

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED  
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Hayes, Samuel T., House

AND/OR COMMON

Avondale Farm

5

2 LOCATION

STREET & NUMBER

Rt. 7 - Sulphur Well Rd.

NOT FOR PUBLICATION

CITY, TOWN

Lexington

CONGRESSIONAL DISTRICT

6

STATE

Kentucky

VICINITY OF

CODE

021

COUNTY

Fayette

CODE

067

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Mr. & Mrs. Barry Epstein

STREET & NUMBER

Rt. 7 - Sulphur Well Road

CITY, TOWN

Lexington

STATE

Kentucky 40511

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Fayette County Courthouse

STREET & NUMBER

West Main Street

CITY, TOWN

Lexington

STATE

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey of Historic Sites in Kentucky

DATE

September, 1978

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

Frankfort

STATE

Kentucky

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Samuel T. Hayes House is located on the south side of the Sulphur Well Road approximately 15 miles from downtown Lexington. It is on a standardbred horse farm of approximately 300 acres and is presently called Avondale Farm.

Facing north, the structure is a two-story, three-bay brick building with hipped roof erected in 1854 (photo 1). This handsome Greek Revival house belongs to the "Winchester Pike group" (the Winchester Pike is a major road located near Sulphur Well Road) according to architectural historian Clay Lancaster. Typical architectural features in this grouping are broad-pilastered facades, hipped roofs, compact massing and heavy Grecian woodwork. The house has a "primitive" but elegant datestone near the dentillated entablature on the two-story rear ell with the initials of the builder and the date 1854.

The house is L-shaped with an enclosed double porch on the inside of the L and a one-room frame addition on the rear (photo 4). The brick pattern is seven rows of stretchers, then one row of header-stretchers set on a smooth stone foundation which is bush-hammered and edged. Unusual is the elaborate "Tudor" entrance porch (photo 2). As described by Clay Lancaster, the porch has "octagonal stone piers incorporated with traceried Tudor arches and railing around the upper deck, a central doorway upstairs as well as down." The facade is divided into bays by broad pilasters and mounted by a deep entablature with a denticulated cornice. Triple windows on the facade have bush-hammered stone sills; projecting cornices rest on posts separating six-over-six-paned center sections from four-paned sidelights. The double front door has etched glass; three paneled sidelights are angled and receded and, with the seven-paned transom, lights the central hall (photo 3).

On the interior, the main block of the house is two rooms deep with a central stairhall running from front to rear. The two main parlors are separated by full-length folding doors. There are recessed panels under the windows in the two lower floor front rooms. Throughout the house, all the door frames have paneled jambs but vary from eared ones to paneled posts supporting full entablatures to simple ones with corner blocks (photo 6). Most of the doors are Greek Revival having two vertical panels. The few alterations consist mainly of the stairrail and spindles which were removed by a former owner in 1963 and replaced by turned spindles and a blocky Victorian newel post. The mantels, except in the double parlor, are original and are Greek Revival with plain pilasters but with Gothic openings (photo 7). The mantels in the parlors are fine Italianate marble mantels with rope mouldings. These plus a pair of superb brass New Grecian chandeliers and mantel mirrors were placed in the house by the previous owner Mr. John Scott, who brought them from the now demolished Scott family house at 328 North Limestone Street, Lexington (a Greek Revival house built after 1846 and remodeled into an Italianate villa about 1865).

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES                      1854                      BUILDER/ARCHITECT

**STATEMENT OF SIGNIFICANCE**

Elegantly situated in a grove of trees on the Sulphur Well Road, the Samuel T. Hayes House is an outstanding example of a late Greek Revival residence built in central Kentucky during the 1850-60s. Its most unusual feature is the original elaborate Tudor entrance porch although the rest of the details speak more of the Greek Revival period. It has had few alterations since it was constructed in 1854 and the house still remains the focal point of a fine Bluegrass farm.

The house was built by Samuel T. Hayes, a prosperous landowner. Obviously due to financial reversals, Mr. Hayes had to sell at public auction what the deed described as his "country residence." The buyer was his nephew Dr. George O. Graves, who after having graduated as valedictorian at Centre College and with honors from the University of Pennsylvania Medical School, saw his Uncle's new house and "determined if his ability could do so he would some time own this farm."

Graves married Keziah Hood, sister of Confederate General John B. Hood and daughter of a doctor under whom Graves had studied. Besides practicing medicine for 25 years, he became a large landowner, owning land in Bath, Montgomery, Clark and Fayette Counties. He eventually moved to Winchester, Kentucky (in Clark County) and gave his house and 264 acres to his daughter, Mary Hood Graves, and son-in-law, Richard M. Squires. Squires added to the property and when he died in 1918, he owned 700 acres. Mrs. Squires owned the house until her death in 1948. John W. Scott, Jr. bought the farm from later owners in 1958. Mr. Scott was a native Lexingtonian who, upon retiring as President of Corn Products Company, moved into the house. It was sold to the Dudley Shorts in 1964 and in 1978 was bought by Mr. and Mrs. Barry Epstein, successful standardbred breeders from California.

Avondale Farm as it is presently known, continues in the Bluegrass horse tradition. The handsome Greek Revival house with its Gothic touches remains intact and represents the fine craftsmanship that flourished in central Kentucky during this period.

Included within the nominated area is a two-story granary with distinctive frame construction and delightful bargeboards on both the gable ends and the one-story shed roof that the surrounds the enclosed two-story portion (see photo 5). The boundary is drawn to encompass this structure, as well as the main house and scenic approach to the complex, which is important to the visual qualities of the nomination. (Other outbuildings as shown on U.S.G.S. map are contemporary and do not contribute to the historic content of the nomination. Also, some of the structures as shown on the map are no longer standing.)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Kerr, Charles. ed., History of Kentucky. Chicago & New York, 1922, Volume III.

Lancaster, Clay. Antebellum Houses of the Bluegrass. Lexington, Ky: University of Kentucky Press, 1961, pp. 107-108.

Mastin, Bettie Lee. Sunday Herald-Leader. 13 January 1963.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5.538 acres

UTM REFERENCES

A	1,6	7	3,2	2	4,0	4	2,0	7	1,2,0	B	1,6	7	3,2	2	1,0	4	2,0	6	8,8,0
	ZONE		EASTING				NORTHING				ZONE		EASTING				NORTHING		
C	1,6	7	3,2	1	5,0	4	2,0	6	8,2,0	D	1,6	7	3,2	0	9,5	4	2,0	6	8,4,0

(cont.)

VERBAL BOUNDARY DESCRIPTION

The boundary starts at a point just southwest of the granary and runs east approximately 270 feet, then runs north parallel to the driveway for approximately 950 feet. At the point at which the boundary meets the Sulphur Well Road, it follows the edge of the road in a westerly direction for 275 feet. At this point, the boundary goes south approximately 1,020 feet to a point just southwest of the corner of the granary.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Richard S. DeCamp and Mrs. James Park, Jr.

ORGANIZATION

Lexington-Fayette County Historic Commission

DATE

August, 1979

STREET & NUMBER

253 Market Street

TELEPHONE

255-8312

CITY OR TOWN

Lexington

STATE

Kentucky 40508

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Richard S. DeCamp*

TITLE State Historic Preservation Officer

DATE 1-8-80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

Hayes, Samuel T., House  
Fayette County, Kentucky

CONTINUATION SHEET

ITEM NUMBER

10 PAGE 2

UTM References continued

E/16/732130/4206880

F/16/732180/4207130

Hayes, Samuel T., House  
 Fayette County, Kentucky  
 U.S.G.S. Map 7.5 Minute Series  
 Ford, Ky. Quadrangle 1965  
 Scale 1:24000 Map 1

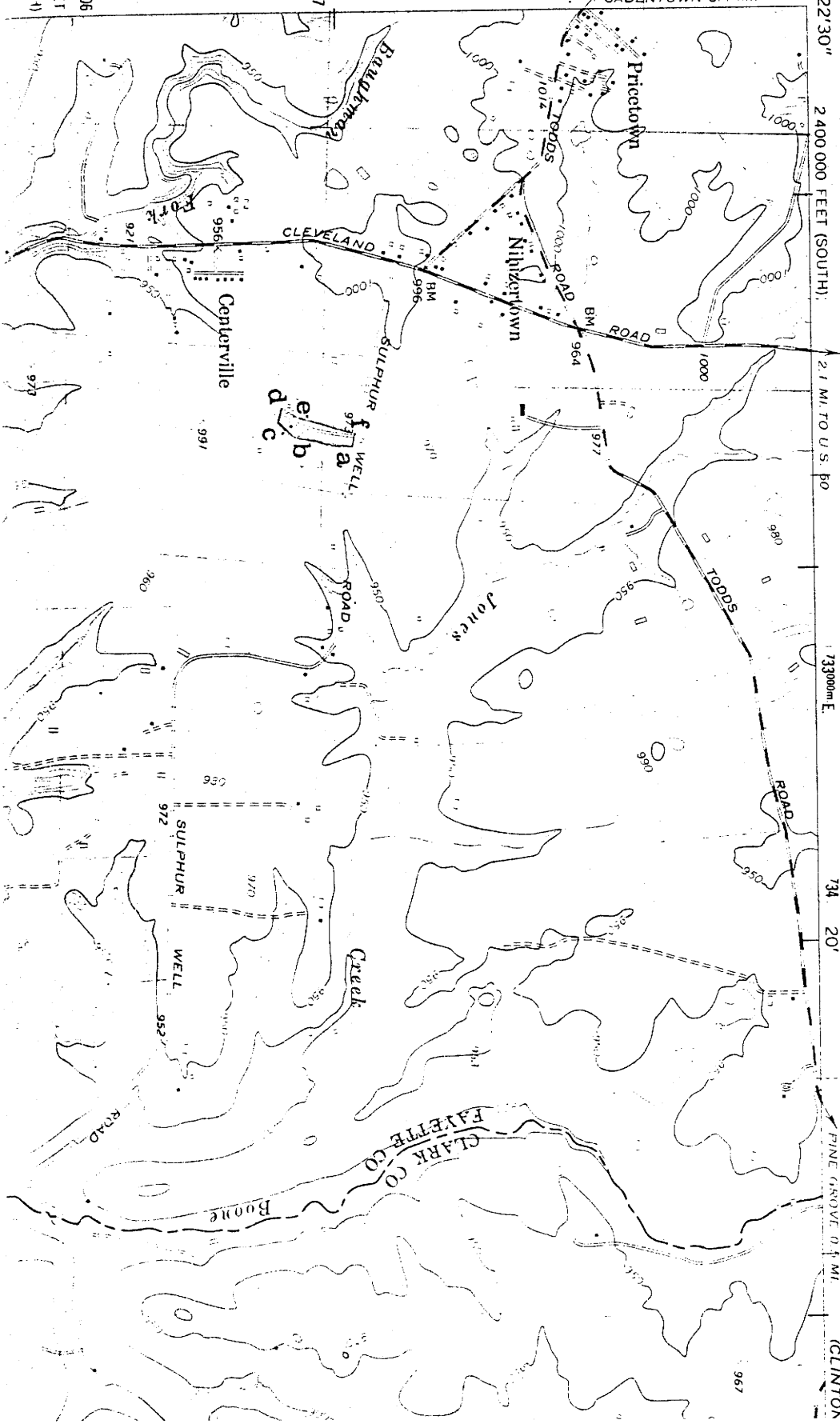
UTM References:  
 A/16/732240/4207120  
 B/16/732210/4206880  
 C/16/732150/4206820  
 D/16/732095/4206840  
 E/16/732120/4206880  
 F/16/732180/4207130  
 7 CADENTOWN 3.4 MI.

LEXINGTON EAST  
 4160 III SW  
 4160 III SW

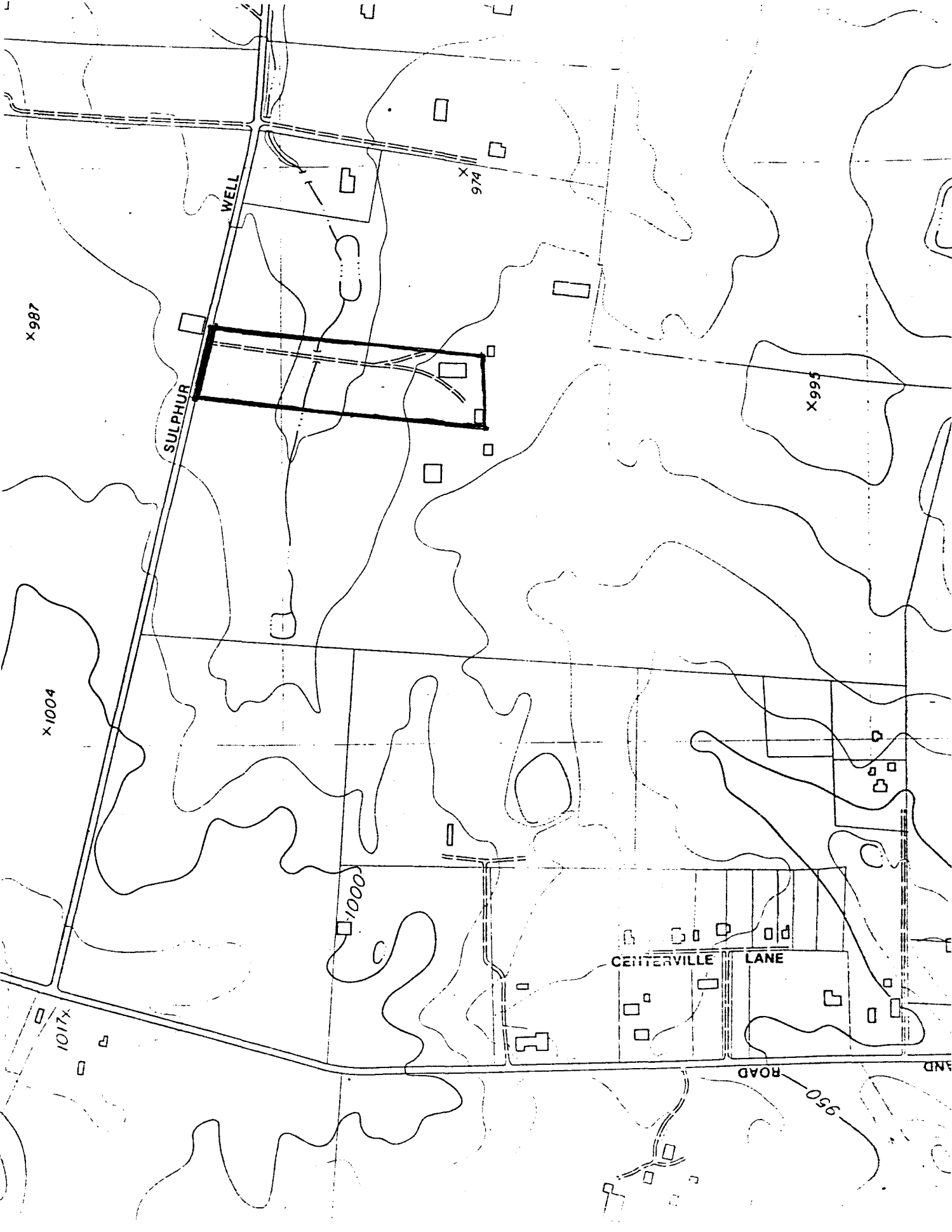
UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 GEOLOGICAL SURVEY

STATE OF 1  
 KENTUCKY GEOL  
 UNIVERSITY OF  
 CLINTON  
 4160 II

600 000 FEET  
 (SOUTH)  
 4206



2,22'30"  
 2 400 000 FEET (SOUTH).  
 2.1 MI. TO U.S. PO.  
 1300m E.  
 734 20'  
 PINE GROVE 0.5 MI.  
 CLINTON



X 987

X 974

X 995

X 1004

1000

1017x

WELL

SULPHUR

CENTERVILLE LANE

ROAD

950

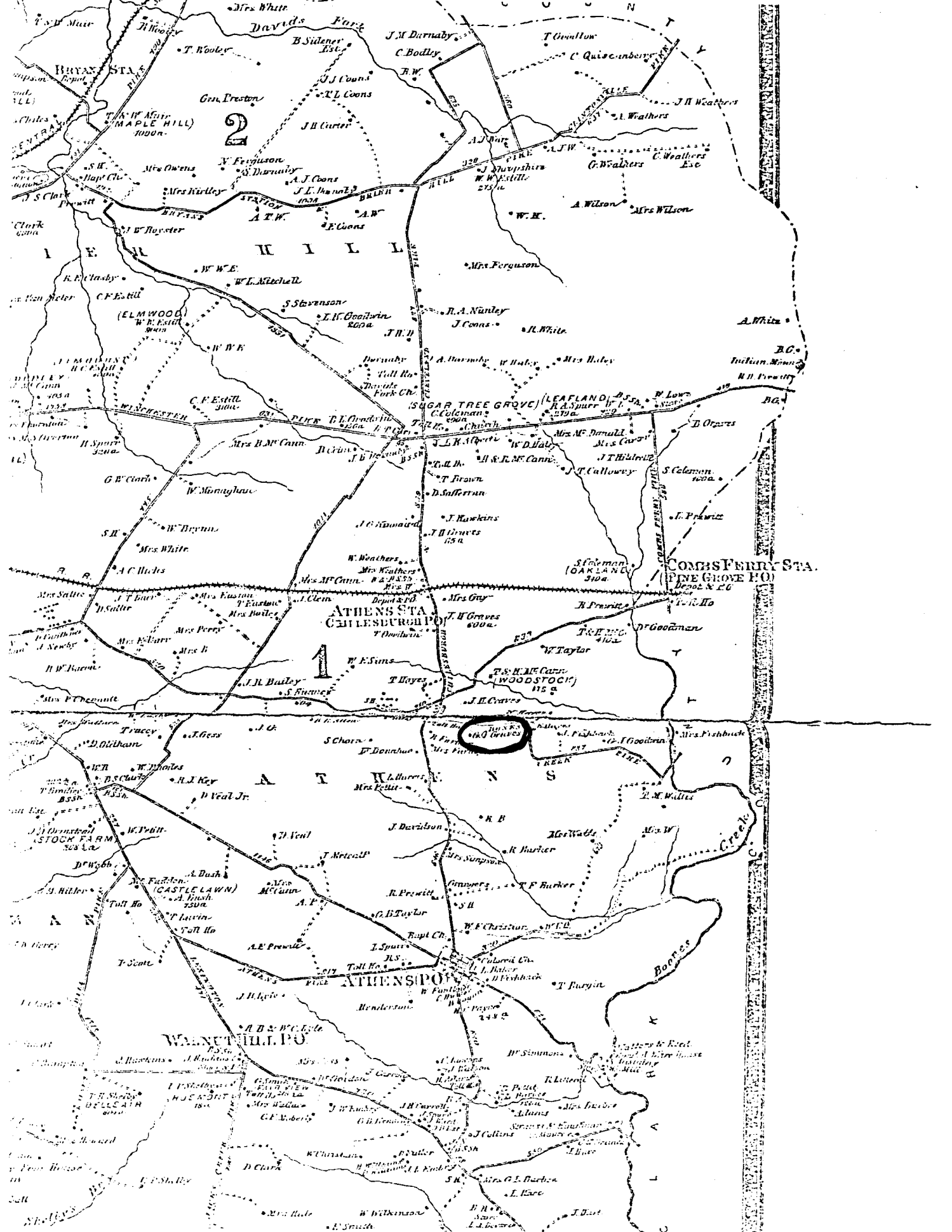
Samuel T. Hayes House  
Lexington  
Fayette County  
Kentucky

Topographic Map  
Lexington-Fayette Urban County Government  
Department of Parks, Housing and Community Development  
1976

Scale 1"=100'

Map 2





DAVIDS FINE  
T. Wooler  
B. Sidener  
J.M. Darnaby  
T. Goullon  
C. Quisenberry  
J.H. Weathers  
C. Weathers  
Esc.

Maple Hill  
1000 ft.  
Mrs. Owens  
Mrs. Kirley  
Mrs. Ferguson  
S. Darnaby  
A.J. Coons  
J.E. Hunsley  
A.T.W.  
P. Coons

Gen. Preston  
J.H. Carter  
J.J. Coons  
T.L. Coons  
A.J. Coons  
J.E. Hunsley  
A.T.W.  
P. Coons

A.J. Burg  
J. Sharpshires  
W. Westville  
275 ft.  
A.J.W.  
G. Weathers  
C. Weathers  
Esc.

A. Wilson  
Mrs. Wilson  
W.H.  
Mrs. Ferguson  
R.A. Nunley  
J. Coons  
J.L. White

Clark  
K.E. Clady  
C.F. Estill  
W.R. Estill  
W.R.K.  
W.L. Mitchell  
S. Stevenson  
L.K. Goodwin  
200 ft.  
J.H.H.

W.R.K.  
W.L. Mitchell  
S. Stevenson  
L.K. Goodwin  
200 ft.  
J.H.H.

W.R.K.  
W.L. Mitchell  
S. Stevenson  
L.K. Goodwin  
200 ft.  
J.H.H.

A. Harshby  
W. Haly  
Mrs. Haly  
R.A. Harshby  
W. Haly  
Mrs. Haly

A. White  
B.C.  
Indian Mine  
H.D. Freestly  
B.G.

W. Schuster  
C.F. Estill  
300 ft.  
W. Schuster  
W. Schuster  
W. Schuster

W. Schuster  
C.F. Estill  
300 ft.  
W. Schuster  
W. Schuster  
W. Schuster

W. Schuster  
C.F. Estill  
300 ft.  
W. Schuster  
W. Schuster  
W. Schuster

S. Coleman  
1000 ft.  
J. Pruvitt  
S. Coleman  
1000 ft.  
J. Pruvitt

Combs Ferry Sta.  
(Pine Grove P.O.)  
Denoe & Co.

G.W. Clark  
W. Brynau  
Mrs. White  
A.C. Hicks  
Mrs. Satter  
J.T. Satter  
Mrs. Satter  
J.T. Satter

G.W. Clark  
W. Brynau  
Mrs. White  
A.C. Hicks  
Mrs. Satter  
J.T. Satter  
Mrs. Satter  
J.T. Satter

G.W. Clark  
W. Brynau  
Mrs. White  
A.C. Hicks  
Mrs. Satter  
J.T. Satter  
Mrs. Satter  
J.T. Satter

J. Hawkins  
T. Brown  
D. Safferman  
J. Hawkins  
T. Brown  
D. Safferman

Stoleman  
(Oakland)  
310 ft.  
R. Pruvitt  
W. Taylor  
T.S. Hark  
(Woodstock)  
115 ft.  
J.E. Craves

Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.

Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.

Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.  
Mrs. Perry  
Mrs. B.

J. H. Graves  
800 ft.  
T. Hayes  
W. E. Sims  
J. H. Graves  
800 ft.  
T. Hayes  
W. E. Sims

W. Taylor  
T.S. Hark  
(Woodstock)  
115 ft.  
J.E. Craves  
W. Taylor  
T.S. Hark  
(Woodstock)  
115 ft.  
J.E. Craves

Tracy  
D. O'Neil  
W. H. Hark  
W. H. Hark  
W. H. Hark

Tracy  
D. O'Neil  
W. H. Hark  
W. H. Hark  
W. H. Hark

Tracy  
D. O'Neil  
W. H. Hark  
W. H. Hark  
W. H. Hark

S. Chara  
P. Donchue  
Mrs. Fisher  
Mrs. Fisher  
Mrs. Fisher

Mrs. Fishback  
T.M. Wallis  
Mrs. W.  
Mrs. Fishback  
T.M. Wallis  
Mrs. W.

J. Davidson  
R. Barker  
Mrs. Simpson  
R. Barker  
Mrs. Simpson  
R. Barker

J. Davidson  
R. Barker  
Mrs. Simpson  
R. Barker  
Mrs. Simpson  
R. Barker

J. Davidson  
R. Barker  
Mrs. Simpson  
R. Barker  
Mrs. Simpson  
R. Barker

W.F. Christian  
T. Sargis  
W.F. Christian  
T. Sargis  
W.F. Christian  
T. Sargis

W.F. Christian  
T. Sargis  
W.F. Christian  
T. Sargis  
W.F. Christian  
T. Sargis

A.E. Pruvitt  
T. Scott  
A.E. Pruvitt  
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J. H. Hark

Samuel T. Hayes House  
Lexington  
Fayette County  
Kentucky

Map of Fayette County. Precincts Nos. 1, 2, and 6  
D.G. Beers and Company; Philadelphia  
1877

Scale 1 1/4 inches to the mile  
Map 3

