

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100004004

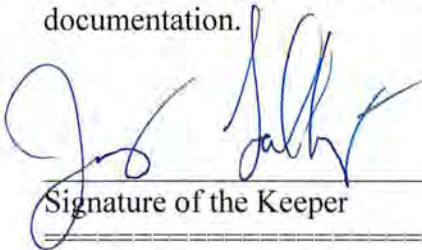
Date Listed: 5/30/2019

Property Name: Heartland

County: Woodford

State: KY

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5-30-2019

Date of Action

Amended Items in Nomination:

Section 5: Resource Count

The following numbers are hereby changed:

Contributing buildings: 3

Total Contributing resources: 5

Section 7: Inventory

Resource "C" – the carriage house is a ruin and cannot be counted as a contributing building in its current state. It has not been evaluated as a ruin and is left out of the resource count at this time.

Section 8: Significant dates

The significant dates are hereby deleted. Since they are the beginning and end of the POS, they are redundant.

The Kentucky State Historic Preservation Office was notified of this amendment.

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

1. Name of Property

historic name Heartland
other names/site number Hartland, Farm; George and Fanny McLeod House, WD-133
Related Multiple Property _____

2. Location

street & number 1470 Clifton Road
city or town Versailles
state Kentucky code KY county Woodford code 239 zip code 40383

NA	not for publication
X	vicinity

3. State/Federal Agency Certification

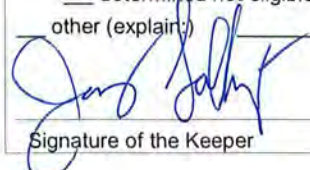
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
___ national ___ statewide X local

Applicable National Register Criteria:
x A ___ B ___ C ___ D


Signature of certifying official/Title Craig Potts/SHPO Date 4-12-19
Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
other (explain) _____

Signature of the Keeper Date of Action 5-30-2019

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
4	1	buildings
		district
1		site
1		structure
		object
6	1	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- AGRICULTURE/storage and processing
- AGRICULTURE/agricultural outbuilding
- LANDSCAPE/OTHER (Woodlands Landscape)

- DOMESTIC/single dwelling
- COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

- LATE VICTORIAN/Queen Anne
- LATE VICTORIAN/Eastlake

- foundation: Stone/Limestone
- walls: Brick
- roof: Slate
- other:

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Narrative Description

Summary Paragraph

Heartland Farm (WD-133) is located at 1470 Clifton Road in Woodford County, Kentucky, approximately 1.5 miles west of the county seat of Versailles. The nominated area consists of the entire legal parcel: a 30-acre tract with six contributing resources, including (a) dwelling house (b) the old-growth savannah landscape surrounding the house (c) remains of the brick carriage house (d) corn crib (e) stock barn and grain silo, and (f) the well pump. There is one non-contributing resource: a small non-contributing contemporary shed. The McLeod Farmstead, known as Heartland in this nomination, was established on this property in the late 1880s and became a highly celebrated farm in northwestern Woodford County.¹



Figure 1. The proposed National Register boundary includes the entire 30-acre tract associated with Heartland Farm (WD-133).

¹ The property is referred to by its Heartland spelling throughout this nomination, unless alluding to an earlier era. The farm was known as Hartland, until the early twentieth century. Its spelling was changed to Heartland ca 1920 to avoid confusion with a nearby horse farm.

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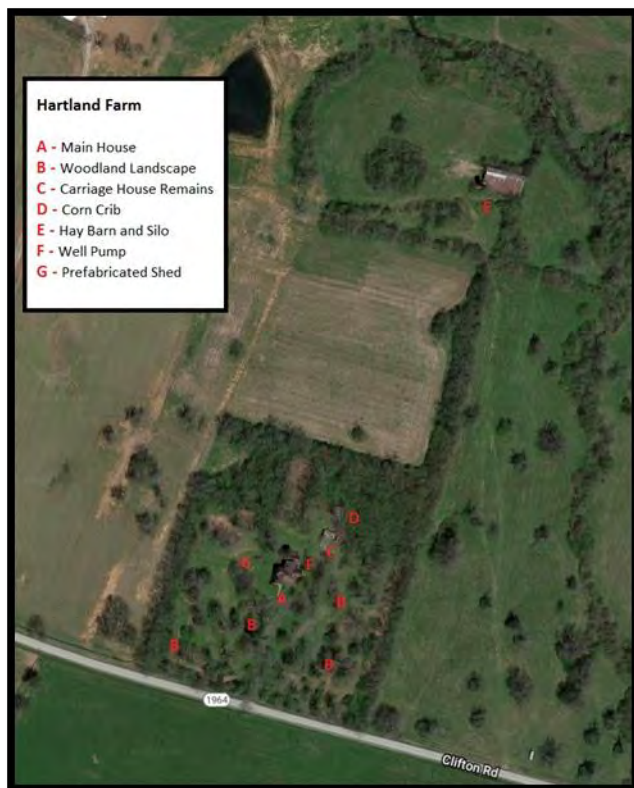


Figure 2. Heartland Farm (WD-133) Site Plan.

Property Setting and Characteristics

Heartland Farm is situated in western Woodford County, within 1.2 miles east of the Clifton-McCracken Pikes Rural Historic District.² The property was included in the initial survey of the roads in 1995, but for some reason was excluded from the district nomination.³ The rationale is unclear, but it is likely due to a desire to list the numerous antebellum resources within this area. Whatever the case, the survey summary report noted that Heartland was individually eligible for the National Register and listing should be pursued.

² John S. Lewis, "Clifton and McCracken Pikes Rural Historic District," *Nomination to the National Register of Historic Places*, March 1998.

³ Burry and Amos, *Historic and Architectural Survey of the Clifton-McCracken Pike Neighborhood Area, Woodford, County, Kentucky*, Prepared for the McCracken Neighborhood Association and the Kentucky Heritage Council, December 1995.

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Figure 3. Shaded in blue is the 1998 Clifton-McCracken Pikes National Register district boundary. As can be seen, Heartland is directly adjacent and within 1.2 miles east of the closest district boundary.

Woodford County was created from Fayette County in 1788 and is located in the Bluegrass Cultural Landscape Region, as shown in **Figure 4** below.⁴ More particularly, the county is part of the earliest occupied regions of Kentucky - the Inner Bluegrass region, which includes the countryside surrounding Lexington, Paris, Winchester, Georgetown, and Versailles. Woodford County contains 192-square miles, and is known for its gently rolling hills and deep limestone formations, which reportedly provide productive soil for horses, cattle, and crops.⁵ The Clifton-McCracken area, which is located in western Woodford County between the county seat of Versailles and the Kentucky River, was among the earliest areas settled. Clifton Road is presumed to be the oldest of these routes, as it is the only road leading directly to the Kentucky River; the route was known early on, in fact, as the Woodford Landing Pike.⁶ Settlement along these historic corridors occurred as early as the late eighteenth century; however, little remains of this very early occupancy, according to the 1998 National Register listing.⁷ Geographically, the Clifton-McCracken area fits into the acceptable norm for the region with an underlying karst topography, rolling land surface, numerous springs, and fertile loan soils.⁸ The area is characterized by an early-to-mid nineteenth agricultural landscape that was largely established by the antebellum era, as documented in the 1998 Clifton and McCracken Pikes National Register district.⁹

⁴ Ron D. Bryant, "Woodford County," in Kleber, ed., *The Kentucky Encyclopedia*, 966.

⁵ *Ibid.*

⁶ Burry and Amos, 40.

⁷ Lewis, "Clifton and McCracken Pikes Rural Historic District," 8-2 – 8-4.

⁸ Burry and Amos, 5.

⁹ Lewis, Clifton and McCracken Pikes Rural Historic District."

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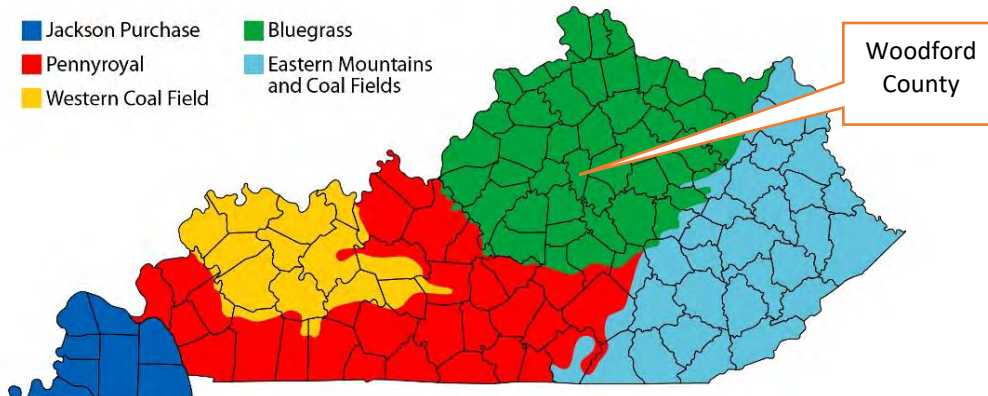


Figure 4. Woodford County is situated within the Inner Bluegrass Cultural Landscape region.

The main farmhouse is located down a long paved drive, which measures 300 feet, from Clifton Road ending in a semi-circular driveway. The entrance to the drive from Clifton Road is flanked by two stone pillars; the cast iron gate, that permitted entrance, is no longer in situ. The main house, which faces south, is nestled within an historic woodland savannah landscape, buffering it from the adjacent roadway. The domestic yard is located north (to the rear) of the house and includes remains of a carriage house, a well, and a corn crib. The barn lot and field are located further north behind the main house and domestic yard.

A series of brick walkways were installed when the house was built, intended to connect the exterior domestic space with the interior work spaces. These walkways are constructed of herringbone pattern brick, and are located along the east and rear elevations. It is likely these were meant to be used by servants and/or access from the carriage house into the main house. See **Figure 6**.



Figure 5. Entrance drive into Heartland Farm, looking north from Clifton Road. (Photo 0001).

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Figure 6. Brick walkway leading to east elevation porch, looking west toward interior service spaces. (Photo 0002).

Previously Recorded Resources

The McLeod Farmstead, known as Heartland in this nomination, was established on this property in the late 1880s. The site previously included an antebellum farmstead, known as Hartland, for its owners Hart and Mary Duncan Gibson, of Fayette County, Kentucky. The Gibsons sold their Folk Victorian farmhouse, brick hemp barn, and stone spring house as part of the transfer to the McLeods. The Gibsons did not live on site, but rather rented to tenant farmers throughout their ownership. Rather than reside in the modest mid-nineteenth century tenant house, the McLeods purchased the property, and added a fashionable house and outbuildings as part of their re-imagining of the farmstead. The McLeods did not tear down the Gibson house, but likely used it for tenant farmers. In the 2000s, the Prichard family, who purchased the property in the early twentieth century, sold the portion of the farm with the Gibson farmstead. The Gibson farm was surveyed in the 1990s as part of a Clifton-McCracken Pike survey effort, but is no longer extant except for the ruins of a stone springhouse. More details about this transition are available in Section 8 of this document.

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A – Main House - Description of the Exterior

The Heartland Farmhouse was constructed circa 1886 for Dr. George and Fanny McLeod. This two-story, full brick masonry Queen Anne farmhouse features Eastlake stylistic elements. Architectural interest and texture typical of the Queen Anne style is achieved by varying types of decorative brick, stone, and slate work. As with most Queen Anne style houses, this dwelling has an asymmetrical shape, typical of the late Victorian period. The house rests on a cut stone foundation and has a stone sill course. The steeply pitched hipped roof with lower cross gables is covered in slate shingles and is pierced with eight brick interior chimneys of various sizes. Decorative bands of red shingles run horizontally along the roof in a fish scale pattern and provide contrast to the gray slate rectangular shingles. Slate covers the large overhanging eaves, which is laid in an alternating red and grey pattern. The house has 1/1 double hung wood windows unless otherwise noted. There are also a few wood single pane basement windows with horizontally positioned metal bars. The front of the house is a natural red brick color. White paint is seen on other elevations; most prominently on the east elevation, as the house was once painted white. Wood trim is painted a light brown color. Although no pattern book design was discovered in this study, the McLeod house was likely adapted from a pattern book design, as was fashionable in the late nineteenth century.

Previous Rehabilitation Work

According to the Prichard family, the house was rehabilitated in the mid-1940s by Whayne W. Hafler, a Lexington architect.¹⁰ As part of this, the house received updates such as modern HVAC system, electrical service, addition of closet space, and a bathroom on the first floor. In addition, new attic access was provided on the second floor hall; the east elevation side porch was enclosed; and a bay window was removed on the west elevation. It is also likely the interior walnut woodwork was painted at this time; some of the walls and ceilings were wallpapered; and the decorative plasterwork on the ceilings was removed.¹¹ The two-story Eastlake style front porch was removed prior to the renovations by the Prichard family. See **Figure 7** below. The Heartland plaque, noting the construction date, was likely added or altered during the 1940s rehab work. The farm was known as Hartland prior to 1906 and the name was possibly changed because of confusion with an adjacent farm, known as Spring Hill or Hartland in the twentieth century. This matter will be discussed in more detail in Section 8 of this document.



Figure 7. The Prichard family, who owned the property from 1907-2017, provided these early twentieth century photos. To the left is a view of the two-story front porch prior to its removal. To the right is a view of the façade in which one can see the former porch

¹⁰ The family owned this house from 1906-2017. They reportedly threw the rehabilitation blueprints away when they were cleaning the house after the death of their mother, Lucy Prichard, who resided in the house at the time of her passing. Mrs. Prichard named the architect during a field site visit in 1978, which the authors found noted in the KHC survey files.

¹¹ A description of this work was provided by the current owners who corresponded with Nathan Prichard, son of Lucy Prichard.

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Primary Façade (South Elevation)

The primary façade (south elevation) is distinguished by asymmetry and variations in wall surface typical of a Queen Anne style house. This façade is five bays in width and has a running bond brick pattern. A projecting clipped gable bay with flared overhanging eaves is located on the façade's southwest corner and is topped by a gablet roof. The gablet features a decorative fanlight window.

If looking from west to east, the first floor features a single elongated wood window, a small stone Heartland date plaque within a recessed stone picture panel that announces "Heartland 1886," and an elongated single wood window. The first floor windows are recessed from the main plane of the house and capped by a simple stone label arch that keys into a stone lintel course. Rather than a continuous course, this lintel course is interrupted by a block of banded stone work that keys into the Gothic-like label molding at each first floor window. A decorative row of stone beaded scalloping is situated at the head of the windows. Just above the date plaque is an arched recess with decorative basket-weave brickwork. The arch is characterized by a wedge-shaped gauged brick work and a fluted stone keystone. The small stone date plaque for the house states: "Heartland 1886." A recessed entry is situated just east of this projecting bay, near the center of the facade. Originally, a decorative two-story porch filled this void, but as noted above, this porch was removed some time in the early-to-mid twentieth century (See **Figure 7** above). The entrance would likely have seemed less symmetrical with the original porch in situ. Access to the porch is gained through three stone steps. The porch flooring is brick. Entrance into the house is accommodated from a stone step through a pair of wood panel single-light doors. These doors are capped by a three-light transom window and a decorative carved stone lintel surround. Traveling further east, there are two elongated wood windows. Unlike their counterparts to the west, a decorative carved stone lintel surround caps these windows. The east side of the façade does not utilize a lintel course but does have a continuous stone sill course.

If looking west to east, the second floor of the primary façade features two 1/1 wood windows with stone sills and decorative carved stone lintel surrounds. As with the windows below, a stone lintel course is interrupted by a block of banded stone work before keying into the stone window lintel surround. A decorative band of stone beaded scalloping is found at each window's head. A simple wood cornice is situated just below the eaves of the clipped gable on this projecting bay, which continues the length of the primary facade. Just east of this bay is an elongated second floor 1/1 wood window positioned directly over the entry doors. This window has a decorative stone lintel surround and a simple stone sill. Moving east, there is a cantilevered box bay wood window sheltered by a slate pent roof and supported on three decorative wooden brackets. This window features Eastlake style millwork, including bullseye rosettes, surrounding two 2 by 2 wood windows with single pane transom heads above each window. Below the windows there are recessed panels with small stone carved scalloping underneath.

Finally the basement level has several windows on this elevation. These windows are placed symmetrically below the first floor sash and all are fixed pane wood windows with three horizontally positioned metal bars. If looking from east to west, there are two wood windows on the projecting clipped gable; and two wood windows west of the porch area.

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Figure 8. Primary façade (south elevation), looking northwest. (Photo 0003).

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Figure 9. Heartland date plaque, located on the primary façade's projecting bay, looking south. (Photo 0004).

East Elevation

The east elevation is characterized by a projecting front gable, a series of lower gables, and the one-story hipped roof kitchen. This kitchen was previously connected to the main house and side yard by an open porch; in the 1940s renovations, this porch was enclosed.¹² This elevation, which is painted white with tan-colored trim, faces the side domestic yard where some of the household's service work was accomplished. All windows on this elevation are 1/1 wood windows with carved stone lintel surrounds and simple stone sills, unless otherwise specified. If looking south to north on the first floor the east elevation features a single elongated wood window; a projecting end gable with a single elongated wood window, which faces south; two elongated wood windows on the front gable, facing east; the circa 1940s enclosed side porch, which was previously an open porch; and the one-story hipped roof kitchen that features a single 1/1 wood window with a simple stone lintel and sill. The side porch resembles a greatly simplified version of the front boxed bay window. If looking south to north, the porch has three 8/8 wood windows and a wood screen door capped by a four-light transom. Recessed wainscot panels are situated directly under the windows on the porch, and each window is divided by a simple pilaster molding. Entry to the porch is accomplished by four stone steps that appear to be original to the house.

¹² The one-story kitchen is connected on the interior to the dining room.

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The second floor features windows stacked directly over top the first floor windows, unless otherwise noted. If looking south to north on the second story, there is a single wood window; a single wood window on the projecting end gable, which faces south; two wood windows, and a single wood window above the enclosed front porch, nearly abutting the east facing front gable. There is a second half-story on the projecting east-facing front gable. This half story has two half-round single-light windows, stacked above the ones below. Similar to the façade, a continuous stone lintel caps the half-story windows and extends to the edge of a simple wood cornice. Between the half-round windows, above the lintel course, is a gauged brick decorative arch with basketweave brick at its center.

Finally the basement level has several windows on this elevation. These windows are placed symmetrically below the first floor sash and all are fixed pane wood windows with three horizontally positioned metal bars. If looking from south to north, the basement is lit by a wood window; a wood window, which faces north on the projecting gable; two wood windows on the east facing front gable; and a single window on the one-story kitchen portion of the building.



Figure 10. East elevation, looking west. (Photo 0005).

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Figure 11. East elevation, looking southwest. (Photo 0006).



Figure 12. East elevation, enclosed porch, looking west. (Photo 0007).

Rear Elevation

The rear (north) elevation continues the irregular roofline. Its most prominent feature is a one story, hipped roof kitchen. Although it appears to be an addition, the kitchen is simply positioned so that it minimizes the fire hazard to the rest of the house. Aesthetically, the numerous roof heights provide for the stylistic variety characteristic of the

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Queen Anne style. Of interest is the attention to stylistic detail on the rear elevation's one-story kitchen, as described below. It is uncommon to find decorative detailing on an elevation not intended for public view.

The rear elevation of the one-story kitchen features a shed-roofed porch with exposed rafter tails, covered in standing seam metal, and supported on four simple wood posts. The east and west end walls of the porch are characterized by the scalloping details found on the façade, as is the area directly below the exposed rafter tails. A slender interior chimney stack is positioned near the kitchen's northeast corner. The slate roof, covering the kitchen, has recently received copper flashing and guttering. Sheltered below the one-story porch is a brick-floored work space, likely intended for dirty kitchen tasks, and an entry to the basement through bulkhead wooden cellar doors. Directly west of this cellar entrance is a single 1/1 wood window and a wooden screen door; both have a simple stone sill and lintel.

The rear elevation of the east-projecting gable is also visible (**Figure 15**). The north elevation features a wood screen entry door that leads into a sitting room. This door, which is accessed from four stone steps, has an enclosed transom and a decorative, but not incised, stone lintel surround. Stacked above this, there is a single wood window with the same stone lintel surround and simple stone sill. Moving west, there is a matching wood window with the same details, near the juncture of the east-projecting gable with a side gable wall.

Finally, the rear elevation of the west-projecting gable can be seen. There are two wood windows positioned one atop the other on this elevation, near its east corner. The first floor window is elongated.



Figure 13. Rear (north) elevation, looking southwest. (Photo 0008).

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Figure 14. Close-up view of rear porch, facing southwest.

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Figure 15. The projecting gable has a rear north-facing elevation with a door and several second story windows, looking southwest. (Photo 0010).

West Elevation

The west elevation features a projecting central, two-story front gable, similar to the east side. Differing from the east gable; however, the west projection does not extend as far past the main plane of the house near the front (south). This was likely due to the bay window that existed prior to the 1940s renovation, just south of this projecting gable. All windows on this elevation are 1/1 wood sash with decorative lintel surrounds and simple stone sills, unless otherwise noted. A stone sill course is situated below the windows on the projecting gable that continues to the southwest corner (front). The sill course does not extend north from the projecting front gable to the rear of the building, following general principles of hierarchy of finish. In addition, the foundation wall is not formally dressed near the rear of this elevation. If looking from north to south (rear to front) on the first floor, there is a one-story kitchen addition attached to a two-story side gable interrupted by a projecting front gable, attached to a two-story side gable.

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Reading the building on the first floor from the north to south (rear to front), there are two wood windows with a simple stone lintel or sill that light the one-story kitchen; a recessed brick arch with a diamond-shaped stone surrounding a round window; two elongated wood windows with a brick chimney situated between them; two elongated windows surrounding an interior chimney; and a blank wall, where a frame bay window was removed in the 1940s renovation work. The differing brickwork provides traces of where this bay was situated. The second floor openings follows the first floor fenestration pattern; there are no elongated windows on the second floor of this elevation. If looking north to south, there is a recessed brick arch with an octagonal stone surround in the center of which is a round window, two wood windows, two wood windows on the projecting front gable, and a single wood window. It appears that a window near the juncture with the façade (south) may have been removed in the 1940s renovation work, as the windows are typically in pairs and the brickwork appears to have been reworked here.

Finally the basement level has a fenestration pattern identical to the upper floors. These windows are fixed pane wood windows with three horizontally positioned metal bars. If looking from south to north, the basement is lit by two windows below the kitchen space; two windows directly below the upper story windows, but no windows below the arches; and two windows on the projecting gable.

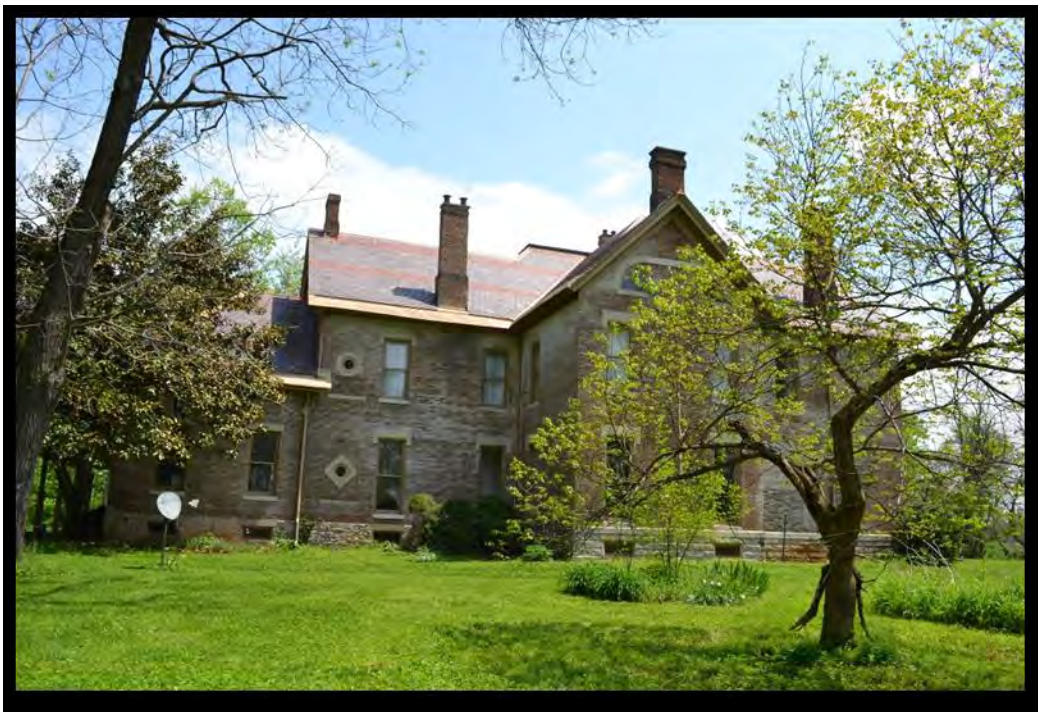


Figure 16. West elevation, looking southeast. (Photo 0011).

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Figure 17. Front portion of west elevation, looking northeast. (Photo 0012).

Interior Description

The McLeod house contains two floors of finished space and a full basement. There is approximately 5,200 square feet of finished space (See **Figure 18- Figure 19**). In addition, there is an unfinished attic, accessible from a ladder stair in the second floor hallway.

First Floor

The main floor is accessible through several entries, including the front entrance, two entrances on the east side, and a rear kitchen entrance, that was presumably intended for servants. If entering through the front door, there is an L-shaped hallway that provides access to the living room and sitting room to the west and a bed chamber and sitting room to the east. A large decorative arch is encountered upon entry that utilizes geometrical floral ornamentation, typical of Eastlake design. This hall contains the main staircase to the second floor on its north wall. The west sitting room may have been intended as an office for Dr. McLeod, as it has an exterior entrance, where visitors could come and go without accessing the house's elaborate public spaces. Past that, the hall narrows as it approaches the dining room, just north of the staircase. If traveling north from the dining area, the one-room kitchen is accessible, in which there is a winder service stair in its southwest corner. If moving east, however, one encounters the enclosed porch and laundry space. Prior to the 1940s renovations, it is likely that the open porch provided after-dinner relaxation space. Whatever the case, the porch was enclosed to provide for a bathroom space, which was previously an entrance off the main hall onto the porch area.

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The first floor is characterized by hardwood flooring; elaborate painted walnut woodwork with Eastlake stylistic elements; plaster ceilings and walls, 10.5 ft. high ceilings; and original slate and cast iron fireplace mantels. The most prominent woodwork is the door and window surrounds, which utilize an elaborate Eastlake detailing, including reeding, extended diamond-shaped head blocks, and decorative raised corner blocks. Like many nineteenth century houses, the first floor of the McLeod house utilizes a hierarchy of finishes with the best woodwork and finish located in the main public spaces toward the front of the house, and the quality of woodwork/finish decreasing as one moves toward less public spaces at the rear of the house. See **Figure 24 -Figure 25**. Interestingly, the first floor bed chamber, located in the southeast corner, contains the same woodwork as the public parlors. It is likely that this room was intended for guests of whom the family intended to impress. Meanwhile the current dining room has less detailed finish, which suggests that the intent was a less formal family dining space. Perhaps more formal dining was conducted in one of the highly ornamented double parlor spaces originally. See **Figure 20- Figure 28**.



Figure 20. Central hall, looking south toward front doors. Note the rosettes at the base of the hall arch. (Photo 0013).

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Figure 21. Facade windows in front parlor, looking south. (Photo 0014).



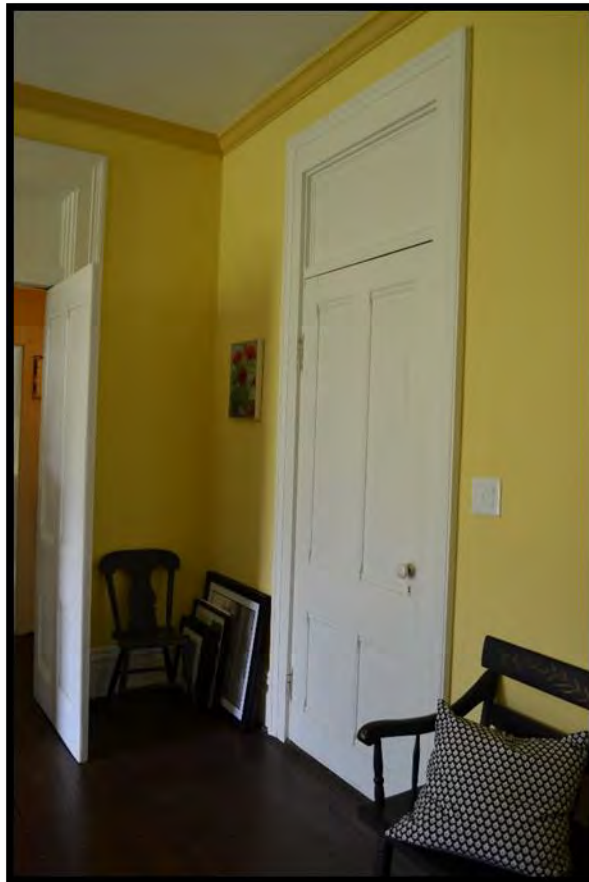
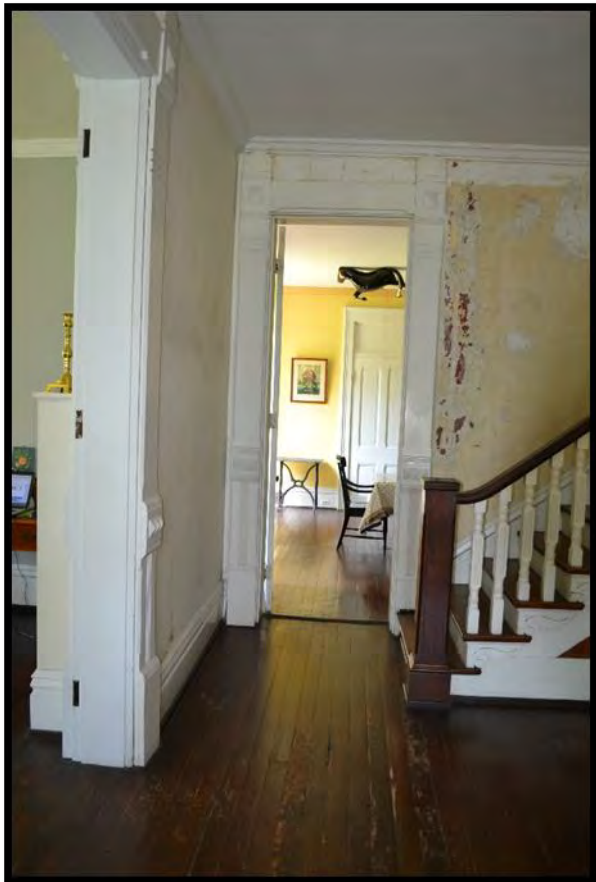
Figure 22. Sitting Room, looking northwest. (Photo 0015).

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Figure 23. View of double parlors (living and sitting room) and arched opening, looking southwest from sitting room. (Photo 0016).



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Figure 24. Left: Looking north from stair hall into dining room area. (Photo 0017). Right: Typical dining room woodwork, looking northeast. (Photo 0018). Note the contrast of more elaborate Eastlake door surrounds in the hall and parlor versus that found in the kitchen and dining space.

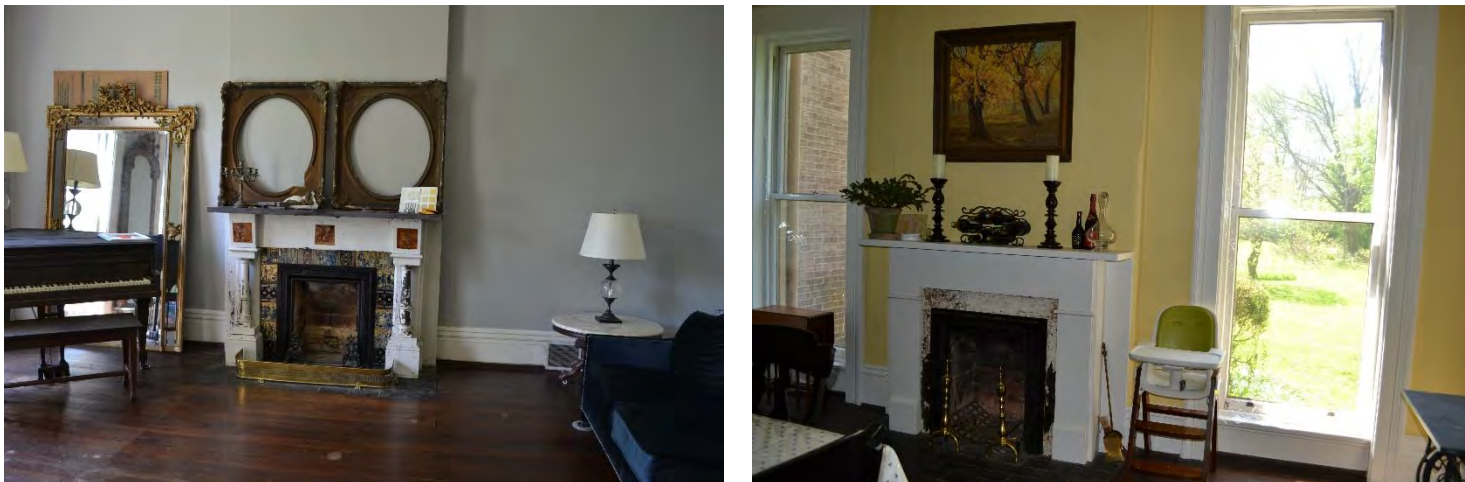


Figure 25. Another example of hierarchy of finish. To the left is the highly elaborate front parlor mantel, looking southwest. (Photo 0019). To the right is the simple, yet elegant dining room mantel, looking southwest. (Photo 0020). Both mantels are made of slate.



Figure 26. Left: Corner winder stair in kitchen space, looking south. (Photo 0021). Right: View of east sitting room (office), looking north toward exit door. (Photo 0022).

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Figure 27. Left: View of enclosed porch, looking south. Note the arch above the former exterior window in the foreground. (Photo 0023). Right: This door formerly provided access to the open porch, seen to the left, which was enclosed in the 1940s. It is now a door to the first floor bathroom, looking northeast. (Photo 0024).



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Figure 28. Note the round window on this formerly exterior space, now an enclosed porch, looking northwest. This detail matches the windows found on the west elevation in the recessed arch. (Photo 0025).

Second Floor

The second floor consists mostly of private space. There are three bedrooms, a bathroom, and an upstairs sitting room, located off an L-shaped main hall. Access is provided from two stairs; one is the open main stair, which features decorative machine-turned balusters, a simple newel post, and a wave scroll design below the balustrade on the second floor; the other is a narrow rear winder stair with no ornamentation that leads from the kitchen to the current upstairs sitting room. A small storage room is situated at the top of the stair with a ladder access to the attic space. It is presumed that this was altered or added in the 1940s renovation work. The master bedroom is located in the house's southeast corner, and makes use of the light provided by a boxed bay window on its south wall, past an arched opening. An elaborate mantel piece with a Shakespearean theme is situated in this room. The second bedroom is situated on the house's southwest corner and was likely meant for an older child or other family member. A less elaborate mantel is located on this bedroom's west wall. This room has a wallpaper border, presumably added in the 1940s. Given its position in the house, the third bedroom was likely a nursery space and bedroom for children, although the McLeods had no children of their own. This room has a mantel on its west wall with far fewer decorative details. Finally, the rear room, which connects with the winder stair, is currently an upstairs sitting room. This room's mantel is the least elaborate of all the upstairs spaces. Given its location and finish, which connects to the kitchen and nursery bedroom, this space was likely intended for servants.

The hierarchy of finish on this floor is solely related to the room's location near the front or rear, and ornamentation of its mantel pieces. The upstairs doors are all simple wood panel doors with transoms and a simple cap trim molding and base block. Window surrounds are equally simple, with a recessed wood panel below. Baseboards utilize a three member classical design. All floors are hardwood on the second floor. See **Figure 29 -Figure 34**.

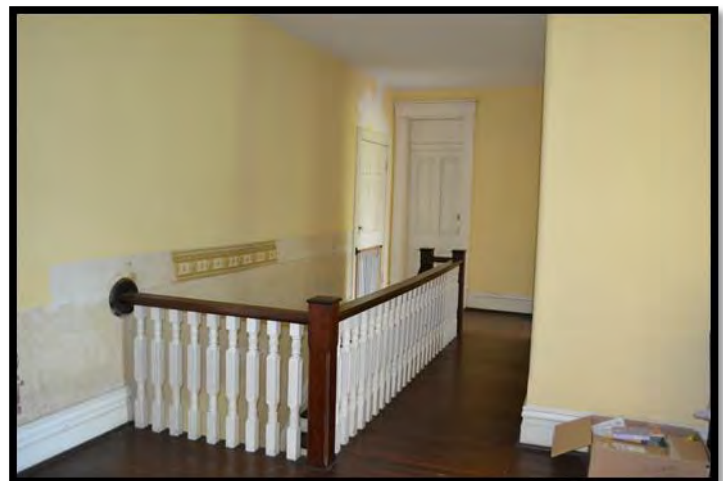


Figure 29. Left: view of scroll wave detail below the balustrade, looking west. (Photo 0026). Right, view of stair hall on second floor, looking northeast. (Photo 0027).

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Figure 30. View of master bedroom, looking south. (Photo 0028).



Figure 31. Master bedroom mantel, looking west. (Photo 0029).

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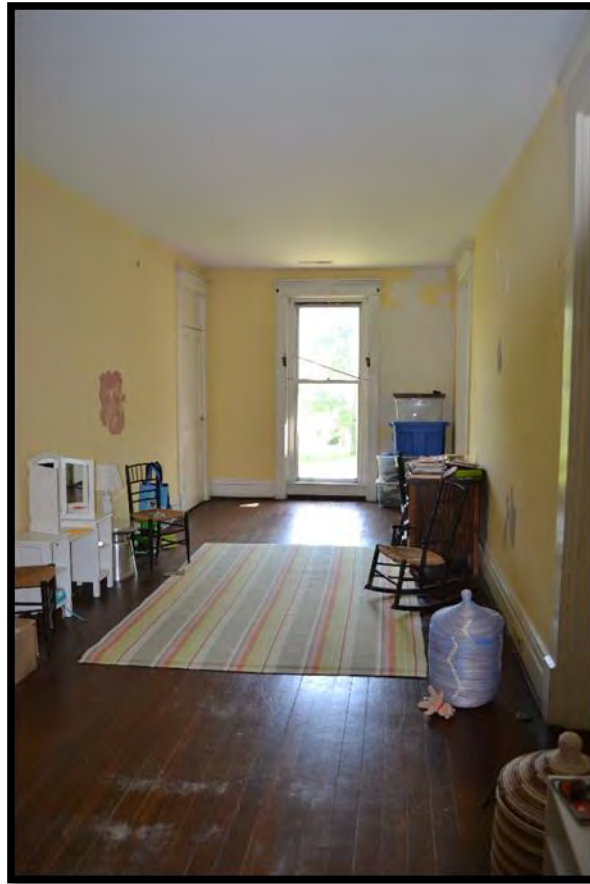


Figure 32. Second floor hall, looking south. (Photo 0030).

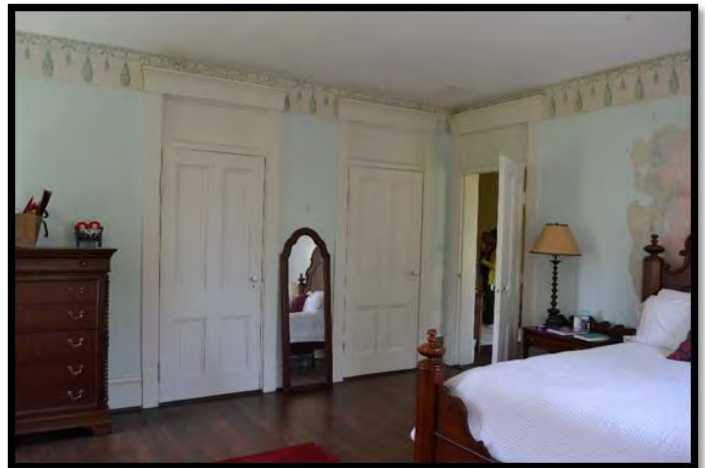


Figure 33. Bedroom at southwest corner of house. Left: Looking southwest toward fireplace mantel. (Photo 0031). Right: View of bedroom doors. (Photo 0032). This type of door and trim is located throughout the second floor.

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Figure 34. View of upstairs sitting room, looking northwest. This space was likely a servant's room; given its direct connection to the house's service spaces. (Photo 0033).

Basement Level

There are two entrances to the basement level. One is through a wood panel door under the main stair, and the other is through a bulkhead on the exterior, near the kitchen. The basement consists of an L-shaped hall with a division of spaces very similar to those above. There are six main rooms defined by whitewashed, dressed stone foundation walls and whitewashed ceilings. It is likely that these rooms were originally used for kitchen work space and larder, and perhaps for unheated servant's rooms. They are currently being used for storage and mechanical space.

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Figure 35. Small room in basement level, looking southwest. (Photo 0034).

Other Resources:

B-Woodland Savannah Landscape (contributing)

Rather than removing or replanting trees around their house, the McLeods situated their residence within this impressive old-growth woodland landscape. It was likely a sense of prestige at owning such an ancient group of trees that permitted their preservation as part of the development of this portion of the property. A 1995 Survey of Clifton and McCracken Pikes identified the landscape surrounding the McLeod House as among the few remnants of woodland savannah landscape in the area.¹³ As of the mid-1990s, there were only three properties along the McCracken and Clifton corridors with this type of early landscape: WD-133, WD-280, and WD-295. The surviving number of these woodland landscapes is unknown as of 2019.

The 1995 report notes that, “each [example] having recognizable tracts of large, pre-settlement era trees of ash, oak, walnut, hickory, and maple.” The current property owner engaged a landscape architect for an informal report and concluded that, there are several large, approximately 200 year burr oak trees with younger burr oaks dispersed among them, a few ancient blue ash trees, large maple trees, and coffee trees. Less in abundance are shagbark hickory, catalpa, tulip popular, dogwoods, sugar maples, Osage orange, walnut, and cherry and an extremely large yellowwood.

This landscape is essential to the integrity of setting of this site as it provides an important vista to and from the property, connecting the farmhouse with a sense of central Kentucky gentility.

¹³ Burry and Amos, 39.

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Figure 36. View of woodland savannah landscape looking south toward Clifton Road. (Photo 0035).



Figure 37. View of woodland savannah landscape looking southeast toward Clifton Road (Photo 0036).

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C-Carriage House (contributing)

The carriage house was constructed along with the main house circa 1886. The building is in a state of decline, due to years of neglect by the previous owners. The carriage house is brick masonry building that rests on a cut stone foundation wall. The building is missing a roof and, of the four walls, only three relatively full walls remain. A few windows remain intact, such as the diamond shaped panes on the east elevation. Most window sash are missing. The façade wall (south elevation) is nearly entirely on the ground. The current owners are stabilizing the remains of the carriage house. There are no plans to reconstruct the building at this time; however, the property owner may reconstruct it at a later date. The carriage house is the sole remaining domestic outbuilding associated with the McLeod's domestic yard. (The corn crib is likely from the McLeod's tenure but it is an agricultural outbuilding, rather than one intended for domestic use).



Figure 38. Carriage House, Remains of south elevation (façade), looking north. Note that the arched wall is present at the rear (north) elevation. (Photo 0037).

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Figure 39. Carriage House, West elevation wall, looking northwest. (Photo 0038).



Figure 40. Carriage House, Rear (north) elevation, looking south. (Photo 0039).

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D- Corn Crib (contributing)

This frame agricultural outbuilding was constructed circa 1890 to serve as a corn crib. The building has a gable-front entry, vertical board siding, and a standing seam metal roof. The corn crib layout consists of two side drives flanking a central crib for storing corn. The crib has sawn wood slats, a wood floor, and several hatches to load and unload corn. The side drives were for loading/unloading as well as equipment storage. The building is situated at the far northern edge of the domestic yard.



Figure 41. Corn crib, looking northeast. (Photo 0040).

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Figure 42. Corn crib, looking southeast. (Photo 0041).



Figure 43. Access hatch inside corn crib on east side drive. (Photo 0042).

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E- Stock Barn and Concrete Silo (contributing)

This circa 1940 ten-bent stock barn is a transverse crib frame barn with vertical board siding and a standing seam metal roof, constructed directly adjacent to Glenn's Creek for ease of watering cattle. The barn may have been built as a multi-purpose building for tobacco and cattle; however, at some point it became primarily a stock barn. During its tenure as a stock barn, a side aisle addition was appended to its south elevation circa 1960 that opened out onto a feedlot for cattle. In the past twenty years, it was converted on the interior to store hay. All of the animal stalls and feed slats were removed at that time. In spite of the interior changes, this barn still reads as a mid-century stock barn on its exterior. As with other outbuildings on this property, this barn has suffered neglect and is missing some of its vertical board siding on its north, west, and east elevations.

A circa 1940 concrete grain silo is situated at the barn's southeast corner. This silo stored grains for feeding cattle in the adjacent barn lot.



Figure 44. Stock Barn, East Elevation, looking southwest. (Photo 0043).

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Figure 45. Stock barn, West elevation, looking southeast. (Photo 0044).



Figure 46. Concrete grain silo, looking northwest. (Photo 0045).

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F- Well Pump (contributing)

The metal well pump cover dates from the late nineteenth century and was likely installed when the McLeods built the adjacent house. The well pump is located just west of the kitchen entrance.



Figure 47. Well pump, looking northwest from east domestic yard. (Photo 0046).

G- Prefabricated Shed (non-contributing)

The previous owners placed this prefabricated frame shed on site circa 2000 for storage. The building is situated just northwest of the main house.

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Figure 48. Modern prefabricated shed, looking southwest. (Photo 0047).

Changes to Heartland Farm since the Period of Significance

The Heartland property has experienced moderate changes over its 133-year history, mostly with relation to demolition by neglect. The previous owners demolished approximately five domestic outbuildings behind the main house, including a back house and meat house, associated with the McLeod family's building campaign. These buildings had not been maintained and were demolished circa 2005, according to sources familiar with the property. The carriage house is the sole remaining building associated with the McLeod's domestic yard. This building no longer has a roof but retains three walls, which are relatively intact. This building may be reconstructed using historic photographs as the wedding venue plans progress.

The McLeod House remains remarkably intact, both on the exterior and in its interior spaces. The main change to the dwelling occurred in the 1940s renovation work, in which the west elevation bay window and a second story window directly above were removed. According to the previous owners, the front porch was likely removed prior to this time. Interior changes included addition of closet spaces and bathrooms, and a new attic access. The east elevation porch was enclosed as well at this time. The woodland pasture landscape that surrounds the house has been maintained, which helps continue the property's association with a central Kentucky agricultural landscape.

The barn and silo retain their appearance from the mid-twentieth century on the exterior. As noted above, the interior of the barn was entirely changed upon conversion from a stock barn to hay storage.

Rehabilitation Plans

The Stouffers intend to rehabilitate the Heartland property to serve as both a private residence for their family, and an upscale wedding venue. The rehabilitation work will follow the Secretary of the Interior's Standards and they will benefit from use of the Kentucky State and federal historic preservation tax credits. Some of the work to be

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accomplished includes add a lounge and bar area on the basement level, restore historic wood windows, install new HVAC and electrical systems, restore the former bay window on the front parlor, and eventually restore the front porch

The stock barn and silo will also be included in their initial rehabilitation plans. The barn will receive a septic system, plumbing, and electrical updates. Following the Secretary's Standards, the barn will be converted as wedding venue space, and will include a catering area, stage, and a bar. Plans for the adjacent silo are in progress.

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8. Statement of Significance

Applicable National Register Criteria

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | A | Property is associated with events that have made a significant contribution to the broad patterns of our history. |
| <input type="checkbox"/> | B | Property is associated with the lives of persons significant in our past. |
| <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | D | Property has yielded or is likely to yield, information 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 old or achieving significance within the last 50 years.

Areas of Significance

(Enter categories from instructions.)

Agriculture

Period of Significance

1886 - 1945

Significant Dates

1886, ca 1945

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Original- Unknown

Renovation ca 1945 – Wayne W. Haffler,
Lexington, KY

Period of Significance (justification)

The period of significance for Heartland Farm (WD-133) corresponds to the important agricultural changes on Heartland Farm, from the construction of the main house and outbuildings circa 1886 to the construction of the stock barn and silo circa 1945. These building campaigns represent the evolving agricultural economy of Northwest Woodford County, as described in Section 8 below.

Criteria Considerations (explanation, if necessary)

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N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Summary Paragraph

Heartland Farm meets National Register Criterion A and is locally significant within the historic context, "Agriculture and Rural Economics, 1880 – 1950 in Northwestern Woodford County." As such, the Area of Significance for this property is Agriculture. The property is an important example of a late nineteenth century farmstead that evolved to its present appearance by the mid-twentieth century on Clifton Pike, in close proximity to the Clifton-McCracken Pikes National Register district.¹⁴ The farm demonstrates themes illuminated in Clifton-McCracken Pikes nomination and the accompanying survey summary report. In particular, the property reflects the growth of industrial and/or urban-based wealth and accompanying desire to display that wealth in a celebrated Central Kentucky domestic agricultural landscape. Dr. George W. and Fanny McLeod invested large sums of money to participate in this genteel Inner-Bluegrass landscape by building an impressive high-style, late nineteenth century domestic complex, while amassing the majority of their earnings from investments in Louisville, Jefferson County, Kentucky, where Dr. McLeod lived and worked during the week. Further, Mary Louise Powell Elliot, ancestor of the Prichard family, continued the tradition of utilizing urban-related economic means to support Heartland, upon her purchase of the property in 1906 and addition of the stock barn and grain silo, while living in Lexington with her husband, Attorney and Bankruptcy Judge, James Nathan Elliot. Her daughter, Lucy Elliot Prichard and husband Edward F. Prichard continued the tradition of creating wealth from outside sources, however, the Prichard family were permanent occupants of the farm from the late 1950s to 2006.

Narrative Statement of Significance

Background on Context Development

This nomination relies heavily on contextual information gathered from several Woodford County survey reports and National Register nominations. In particular, the context assembled draws from the 1995 Clifton and McCracken Pike Survey Summary Report, done by Christine Amos; the 1993 *Historic and Architectural Resource of Northwest Woodford County*, Multiple Property Nomination, and the 1998 *Clifton-McCracken Pikes Rural Historic District* National Register Nomination (NRIS 98000326). In addition, this nomination utilizes the 1990 context on gentleman farmers in establishing the concept of gentleman farmers in Central Kentucky.

Historic Context: Agriculture and Rural Economics, 1865 – 1950, in Northwest Woodford County

Background: Antebellum Farming, 1820-1865

The years following settlement and preceding the Civil War were prosperous ones for the Inner Bluegrass.¹⁵ Activities and efforts continued to support agriculture as the most important economic force. The decades from 1820 through 1860, often called the "Farmers Age," proved beneficial to the region and Woodford County. The landscape of fifty to

¹⁴ John S. Lewis, "Clifton and McCracken Pikes Rural Historic District," *Nomination to the National Register of Historic Places*, March 1998; Burry and Amos, *Historic and Architectural Survey of the Clifton-McCracken Pike Neighborhood Area, Woodford, County, Kentucky*, Prepared for the McCracken Neighborhood Association and the Kentucky Heritage Council, December 1995.

¹⁵ The first two paragraphs of this section are taken nearly verbatim from Chris Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," *Multiple Property Nomination to the National Register of Historic Places*, 1993, E-33-34.

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seventy years earlier with narrow paths, dense forests, acres of girdled trees, and clearings surrounding buildings was transformed into a diversified agricultural landscape of profitable farms of varying sizes.

About one-third of Kentucky's agricultural lands were improved by 1850, meaning cleared for crops, planted for pasture, or otherwise built upon. Yet in Woodford County, as in the majority of the Bluegrass counties, a scant six percent of all agricultural acres remained unimproved. Likewise, the value of Bluegrass farms ranked high above the state average, with Woodford County's 512 farms translated to a per farm value of \$12,973.00. Woodford's per farm value ranked third statewide, behind the Inner Bluegrass counties of Fayette and Bourbon. Of those farms in Woodford, 14 percent contained under 50 acres, 13 percent contained between 50 and 100 acres, an overwhelming 60 percent ranged between 100 and 500 acres, and 5 percent counted more than 500 acres. In comparison, the statewide percentages were more equally divided with approximately .39, .29, .29, and less than .01 percent respectively. The proportions of farm size for the county appear to correspond very closely to the antebellum farm structure in the northwestern Woodford County area. Review of tax assessments and census records from the era indicates that the majority of area farms did contain between 100 and 500 acres and the value of those farms was significant.

Historian John Lewis notes that "The wealth of antebellum Bluegrass was based on three primary economic strategies – the raising of hemp, the production of industrial goods, particularly Bourbon whiskey, and the development of an innovative farming system...The essence of this new innovative system was raising livestock in pastures, and then fattening them up on feed grain just before sending them to market. Antebellum Bluegrass planters converted large portions of their land into pastures, raised copious amounts of corn, wheat, barley, and oats, and invested heavily in imported blooded stock from Europe in order to improve the quality of their cattle, swine, horse, sheep, and mules."¹⁶ Enslaved African American labor played a large role in this transformation, as the builder/craftspersons and farm laborers who made this economy possible.

Background: Gentleman Farmers in the Antebellum Period

Contemporary information concerning the physical characteristics and practices of antebellum Bluegrass farms, focuses on the smallest percentage: those farms of 1,000 acres or more, farmed by a classic Bluegrass archetype: the gentleman farmer. This type of farmer and his farm was essentially solidified in the Inner Bluegrass region during the Antebellum period with reference to an ideal type of landed English Gentry.¹⁷ Raitz and Murray-Wooley note, in their 1990 study of gentleman farmers, that, "...Bluegrass estate owners came to have an important influence upon regional marketing systems, on social values and structure, on the methods whereby farms were organized, and the morphology of the farming landscape in central Kentucky. Because these individuals cultivated the image of the English gentleman, they became known as gentleman farmers, a term that is still used today to describe an individual who owns a large estate often given over to large pasture acreages, horses and blooded cattle, but few mundane crops or animals."¹⁸ Owning a large estate did not, however, make one a gentleman farmer. Rather, there is some ambiguity as to who was a gentleman farmer and who was merely a wealthy farmer. The literature suggests that both types co-existed but it seems clear that the wealthy planter or second tier of gentry and even perhaps the middling farmer appears to emulate and/or aspire to the gentleman farmer ideal in manners and in ordering their agricultural landscapes.

¹⁶ Lewis, "Clifton and McCracken Pikes Rural Historic District," 8-4.

¹⁷ This nomination relies on secondary sources which focus on the gentleman's role in the farm culture and economy. There has been little work on the role of the lady of the house within the gentleman farmer typological studies in the Inner Bluegrass region. It would be enlightening to illuminate their important role within the gentle household and farm economy.

¹⁸ Karl Raitz and Carolyn Murray-Wooley, "An Historical Context Statement and Typology of Gentleman Farms for National Register Nomination," Report prepared for the Kentucky Heritage Council, June 1990.

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Raitz and Murray-Wooley define five criteria that help identify the antebellum gentleman farmer.

- 1- A person who was likely classically educated, with an appreciation of travel, history, literature, the arts, law, religion, business, technology, etc.
- 2- Concern for improvement and change or progress over stasis or superstition. These farmers have the means for a basic scientific approach to agriculture, e.g. recording stock lineage, comparing yields over time with each new method, etc.
- 3- May have more than one profession or occupation. Farm economy is likely the main income, supported by inherited wealth or perhaps a profession such as the law, politician, distiller, or other industrial business interests. Historian J. Winston Coleman posits that the term gentleman came to be associated with landed estates and manor houses. Success at the bar or in a profession was signaled by purchase of a genteel country seat.
- 4- An awareness of and concern for role models. May admire and copy the efforts of the English or Virginia gentry. May wish to emulate the architecture, personal relationships, and political positions of other gentleman farmers in the community. The basis for comparison is stratified according to perceived socio-economic position. A reasonably high level of wealth was required to maintain the appropriate built environment
- 5- Individual gentleman farmers are farmers only in the sense that they live on and manage the rural property not in the sense that they perform manual labor themselves. They likely owned an enslaved African American labor force and retain a white overseer to manage the farm work during the antebellum era.

Unlike more urban-based European cultures, the central Kentucky ideal social position involved the establishment of a genteel country estate, regardless of vocation. Central Kentuckian James Lane Allen, writing in 1892, observes that, "Do not make the mistake of supposing that because the towns regard themselves as the provincial fortresses of a good society, they therefore look down upon the home life of the country. In fact, between country and town in Kentucky exists a relation unique and well understood: such a part of the population of the town owning and managing estates in the country; such a part of the population of the country being business or professional men in town...Hence to be a farmer here implies no inferiority, no rusticity, no boorishness..."¹⁹ A classic example of this in Northwestern Woodford County is found in Woodburn, the Alexander estate (WD-111). Robert Alexander was a wealthy Scotsman who settled a 2,000-acre farm on the Old Frankfort Pike near Midway, between his purchase of the land in 1790 and permanent occupancy in 1820. Alexander and his subsequent heirs developed the property into a gentleman farm known as Woodburn, a portion of which is now known as Airdrie farm, utilizing a large enslaved labor force. Farming operations centered on importation and breeding of finely blooded stock and thoroughbred horses, in addition to production of diversified crops. Bluegrass historian Chris Amos notes its position as one of the most important blooded horse and beef cattle farms anywhere in the world in the nineteenth century.²⁰ Alexander, whose family had generational roots in Scottish politics and business, served as a Senator in the Kentucky Legislature from 1792-1802, and was President of the Bank of Kentucky from 1807-1820.²¹ His status as a leader in Kentucky agriculture and business during the early antebellum period places him and his children squarely into the category of gentleman farmer.

Background: The Antebellum Period in the Clifton and McCracken Pike Area

The Clifton-McCracken Pike area was largely settled by the early antebellum era, with only two homesteads constructed after 1840, one of which was developed by the Graddy family, who had generational roots in this area by this time. By contrast, there are fourteen surviving farmhouses in the district built before 1840, by families such as the Raileys,

¹⁹ Ibid., 6.

²⁰ Chris Amos, "Big Sink Rural Historic District," *Nomination to the National Register of Historic Places*, 1993, 7-12.

²¹ Diane Bundy and Jennifer Howard, "The Alexander Family of Woodford County, Kentucky," in *Kentucky Ancestors: A Genealogical Quarterly of the Kentucky Historical Society*, Vol 45, No 1, 6-7.

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McCrackens, Scarce, and Graddys. As with most of the Inner Bluegrass, the prime farmland and home sites were largely purchased and developed early in the ninetieth century. Lewis states that, "Because the Inner Bluegrass was so fertile and the potential profits so high, land in the district was very expensive and almost completely developed early. In the Clifton-McCracken Pikes nomination, John Lewis notes that "Throughout the nineteenth and into the twentieth [centuries], these original farm sites continue to be focal points of most of the agricultural activity in the district. Along with the roads, these farms sites are the skeleton which gives the district its current shape and structure."²²

Firmly in control of land ownership, the newly transplanted gentry could now create their own vision of an ideal rural landscape. They established a socio-economic system dominated by a few very wealthy planters with estate of more than 1,000 acres and by a very prosperous gentry with plantations between 100 and 500 acres...Well-informed, well-financed and very progressive, the Bluegrass gentry implemented the latest techniques of scientific farming and developed their lands to the fullest extent in the search for profits...Many planters in the second and third tier of economic status, had commercial and industrial interests as well.²³

Lewis suggests that this district is more typical of the antebellum period, as it contains "a number of fine homes and farmsteads of the second and third tiers of gentry," rather than the large grandiose houses and farms found in the nearby Big Sink Rural Historic District (NRIS 93001523) or the Pisgah Rural Historic District (NRIS 88003348).²⁴ It is clear that the antebellum built environment in the Clifton-McCracken Pike area was relatively more modest than other areas of Woodford County; however, these more modest buildings and landscapes were established and maintained by a gentry who clearly were part and parcel of the English country ideal, albeit less fully realized by their wealthier country gentleman neighbors. Whether they thought of themselves as gentleman farmers is unknown, but they clearly did aspire to such an ideal, as can be seen on the landscape. Another important point to be made about the second and third tier gentry is that they likely obtained wealth or otherwise participated in industry or the professions to help fund their genteel farmsteads. Lewis states that, "Much of the wealth which is clearly visible in the surviving homes, agricultural buildings, and beautiful landscaping in the district came from commercial and industrial sources as well as agricultural profits."²⁵ Lewis considered this wealth, as coming from out of state, but it might be more accurate to note that the wealth was from settlers with economic, political, and social ties to Virginia and the east coast.

An example of this type of farmer is the Railey brothers who constructed two-story hall-parlor houses at Liberty Hall (WD-306) and Cane Break (WD-313) in the Clifton-McCracken district. In addition to being farmers with federal period estates, they gained a large deal of their wealth in the Virginia salt industry.²⁶ Lewis notes that Randolph and William Railey "owned between 6 and 13 enslaved people, 400-1,300 acres, and had outside commercial interests - a level of wealth that did not put them in the top 2 percent of households, but in the top 5 to 20 percent."²⁷ William Lee Graddy's Welcome Hall estate is another example of this type of Bluegrass gentry (NRIS 75000846). This two-story brick and stone house was constructed by successive members of the Graddy family beginning with their purchase of a small stone house from John Long in 1816. By 1850, the Graddys, who hailed from North Carolina, built several barns and outbuildings in the antebellum period, including an early nineteenth century granary. In 1860, William Lee Graddy was among the wealthiest in the Clifton-McCracken Pike area. "Although he claimed to only possess 350 improved acres in 1860, he also owned 53 slaves, as well as additional commercial interests in the district and in the town of Clifton. His hemp factory, located at the corner of Clifton and Steele Pikes, processed over 80 tons of fiber and earned \$14,000 in a

²² Lewis, 8-4.

²³ Ibid., this paragraph is taken directly from Lewis' nomination with few editorial changes.

²⁴ While this area might have been more typical for the Inner Bluegrass, it is doubtlessly not so for the entire state of Kentucky.

²⁵ Lewis, 8-4.

²⁶ Lewis, 8-5.

²⁷ Ibid., 8-6.

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year, nearly twice the value of the livestock of the district's wealthiest farmers."²⁸ Clearly, these landowners were wealthy farmers with vast holdings, not likely a majority even for Woodford County.

The type of antebellum farming practiced in the Clifton-McCracken Pikes was diversified between row crops, cash crops, and livestock. The primary cash crop prior to the Civil War was hemp, as it was used for rope making and to bind cotton bales in the Deep South. White burley tobacco was unknown until the late 1860s. Row crops for feeding livestock, market sale, and perhaps some home use mostly consisted of barley, oats, rye, wheat, and corn. Other crops included potatoes, field peas, and orchard products. A wide variety of livestock, were raised with focus on beef cattle, milk cows, swine, chickens, horse, and mules, with much genetic diversity within these categories. This mixture is largely characteristic of most antebellum farms in Northwest Woodford County. Even the very large gentleman farmers maintained this type of mix, albeit on a larger scale and with more diversity within livestock.

Agriculture and Rural Economics in Northwest Woodford County, 1865-1950

The immediate postbellum period brought significant changes to agriculture in Kentucky. Unlike Confederate states, whose slaves were freed with the Emancipation Proclamation in 1863, Kentucky's enslaved African Americans were not freed until ratification of the Thirteenth Amendment in 1865.²⁹ Upon their official emancipation, many newly freed African Americans moved from their former place of enslavement into cities and towns across the Commonwealth or to one of the rural segregated communities in the Central Kentucky countryside, such as Davistown or New Zion. This resulted in two factors for Kentucky's white farming gentry: (1) they lost their free labor source and (2) they lost a significant source of their wealth, as many Kentuckians were prosperous due mainly to their investment in enslaved peoples. Consequently, the economic and social climate was quite volatile, as these changes were wrought. Historian Amos summarizes this immediate postbellum period as follows: "Many of the life ways of the antebellum Bluegrass disappeared after the Civil War years, a time that brought physical destruction, depleted livestock and agricultural reserves, little hard money, political chaos, and widespread social malaise."³⁰

An example of this chaotic environment is evident in Hart Gibson's tenure on Hartland farm.³¹ Col. Nathaniel Hart Gibson inherited 740 acres on Clifton Pike in the 1850s that became known as Hartland, on which the McLeods later built their Victorian house and outbuildings. Gibson and his wife, Mary Duncan Gibson, were well known Confederates, with Hart Gibson serving in the war alongside General Hunt Morgan. His Woodford County estate was confiscated in 1864 due to his participation in the war and later sold at auction.³² Gibson was elected to the state legislature representing Woodford County in the 1860s, indicating the county's sympathies post-Civil War.

At the same time, and perhaps interrelated in a sense, forces of industrialization began to alter the ways in which central Kentucky farmers practiced agriculture.³³ Given the cost of production without a free labor source, demand for hemp, the main cash crop in the Bluegrass, plummeted as it was replaced in the market by less expensive, more durable fibers, grown outside the region. Further, transcontinental railroad service along with large amounts of available Midwestern pasture land and new technologies, such as the introduction of Henry Ford's Fordson tractor in 1917, helped catapult the Midwest into a larger producer for beef cattle and grains. In spite of such changes, much of central Kentucky remained rural and agrarian in nature up to the Second World War. Chris Amos writes that, "If the antebellum

²⁸ Ibid., 8-11.

²⁹ Joshua D. Farrington, "Emancipation Proclamation," in Smith, McDaniel, and Hardin, ed. *The Kentucky African American Encyclopedia* (Lexington: University Press of Kentucky, 2015), 168.

³⁰ Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," E-50.

³¹ The property was known as Hartland, rather than Heartland at this time.

³² Peter Brackney, *Lost Lexington* (Charleston, SC: The History Press, 2014).

³³ These factors are related in the sense that modern technology can be seen as an effort to address the need for inexpensive labor.

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years were the farmer's age, then the late nineteenth and early twentieth centuries...could be called the industrial age. The primary national economic strength was transformed from a rural/agricultural base to an urban/industrial one in the decade between the rebellion [Civil War] and the First World War. Yet, the complexion of the Bluegrass and north Woodford County remained essentially agricultural, despite significant national changes."

The late nineteenth and early twentieth century agricultural economic strategy remained similar to that employed in the antebellum years. Put simply, Bluegrass farmers continued to grow a diversified mix of stock, grains, and cash crops. A new tobacco hybrid was discovered--white burley tobacco—which flourished in the region's soils and became the region's most important cash crop for the next 100 years. John Lewis notes that, "The development of burley tobacco during the Civil War and growth in popularity of cigarettes provided the main new alternative cash crop. The booming tobacco industry had the greatest impact upon the late-nineteenth and twentieth century landscapes. Tobacco fields replaced those devoted to hemp, and the ubiquitous tobacco barn became the most numerous type of agricultural building on the landscape."³⁴ Historian Amos suggests that "the growth of the burley industry altered the Bluegrass landscape more extensively than any other agricultural practice since initial clearing."³⁵

Burley tobacco profits radically multiplied throughout this time period, rising 269 percent from 1913 to 1919, for instance.³⁶ Thanks to an ever-increasing demand for cigarettes, "On the eve of World War I, one-third of the United States burley was raised in Kentucky, and that amount accounted for one-fifth of the world's crop. Woodford County ranked between first and third statewide between 1889 and 1919 in pounds of production per square mile of agricultural land. This increase in burley revenues caused a parallel increase in land value; widespread land speculation; and changes to the agricultural landscape."³⁷ Cultivation of large amounts of burley tobacco did not occur primarily on the lands formerly devoted to hemp, but ever expanded into newly cleared pasture lands throughout the early-to-mid-twentieth century, spelling a loss of the ubiquitous woodland pasture landscapes. This pattern continued, finally stabilizing in the early twentieth century. New Deal programs of the 1930s authored by the federal government reduced the pressure to subdivide land and helped sustain northwestern Woodford County agriculture for another fifty years.

As alluded to above, Woodford Countians continued to raise finely blooded beef cattle and horses, as well as work horses and mules. While the Bluegrass was no longer the primary producer of cattle in the nation, the region did tend to specialize in certain types of animals, such as thoroughbred or saddlebred horses, as well as supplying the demand for work animals to pull the plows and assist with everyday farm chores. While many Bluegrass farmers had previously adopted the automobile or truck for travel along the roads, it was not until the mid-twentieth century that most central Kentuckians gave up work animals for gasoline-powered tractors.³⁸ In the Clifton and McCracken roads area, there are several examples of this type of new farmer. "Logan Railey of Buck Run became one of the most important breeders of saddle horses, credited by some as being the founder of the Southern gaited saddle horse. William Henry Graddy II of Welcome Hall became one of the leading breeders of mules, shipping them throughout the world.... Joseph C Graddy of Greenwood used his barn and field for Bae Donald, a very prominent sire of the dams of the most noted Hereford Repeater bulls. Colonel E.H. Taylor also became one of the premier breeders of Hereford cattle and owned Woodford 500,000, at one time the most valuable Hereford bull in the country."³⁹

³⁴ Lewis, 8-13.

³⁵ Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," E-52.

³⁶ Ibid.

³⁷ Ibid.

³⁸ Ibid., E-57.

³⁹ Lewis, 8-13.

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The labor source for the farming practices described above was largely a mixture of cash laborers and tenant farmers. Tenant farmers lived on the farm they worked, generally in a tenant house with a small garden plot, and may have received a portion of the proceeds they grew. A traditional share-cropping system established further south did not develop in Kentucky. Historian Amos observes that, "In 1900, Woodford County farms were primarily worked by tenants. That amounted to 48.4 percent of the county's farms as opposed to a state average of 32.8 percent. By 1920, the percentage of tenant operated Woodford County farms had risen to 57.4 percent, the highest percentage in the state. The fertile Bluegrass soils yielded profitable crops which, in turn, supported a large tenant class."⁴⁰ Lewis notes of the Clifton-McCracken Roads area that, "According to the 1880 census, only 7% of all the farms in the Woodford County Sixth Precinct...were rented on shares." The same census recorded "55% of the farmers owned their own farms which contained an average of 343 improved acres. These rented farms were not divided farms intended to attract the new Freedmen [and women]. Indeed, a significant portion of the rented farms were quite large and the renters quite well-to-do."⁴¹

Ownership of large Bluegrass farming operations varied, but the largest farms in the region were operated by those who profited from mostly urban industrial sources during America's Gilded Age (1870 to 1920). Writing of thoroughbred horse farms, Chris Amos states that, "Both the owners of these farms and the farm themselves often exhibited common characteristics. The owners often obtained great wealth in economic arenas other than agriculture during the Gilded Age and pursued their horse interests with those funds; they spared little expense on livestock, key personnel, and improvements..."⁴² While not typically raising thoroughbred horses, the Clifton-McCracken area farming landscape witnessed a similar phenomenon. "Much of the wealth that was invested in the late nineteenth and early twentieth century built environment came from sources outside the district. The beautiful English countryside was still...attractive to men who had earned money elsewhere and wanted to live the life of a country gentleman. The most prominent in the Clifton-McCracken district was Col. Taylor. A former banker and Union commissary officer, he had become a very successful distiller, creating a popular brand of bourbon whiskey, Old Taylor. In 1887, he purchased 710 acres, including land on both sides of McCracken Pike and extending all the Versailles and Frankfort Pike, for about \$100,000. As indicated above, Taylor invested significant sums of money in building a large farm for his prized Hereford cattle and selling them as breeding stock. Senator Johnson Camden, who had earned a fortune in the coal industry in West Virginia and eastern Kentucky, acquired an estate off Versailles and Frankfort Pike (US 60), which included parts of this district... J.W. Bookie, who owned a distillery in Clifton, acquired a large estate south of Clifton Road. He built a store and tenant houses...and gave the community the name of Bookietown."⁴³ The antebellum families who settled and gave this farming area such prestige largely remained in place with a few exceptions and transitioned into the new agricultural economy, as noted previously. All of these factors, especially the use of outside wealth to maintain this English gentry style landscape, had the effect of making this area extremely desirable for those wishing to express their wealth in a country seat and stabilized this area to present-day.

New building types appeared on the Bluegrass landscape as a result of both changes in the agricultural economy and changes that nationalized and standardized some building types. Among the most ubiquitous of these buildings is the tobacco barn. Bluegrass farmers utilized this barn type, which evolved from multi-purpose crib barns, to air-dry white burley tobacco. A stripping shed, constructed of concrete block or frame, was appended to the side of these barns as they continued to evolve. Stock barns with grain silos became viewed as necessary for proper care of important animals. A nearby poured concrete or clay tile silo permitted ease of storage and feeding for all types of stock animals. These barns were similar in appearance to tobacco barns, but differed mostly on the interior features, such as feed

⁴⁰ Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," E-56.

⁴¹ Lewis, 8-15.

⁴² Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," E-54.

⁴³ Lewis, 8-14.

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racks and hay lofts, rather than tobacco drying racks. Some barns covered both functions. All the new, relatively expensive agricultural equipment also needed a place to keep dry from the elements. Some farmers removed stalls in their stock barns initially for this purpose. Many others choose to build buildings for this purpose. As a result, the run-in equipment shed was an important new outbuilding found on Bluegrass farms by the mid-twentieth century. Tenant houses were constructed in large numbers across the Bluegrass during this era. These buildings are typically frame, one-story houses with little discernable style. If built new, they may have followed plans from the University of Kentucky Agricultural Extension Offices, which offered standardized building plans for ease and efficiency of construction. In some cases, older farmhouses or even houses formerly occupied by enslaved African American families were converted for tenant use. During this era, many changes occurred in building technology and marketing that made the farmhouse a source of interest. The main house on these Bluegrass farms was likely constructed from a nationally available pattern book plan by local builders or perhaps designed by a local or regional architect, depending on resources. In either case, the house matched the owner's desire to express fashionable architectural ideas while expressing the wealth of the family on this important landscape. Northwest Woodford County farmers appeared to prefer local builders, Lacefield & Sons of Midway, who specialized in barns and houses from the early twentieth to mid-century. Amos observes that, "Of the barns documented [in her study of northwest Woodford County], perhaps as many as 1/3 were built by Robert Lacefield and sons Pascal, Kenneth and Robert, all of Midway."⁴⁴

Property History

Heartland Farm originated as part of the historically celebrated Spring Hill Farm, now known as Pin Oak Stud Farm, which originally stretched from near US 60 and McCracken Pike to Clifton Road. This property was associated with the Nathaniel Hart family, who were very early settlers to the Bluegrass region from Virginia. At some point between 1854 and 1865, when the deed was actually recorded, Nathaniel Hart Gibson inherited 740 acres of Spring Hill Farm from his uncle, Nathaniel Hart, III, whose sister was Louisiana Gibson.⁴⁵ Hart Gibson was the son of Tobias and Louisiana Breckenridge Hart Gibson, a prominent central Kentucky family, who owned the Thomas January House (FANS-20) in Lexington for a time and purchased the Ingelside Estate off the Harrodsburg Pike.⁴⁶ Gibson was alternately enumerated in the census as a lawyer or a farmer through the antebellum period, a common occurrence for the central Kentucky gentry. While he did not farm the property directly, he apparently lived there for a time, in an unknown house, and managed the farming of hemp for market. Gibson was educated at both Yale and Harvard Universities, before getting his law degree from Heidelberg University in Germany.⁴⁷ Clearly, the Gibson and Hart families were well-connected, wealthy Bluegrass families with large landholdings. The Woodford County farm was known throughout the nineteenth century as Hartland, for its association with the Hart and Gibson families. See **Figure 49** below. Like its future inhabitants, the Gibsons did not appear to live on the farm permanently but rather, resided in Lexington, Fayette County, Kentucky.

⁴⁴ Amos, "Historic and Architectural Resources of Northwest Woodford County, Kentucky," E-60.

⁴⁵ Woodford County Deed Book Y, 446-447. The deed states that the property was inherited from Nathaniel Hart and "duly probated" but that it was not recorded until 1865.

⁴⁶ Bettie Kerr and John D. Wright, *Lexington: A Century in Photographs* (Lexington: Lexington-Fayette County Historic Commission, 1984), 102, 104, and 106; Clay Lancaster, *Vestiges of a Venerable City: A Chronicle of Lexington, Kentucky* (Lexington: Lexington-Fayette County Historic Commission, 1978), 76-77. Ingelside, which is no longer extant, was a Gothic Revival House and outbuildings, likely constructed under the supervision of architect John McMurry for Henry Boone Ingels in 1852.

⁴⁷ Peter Brackney, *Lost Lexington*,

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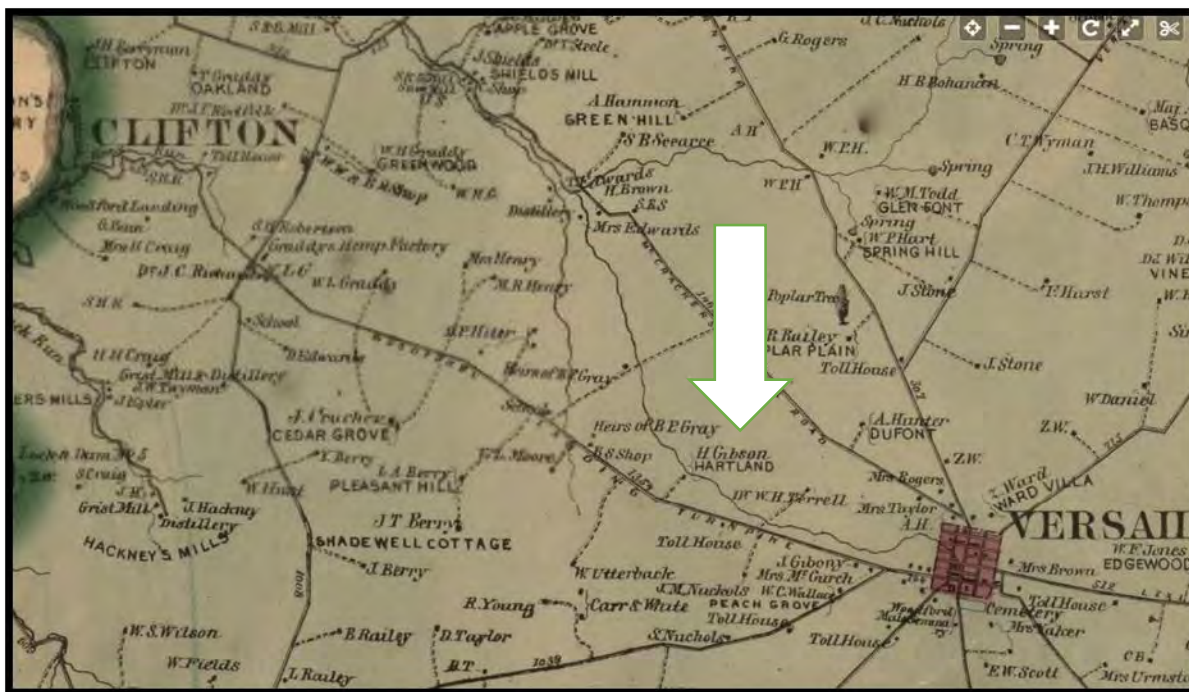


Figure 49. The 1861 map of Woodford County shows H. Gibson as the property owner for Hartland Farm.⁴⁸



Figure 50. The hemp barn, left, and frame Victorian tenant house were on the property when Hart and Mary Duncan Gibson owned it. This portion of the property was sold to Rays and Jayne Donnell who demolished these greatly neglected buildings circa 2000.⁴⁹

Hart Gibson and his wife Mary Duncan Gibson owned the property for a time, but the upheavals and economic uncertainties of the Civil War era, especially his association with the Confederacy, appears to have spelled trouble for their tenure. In sum, they mortgaged the property to Henry Duncan, Mary's brother, but were still unable to maintain the property. They sold a portion of the 740 acres via Master Commissioner sale to comply with a federal court's

⁴⁸ E.A. and G.W. Hewett, 1861 Topographical Map of Bourbon, Fayette, Clark, Jessamine, and Woodford Counties (New York: Smith, Gallup & Co., 1861), Accessed from Library of Congress website at: <https://www.loc.gov/item/2011588004/>

⁴⁹ Photos are contained within "Historic Homes" Photo Album, on file at the Woodford County Historical Society, Versailles, KY. Woodford County Deed Book 300, 392.

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findings, as discussed in the context section above, in 1878 to Dr. George and Fanny Shuff McLeod.⁵⁰ The McLeods purchased 455 acres with the road front on Clifton Pike, then known as Clifton-Versailles Turnpike for \$31,855.28. The transfer referred to the property as the farm “known as Hartland.” Gibson’s hemp barn and tenant house were on the Heartland property until they were sold and subsequently demolished in the early 2000s.

Dr. George McLeod was a native of Bourbon County, Kentucky, where he resided until 1858 with his parents.⁵¹ McLeod studied medicine at the University of Louisville, graduating in 1860. He married Fanny Shuff, daughter of Dr Parker and Agnes Griffith Shuff, of Fulton County in 1862, after which time he moved the young family to Cynthiana, Harrison County, Kentucky, just north of Bourbon County. McLeod continued his studies at Bellevue Medical College in New York and traveled Europe, touring hospitals in London and Paris, before obtaining the Heartland property.

Although he purchased Heartland in 1878, he was not able to begin construction of the farmhouse as he was temporarily relocated to Arkansas to help settle his late brother, Bernard McLeod’s estate. He returned to Kentucky circa 1880. George McLeod is enumerated as a farmer/physician living in Woodford County in the 1880 census with his wife Fanny.⁵² McLeod was 43 years in age; his wife was 35. The couple may have been living in the Folk Victorian farmhouse, pictured in **Figure 50** above or they could have resided in a more fashionable house while they prepared to build their Queen Anne style farmhouse and outbuildings. The lure to Woodford County is unknown. It is possible that Dr. McLeod wished to join his older brother, Henry McLeod, who was an attorney and large landowner in Woodford County, Kentucky. Whatever the case, it is clear that George and Fanny McLeod were living in Woodford County by this time.

In the mid-1880s, the McLeods began construction of the domestic complex that eventually became known as Heartland. By 1890, they had constructed a high-style brick Queen Anne farmhouse with Eastlake detailing, and a series of agricultural and domestic outbuildings, which included a carriage house, a meat house, a back house, a corn crib, well pump, and other necessary farm buildings.⁵³ The carriage house, backhouse, and meat house were all built of brick. The other outbuildings were constructed in frame and included Gothic-Victorian detailing. The house itself appears to have been inspired by Victorian pattern book designs, although none has been found that exactly resembles the dwelling.

At this point in time, Dr. McLeod was spending at least his weekdays in Louisville, Jefferson County, as part-owner of the Falls City Tobacco Warehouse.⁵⁴ In fact, Dr. McLeod appears in Louisville City Directories of this time boarding at the Louisville Hotel and working for Hare, McLeod & Co., who were prominent tobacco warehousemen and owners of the previously mentioned tobacco factory.⁵⁵ He does not seem to have been practicing medicine at this time, but it is clear

⁵⁰ Woodford County Deed Book 6, 410 (1884); Woodford County Deed Book 3, 591 (1878). There was a discrepancy of \$18,920 between what McLeod paid at the public sale (\$12,934) and what was owed to the mortgagors of the property. The latter deed cleared that up, after a settlement in the Fayette County Circuit Court, where the Gibsons resided.

⁵¹ No author, “Kentucky Biographies: Dr. G.W. McLeod,” McLeod Family File, Woodford County Historical Society, accessed 2018. Bourbon County is part of the Inner Bluegrass region, described in Section 7 of this document.

⁵² Ancestry.com and The Church of Jesus Christ of Latter-day Saints, *1880 United States Federal Census* [database on-line] (Lehi, UT, USA: Ancestry.com Operations Inc, 2010).

⁵³ Of these buildings, only the main house, corn crib, and remains of the carriage house are extant. The Prichard family demolished these building circa 2000.

⁵⁴ No author, “Kentucky Biographies: Dr. G.W. McLeod,” McLeod Family File...

⁵⁵ Caron’s 1886 Louisville City Directory; No author, “Firm Changes: Notice of Dissolution of Partnership,” *Louisville Courier-Journal*, October 28, 1887. Robert Hare of Hare, McLeod & Co retired, handing the reigns to McLeod, who reorganized as McLeod, Scott & Co.

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that the majority of his income was coming from urban industrial sources. It is likely that tenants were farming their Woodford County land.⁵⁶ Mrs. McLeod appears to have resided at the farm, while her husband was away for the week.

Although we can never be certain of unwritten motivations, it is clear that the McLeods meant the high-style Queen Anne dwelling and outbuildings to impress. While more modern than its neighbors, the cost and quality of the farmhouse was intended to blend with the antebellum gentility of this area of western Woodford County, as it already had a cachet of old Kentucky wealth with celebrated inhabitants such as the Harts, Gibsons, and Graddys, as discussed in the historic context above.

In spite of such aspirations, the McLeods were unable to hold onto the farm either. Whether for reasons of a continued unstable economic climate for farming or for instability in general economy, McLeod was forced to sell the property at auction. It seems plausible that Dr. McLeod's misfortune had extended from his failing tobacco business, as an April 1891 entry in "Points about People" section of the *Louisville Courier-Journal* noted that Dr. McLeod was a "prominent tobacco grower" who was "formerly in business here and had a large tobacco warehouse on Main Street."⁵⁷ By the late nineteenth century, tobacco warehousing had been impacted by the efficiency of railroad transport, and many of the warehouses moved from Ohio River towns, such as Louisville, to locations closer to the farmlands where tobacco was grown. Whatever the case, a legal settlement from the Woodford County Circuit Court, known then as the Court of Common Pleas, ruled for a public auction of the farm, still known as "Hartland," in order to settle McLeod's debts.⁵⁸ The farm was advertised as being sold with the exception: "possession of the tobacco barns will be reserved until the tobacco now stored therein is removed, and the purchaser is to have the benefit of the contracts for as to the wheat crops now on said farm, according to the terms made with the tenants..."⁵⁹ Public notice for the sale described the farm as, "This is one of the finest farms in Kentucky: suitable for stock raising or cultivation; is superbly watered by never-failing streams; embraces large woodland pastures; and has upon it a handsome new brick residence and other valuable improvements."⁶⁰

In 1891, Van B. and Frances Nelson of Louisville purchased the farm from the public auction for \$46,865. Notice of the sale was printed in newspapers across the state, including Danville's *Kentucky Advocate* which observed that, "The farm is considered the finest in Woodford County, and has a new residence and stables on it which cost \$15,000. The price it sold for is regarded as being low, many persons having set a figure on it as high as \$125 an acre."⁶¹ The same article notes that the Nelson family intended to move to Woodford County to operate a stock farm. Little is known of the Nelsons' tenure on the farm, except that they resided there from 1891 to 1905.⁶² Van and Frances Nelson sold the farm in February 1905 to Hopkins and Hartford Brothers, of which little is known. There are no buildings remaining from their occupancy of the farm. As for the McLeods, George and Fanny were enumerated as residing on Delaware Street in Anderson, Indiana with several nieces and a few boarders. Dr. McLeod was practicing medicine again at this time, likely at the adjacent St John' Medical Center. No mention is made of farming or tobacco in these census records.

⁵⁶ Tax Assessor's Lists from the late nineteenth century were perused at the Kentucky Department for Libraries and Archives for McLeod's agricultural information, but it appears that the data related to Heartland was under an unknown tenant farmer's name.

⁵⁷ No author, "Points about People," *Louisville Courier-Journal*, April 28, 1891.

⁵⁸ Woodford County Circuit Court Orders, "Lister Witherspoon, Assignee vs G.W. McLeod, January 1891, Order Book 4, Roll 7040911. On file at the Kentucky Department for Libraries and Archives; No author, "Commissioner's Sale: Bluegrass Farm at Commissioner's Sale," *Louisville Courier-Journal*, February 21, 1891.

⁵⁹ No author, "Commissioner's Sale: Bluegrass Farm at Commissioner's Sale," *Louisville Courier-Journal*, February 21, 1891.

⁶⁰ Ibid.

⁶¹ No author, "The George W. McLeod Farm..." in *Land, Stock, Crop* of the *Danville Advocate*, March 10, 1891. The new residence and stable described is the McLeod farmhouse and carriage house, which remain extant on the property.

⁶² Woodford County Deed Book 11, 15; Woodford County Deed Book 16, 370.

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A little more than a year later, in March 1906, Mary Louise Powell (Elliot) purchased the property from Hartford Brothers.⁶³ M.L. Powell, who would soon marry James Nathan Elliot, became sole owner of the estate still known in 1906 as Hartland. Nathan Elliot was an esteemed attorney and bankruptcy judge who practiced in Lexington-Fayette County, Kentucky. Interestingly, his World War I draft card from 1918 described him as a farmer first and second as a lawyer, in spite of the fact that he did not directly farm the Heartland property.⁶⁴ The Elliots are enumerated in the census from 1910 to 1930 as inhabiting a house on North Broadway in Lexington. They did not reside on the farm until much later, following the pattern of wealthy urban property owners subsidizing the property through income related to industry or professional labor as well as use of tenant farmers to maintain the farm economy. It is clear that the genteel association with farming remained in place during this era and that the Elliots maintained a country seat to add to their socio-economic prestige. By mid-century, however, the Elliots became what appears to be the first family of owners to occupy the property year round. Mary P. Elliot Phelps, the eldest daughter of Nathan and Mary Louise, moved to the farm and lived there with her husband William Phelps from the mid-1940s into the 1950s, according to Prichard family informants. The Phelps began their lives together in Chicago and Gary, Indiana, but farm life appears to have lured them back to Kentucky to reside at Heartland.⁶⁵ William Phelps, who died in 1955 of a heart attack, was recorded as a farmer on his death certificate with no other occupation listed, unlike previous owners of the property.⁶⁶

The Phelps/Elliots added the stock barn and silo to the property circa 1940, as part of the effort to modernize and continue the farming operation at Heartland Farm. In addition, renovations to the farmhouse occurred during their tenure on the farm, possibly as a result of making the house suitable for permanent occupancy. This renovation work was accomplished by Lexington architect Wayne Wilson (W.W.) Haffler, who received his architectural training at Harvard and practiced in Lexington from the early 1930s to his death in August 1950.⁶⁷ After William Phelps's death, Mary P. Phelps moved to Lexington to live on Holiday Road with her young son, David, who tragically died from an accidental self-inflicted gunshot wound in 1964.⁶⁸ It is unclear if Nathan and Mary Louise Elliot were living on the property by this time, but appears likely, as Nathan Elliot signed William Phelps death certificate in 1955 as a witness and that both he and Mary Louise were buried in the Versailles Cemetery at their deaths in 1968 and 1979 respectively.

By the late 1950s, Lucy Marshall Elliot Prichard, youngest daughter of Nathan and Mary Louise, moved to the property. Lucy had married one of the most important up and coming figures in Kentucky politics in 1947, Edward Fretwell Prichard, Jr. of Bourbon County, Kentucky.⁶⁹ Lucy was graduated from the University of Kentucky in 1940, becoming one of the few female college graduates of the time, and moved to Washington, D.C. to help in the war effort with the New Zealand Supply Mission until 1946.⁷⁰ Edward Prichard was among the rising stars of New-Deal era Washington, D.C., remembered by some as a man of "dazzling brilliance" and among the few of the FDR brain-trusters who would be most

⁶³ Woodford County Deed Book 17, 193. No price was given for the sale.

⁶⁴ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Registration State: *Kentucky*; Registration County: *Fayette*; Roll: *1653502*. Provo, UT, USA: Ancestry.com Operations Inc, 2005

⁶⁵ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; Ancestry.com. *Cook County, Illinois Marriage Index, 1930-1960* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

⁶⁶ Ancestry.com. *Kentucky, Death Records, 1852-1965* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2007.

⁶⁷ No author, W.W. Haffler, Architect, Dies at Lexington: Former FHA Aide's Rites Set Tomorrow," *Louisville Courier-Journal*, August 27, 1950. Field notes in the KHC/SHPO survey files for WD-133 record an interview with Lucy Prichard in July 1976, in which she states that the house was renovated by Haffler. As of the writing of this nomination, these architectural plans have yet to be found.

⁶⁸ Ancestry.com. *Kentucky, Death Records, 1852-1965* [database on-line]...; Mary Elliot Phelps and her son were recorded as living in Lexington at that time.

⁶⁹ No author, "Lucy Ambler Marshall Elliot Prichard," Obituary archived on Kerr Brothers Funeral Home website at: <http://www.kerrbrothersfuneralhome.com/obituaries.php?view=detail&id=2172>

⁷⁰ Ibid.

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likely to become president.⁷¹ Prichard was graduated from Princeton University at 16 years of age and continued at Harvard Law School. By the time he was 30 years old, he was a White House aide to President Roosevelt. Upon his return to Kentucky, it was assumed he would run for U.S. Senate or the Governorship of the Commonwealth; however, in 1948, he admittedly stuffed election ballot boxes and served time in jail, before being pardoned by President Truman.⁷² His political career was over, but his rehabilitation had begun. Over the next ten-to-twenty years, Ed Prichard’s brilliance was put to use counseling governors and pushing educational reform. In fact, the Prichard Committee for Academic Excellence was named for him, because of his unwavering support for education reform in the Commonwealth of Kentucky. From headquarters at Heartland Farm in Woodford County, where Lucy Elliot and Ed Prichard moved in 1959 from Bourbon County, the family was in closer proximity to Prichard’s law practice and statewide political activities in Frankfort.⁷³ It was at some point during the Elliot/Phelps/Prichard family’s occupancy that the farm property became known as Heartland, rather than by its earlier spelling of Hartland. No additional buildings were constructed during their tenure on the property.

Date	Grantor	Grantee	Acreage	Acquisition Cost	DB Reference	Tenure
2017	Prichard heirs	James & Laura Butler-Stouffer	30 acres	\$495,000	DB 303, 605	TBD
1906	Hopkins and Hartford Bros	M.L. Powell	455 acres	Unknown	DB 17, 193	111 years
1905	Van & Frances Nelson	Hopkins and Hartford Bros	455 acres	\$61,496.80	DB 16, 370	1 year
1891	George & Fanny McLeod et. al/W.L. Barbour, MC	Van and Frances Nelson	455 acres	\$46,864.00	DB 11, 15	11 years
1878 & 1884	Hart & Mary Gibson/Watts Parker MC	George & Fanny McLeod	455 acres	\$31,855.28	DB 6, 410; DB 3, 591	13 years
1865	Hart and Mary Gibson	Henry Duncan/Mary Duncan Gibson	740 acres	Love & affection	DB Y, 446	Approx. 24 years
1864	Hart Gibson	Nathaniel Hart	740 acres	Inherited	DB Y, 238	See above

Table 1. Heartland Farm, Ownership Summary

Evaluating the Significance of the Heartland Farms property under the context: Woodford County Agriculture and Rural Economics, 1800 – 1945.

⁷¹ Richard Harwood, “Edward F. Prichard, Jr., FDR Brain-Truster, dies,” *The Washington Post*, December 25, 1984.

⁷² Ibid.; No author, “Edward F. Prichard Jr.; Prominent in New Deal,” *The New York Times*, December 25, 1984.

⁷³ Nathan Prichard, son of Edward and Lucy Elliot Prichard, Interview by Emily Skinner via telephone, October 2018.

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Heartland farm is an excellent example of a late nineteenth to mid-twentieth century country estate, owned and operated by successive generations of wealthy Kentuckians, who aspired to own an important country seat in a farming area with celebrated associations. While we do not have direct proof of the owner/builders aspirations, it is clear that both the McLeods and later the Elliot family participated in this genteel antebellum farming landscape as gentry, removed from the actual farm labor, partially bankrolling it from other urban professional and industrial sources. As central Kentuckian J. Winston Coleman suggests nineteenth and early twentieth century success at the law, politics, or some other such profession nearly always resulted in purchase of a country seat in the Inner Bluegrass, with farming as an avocation. This type of purchase and/or construction of a fashionable country house meant that you had officially “made it.”

The landscape onto which the McLeods built their impressive Victorian-era country house and outbuildings had been well-renowned in agricultural circles, as discussed in the historic context section above. Northwest Woodford County was among the most important farming areas in the state; the Clifton-McCracken Pikes albeit on a lesser scale than the adjacent Big Sink or Pisgah areas. As Bluegrass Historian Chris Amos notes, there was very little farmland available after the antebellum era in the Inner Bluegrass, and the land remaining was extremely expensive due to its association with both high-profit agriculture and the social cachet conferred therein. The McLeods could have built their house on cheaper land, closer to Dr McLeod’s work in Louisville, but the pull of this Bluegrass estate was stronger than the desire for economy. Whether for reasons of proximity to family (Henry McLeod, George’s brother lived in Versailles) or a concomitant desire for the genteel associations with a country seat, the goal was not available farmland, which likely could have been found closer to Jefferson County, but rather the right type of farm in the right type of environment. The Elliots continued this tradition by updating the house, using a well-known central Kentucky architect, Whyane Haffler, and adding a stock barn and silo to continue cattle farming on the property.

Integrity Considerations

Heartland Farm has retained sufficient integrity of location, setting, design, materials, workmanship, feeling, and association for listing in the National Register. The property appears much as it did at the end of the period of significance in 1950 and successfully represents an important Bluegrass farm in northwest Woodford County.

The farm retains *integrity of location* within the genteel Central Kentucky landscape along Clifton Road in rural Woodford County. In addition, it appears that none of the buildings or structures have been moved within the farm, thus preserving an overall integrity of location. Heartland Farm also has a very high level of *integrity of setting*. The farmhouse and remaining domestic outbuildings are situated within a pastoral Inner Bluegrass woodland pasture landscape. While this landscape has likely experienced some changes due to natural forces, it is among the few intact landscapes that remain in this area of Woodford County, and in fact, what was once a common site is now a rarity in Central Kentucky as a whole. The barn complex, which is located north of the farmhouse and domestic yard, also retains an excellent level of integrity. The barn and silo are in place atop a rolling hill in the midst of agricultural fields near Glenn’s Creek. The creek was a necessity for watering cattle in the early-to-mid-twentieth century. The overall setting for the property is exceptionally intact, as the Clifton Road area remains rural and contains a number of nineteenth century farmsteads, as noted in the Clifton-McCracken Pikes rural historic district nomination from the late 1990s.

Heartland Farm has a moderate level of *integrity of materials and workmanship*. Each building and structure remaining on the property has a high level of materials and workmanship; however, the domestic yard as a whole does not. This area behind the main farmhouse had at least three-to-four historic frame outbuildings removed in the early 2000s, as noted in Section 7 above. In addition, the carriage house, which had a frame second story, is in a state of decline. Balancing this, there is a late nineteenth century well pump and corn crib in situ, and there have been no additions to the domestic yard that would blunt either its integrity of setting or materials and workmanship. The sole building added

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is the small prefabricated shed, which is diminutive and mobile in nature. The farmhouse retains a remarkable number of surviving features to its original date of construction, such as the original interior woodwork, original wood windows, and historic slate roofing. The corn crib is virtually unaltered from its late nineteenth century form. The stock barn, now a hay barn, has experienced a much change on its interior, with removal of hay racks, stalls, and feed troughs. The exterior, however, reads as a circa 1940 stock barn and for that reason, maintains a moderate level of integrity of materials and workmanship.

Integrity of design is present at Heartland Farm as well. The farmhouse has had few major additions or subtractions from its form, outside of removal of the original porch and east elevation bay window. The interior floor plan has been retained on both floors and the basement. The design of the corn crib remains unchanged with two drives flanking the central corn crib space. The barn's interior has experienced major changes that altered its floor plan; however, it has received no additions or subtractions to its exterior appearance since mid-century.

Integrity of feeling and association remain with Heartland Farm, because of a moderate-to-high levels of integrity of location, setting, materials, workmanship, and design. In particular, integrity of location and setting are extremely well-preserved and help this farm convey its feeling and association with what is still considered a genteel, highly productive farming area in the Inner Bluegrass region.

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Maps

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Latitude/Longitude References: See Figure 51-Property Boundary and Lat/Long Coordinate map below

1	<u>16</u>	<u>38.060475</u>	<u>-84.758052</u>	3	<u>16</u>	<u>38.056198</u>	<u>-84.757159</u>
	Zone	Lat	Long		Zone	Lat	Long
2	<u>16</u>	<u>38.060482</u>	<u>84.755301</u>	4	<u>16</u>	<u>38.056701</u>	<u>-84.759440</u>
	Zone	Lat	Long		Zone	Lat	Long



Figure 51. Heartland Farm, National Register Boundary Map with latitude and longitude coordinates.

Verbal Boundary Description

The area proposed for listing is a thirty acre tract recorded as Tract B of the Prichard Farm Partnership, Ltd., Retracement and Plat of Survey, on file in Plat Cabinet F, Slide 8 in the Woodford County Clerk’s Office. Conveyance of this parcel to the current owner is described in Woodford County Deed Book 303, page 605. See **Figure 52 below**.

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Figure 52. Plat Map for Tract B of the Prichard Farm Partnership, Ltd., known as Heartland Farm

Boundary Justification

The proposed National Register boundary includes the entire thirty acre parcel, historically known as Heartland Farm from the late 1880s to the mid-twentieth century. Within this boundary is the historic farmhouse and domestic and agricultural buildings associated with the building campaigns of the McLeod and Elliot/Prichard families. This is the sole remaining acreage associated with Heartland Farm and contains all the significant historic buildings and structures associated with the period of significance for this farming property. The remaining acreage was sold by the Estate of Lucy Elliot Prichard in the early 2000s.

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11. Form Prepared By

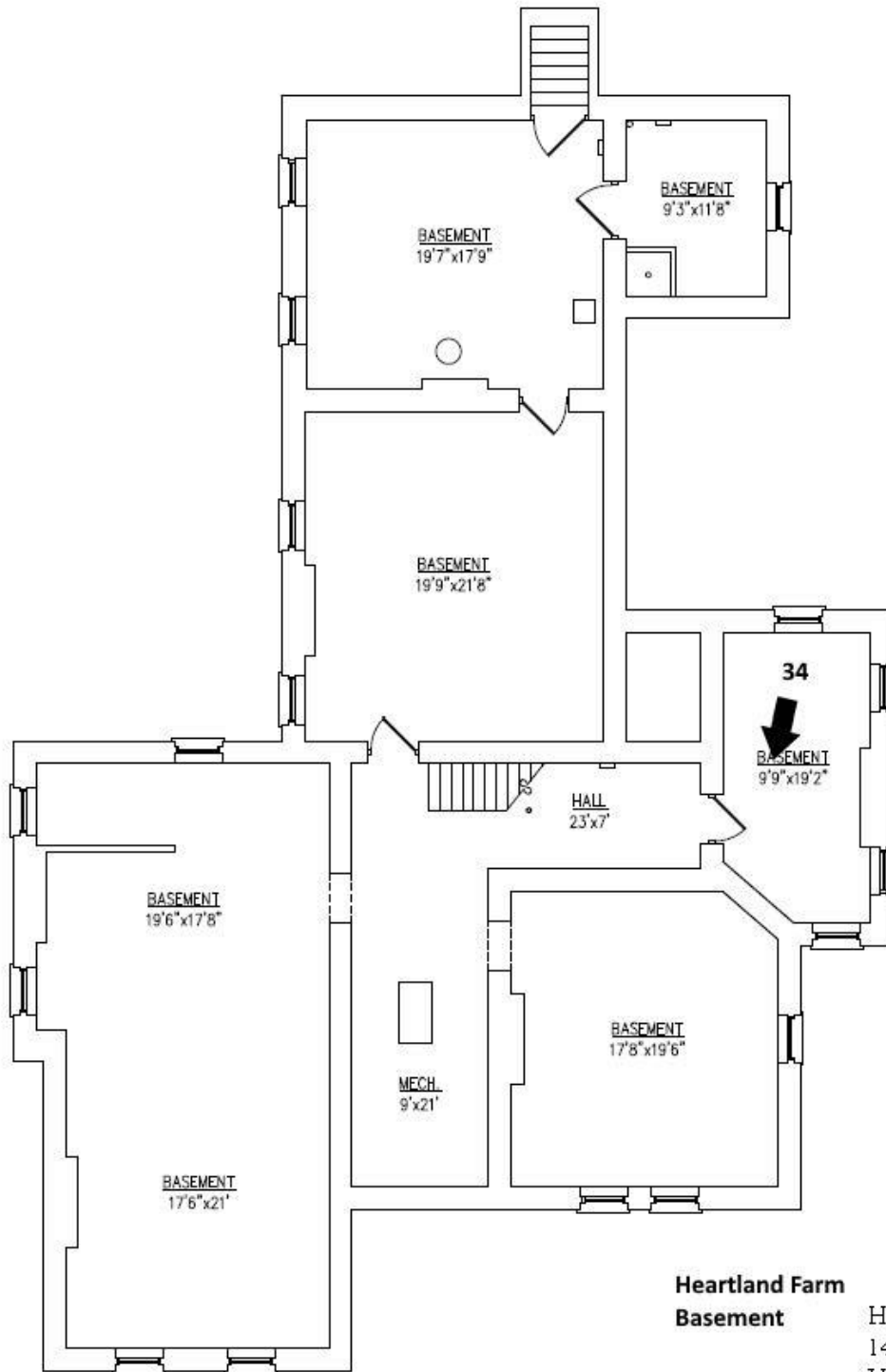
name/title Rachel M Kennedy, MHP with Emily J Skinner, Historic Preservation Planners
organization Palmer Engineering date February 2019
street & number 3405 Stony Spring Circle telephone (502)-491-2411
city or town Louisville state KY zip code 40220
e-mail rkennedy@palmernet.com

Additional Documentation

Sketch maps. All photographs keyed to maps.

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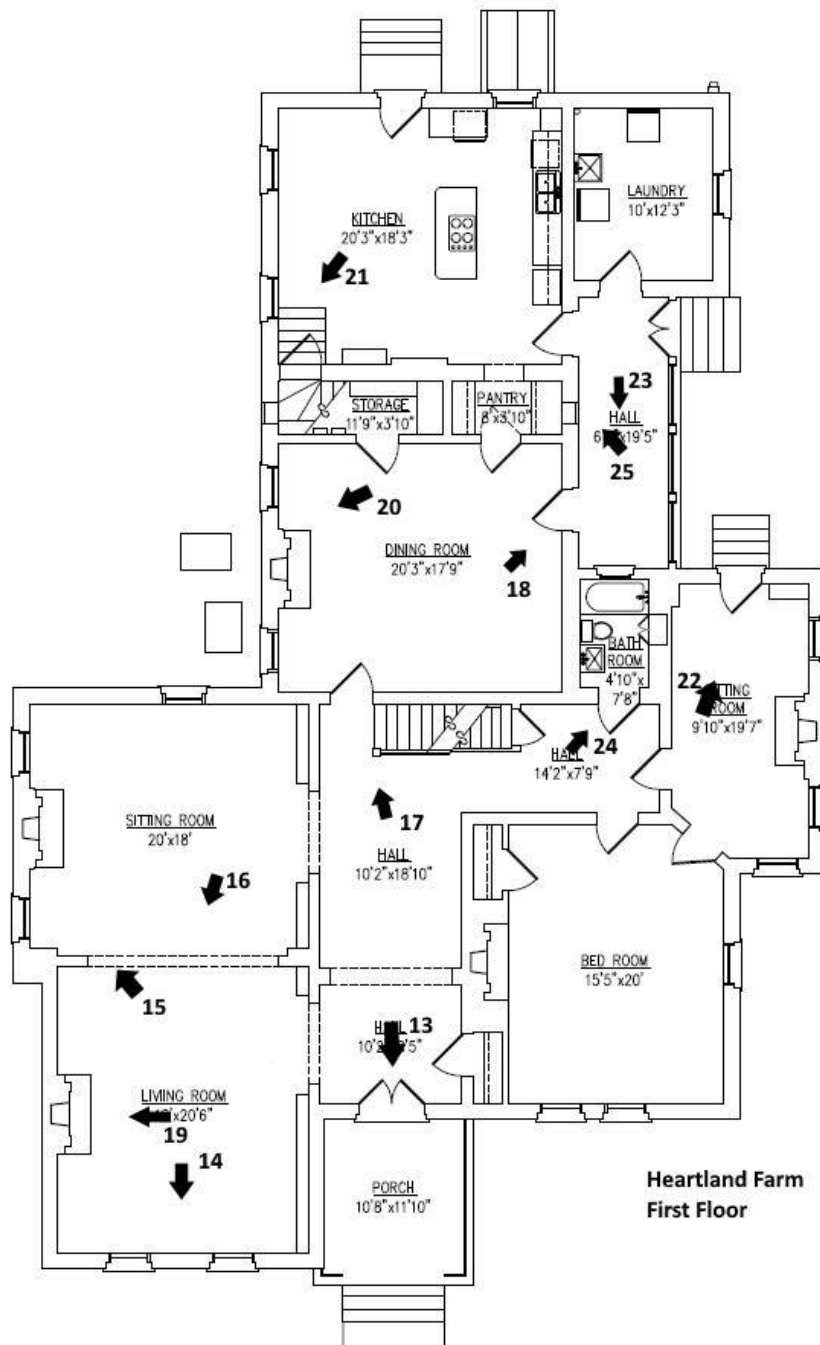


**Heartland Farm
Basement**

Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Interior Photo Key: Basement

Heartland Farm
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Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Interior Photo Key: First Floor

Heartland Farm
Name of Property

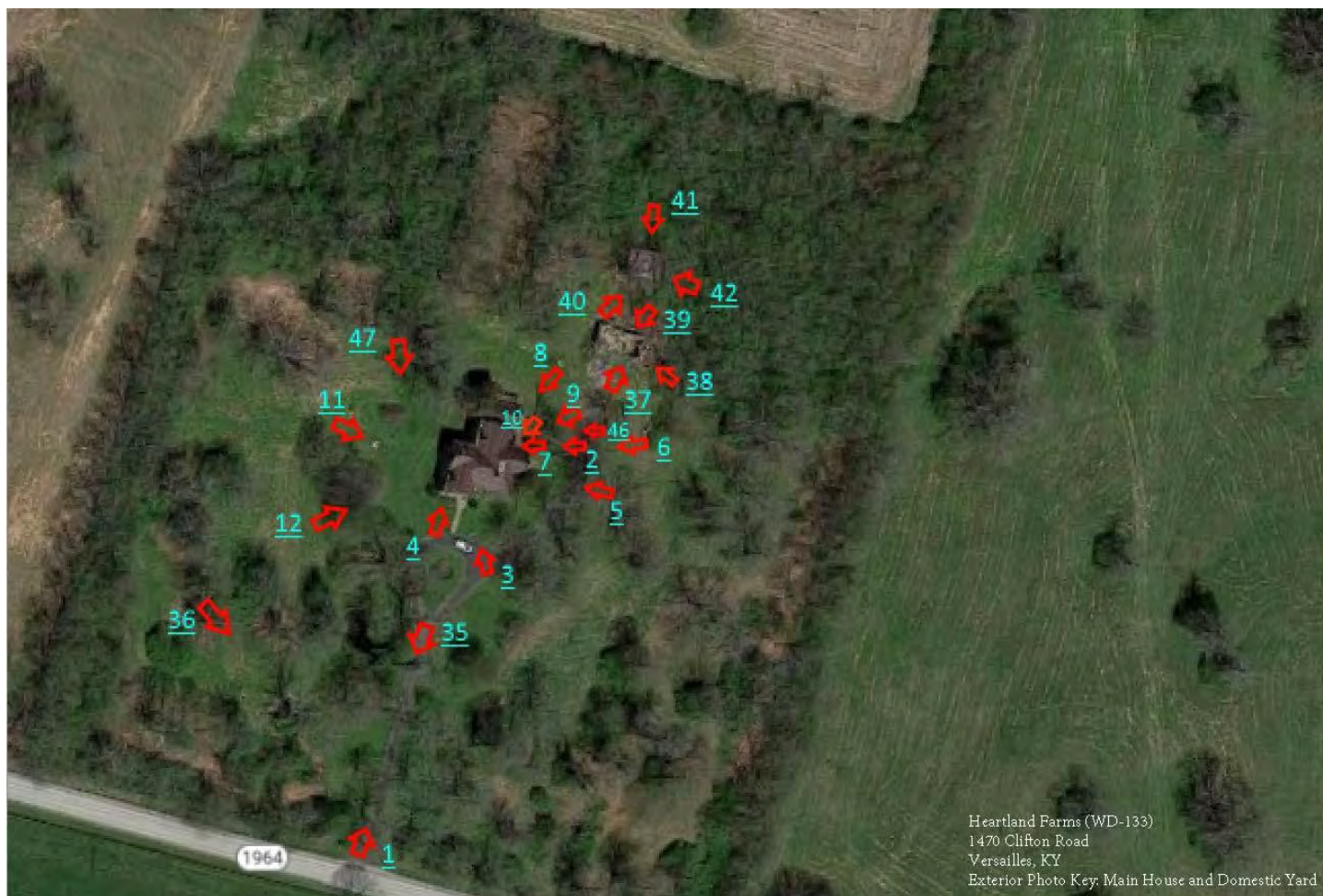
Woodford Co, KY
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Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Exterior Photo Key: Barn Area

Heartland Farm
Name of Property

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County and State



Photographs:

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Entrance drive into Heartland Farm, looking north from Clifton Road.
1 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Brick walkway leading to east elevation porch, looking west toward interior service spaces.
2 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Primary façade (south elevation), looking northwest.
3 of __47__.

Heartland Farm
Name of Property

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Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Heartland date plaque, located on the primary façade's projecting bay, looking south.
4 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: East elevation, looking west.
5 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: East elevation, looking southwest.
6 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: East elevation, enclosed porch, looking west.
7 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Rear (north) elevation, looking southwest.
8 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Close-up view of rear porch, facing southwest.
9 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: The projecting gable has a rear north-facing elevation with a door and several second story windows, looking southwest.
10 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: West elevation, looking southeast.
11 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles

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County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Front portion of west elevation, looking northeast.
12 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Central hall, looking south toward front doors. Note the rosettes at the base of the hall arch.
13 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Facade windows in front parlor, looking south.
14 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Sitting Room, looking northwest.
15 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of double parlors (living and sitting room) and arched opening, looking southwest from sitting room.
16 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Looking north from stair hall into dining room area.
17 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Typical dining room woodwork, looking northeast.
18 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Highly elaborate front parlor mantel, looking southwest.
19 of __47_.

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Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Simple, yet elegant dining room mantel, looking southwest.
20 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Corner winder stair in kitchen space, looking south.
21 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of east sitting room (office), looking north toward exit door.
22 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of enclosed porch, looking south. Note the arch above the former exterior window in the foreground.
23 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: This door formerly provided access to the open porch, seen to the left, which was enclosed in the 1940s. It is now a door to the first floor bathroom, looking northeast.
24 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Round window on this formerly exterior space, now an enclosed porch, looking northwest. This details matches the windows found on the west elevation in the recessed arch.
25 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of scroll wave detail below the balustrade, looking west.
26 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018

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Description of Photograph(s) and number: View of stair hall on second floor, looking northeast.
27 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of master bedroom, looking south.
28 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Master bedroom mantel, looking west.
29 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Second floor hall, looking south.
30 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Bedroom at southwest corner of house. Looking southwest toward fireplace mantel.
31 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Bedroom at southwest corner of house; view of bedroom doors. This type of door and trim is located throughout the second floor.
32 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: View of upstairs sitting room, looking southwest. This space was likely a servant's room; given its direct connection to the house's service spaces.
33 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Small room in basement level, looking southwest.
34 of __47_.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018

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Description of Photograph(s) and number: View of woodland savannah landscape looking south toward Clifton Road.
35 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: View of woodland savannah landscape looking southeast toward Clifton Road.
36 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Carriage House, Remains of south elevation (façade), looking north. Note that the arched wall is present at the rear (north) elevation.
37 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Carriage House, West elevation wall, looking northwest.
38 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Carriage House, Rear (north) elevation, looking south. 39 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Corn crib, looking northeast.
40 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Corn crib, looking southeast.
41 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Access hatch inside corn crib on east side drive.
42 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY

Photographer: Rachel Kennedy
Date Photographed: May 2018

Description of Photograph(s) and number: Stock Barn, East Elevation, looking southwest.
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Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Stock barn, West elevation, looking southeast.
44 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Concrete grain silo, looking northwest.
45 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Well pump, looking northwest from east domestic yard.
46 of __47__.

Name of Property: Heartland Farm
City or Vicinity: Versailles
County: Woodford State: KY
Photographer: Rachel Kennedy
Date Photographed: May 2018
Description of Photograph(s) and number: Modern prefabricated shed, looking southwest.
47 of __47__.

Property Owner:

name James and Laura Butler-Stouffer
street & number 1470 Clifton Road telephone 859-396-1505
city or town Versailles state KY zip code 40383

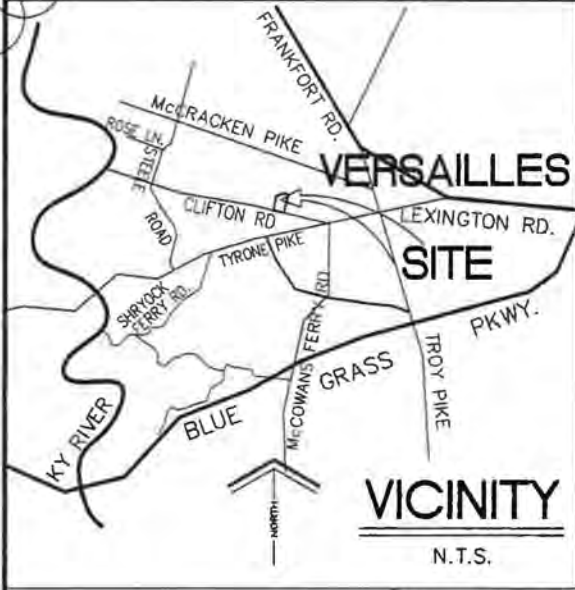
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A RETRACEMENT RURAL SURVEY PERFORMED BY TIM THOMPSON IN LS 1304 IN MAY-SEPT. 2017 AND COMPLIES 201 KAR 18:150. THE SURVEY WAS PERFORMED USING A TRIMBLE 5800 GPS UNIT AND DUAL FREQUENCY RECEIVERS. CONVENTIONAL EDM TRAVERSE AND SIDESHOTS SURVEYS WERE PERFORMED FROM THE GPS CONTROL POINTS. THE RELATIVE POSITIONAL ACCURACY FOR THIS RURAL SURVEY IS LESS THAN 0.9 FEET. BASIS OF BEARINGS KENTUCKY NORTH GRID BASED ON GPS RTK. THE HORIZONTAL DATUM IS NAD 83. STEEL PINS SET ARE 3/4" DIA. BY 18" LONG RE-BAR WITH ID CAP LS #1304. MAG NAILS SET ARE 1/4" DIA. BY 2" LONG WITH ID WASHER LS #1304.

T.T.S. 9/26/17

TIM THOMPSON, LS 1304

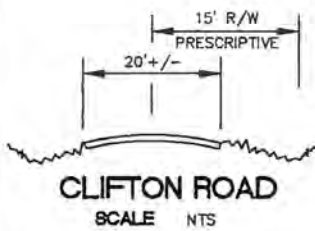
DATE



VERSAILLES SITE
VICINITY
N.T.S.

LEGEND

- 3/4" BY 18" STEEL REBAR SET WITH ID CAP # 1304
- ▲ 1/4" BY 2" MAG NAIL SET WITH ID WASHER # 1304
- MONUMENT FOUND (STATED)
- MEANDER POINT



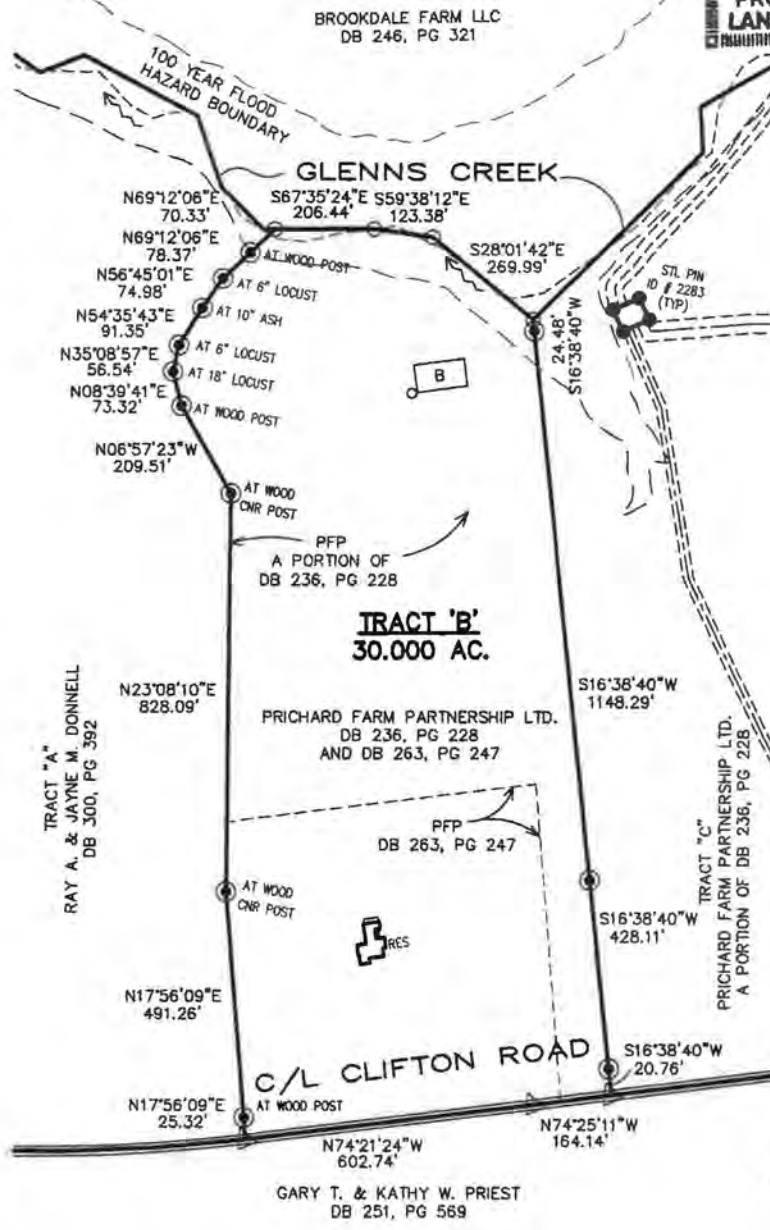
SOURCE OF TITLE

PRICHARD FARM PARTNERSHIP LTD.
DB 236, PG 228 AND
DB 263, PG 247

SURVEY FOR
PRICHARD FARM PARTNERSHIP LTD.
1827 SAINT IVES CIRCLE
LEXINGTON, KY 40502



SCALE: 1"=400'
SURVEY DATE: SEPT. 25, 2017
PLAT DATE: SEPT. 26, 2017



NOTES:

1. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, A PORTION OF THE PROPERTY SHOWN HEREON DOES LIE WITHIN THE F.I.A. FLOOD HAZARD AREA (21239C 0070C & 21239C 0060C AUG. 2, 2011).

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

TIM THOMPSON
Professional Engineer
Land Surveyor

232 Henton Court
Versailles, KY 40383
(859) 873-5252

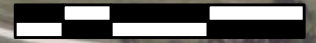


FILE: PRICHARD.DWG

PLAT OF SURVEY OF TRACT 'B'
A PORTION OF THE
PRICHARD FARM
PARTNERSHIP LTD. PROPERTY
1470 CLIFTON ROAD
VERSAILLES, WOODFORD CO., KY 40383



150 75 0 150 300



Feet

1.
38.060475
-84.758052

2.
38.060482
-84.755301

4.
38.056701
-84.759440

3.
38.056198
-84.757159

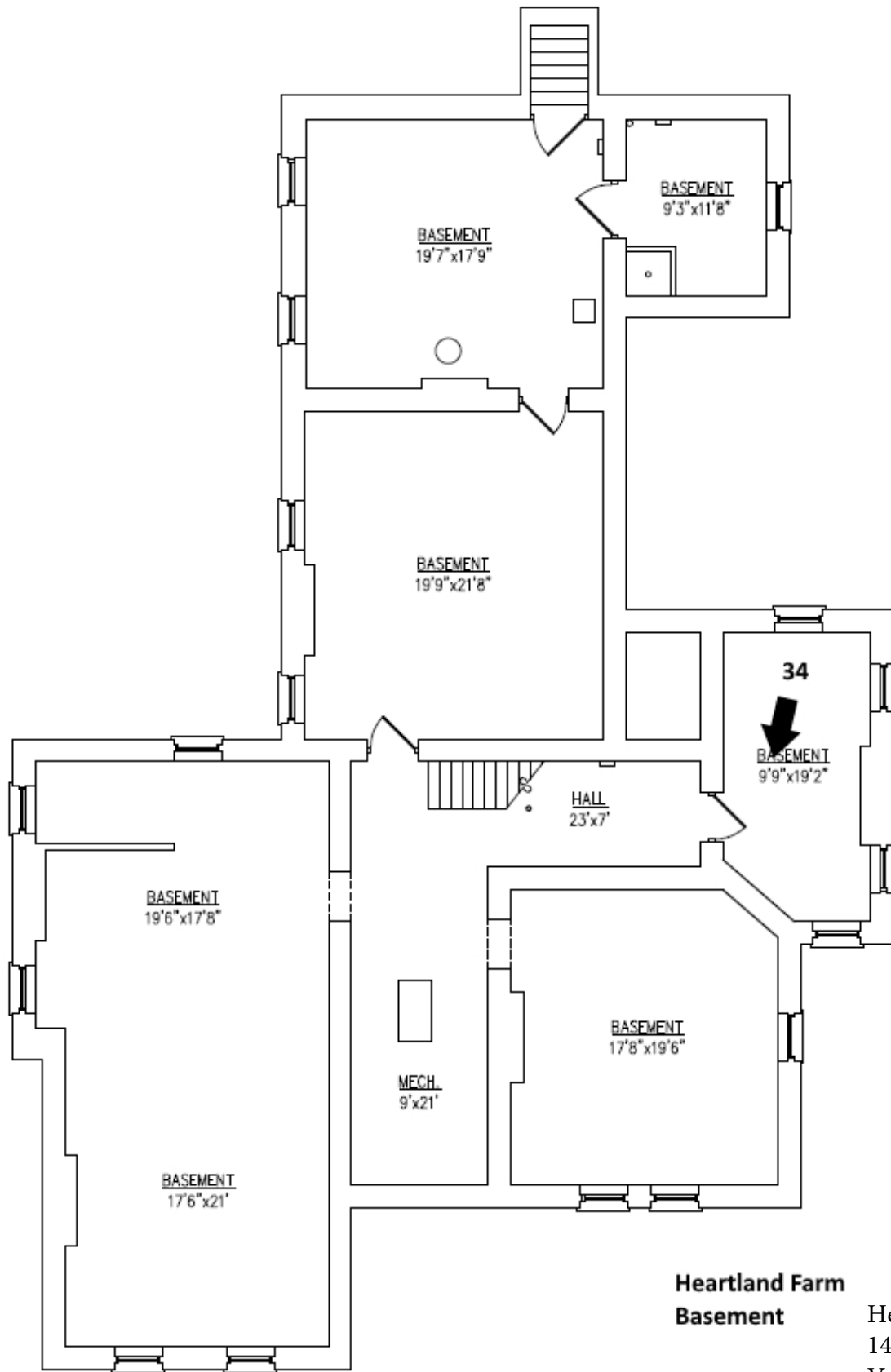
Clifton Road

Legend

 NRHP Boundary

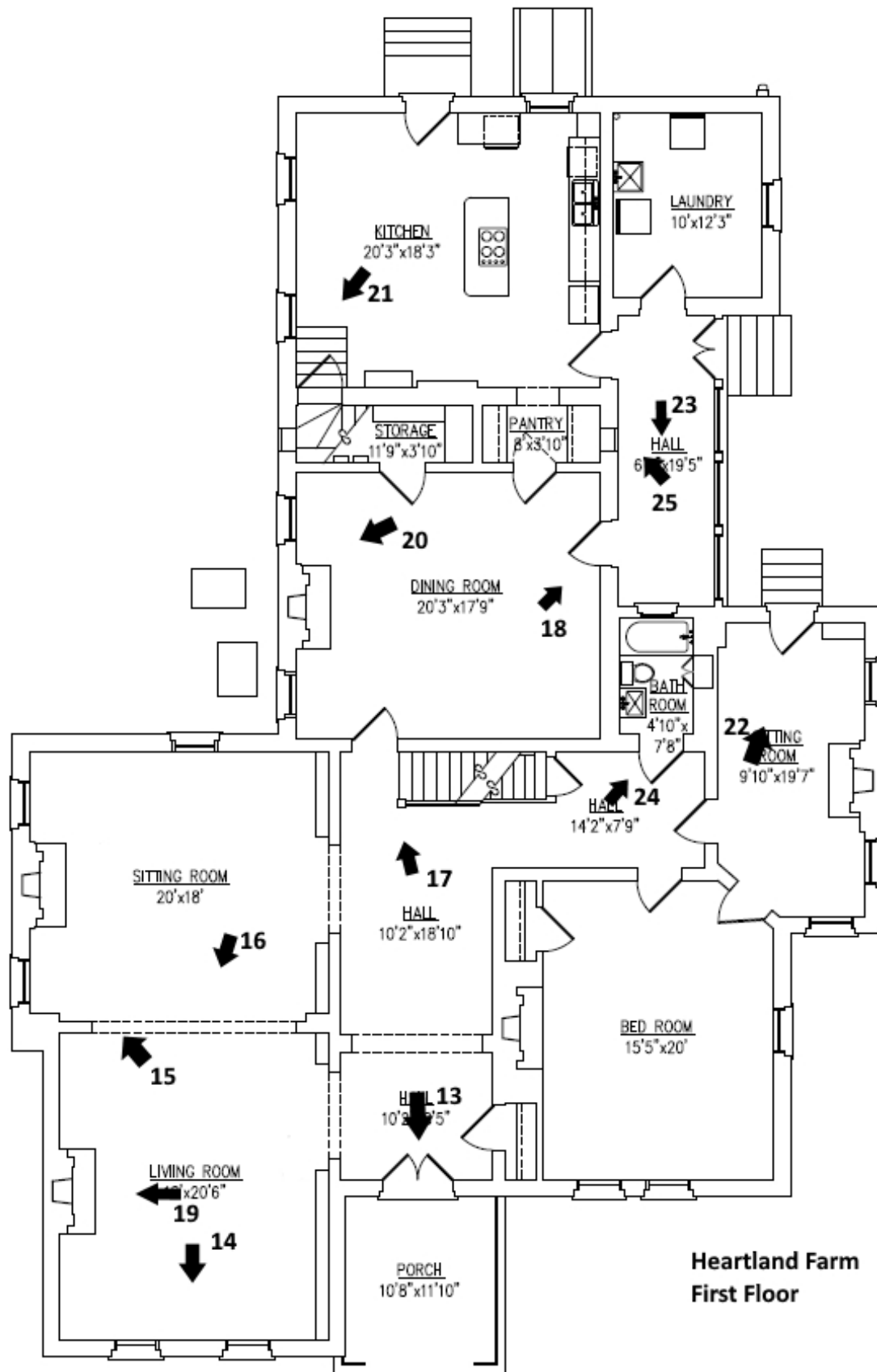
**Heartland Farms
1470 Clifton Road
Woodford County, KY**

Property Coordinates



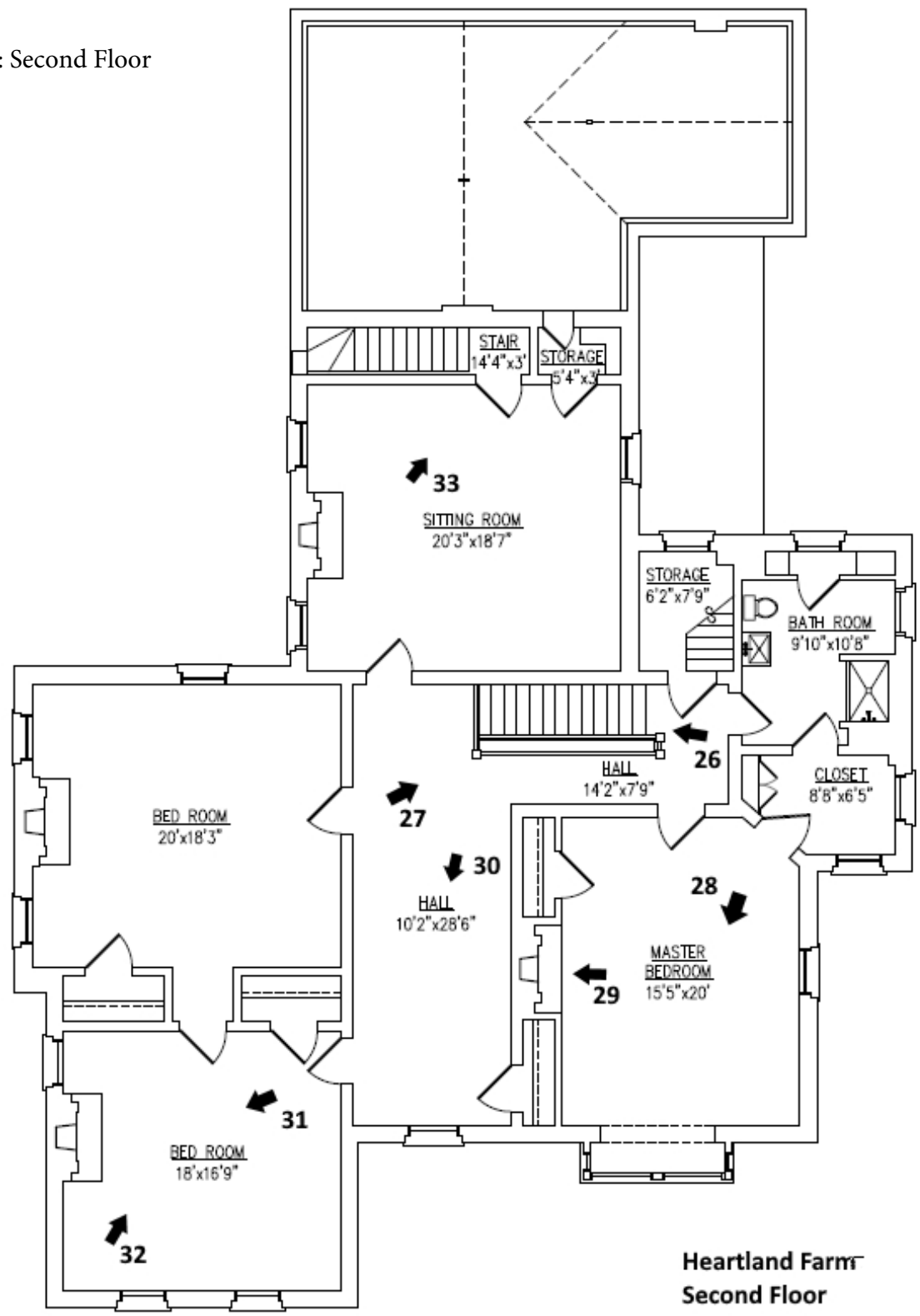
**Heartland Farm
Basement**

Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Interior Photo Key: Basement



Heartland Farms (WD-133)
 1470 Clifton Road
 Versailles, KY
 Interior Photo Key: First Floor

Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Interior Photo Key: Second Floor



**Heartland Farms
Second Floor**



44

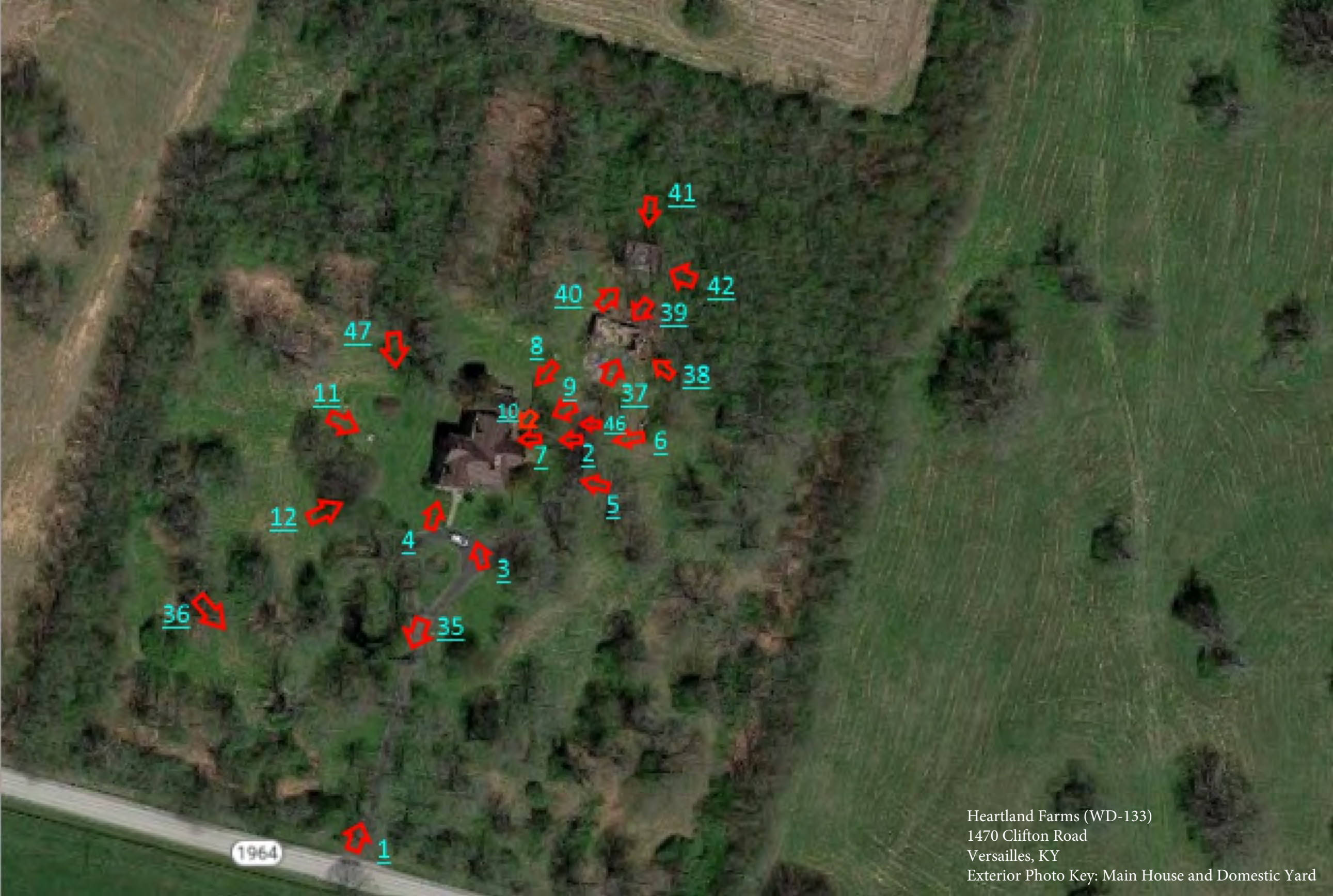


45



43

Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Exterior Photo Key: Barn Area

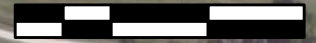


1964

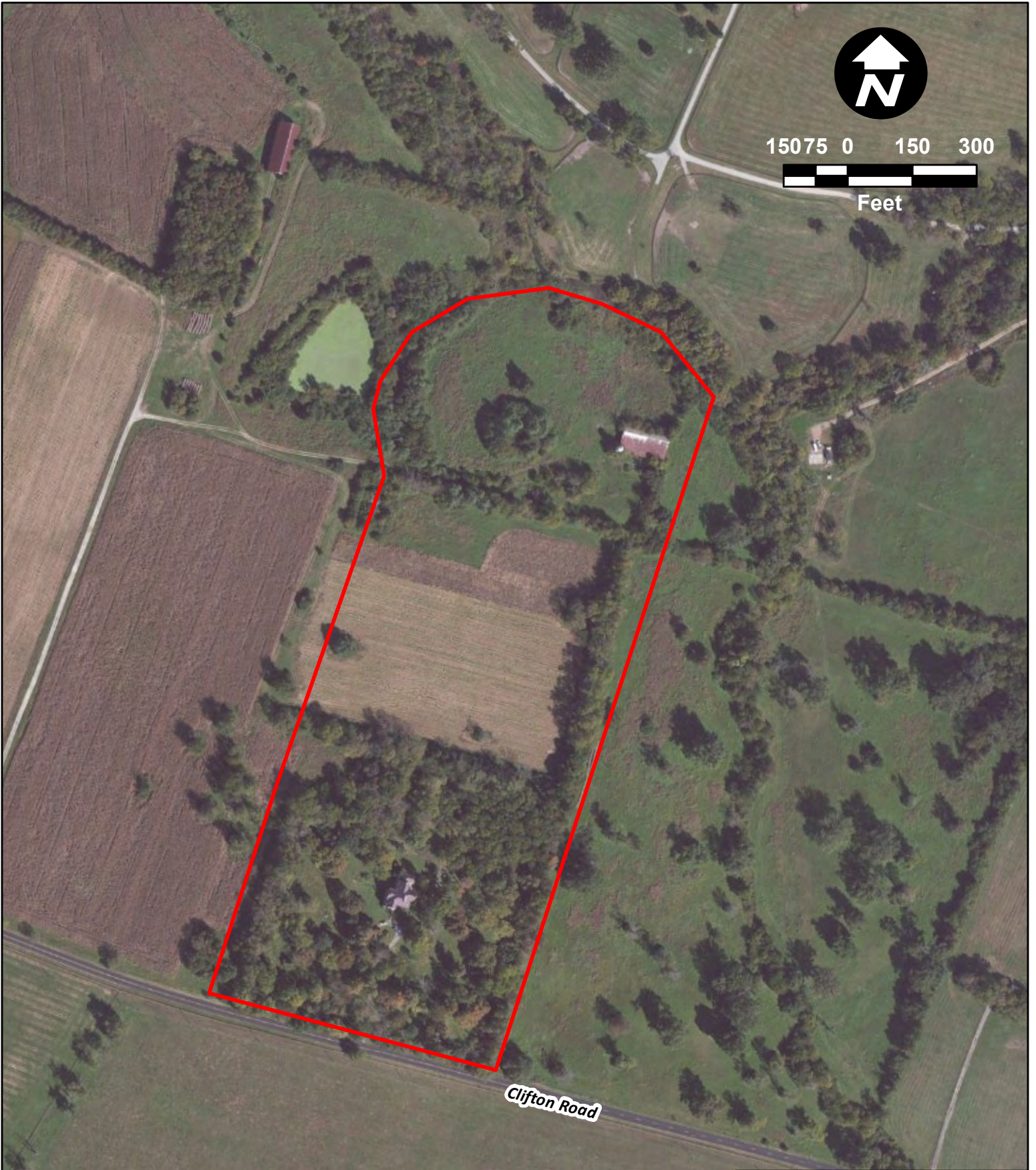
Heartland Farms (WD-133)
1470 Clifton Road
Versailles, KY
Exterior Photo Key: Main House and Domestic Yard



150 75 0 150 300



Feet



Clifton Road

Legend

 NRHP Boundary

**Heartland Farms
1470 Clifton Road
Woodford County, KY**

NRHP Boundary







A close-up photograph of a brick wall. The wall is constructed from dark red bricks with light-colored mortar. A rectangular stone window frame is set into the wall. Inside the frame, there is a small rectangular stone plaque with the text "HEARTLAND" and "1886" engraved on it. The plaque is centered within the frame. The window opening is empty, showing the brickwork inside. The overall appearance is that of a well-maintained, historic building facade.

HEARTLAND
1886





























EXTRA GRANDE
EXTRA-LARGE

























A dark wood dresser with multiple drawers and a framed picture on top.

A lamp with a dark, tiered base and a beige shade.

A lamp with a gold-colored base and a beige shade.



A white fireplace with a black cast-iron insert.

A small black trash can with yellow floral patterns.

A window with white shutters, looking out onto a green landscape.

A dark wood chest of drawers with a paper bag on top that says "J.C. CREY".

A white door with a silver handle, partially open.

A portion of a bed with white linens.































1898



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Heartland

Multiple Name: _____

State & County: KENTUCKY, Woodford

Date Received: 4/16/2019 Date of Pending List: 5/2/2019 Date of 16th Day: 5/17/2019 Date of 45th Day: 5/31/2019 Date of Weekly List: _____

Reference number: SG10004004

Nominator: SHPO

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

X Accept Return Reject 5/30/2019 Date

Abstract/Summary Comments: An excellent example of the "Gentleman Farmer" property type, with an outstanding brick house and a working farm that has lost some of its outbuildings (importantly, the tenant houses). The acreage and remaining working farm buildings are sufficient to recognize this as an important agricultural complex

Recommendation/ Criteria: Accept / A

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



MATTHEW G. BEVIN
GOVERNOR

TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL
THE STATE HISTORIC PRESERVATION OFFICE

REGINA STIVERS
DEPUTY SECRETARY

DON PARKINSON
SECRETARY

410 HIGH STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

CRAIG A. POTTS
EXECUTIVE DIRECTOR
& STATE HISTORIC
PRESERVATION OFFICER

April 15, 2019



Ms. Joy Beasley
Keeper of the National Register of Historic Places
National Register Program
DOI-National Park Service
1849 C St., NW - Mail Stop 7228
Washington, DC 20240

RE: National Register Nomination

Dear Ms. Beasley:

I am pleased to submit a National Register nomination to be considered for listing by the Keeper of the National Register for:

Heartland, Woodford County, Kentucky

The nomination was approved by the Kentucky Historic Preservation Review Board on April 9, 2019. The enclosed disk (1 of 2) contains the true and correct copy of the nomination for Heartland to the National Register of Historic Places.

Respectfully, we request, in the interest of preservation, a SHORTENED comment period pursuant to 36 CFR 60.13 (a).

Thank you for your consideration.

Sincerely,

Lisa Mullins Thompson
National Register Coordinator

Enclosures: As stated