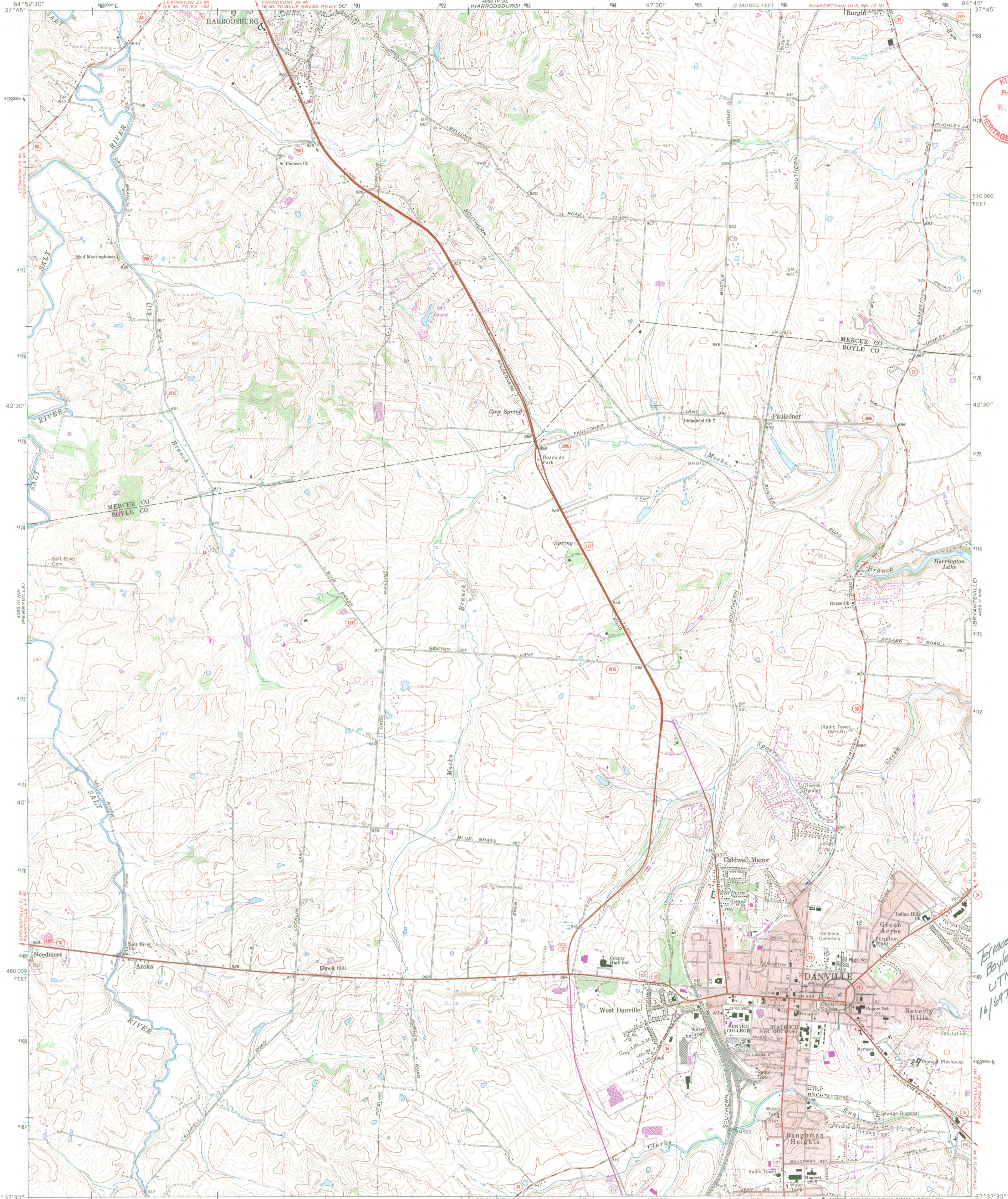












*Bracelet H.D.  
Boyle Co, KY  
UTM Reference:  
16/697016/416864*

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS

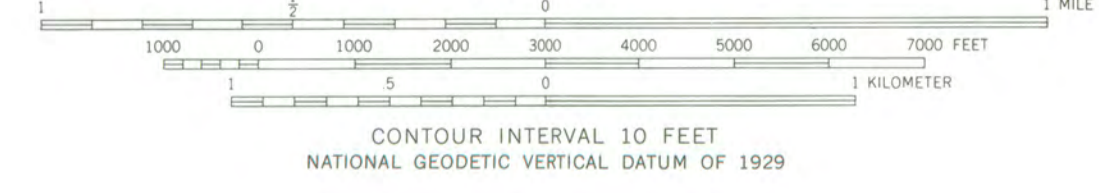
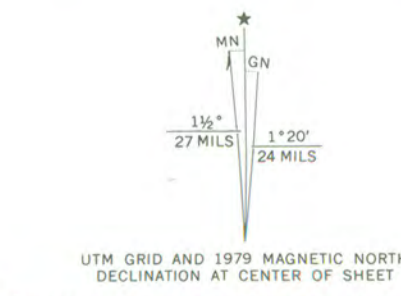
Topography by photogrammetric methods from aerial photographs taken 1950. Field checked 1952. Revised from aerial photographs taken 1967. Field checked 1967

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

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Red tint indicates areas in which only landmark buildings are shown

The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5-minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
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

Map photorevised 1995  
No major culture or drainage changes observed

ROAD CLASSIFICATION

|  |  |
|--|--|
| Primary highway, all weather, hard surface   | Light-duty road, all weather, improved surface |
| Secondary highway, all weather, hard surface | Unimproved road, fair or dry weather           |
| U. S. Route                                  | State Route                                    |



DANVILLE, KY.  
37084-F7-TF-024  
PHOTOINSPECTED 1985  
1967  
PHOTOREVISED 1979  
DMA 4059 III NE—SERIES V853



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  
FAX (502) 564-5820  
www.heritage.ky.gov

**MARK DENNEN**  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER

August 12, 2010



Carol Shull, Keeper  
National Park Service 2280  
National Register of Historic Places  
1201 "I" (Eye) Street, NW 8<sup>th</sup> Floor  
Washington DC 20005

Dear Ms. Shull:

Enclosed is documentation for the **Terrace Park Historic District** (NR #09001305) in Boyle County, Kentucky. The form has been revised in accord with the comment letter. These changes were made:

- The nomination has been revised according to the second option in the comment letter: as a significant local example of residential subdivision in Danville.
- Reference to the Historic Suburb MPS has been removed from the nomination.
- The return letter calls for a "revision of the narrative to demonstrate that within the context of residential development that this district represents a unique and significant solution in Danville." We feel that the original version of the Statement of Significance has met this expectation, particularly in its final conclusions on page 8-6. The Statement provides a substantial case, which contrasts the small-scale development in Terrace Court against much larger-scale development occurring at the same time. The nomination makes no claim that the district is unique; it does argue that the district clearly illustrates one important historic pattern of local subdivision development, which generally is an acceptable way to show that the nominated property meets Criterion A.
- In response to the comment letter, we made a substantial effort to determine more precise dates of construction for the houses. While better construction dates did not result, some valuable findings did arise from the work. The nomination details those efforts and the new findings in the Description.
- Additional photography is included, including views of the back sides of the houses.

We appreciate your consideration of this resubmitted nomination.

Sincerely,

Mark Dennen, SHPO and  
Executive Director  
Kentucky Heritage Council

MP/mp



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  
FAX (502) 564-5820  
www.heritage.ky.gov

MARK DENNEN  
EXECUTIVE DIRECTOR AND  
STATE HISTORIC PRESERVATION OFFICER



December 21, 2009

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service 2280  
National Register of Historic Places  
1201 "T" (Eye) Street, NW 8<sup>th</sup> Floor  
Washington DC 20005

Dear Ms. Shull:

Enclosed are nominations approved at the December 14, 2009 Review Board meeting. We are submitting them for listing in the National Register:

- Colonel Gaines House (Boundary Increase and Additional Documentation) Boone County, KY
- Terrace Court Historic District, Boyle County, Kentucky
- Newport Courthouse Square Historic District, Campbell County, Kentucky
- Mud Brick House in Greensburg, Green County, Kentucky
- Callaway-Goodridge-Robertson Farm, Henry County, Kentucky
- Fourth District Elementary School, Kenton County, Kentucky
- Helena United Methodist Church, Mason County, Kentucky
- Franklin Grade and High School, Simpson County, Kentucky
- Milliken Building, Warren County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Mark Dennen, SHPO and  
Executive Director  
Kentucky Heritage Council