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United States Department of the Interior
National Park Service

DIVISION OF
NATIONAL REGISTER PROGRAMS
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Overby, L. B., House
other names/site number CA-P-6

2. Location

street & number 317 South Jefferson Street not for publication
city, town Princeton vicinity
state Kentucky code KY county Caldwell code 033 zip code 42445

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>3</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>4</u>	<u>0</u> Total

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
David L. Morgan 2-12-90
Signature of certifying official David L. Morgan Date
State Historic Preservation Officer, Kentucky Heritage Council
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. 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 3/22/90 Date of Action

6. Function or Use	
Historic Functions (enter categories from instructions) Domestic; single dwelling	Current Functions (enter categories from instructions) Work in Progress

7. Description	
Architectural Classification (enter categories from instructions) Greek Revival	Materials (enter categories from instructions) foundation Stone walls Brick roof Tin other Brick Smokehouse Wood Detached Kitchen Brick & Wood Backporch

Describe present and historic physical appearance.

The L. B. Overby House is a two-story, five-bay, double pile, central passage, hipped roof, brick, Greek Revival house located two and one-half blocks from the courthouse on Eddyville Road (South Jefferson Street) in Princeton, county seat of Caldwell County. Located in an area of gently rolling, almost flat terrain, the setting for the Overby House is essentially urban with 19th and early 20th century houses located around it. To the rear of the house on the same property is a large open swampy area of 22 acres which was never developed. Between the house and the downtown area are located two railroad lines of the Illinois Central Railroad which were built later than the house. The nominated area consists of three contributing buildings and one contributing structure on about two acres.

Caldwell County is located in the western part of the Pennyryle Region of west Kentucky. Approximately equidistance from the Ohio River to the northwest and the Tennessee line to the south, Caldwell County has productive agricultural lands on the south and west and some coal mining in its hilly northeastern section. Princeton developed in the early 19th century as the economic and political center of Caldwell County. Other National Register listings in the city include Adsmore, listed October 25, 1973; Champion-Shepherdson Building, listed December 28, 1978; Flournoy-Henry House, listed July 19, 1976; and Princeton Downtown Commercial District, listed September 19, 1988.

Built in 1857-59, the Overby House has many of the characteristics of the late Greek Revival style built in urban and rural settings throughout the Bluegrass and Pennyryle regions of Kentucky during the 1850s. The double pile, two-story mass of the house allowed for the construction of four equal-sized rooms on both floors with five-bay organization of the primary and rear facades. The low-hipped roof and the two-story tetrastyle portico are additional aspects of the Greek Revival massing found at the house.

The west, primary facade is divided into five bays at both levels. A central door with standard Greek Revival door surround is found on both floors. The windows are six-over-six double-hung sash with flat lintels, plain sills and original louvered shutters. The brick on this facade like the other three is laid in a common bond pattern. The primary entrance features a four panel door with a transom above and five narrow sidelights on either side. The entrance is shielded by a two-story pedimented portico supported by four fluted wooden Corinthian columns. Corinthian pilasters on either side of the door articulate the boundaries of the entrance porch.

The hipped roof of the house is covered with standing seam metal and is supported at the eaves with decorative brackets on the front and two sides of the house. The brackets are attached every two feet to a wide architrave.

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Overby, L. B., House, Princeton, Caldwell Co., KY

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The north and south sides of the house are identical with interior end chimneys centered in each room with six-over-six, double-hung windows on either side. The outside bays at the second level on both side are false windows covered with closed shutters. The rear of the house has the same organization of wall openings as the front but with outside doors in both first floor rooms in addition to the hall door which is somewhat more elaborate than the main entrance. That opening has the same four panel door which is enhanced by eight-pane sidelights, two-panel corner lights and a six-panel light in the transom. The quality of this entrance emphasizes the importance of the area to the rear of the house. A recent one-story porch runs the length of this facade.

On the interior, the Overby House is organized in a formal, symmetrical way. The two floors have the same floorplan, all rooms measured 21' x 20'. The original wide-plank ash flooring remains in the first floor hall and three of the rooms. The main parlor located on the left side of the hall has more recent hardwood floor and the original late-Federal style mantel. The dining room adjoining it has a plain Greek mantel while the room across from it, now converted to a kitchen, has an Italianate mantel. The mantel in the room to the right of the entrance has been modernized with the addition of a bathroom and the removal of the mantel.

Upstairs, most of the original features remain. A bathroom was built into a small space to the left rear of the hall and a walk-in closet has been added in one of the rear bedrooms. The entry hall and stairway are the most impressive aspects of the interior. The well-lit hall is twelve feet wide and has a long stairway to the second floor. Modern light fixtures have been added throughout the house. The simple second-story door under the portico opens into a small ornamental cast-iron balcony which is two-feet deep.

On the east side of the house are two surviving outbuildings which were built shortly after the main house. The detached kitchen, which is located thirty feet from the southeast corner of the main house, is a one-story board and batten rectangular building with a low, gabled, standing seam metal roof. Built on a dry-laid stone foundation, a single six-over-six window is centered in both gabled ends. On the long side are two openings. On the right, a single door with a stone step appears to be the original entrance; to the left, double doors appear to have been added later to allow the kitchen to be converted to use as a storage shed. The original chimney flue has been removed, but a patch in the standing seam roof is evidence of its location. In the twentieth century, a shed with a standing seam roof was added onto the rear of the kitchen.

A rectangular smokehouse with a pyramidal roof of standing seam metal is also located to the rear of the main house. Built of brick, laid in common bond, it is entered through a plain wooden door which faces east away from the house. The vent is located on the side facing the house. Stucco has been added to the base of the smokehouse to a height of approximately two feet. Between the house and the smokehouse, a flat-roofed carport open on two sides has been attached to the smokehouse in recent years. It is supported by a two-foot wide concrete block and brick structure on the end toward the house.

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The nominated area is an attractively landscaped space of two acres which includes three contributing buildings--the house, the kitchen, and the smokehouse--and one contributing structure--an ornate cast-iron fence which borders the public sidewalk. Other features of note are the cut stone sidewalk and the low retaining wall of thick, hammered stones which demarcates an informal garden to the south of the house. A gravel driveway enters the property to the left of the house. A large open area of slightly more than twenty acres located to the rear of the smokehouse and kitchen are excluded from the nominated area because its swampy nature has prevented its development for agricultural, commercial, or residential purposes.

The Overby House retains a high degree of integrity. The overall form of the house is unaltered, most of the exterior and interior details have been retained and with the exception of the carport, the immediate setting has experienced little in the way of change in the modern era. The house and yard occupies two city lots on the east side of South Jefferson. On either side are residences located the same distance from the street. On the opposite side of South Jefferson are frame late 19th century houses. The overall area is shaded by mature trees and retains a strong sense of the late 19th century period.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G NA

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1857-1860

Significant Dates

1857-1860

Cultural Affiliation

NA

Significant Person

NA

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Overby House is significant under National Register Criterion C in the area of architecture for the period 1857-60. It is the outstanding example of late Greek Revival architecture in Caldwell County and one of the best in the western Pennyryle region. Although a historic buildings survey has not been completed for all of Caldwell County, a windshield survey of Princeton, the county's largest city, identified no comparable examples. Countywide surveys in the three adjacent counties--Lyon, Trigg and Christian--have identified only one comparable double pile, Greek Revival building--the John Hite Bowman House (Site #CH-113).

The Greek Revival style was popular in the Pennyryle Plain Cultural Landscape area during the ante-bellum period. In Christian County, 211 houses incorporated some elements of the Greek Revival; most are I-houses utilizing some Greek ornament. The two houses in Christian County, Richland and the Gant-Stites House, most similar to the Overby House have been demolished. (See page 14, Hopkinsville-Christian County Historic Sites.)

The Overby House was built in 1857 by L. B. Overby, shortly after he moved to Princeton from Virginia. According to local tradition, Overby's slaves made the bricks on the site. Tradition also holds that Overby brought a craftsman from New Orleans to construct the columns which required more skill than was available in Princeton. Overby's widow sold the house to J. A. Maxwell in 1870 who kept it until 1879 when he sold it to Charles Ratliff and his wife Anna Garrett Ratliff. Ratliff operated a hardware store, built and repaired wagons and saddles. He also had a substantial business as a tin roof contractor throughout west Kentucky. He lived in the house until 1940 and his wife lived there until 1943 when it became the home of his son Charles Ratliff, II.

The house was recently purchased and has been sensitively restored by Mr. & Mrs. Gerald W. P'Pool.

See continuation sheet

9. Major Bibliographical References

Caldwell County History, Turner Publishing Company, Paducah, KY, 1987.

Caldwell County Records, Deed Books, various.

Caldwell County Times, Pearl Hawthorne; "Miss Pearl's Notes", November 16, 1978.

Sanborn Map Co., Insurance Maps; Princeton, KY, 1906 and 1925 Editions.

U. S. Census, Caldwell County, 1860.

Previous documentation on file (NPS): NA

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kentucky Heritage Council

10. Geographical Data

Acreeage of property ca. 1.1 acres

UTM References

A

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

C

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B

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Zone Easting Northing

D

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Princeton West Quadrangle

See continuation sheet

Verbal Boundary Description

The boundary is represented by the dotted line on the attached sketch map.

See continuation sheet

Boundary Justification

The nominated area includes all features historically associated with the L. B. Overby House. An area of over 20 acres to the rear of the house does not relate to the architectural significance of the house.

See continuation sheet

11. Form Prepared By

name/title	Robert M. Polsgrove, Historic Sites Program Manager	date	November, 1989
organization	Kentucky Heritage Council	telephone	502/564-7005
street & number	12th Fl., Capital Plaza Tower	state	Kentucky
city or town	Frankfort	zip code	40601

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

**National Register of Historic Places
Continuation Sheet**

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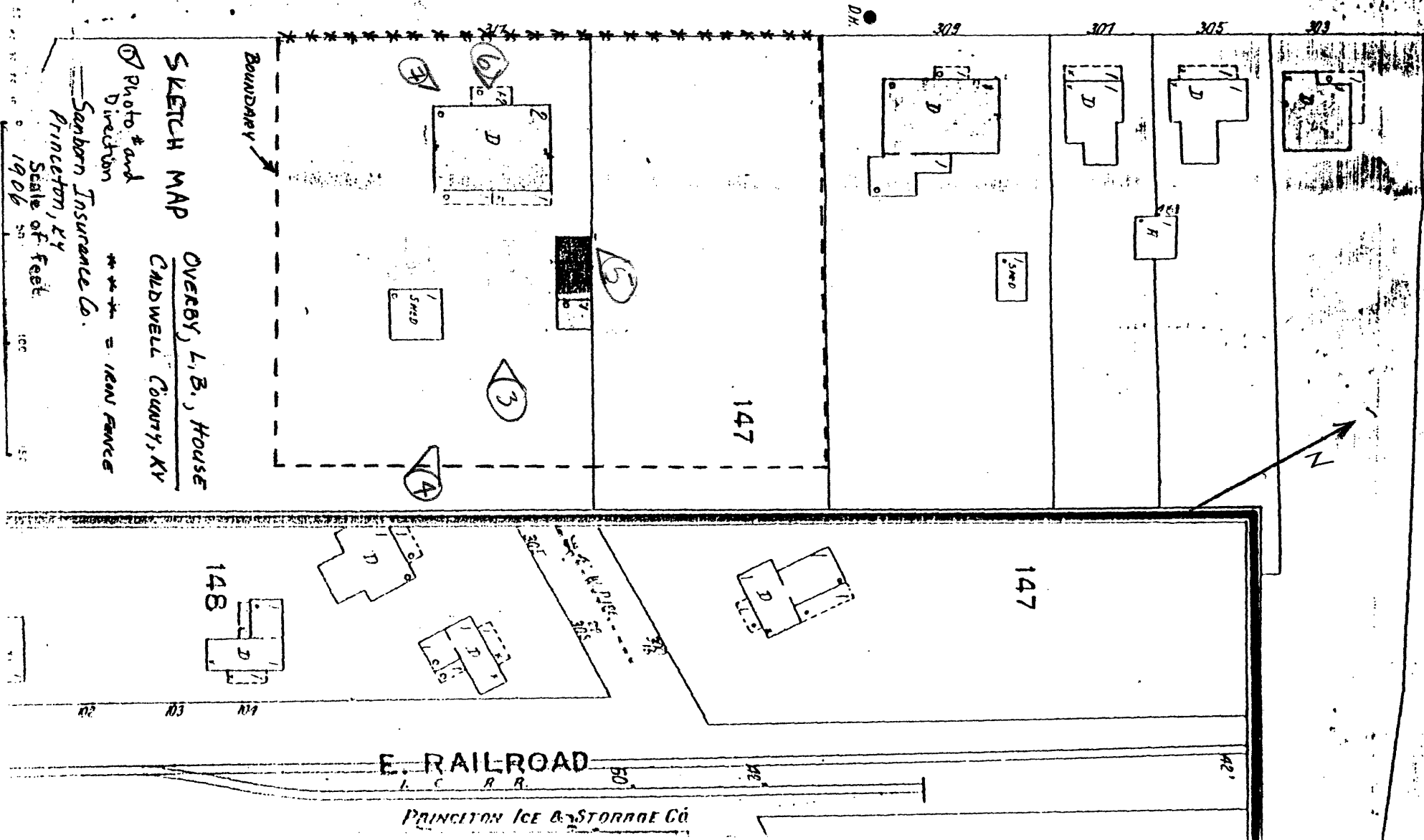
The following information applies to all of the photographs, which are keyed to the sketch map:

Historic Property: Overby, L. B., House
Location: 317 South Jefferson Street
Princeton, Kentucky

Photographer: Robert M. Polsgrove
Date: October 1989
Negatives: Kentucky Heritage Council

1. Overby, L. B., House - from the southwest
2. Overby, L. B., House - from the west
3. Overby, L. B., House - rear elevation from the east
4. Overby, L. B., House - kitchen (ell), house, center, smokehouse (right) from the east
5. Overby, L. B., House - smokehouse (left) with carport from the northeast
6. Overby, L. B., House - front entrance from the west
7. Overby, L. B., House - southwest corner from the southwest

S. JEFFERSON



SKETCH MAP

OVERBY, L. B., HOUSE
CALDWELL COUNTY, KY

Photo # and Direction
 Sanborn Insurance Co.
 Princeton, KY
 Scale of Feet
 1906

BOUNDARY

E. RAILROAD

PRINCETON ICE & STORAGE CO