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United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Leavy Tobacco Barn

other names/site number WD 228

2. Location

street & number E.S. Georgetown Rd., 4/5 mi. N. of I-64 Midway Exit not for publication N/A

city or town Midway vicinity

state Kentucky code KY county Woodford code 239 zip code 40347

3. State/Federal Agency Certification

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

David L. May SHPO/Ex. Director 11/18/93
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Signature of the Keeper Entered in the National Register Date of Action 1/27/94
Gregory M. Sappley

Leavy Tobacco Barn
Name of Property

Woodford, 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	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources of
North West Woodford County, Kentucky

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

AGRICULTURE / agricultural outbuilding

Current Functions
(Enter categories from instructions)

AGRICULTURE / agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

no style

Materials
(Enter categories from instructions)

foundation STONE / Limestone
walls WOOD

roof METAL / aluminum
other _____

Narrative Description

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

Leavy Tobacco Barn
Name of Property

Woodford, Kentucky
County and State

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1875-1885

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

n/a

Architect/Builder

unknown

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kentucky Heritage Council

Leavy Tobacco Barn
Name of Property

Woodford, Kentucky
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References Midway, Ky. 7.5 min quad
(Place additional UTM references on a continuation sheet.)

1

1	6	7	0	5	1	6	0	4	2	2	6	8	2	0
Zone			Easting					Northing						

2

Zone			Easting					Northing						

3

Zone			Easting					Northing						

4

Zone			Easting					Northing						

 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 Christine Amos, Historian
organization Burry & Amos, Inc. date December 1, 1992
street & number 926 Main Street telephone (502) 633-5530
city or town Shelbyville state Kentucky zip code 40065

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 Issac P. Rouse
street & number P.O. Box 96 telephone (606) 846-4587
city or town Midway state Kentucky zip code 40347

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

7. Narrative Description

The property is a hewn timber frame, pegged, mortise and tenon 19th century tobacco barn, an extremely rare example of this building type in north west Woodford County. The building is located on a 684 acre diversified farm of the inner Bluegrass region, the combined acreage of two smaller, 19th century operations, the Buck and Fleming/Leavy farms. Neither of the farms' historic residences remain, but both do contain historic buildings, structures and sites typical of 19th and early 20th century properties of the type. The barn is located west of South Elkhorn Creek, immediately above a very steep embankment, and north of the historic house location, in the far east reaches of the farm. The surrounding terrain is moderately to gently rolling fields and pastures of a diversified tobacco and beef cattle farm. The barn is one of the oldest barns identified in this area of Woodford County and is the only known example of a pegged, timber frame tobacco barn with hewn timbers. The barn is in very good condition with excellent integrity of location, design, setting, materials, workmanship and feeling. The barn probably dates to the late 1870s.

The barn is divided into 8 bents with a north-south axis parallel to the creek, a 22' wide center drive and 12' square side bays. Hewn timber sills on either side of the wide center drive are set on massive stone pad slabs that measure up to 3' by 2'. The sills are lap notched over the pads and extend along 7 bents on the west side and five along the east. Sill and upright timbers measure 12" square with 4" by 5" diagonal timber braces in a Queen post truss system. The framing system supports seven tier rails at the center height. A dry-laid limestone foundation supports the exterior wall frame. Some west side exterior sheathing might possibly be original, but the majority of wood siding is replacement, although similar to original. The gable roof is more steeply gabled than later tobacco barns, with a slight relief of pitch where the main bent uprights extend into side sheds. The total roof surface has metal covering with four metal vent caps. Although the original roofing was probably wood shingle, the application of standing seam metal roofing is compatible treatment. Ventilation is met by one vertical hinged vent door, centered in the exterior wall of each bay.

8. Narrative Statement of Significance

The Leavy Tobacco Barn is architecturally significant on a local level under Criteria C, for the building period of c. 1875-1885 as the only known example of a hewn timber frame, pegged mortise and tenon tobacco barn in north Woodford County.

The North West Woodford County Multiple Property Form identified the significant changes to the agricultural economy and landscape that resulted from the "discovery" of light or white burley tobacco following the Civil War. Exceptional profits to be made in raising the labor-intensive crop prompted a majority of Bluegrass farmers to plow virgin pasture and build tobacco barns to accommodate the new crop. Of the 107 pre-World War II tobacco barns surveyed in this geographic area, and of all similar resources identified in the Pisgah area of Woodford County (see Pisgah MPL) and in West Central Fayette County from 1988 through 1991, this is the only pegged, hewn timber frame tobacco barn identified. The original barn owner, William Leavy, was known to have joined in the local furor over light burley in the late 19th century. In fact, the Bluegrass Clipper of Midway reported on December 13, 1883 that..."William Leavy of Midway says there were 700 acres of tobacco grown in Woodford this year, against 350 acres grown last year, and hereports this crop to be an excellent one." How early Leavy grew tobacco is unknown, however, this item suggests his involvement at least as early as 1882 and probably before.

The cultivation of light burley tobacco has been an incredibly significant influence on the agricultural landscape and the economy of Woodford County for over 100 years. The Leavy tobacco barn is one the oldest known surviving barns of the type and is a rare and superior example of traditional, 19th century building methods applied to the new housing and processing requirements of burley tobacco.

The Leavy tobacco barn is very important to our appreciation and understanding of tobacco related properties, specifically, barns. The building labor required to design, hew, and peg this barn equaled the work of building a traditional 19th century stock barns in the region. Usually one stock barn was all that was required of diversified antebellum farms. As farmers realized the potentially great profits to be made in burley, they also understood that perhaps several tobacco barns would be needed on single farms to house the crop. Building all new tobacco barns in the old manner, with hewn mortised frame, would require copious amounts of valuable time and labor. The existing material culture of the type suggests that farmers quickly turned to sawn timber frames with mortise and tenon joints and built the barns in bents supported by stone piers (as opposed to hewn timbers mortised into continuous sill logs). Eventually, even the pegged joinery was replaced by spike nails.

Because burley tobacco is so important to the agricultural history of the Bluegrass region, the Leavy tobacco barn is likewise meaningful for its ability to provide information about

the earliest material artifacts associated with tobacco culture and for its ability to provoke thoughts and further understanding about what prompts transition and change in the built environment.

9. Bibliographic References

Bluegrass Clipper. Midway, Kentucky. December 13, 1883.

10. Boundary Description

The boundaries of the property are a square measuring 200' by 200' centered on the building with the north line being located 50' north of the north wall and the west line being located 75' west of the west wall. The building is found on the property depicted on Property Valuation Assessor map 37, parcel 6, for Woodford County, KY.

Boundary Justification

The nominated property is limited to a 200' square area surrounding the roughly 100' by 50' building. Because the property's significance is architectural, the historic setting is not considered integral to the importance of the building.

PHOTO LOG: Leavy Tobacco Barn

Property location: Woodford County, Kentucky.

Photographer: Christine Amos

Date of photograph: 1992

Location of original negative: Kentucky Heritage Council,
Frankfort, Kentucky

1. Looking south to north gable end of barn. Elkhorn Creek drainage falls to left of barn.
2. West side wall with dry-laid rock alignment foundation looking south-southwest.
3. Interior view of hewn timbers, with pegged mortise and tenon joinery; tobacco hanging from sticks on tier rails.
4. Interior detail of interior sill log of hewn timber, placed on either side of center drive, set up on stone piers, with bent frame pegged into sill and diagonally braced.