

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

**National Register of Historic Places  
Registration Form**

**NATIONAL  
REGISTER**

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 Fitzpatrick, W. T., House  
other names/site number MM-MS-142

**2. Location**

street & number Southside Apperson Heights  not for publication  
city, town Mount Sterling  vicinity  
state Kentucky code KY county Montgomery code 173 zip code 40353

**3. Classification**

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>4</u>	<u>          </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>          </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> objects
			<b>Total</b>

Name of related multiple property listing: Mt. Sterling, Ky. MRA  
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.

Signature of certifying official David L. Morgan Date 3-6-91  
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.  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): \_\_\_\_\_

Entered in the National Register 4/23/91

Signature of the Keeper [Signature] Date of Action \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/ Single Dwelling  
DOMESTIC/ Secondary Structure  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

Domestic/ single dwelling  
Vacant/ not in use  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(enter categories from instructions)

Late Victorian/ Italianate  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation Stone/ Limestone  
walls Wood/ Weatherboard  
\_\_\_\_\_  
roof Asphalt  
other \_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

**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

Areas of Significance (enter categories from instructions)

Architecture  
Industry

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

Ca. 1880- Ca. 1903  
Ca. 1880-1903

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

Ca. 1880, Ca. 1903  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

Fitzpatrick, W.T.

Architect/Builder

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

**9. Major Bibliographical References**

Beers, D.G. and J. Lanagan. Map of Montgomery County, Kentucky.  
Philadelphia: Beers and Lanagan, 1879.

Boyd, Carl B. and Hazel M. Boyd. A History of Mt. Sterling, Ky.  
Mt. Sterling: privately printed, 1984.

Deed Books Montgomery County Courthouse.

Sanborn Insurance Maps for Mt. Sterling, Kentucky.

See continuation sheet

**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

**Specify repository:**

Kentucky Heritage Council

**10. Geographical Data**

Acreeage of property .8 acre

**UTM References**

A          
Zone Easting Northing

B          
Zone Easting Northing

C

D

See continuation sheet

**Verbal Boundary Description**

See continuation sheet

**Boundary Justification**

See continuation sheet

**11. Form Prepared By**

name/title Helen Powell  
organization H. Powell & Co., Inc. date 12/1/90  
street & number 2230 Idle Hour Center telephone (606) 266-5351  
city or town Lexington state Kentucky zip code 40502

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1Fitzpatrick, W. T., House  
Mt. Sterling, Ky. MRA

The W.T. Fitzpatrick House is a complex including the main residence and three additional outbuildings. The nominated area contains four contributing buildings on .8 acres in Mt. Sterling, county seat of Montgomery County, Kentucky. The Fitzpatrick House is sited on a bluff on the south side of Hickman Creek, overlooking the creek and the area in the vicinity of the railroads which developed into an industrial area in the late nineteenth century.

The site is first documented on the 1890 Sanborn Insurance Map (Figure 1), but the residence is noted on the 1879 Beers Map for Mt. Sterling. On the later (1890) map, there were eight buildings on the site. By 1908 the site had undergone several changes to arrive at its current form. A cabin southwest of the dwelling, the corn crib, and three other buildings south of the house, two of which contained the laundry and coal house were removed. The main dwelling, wagon or buggy house, and the servants quarters remain from at least as early as ca.1890. The current laundry building was added by 1908.

The exteriors of the four buildings remaining on the site have had very little alteration in their design and detailing since 1908. They retain their original architectural character.

After Fitzpatrick's death in 1903, the acreage associated with the house was subdivided among his heirs which resulted in the subsequent residential development of Apperson Way west of the house.

Main Dwelling: MM-MS-142 (contributing building)

The Fitzpatrick House, built ca. 1875, is a two-story, three-bay, central passage, weatherboarded house with interior brick gable end chimneys and stone foundation. The early form of the house as shown on the 1879 Beers Map for Mt. Sterling includes a two-story ell on the east side of the rear facade. Another section of two story ell added on the west side is shown on the Sanborn Maps from 1890. The addition in the center of the east facade first appears in 1908.

There are paired brackets along the cornice of the early section of the house. On the west side of the front facade is a one story, polygonal bay window. Windows are 2/2. Over the central entry and east window of the first floor of the main facade is a flat-roofed porch with three arches. Ornamented wood porch posts sit on stone piers. Another one story polygonal bay window and three bay, arched porch is located on the east facade. The major change to the house since 1908 is the addition of a weatherboarded, gable-roofed, one-room ell to the east side of the west or rear of the house. The addition is in scale with the earlier sections of the house and not visible from the front.

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Fitzpatrick, W. T., House  
Mt. Sterling, Ky. MRA

Laundry Building: MM-MS-142 A (contributing building)

The laundry building is located south of the main residence. It first appears on the Sanborn Maps in 1908 adjacent to two other outbuildings, one of which was labeled as a coal house. The two other outbuildings were removed from the site by 1908.

The laundry building is a one and one half story weatherboarded structure with a gable roof which extends to cover the porch and entry on the east side of the building. There is a single brick stone flue on the south end of the building.

From the on-site inspection of the building, there have been no substantial architectural changes to the Laundry Building since 1908.

Buggy House: MM-MS-142 B (contributing building)

The one story buggy house is located southeast of the residence. It is a square weatherboarded building with crossed steeply-pitched gables which are ornamented by bargeboards. There is a finial at the point at which the gables cross and cloverleaf shaped bents in the gables. The north facade has two double-leafed doorways. This building is identified as a wagon house on the 1890 Sanborn, and labeled on the 1908 Sanborn Map as a buggy house.

From on-site inspection, there appear to have been no substantial architectural changes to the Buggy House since 1908.

Servants' Quarters: MM-MS-142 C (contributing building)

The servants' quarters is located southeast of the buggy house. It has a rectangular plan, one and one half stories, and weatherboard siding with a jerkin-head roof and bargeboards in the eaves. The north or front facade has two doorways and circular opening in the attic. It is shown but not identified on the 1890 Sanborn Map.

From the on-site inspection, there appear to have been no substantial architectural changes to the servants' quarters since 1908.

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Fitzpatrick, W. T., House  
Mt. Sterling, Ky. MRA

The W.T. Fitzpatrick House of Mt. Sterling, Kentucky is significant under criterion B for its association with W.T. Fitzpatrick, a significant person in late nineteenth century industrial history of Mt. Sterling. It also is significant under criterion C as an important example of a late nineteenth century domestic complex, because it retains half of its domestic outbuildings, more than are found on any other site from this era in Mt. Sterling. Fitzpatrick built the house circa 1880 and lived in it until his death in 1903.

This central passage house in the I-house profile is ornamented with elements of the Italianate style. To the south of the house were also constructed domestic outbuildings for servants, laundry, and vehicles. Other than the addition of an ell to the main dwelling, the extent of buildings on the site have had no changes to their exterior designs and detailing. They retain their original architectural character.

In the last decades of the nineteenth century, W.T. Fitzpatrick was involved in numerous businesses which capitalized on Mt. Sterling's position as the railhead for the surrounding counties. In 1880, W.T. Fitzpatrick was first noted when he started a rough lumber and milling operation with B.F. McCormick. McCormick and Fitzpatrick dissolved their partnership in 1885 with McCormick going into business with his sons and Fitzpatrick opening a large planing mill and lumberyard with J.W. Burton on South Queen Street between the railroad and Hinkston Creek. In 1892 Fitzpatrick and John Greenwade established the Mt. Sterling Cattle Pens which was said to be the largest operation of its kind in the state.

Fitzpatrick sold his interest in the cattle pens to John and S.P. Greenwade in 1901. In 1896, Fitzpatrick began operation of a large sale and training stable on Locust Street. Fitzpatrick died in 1903. W.T. Fitzpatrick was one of Mt. Sterling's most important businessmen in the period 1875-1903. He capitalized on the growth of the town as a supplier to the construction industry in the late nineteenth century and then became a middleman in the livestock industry.

The Fitzpatrick House is the only pre-1940 dwelling remaining in Mt. Sterling which retains so many of its original domestic ornamented outbuildings. Other dwellings with outbuildings are shown on the late nineteenth century Sanborn Maps, but their acreage has been subsequently subdivided and the outbuildings have been lost due to demolition or neglect of maintenance. The collection of outbuildings at the Fitzpatrick House communicates information about the domestic activities in Mt. Sterling during

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Mt. Sterling, Ky. MRA

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the period 1880-1918 better than any site in town. The presence of servants' quarters, laundry building, and buggy house gives us an impression of what wealthy citizens, such as Fitzpatrick, came to enjoy in their home life. The collection of numerous detached service building shows the diversity of activity which took place on those sites. The elimination of some outbuildings and construction of the new laundry house around 1908 tells about the changes in which owners felt were appropriate in the years shortly after the turn of the twentieth century.

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Fitzpatrick, W. T., House  
Mt. Sterling, Ky. MRA

Acreage of Property: .8 acre

UTM Reference

<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
16	242020	4215600

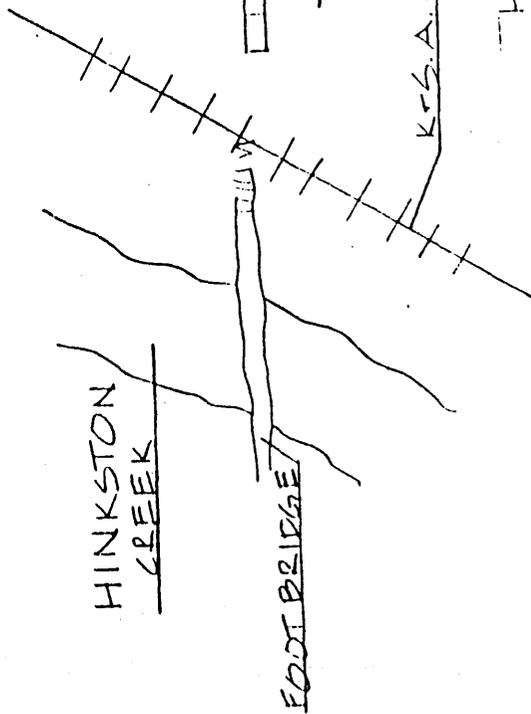
Verbal Boundary

From a point 20 feet north and 35 feet west of the northwest corner of the W.T. Fitzpatrick House, then east 145 feet to a point; then 240 feet south to a point; then 145 feet west to a point; then north 240 feet along an existing fence line to the point of beginning.

Boundary Justification

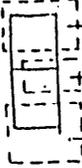
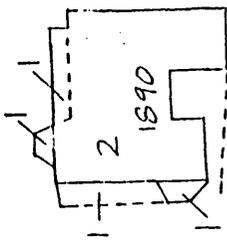
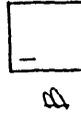
The boundary has been drawn to include all of the significant domestic historic resources either associated with W.T. Fitzpatrick or the architecture of the era. The boundary excludes areas which do not contribute to our understanding of the life W.T. Fitzpatrick or architecture during the period of significance. To the west and south, the boundary excludes modern residential development. On the north and east, the boundary excludes vacant land.

NR BOUNDARY



CORN CRIB  
GONE 190

1 1/2 1890  
2-1908



(1) WAGON HOUSE (1890)  
(2) BUGGY HOUSE (1908)

1-1908 A: 1/2 LAUNDE  
B: 1ST  
C: ST. JUDAL  
HOUSE

CABIN  
NOT SHOWN 1908

\* 1908 - NO FOOT BRIDGE OR STEPS

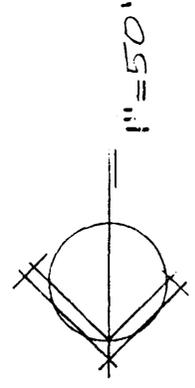
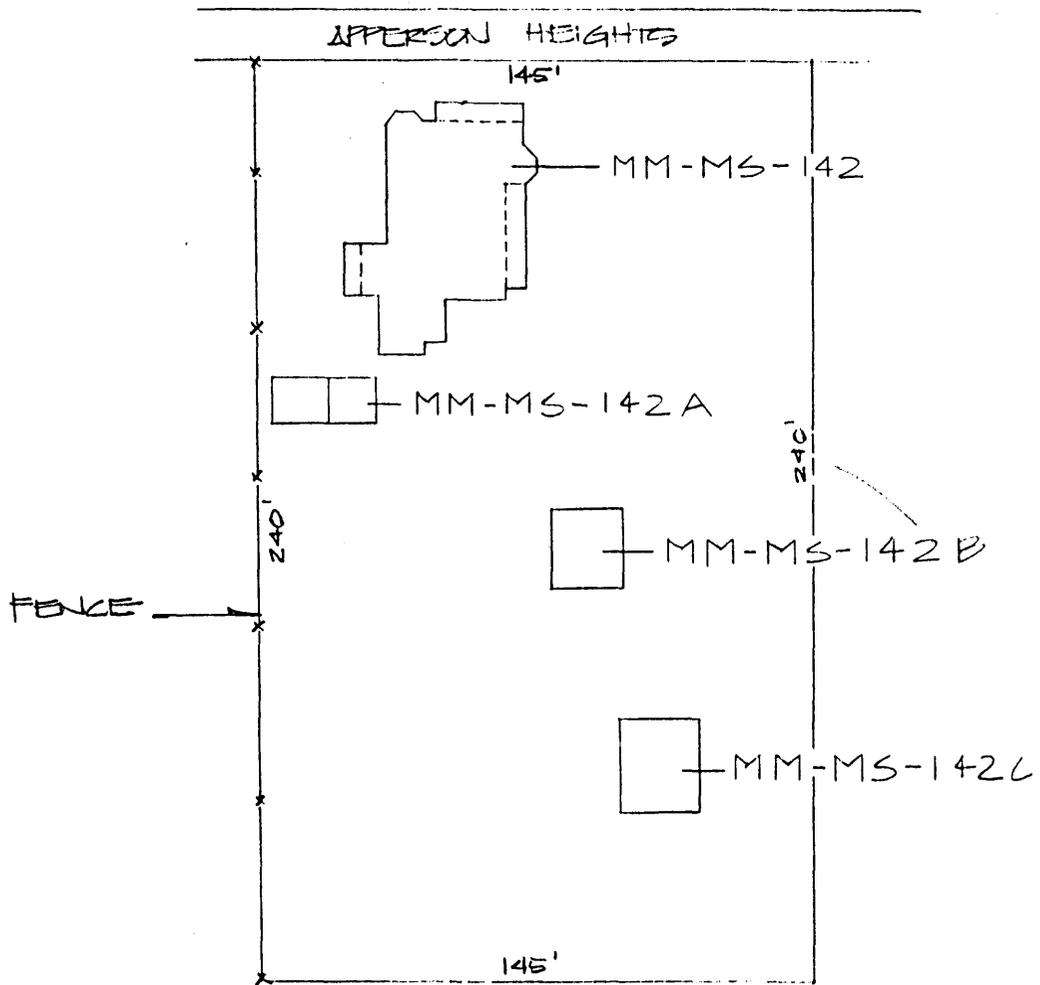
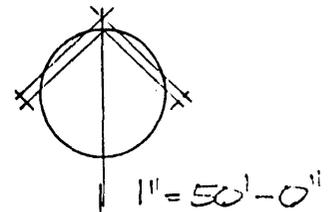


FIGURE I  
W.T. FITZPATRICK HOUSE  
(MM-MS-142)



SITE PLAN:  
 W.T. FITZPATRICK HOUSE  
 MM-MS-142



Mount Sterling, Kentucky, MRA

Montgomery Co.

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For All Photos:

Property Location: South side Apperson Heights  
Mount Sterling, Montgomery County, Kentucky  
Photographer: Helen Powell  
Negative Location: Kentucky Heritage Council  
Frankfort, Kentucky  
Date Taken: 1990

Photo No.

- |   |                                                                                     |
|---|-------------------------------------------------------------------------------------|
| 1 | Main house, view to southeast                                                       |
| 2 | Main residence at right, view to west                                               |
| 3 | Laundry building, view to south                                                     |
| 4 | Left to right: servants' quarters, buggy house, and residence,<br>view to northwest |
| 5 | Servants' quarters, view to south                                                   |