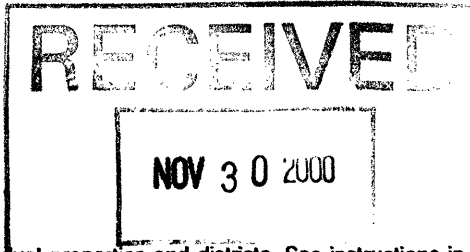


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name William Soaper Farm
other names/site number "Benvenue"/HE-5 and HE-26

2. Location

street & number 2323 Zion Road (Highway 351) N/A not for publication
city or town Henderson N/A vicinity
state Kentucky code KY county Henderson code 101 zip code 42420

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
David L. Morgan, SHPO and Executive Director, Kentucky Heritage Council 11-10-00
Signature of Certifying official/Title Date
Kentucky Heritage Council/State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of commenting official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall Signature of the Keeper Date of Action 1-11-01

William Soaper Farm (HE-5)

Henderson County, Kentucky

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
13	2	buildings
1	2	sites
1		structures
		objects
15	4	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

Zero (0)

6. Function or Use

Historic Functions

(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/secondary structure
- Agriculture/animal facility
- Agriculture/agricultural outbuilding

Current Functions

(Enter categories from instructions)

- Domestic/single dwelling
- Domestic/secondary structure
- Agriculture/animal facility
- Agriculture/agricultural outbuilding
- Vacant

7. Description

Architectural Classification

(Enter categories from instructions)

- Mid-19th Century/Greek Revival

Materials

(Enter categories from instructions)

- foundation brick; concrete
- walls log; weatherboard
- roof asphalt
- other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Agriculture

Period of Significance

1834-1925

Significant Dates

1834; 1925

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Henderson County Public Library

William Soaper Farm (HE-5)

Name of Property

Henderson County, Kentucky

County and State

10. Geographical Data

Acreage of Property Approx. 148.53 acres

UTM References

(Place additional UTM references on a continuation sheet.)

Quad: Henderson, KY-IN (1971; rev. 1993)

1 [1,6] [4,5,0,2,7,0] [4,1,8,6,9,4,0]
Zone Easting Northing
2 [1,6] [4,5,0,2,9,0] [4,1,8,7,0,4,0]

3 [1,6] [4,5,0,2,3,0] [4,1,8,7,3,2,0]
Zone Easting Northing
4 [1,6] [4,5,0,4,6,0] [4,1,8,7,6,6,0]

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Janet L. Johnston

organization date August 1, 2000

street & number 1510 Samuels Loop telephone (502) 348-4348

city or town Cox's Creek state KY zip code 40013

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Maxwell H., Marianna, & Richard H. Jr. Soaper

street & number 2323 Zion Road telephone (270) 827-8143

city or town Henderson state KY zip code 42420-4712

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

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

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

William Soaper Farm (HE-5)
Henderson County, Kentucky

7. Narrative Description

The William Soaper Farm ("Benvenue;" HE-5 and HE-26) is located on Kentucky Highway 351 and is approximately two miles east of downtown Henderson. The entire farm today contains approximately 519 acres, and it is bounded by Kentucky Highway 351 on the south side, U.S. 41A on the west side, Canoe Creek on the north side, and LaRue Road on the east side. The farm includes pastures, croplands, and wooded areas. The homeplace is located approximately one-fourth mile north of Kentucky Highway 351 and is situated on the west side of a long tree-lined driveway. The service structures, including the servants and tenant quarters, smokehouse, four-car garage, turkey and chicken houses, wood shed, and stable, are situated behind the main house, and the agricultural outbuildings are behind the service structures and along the interior gravel roadway. The William Soaper Farm is historically significant. It has contributed to the understanding of agricultural development in Henderson County.

The William Soaper Farm included a multitude of buildings and structures; however, since the mid-1900s, numerous buildings and structures have been demolished. The nominated property includes 148.53 acres, thirteen contributing buildings, one contributing structure, one contributing site, two noncontributing buildings, and two noncontributing sites. Future knowledge and information about the lives of the Soaper Family, slaves, and tenants may be revealed through archeological investigations. Archeological excavations throughout the houseyard and farm might reveal significant information on the existence of original service structures, agricultural outbuildings, and other sites.

William Soaper House, c. 1808. Contributing building.

In 1808, Philip Barbour owned the farm and constructed a log dogtrot dwelling with a loft and gable room. In 1827, Robert Threshley purchased the dwelling and farm, and during his ownership, Threshley made several improvements to the dwelling. In 1834, William Soaper acquired the dwelling and farm and undertook significant improvements to the structure. Soaper enclosed the dogtrot breezeway, added a second-story, and transformed the house into an I-house. Soaper also constructed wings on the east and west sides, and these wings were two steps lower than the main level. Soaper covered the log structures with clapboard and covered the roof with wood shingles. In the 1860s, the Soaper family constructed a gallery porch along the rear of the dwelling in order to connect the main house with the detached kitchen and servants' dining room. Throughout their ownership, the Soaper family has made many changes to the dwelling's interior and exterior. These modifications and additions document the changing needs, aesthetics, styles, and materials of the residents.

Today the William Soaper House is an example of a two-story dogtrot. This form of I-house is described by Lynwood Montell in *Kentucky Folk Architecture*:

There is a form of the I house which might be termed *two-story dogtrot*, although the breezeway, or dogtrot, occurs only on the first level. The bulk of the existent examples of this subtype are in southcentral Kentucky, and approximately two-thirds of them now have their breezeways enclosed. These houses are almost always

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Section 7 Page 2

William Soaper Farm (HE-5)
Henderson County, Kentucky

constructed of logs which have since been covered with weatherboarding. (32)

The William Soaper House still retains its log construction but now is covered with clapboard. The house has a side gable roof covered with asphalt shingles and interior brick chimneys on the end gables. Its foundation is brick covered with plaster. The south façade features a one-story entry porch supported by simple square columns with simple Victorian ornamentation. The brick porch has a spindlework balustrade along its edge. The main entrance door features Greek Revival sidelights and ornamentation. The main section also features five 9/9 double-hung, sash windows on the second floor and one 9/9 double-hung, sash windows on each side of the entry porch. Each window has a pair of slat shutters. The east and west facades of the main section do not have windows but have two small ventilators at the attic level. The north façade of the William Soaper House features a screened gallery porch extending the entire length of the main and wing sections. The gallery porch was constructed to connect to and provide sheltered access to the old kitchen and servants' dining room. The rear of the main section also has two 9/9 double-hung, sash windows with pairs of slat shutters.

Wing sections flank each side of the main house, and the south side of the wing sections include a pair of 9/9 double-hung, sash windows with a pair of slat shutters. Each wing also includes interior brick chimneys on the end gables. Although the west wing does not include windows on its west façade, the east wing has one 9/9 double-hung, sash window with a pair of slat shutters.

The interior of the William Soaper House has the original woodwork, flooring, and fireplaces. The interior features poplar wood flooring.

Kitchen & Servants' Dining Quarters, c. 1808. Contributing building.

In 1808, Philip Barbour constructed a one-story log structure for use as a temporary residence. After the construction of the log dogtrot dwelling, the Barbour family utilized the small log structure as a kitchen. Between 1827 and 1834, Robert Threshley utilized the log building for kitchen and servants' dining quarters. This backhouse was one of the most important service structures on the farmstead and was situated just to the northeast of the main house. After William Soaper acquired the farm, this log building was covered with clapboard, and in the 1860s, this building was connected to the main house by a gallery porch.

This service structure has a front-gable roof with a center brick chimney on the roof ridge line and a sheltered-shed porch supported by square columns with brick bases on the east side. The kitchen has a brick foundation covered with plaster. The kitchen and servants' dining quarters is a contributing building.

Washhouse, c. 1830s. Contributing building.

The washhouse is another significant service structure, and it is located just east of the main house and kitchen. This contributing building is a one-and-one-half story, square, frame structure, and it is covered with clapboard. It has a side gable roof with a boxed cornice and brick foundation covered with plaster. The south façade has a paneled door, and the east, west, and north facades have one 4/4 double-hung sash windows with a pair of slat shutters.

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William Soaper Farm (HE-5)
Henderson County, Kentucky

Icehouse, c. 1830s. Contributing building.

The icehouse is located on the west side of the house. The icehouse is a large circular pit, and its walls are brick erected to above ground level. This contributing building is 16 feet in diameter, and it is covered with a conical roof covered with asphalt shingles. The icehouse is in good condition.

Meathouse, c. 1830s. Contributing building.

Located to the rear of the kitchen and servants' dining quarters, the meathouse is a one-and-one-half-story square structure utilized to store and cure meats. This contributing building is frame covered with clapboard, and it has a side gable roof with a boxed cornice. The meathouse is in poor condition and needs significant repairs.

Domestic Servants' Quarters, late 1800s. Contributing building.

The domestic servants' quarters is situated to the northeast of the main house and kitchen. The quarters' interior layout is an adaptation of the saddlebag plan. It has two units separated by a central chimney. This one-and-one-half-story brick structure has a side gable roof covered with seamed metal and has a sheltered-shed porch extending the full-width of the quarters and supported by square brick columns. The domestic servants' quarters faces the main house, but its only two windows face away from the main house. The domestic servants' quarters is in good condition and needs repairs.

Tenant House, early 1900s. Contributing building.

A small, frame tenant house is situated approximately 90 feet from the rear of the domestic servants' quarters. This one-room tenant house is a contributing building, and it has a frame shed addition on the east side. The tenant house has a brick pier foundation and a side gable roof covered with seamed metal. This dwelling has an interior, brick chimney on the east side of the main section. The south façade of the main section includes a simple door with a 2-paned transom and one 6/6 double-hung, sash window. The south façade of the shed addition has a simple door and smaller, 9/9 double-hung sash window. The rear of the tenant house has two 6/6 double-hung, sash windows on the main section and one 9/9 double-hung sash window on the shed addition. The tenant house is in fair condition and needs repairs.

Turkey & Chicken Houses, late 1800s. Noncontributing buildings.

The turkey and chicken houses are two frame structures covered with clapboard. These structures are situated in the rear of the houseyard. The chicken house features 6/6 double-hung sash windows and 9-paned windows. The turkey house is a one-half story structure and features two rectangular openings on the south sides.

The turkey and chicken houses are deteriorated due to the lack of use and weather and are beyond repair. Although the buildings were present during the period of significance and relate to the documented significance of the farmstead, they are deteriorated beyond repair and no longer possess historic integrity. The turkey and chicken houses are noncontributing buildings.

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William Soaper Farm (HE-5)
Henderson County, Kentucky

Stable, late 1800s. Noncontributing site.

The stable was located in the rear of the houseyard. Today this structure is in ruins. It is a noncontributing site because it no longer possesses historic integrity.

Wood Shed, late 1800s. Contributing building.

The wood shed is also located in the rear of the houseyard. This 14' x 24' structure has pole-frame construction and has a side gable roof covered with seamed metal. The east, west, and north sides are covered with vertical wood siding. The wood shed is a contributing building.

Garage, early 1900s. Contributing building.

A garage is situated on northeast side of the houseyard. This 20' x 40' frame structure is covered with weatherboard, and it has a concrete foundation and side gable roof with a wide-eave overhang and covered with asphalt shingles. The south façade features four bays, and the north façade has a set of three windows. The west façade has one window. The garage is a contributing building.

Chicken House, early 1900s. Contributing building.

A second chicken house was constructed on the easternmost side of the houseyard. This chicken house features box construction with 6-paned windows and is in poor condition. It is a contributing building.

Corn Crib, late 1800s. Contributing structure.

The corn crib is located north of the houseyard. This agricultural outbuilding is 36' x 50' and is frame covered with diagonal wood siding. The corn crib has a central driveway flanked by two rectangular cribs and a front-gable roof. This contributing structure is in fair condition and needs repairs.

Mule Barn (HE-26), circa 1925. Contributing building.

The mule barn is an impressive agricultural outbuilding. This contributing building is 43' wide and 133' long. The lower floor features a long center aisle flanked by bays on both sides for boarding horses and mules, and the second floor is open for hay and grain storage. The foundation and lower floor walls are constructed of poured concrete, and the second floor walls are framed covered with narrow horizontal weatherboard. The east and west sides feature 12 narrow windows. The south and north facades have a large opening with two doors on the main level, two narrow windows on the second level, and two narrow windows at the attic level.

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William Soaper Farm (HE-5)
Henderson County, Kentucky

Stock Barn, early 1900s. Noncontributing site.

Located to the north of the corn crib and east of the mule barn, the stock barn is a frame structure. This stock barn is in ruins. It is a noncontributing site because it no longer possesses historic integrity.

Equipment Shed, mid-1900s. Contributing building.

The equipment shed is located approximately ¼ mile north of the houseyard and livestock yard. This shed is a contributing building, and it is constructed of pole-frame construction covered with vertical planks. The equipment shed has 8 bays.

Stock Barn, mid-1900s. Contributing building.

A stock barn is situated in the wooded areas north of the mule and stock barns. This frame barn is covered with vertical wood siding and has a front gable roof covered with seamed metal. This contributing building has a concrete foundation and was utilized for a livestock shelter.

Slave Cemetery, mid-1800s. Contributing site.

A small slave cemetery is situated in a cedar grove north of the equipment shed. Family records provide the following description of the slave cemetery:

However, the slave cemetery was used up until 1912 with the interment of a ninety-two year old son of slave parents. Records indicate there were one hundred and sixty-six buried therein. This plot is beyond the house some five hundred yards and was flanked by giant cedars of which only two remain. The cabinet maker, who lived on the place as was the custom, made the coffins and also built many of the tables, chairs, wardrobes and cupboards which still occupy the rooms and sheds of the house.

Future knowledge and information about the slave cemetery may be revealed through archeological investigations. The slave cemetery has historic, cultural, and archeological value and is a contributing site.

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William Soaper Farm (HE-5)
Henderson County, Kentucky

8. Statement of Significance

The William Soaper Farm (“Benvenue”) is historically significant and meets National Register Criterion A for its contributions to the understanding of agricultural development in Henderson County between 1834 and 1925. During the period of significance, the nominated property was one of the many farmsteads in Henderson County. Today the William Soaper Farm is one of the few farmsteads that represent 19th century agricultural life and practices in Henderson County. The William Soaper Farm is an excellent example of a 19th century multi-purpose farmstead, and it demonstrates the transformation of 19th century farmsteads into early 20th century agricultural complexes. The William Soaper Farm also represents the importance of family-owned and –operated farms in Henderson County and Kentucky.

The period of significance 1834-1925 shows the development of the farmstead to its present-day form and reflects the changing residential and agricultural patterns of Henderson County. The significant date of 1834 indicates the purchase of the farmstead by William Soaper and the ending date 1925 signifies the construction of last agricultural outbuilding associated with the historic farmstead.

Agriculture in Henderson County, 1830-1930

To evaluate the historic significance of the William Soaper Farm and to begin to understand its role in the development and growth of agriculture in Henderson County, historical documentation was reviewed. Source materials, such as the *Pennyryle Cultural Landscape*, *Henderson County Historic Farms Survey*, *United States Census of Agriculture*, and local histories, provided detailed information on the development of agriculture and culture in Henderson County, Green River region, and Kentucky. The review incorporated the period 1830-1930, and it shows that farms in Henderson County, including the William Soaper Farm (HE-5), Barret-Keach Farm (HE-31), and James-Jackson Farm (HE-10), were above-average in total acreage and improved acreage, total value of land and buildings, corn and tobacco production, and total number of beef and dairy cattle.

“Much of the Pennyroyal [Region] experienced a degree of growth and prosperity during the antebellum period of the 1830s through the 1860s” (Kentucky’s 46). In the 1830s, Henderson County experienced significant growth and development in agriculture. About one-half of its population engaged in agriculture, and tobacco, corn, and wheat were its primary crops. Between 1830 and 1840, the number of persons engaged in agriculture increased by 2,691 persons, a 54 percent increase. In 1840, Henderson County’s main crops continued to be tobacco, corn, and wheat. Henderson County farmers raised almost 3 million pounds of tobacco in 1840 and ranked 4th in tobacco production among Kentucky’s 90 counties. Henderson County farms also produced 503,670 bushels of corn and 37,006 bushels of wheat.

By the 1850s, Henderson County was considered as “one of the perennial agricultural leaders in the Pennyryle” (Martin 15). Henderson County’s agricultural success resulted from its location along the Ohio and Green Rivers, increasing availability of Southern markets, improved farmland, soil fertility, and topography. In 1850, Henderson County’s aggregate population was 12,171 persons. It had 1,037 farms, and the average farm size was 222.9 acres. Of the Kentucky counties that existed in 1850, Henderson County ranked 15th in total number of farms and 23rd in average acreage per farm. With larger and improved farms, Henderson County farmers produced substantial yields in corn, wheat, and tobacco

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William Soaper Farm (HE-5)
Henderson County, Kentucky

production.

By 1850, Henderson County had 231,143 acres in farms, and 30.5 percent of its total farmland was improved. Corn and tobacco were the primary crops produced in 1850. The county ranked 21st in Kentucky in corn production. Henderson County farms produced a total of 926,865 bushels of corn (893.8 bushels per farm). Henderson County's role as a leader in tobacco production was demonstrated by its ranking 2nd in total pounds of tobacco in Kentucky. Henderson County farms produced 4,292,960 pounds of tobacco in 1850, approximately 4,140 pounds per farm. Henderson County farms also raised livestock; however, "... it had little in the way of 'fine stock,' implying that much of what it raised brought lower prices and was used for local consumption" (15). In 1850, Henderson County was 14th in total number of swine (46,734) and 25th in total number of cattle (10,003) in Kentucky.

By 1860, Henderson County's aggregate population increased to 14,262, a 17.18 percent increase. The county had 585 farms with less than 100 acres, 292 farms with 100 to 500 acres, and only 15 farms, including the Soaper Farm, with 500 or more acres. The total improved farmland was 70,432 acres, and this improved farmland was 37.5 percent of total farmland in Henderson County. In 1860, Henderson County continued as a leader in corn and tobacco production and hog farming. The county ranked 10th in corn production, 2nd in tobacco production, and 12th in total swine in Kentucky. Henderson County produced 1,132,900 bushels of corn, 7,938,836 pounds of tobacco, and had 36,142 swine. Besides grain and livestock farming, Henderson County also engaged in orcharding during and after the Civil War. Apple orchards developed throughout Henderson County and became an alternative to traditional crops.

"Prior to the Civil War . . . there was a continued increase in slave ownership in those counties with the best soil and transportation" (209). With agricultural and industrial development, Henderson County developed a dependence on slave labor. In 1830, Henderson County's slave population included 2,559 slaves, 38.43% of the total aggregate population. By 1860, Henderson County's slave population increased to 5,767 and accounted for approximately 40 percent of the county's total population. In 1860, 712 Henderson County residents were slaveholders. About 91 percent of Henderson County's slaveholders held less than 20 slaves; 7 percent had 20 to 49 slaves; and, only 2 percent owned more than 50 slaves.

Since its formation in 1834, the William Soaper Farm has been an above-average farmstead and leading agricultural complex in Henderson County. In 1834, William Soaper purchased 512 acres from Robert Threshley and initiated the development of a large family-owned and -operated agricultural complex. Situated on the most fertile lands along the Ohio River, the William Soaper Farm contributed to the development of local and state agricultural practices promoting higher crop yields and improved crop quality. William Soaper was one of Henderson County's leading tobacco producers and dealers. He was one of the first farmers to raise and breed Hereford beef cattle. Prior to the Civil War, Soaper was one of Henderson County's largest slaveholders. In 1840, William Soaper had 71 slaves, and in 1850, his slaveholdings included 51 slaves. In 1860, Soaper owned 52 slaves and was in the 2 percent of Henderson County slaveholders holding more than 50 slaves. Soaper's slaves were farm and tobacco stemmery laborers and domestic servants.

The Civil War adversely affected Henderson County's agricultural industry. Henderson County farms experienced a significant loss in labor and markets during and after the Civil War. By 1870, Henderson County's population increased to 18,459 persons. Henderson County had 1,168 farms, and the

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CONTINUATION SHEETSection 8 Page 8 William Soaper Farm (HE-5)
Henderson County, Kentucky

average farm had 188.5 acres. The total farmland was 220,121 acres, and 46.2 percent of the county's farmland was improved. Henderson County continued its dependence on grain farming. According to the 1870 Census of Agriculture, Henderson County ranked 1st among Kentucky's 115 counties in total tobacco production. The total tobacco production was 6,660,506 pounds, 5,702.5 pounds per farm. With the decline of cattle and hog operations, Henderson County also experienced a decline in corn production. In 1870, the total number of swine and cattle on Henderson County farms decreased 45.63 percent and 70.17 percent, respectively, and the total corn production decreased by 34.71 percent.

In 1875, Henderson County experienced a devastating flood. "The summer of this year will be remembered by river bottom planters as one of the most destructive ever known in the history of the country. On the seventh day of August, the whole bottom country bordering on the Ohio and Green rivers, was inundated and remained so, long enough to completely destroy the growing crops of corn and tobacco" (Starling 248). However, in 1880, Henderson County led in corn and tobacco production. Of Kentucky's 117 counties, Henderson County ranked 1st in corn production and 2nd in tobacco production. Henderson County's 1,983 farms produced 1,680,087 bushels of corn and 10,312,631 pounds of tobacco. Although the number of farms increased from 1,168 in 1870 to 1,983 in 1880, the average size of farms decreased from 188.5 acres in 1870 to 119.5 acres in 1880. About 59 percent of Henderson County's farms had less than 100 acres; 38 percent possessed 100 to 500 acres; and, only 3 percent of the county's farm had more than 500 acres.

By the 1880s, the William Soaper Farm continued to be one of Henderson County's above-average farms. Although the average size of Henderson County farms was 119.5 acres in 1880, the Soaper Farm was in the 3 percent of the county's farms with greater than 500 acres. In 1881, the patriarch William Soaper died and left a sizeable estate to his children. His son, Harry Soaper, assumed management and responsibility of his father's home farm and retained this role until his death. Throughout the late 19th and early 20th century, Harry Soaper expanded the agricultural capacity of the farmstead. Harry Soaper was the first farmer in the state to construct and utilize a silo for grain storage and livestock feeding.

In 1890, the average size of farms continued to decline; however, the total number of farms and production increased. Henderson County had 2,358 farms, and it ranked 16th in total number of farms among Kentucky's 119 counties. The average acreage of farms decreased to 101 acres. A majority (64 percent) of Henderson County's farms included less than 100 acres. 35 percent of the farms had 100 to 500 acres, and only 1 percent of Henderson County's farms had more than 500 acres. In 1890, Henderson County's total farmland was 237,600 acres, and 58 percent of the total farmland was improved.

Henderson County's corn and tobacco production peaked in 1890. Henderson County again ranked 1st in corn production and 2nd in tobacco production among Kentucky's counties. Henderson County's farms produced 2,076,313 bushels of corn, 880 bushels per farm, and 10,918,060 pounds of tobacco, 4,630 pounds per farm. In 1890, the county also experienced a growth in livestock. The total number of cattle was 12,813, and the dairy cattle accounted for 39 percent. Henderson County's farms had 32,056 swine, 13.6 hogs per farm.

Henderson County farmers continued to prosper after the turn of the century; however, agriculture began a significant transformation. "There occurred between 1900 and 1940 a dramatic subdivision of Kentucky farms. As family members multiplied, and offsprings settled near their old home places farms

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grew smaller in acreages.” (Kentucky 26). In 1900, Henderson County’s population increased to 32,907 persons. Its farms numbered 2,832, and the average size of farms was 91 acres. Henderson County ranked 10th among Kentucky’s counties in total improved acreage. The county’s farmland was 84.1 percent improved. In 1909, Henderson ranked 2nd in total corn and tobacco production in Kentucky. Total corn production was 2,073,092 bushels, and total tobacco production was 10,164,005. In 1910, Henderson’s total number of farms decreased to 2,734. The average farm size was 84.7 acres, and 70 percent of Henderson County’s farms had acreage less than 100 acres.

“By the 1920s the dominance in tobacco production long held by the Ohio River counties shifted to the southern section as the northern counties became more reliant on manufacturing and commerce” (Martin 54). After 1910, Henderson County lost its ranking as one of the top tobacco production counties in Kentucky. Henderson County’s total tobacco production increased to 10,381,928 pounds in 1919 but decreased to 7,540,060, a 27 percent decrease, in 1929. Henderson County retained its ranking as the top corn producer in Kentucky. In 1919, Henderson County farms produced 1,581,697 bushels, and in 1929, its corn production increased to 2,082,016 bushels. Accordingly, Henderson County’s livestock farming heightened in the early- and mid-20th century. In 1920, Henderson County farms reported 10,484 cattle and 37,552 swine, and in 1930, the farms had 10,018 cattle and 33,435 swine.

In the early 1900s, Henderson County also experienced an interest in orcharding. In 1917, Frank Street began his peach orchard, and for many years, the Cardinal farms served as a site for demonstrations of peach orcharding and marketing. However, “because of labor cost, grain crops are [were] more profitable than fruit” (Picturesque 268).

In 1920, Henderson County had 2,949 farms with an average size of 80.3 acres. Of the total number of farms, over 50 percent of the farmers were tenants, and the full-time owners farmed only 37 percent. This trend of tenant farming continued through the mid-20th century. Because of high land prices, “it was often more profitable for owners of large estates to lease land for a percentage of the tobacco grown than to farm it themselves” (Kentucky 53). Besides tenant farming, Henderson County also experienced continuing subdivision of farmsteads among family members. The county’s farmsteads reflected the changing ownership and operation.

Beginning in the 1930s, Henderson County experienced a decrease in the number of farms. In 1930, Henderson County had 2,625 farms, an 11 percent decrease from 1920. However, Henderson County experienced an increase in the average acreage and percentage of improved acreage. Henderson County’s farms averaged 92.8 acres, and approximately 89 percent of the county’s farmland was improved. In 1930, Henderson County continued to experience farm ownership and operation changes. Full-time owners only accounted for 32 percent of Henderson County’s farmers; however, tenants accounted for 57 percent.

During the early 20th century, the Soaper Farm continued as a family-owned and -operated, multi-purpose agricultural complex. By 1920, the average size of Henderson County’s farms was only 80.3 acres. The William Soaper Farm retained its sizeable acreage, and its acreage was retained and operated by its full-time owner. In the 19th and early 20th centuries, many Kentucky farms raised mules for personal agricultural uses and for exportation to the South. Circa 1925, the Soaper family constructed an elaborate mule barn on the farm. In the early 1900s, Henderson County experienced the growth and development of peach and apple orcharding, and many Henderson County farms, including the William Soaper Farm, had

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orchards. In May 1934, the William Soaper Farm became the first licensed winery in the United States, and the Soaper family operated the vineyard and winery for many years. Until 1977, the Soaper family raised and bred 100-150 registered Hereford beef cattle on the farm.

Today the farm still includes the original 519 acres associated with the 1834 land purchase by William Soaper. Only 365 acres of the farm is productive agricultural lands, and the remaining lands are retained as open space. Similar to other historic Henderson County farms, the William Soaper Farm has experienced encroachment of residential, public, and commercial development and transportation improvements. The farm is completely bounded by a four-lane, divided federal highway on the west, a four-lane state highway on the south, a two-lane county road on the east, and Canoe Creek on the north. The farm retains its historic integrity and still reflects the growth and development of agriculture in Henderson County between 1834 and 1925.

Historical Development of the William Soaper Farm ("Benvenue")

On August 27, 1774, Richard Henderson established the Richard Henderson and Company to acquire vast lands west of the Alleghenies in order to establish a new colony. His company was commonly called the Transylvania Company and included numerous partners. In 1775, the Transylvania Company purchased 20 million acres from the Cherokees, and this land included the Kentucky County created by the Virginia legislature in December 1776 (King 1). "Two years later, after much legal wrangling, the Virginia legislature voided any purchase from Indians of lands which Virginia considered within its legal bounds. The legislature also specifically voided the sale made to Richard Henderson by the Cherokees" (1). In turn, the Virginia legislature compensated the Transylvania Company with 200,000 acres on the Ohio River and at the mouth of the Green River. This 200,000 acres included the present-day Henderson County, and beginning in 1797, the land grant was surveyed. The town of Henderson was laid out and lots solicited and sold. In addition, acreage outside of the town limits was surveyed and given to original settlers.

The William Soaper Farm ("Benvenue") is situated on Lots 40 and 41 of the original plan of the Transylvania Company's land grant. Between 1808 and 1827, Philip Barbour, the builder of Henderson County's first courthouse and the first man killed in the Mexican War, owned the farm and constructed the oldest section of the existing house (Arnett 270, 332; Merrill 15). In 1827, Barbour sold the property to Robert G. Threshley, who was appointed by Richard Henderson in 1817 to oversee the Transylvania Company's landholdings. Threshley, a Scotsman, named his homeplace, "Benvenue," after a mountain on the southern side of Loch Katrine in the Western Highlands of Perthshire, Scotland and described in Sir Walter Scott's *The Lady of the Lake* poem (Canto VI, 369-372; 1810):

The Minstrel came once more to view,
the eastern ridge of Benvenue,
For ere he parted he would say
Farewell to lovely Loc Achray ---
Where shall he find, in foreign land,
So lone a lake, so sweet a strand! ---

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On December 15, 1834, Robert G. Threshley sold two tracts of land to William Soaper (1795-1881). The first tract contained 298 acres in Lot No. 40 of the Henderson and Company Grant. The second tract was an adjacent property containing 512 acres in Lot No. 41 of the Henderson and Company Grant, and this tract is the nominated property. Soaper was one of Henderson County's most affluent citizens. "His business life was one marked by success, and the star of fortune clung to him even to the day of his death" (Starling 770). In the mid-1800s, Henderson County was a worldwide leader in tobacco production and exportation, and Soaper owned and operated tobacco stemmeries. Besides his tobacco production and marketing, Soaper also developed a profitable agricultural complex at "Benvenue." According to the 1840 U.S. Census, William Soaper's household included 71 slaves, and 20 family/household members were employed in agriculture. By 1850, only 44 of the 766 households in Henderson County had real estate valued at greater than \$10,000. William Soaper's real estate was valued at \$50,500. By 1860, Soaper owned 52 slaves and was in the 2 percent of Henderson County slaveholders holding more than 50 slaves. Soaper's slaves were farm and tobacco stemmery laborers and domestic servants.

William Soaper died on January 3, 1881, and he left a large estate. His son, Richard Henderson Soaper, was named executor of the will, and "the will included lands, houses and lots, monies, bonds, stocks, and other possessions, to be devided [sic] among nine devisees" (772). William Soaper's fourth son, Harry Soaper, assumed the management and responsibility of his father's home farm. Harry Soaper was also an astute farmer and businessman. He was the first farmer in Henderson County and Kentucky to utilize silos for grain storage. According to Edmund L. Starling's 1887 *History of Henderson County, Kentucky*, "he [Harry Soaper] has given a great deal of attention to the raising of fine stock, and, to that end, and to better provide food for winter feeding, he thoroughly investigated the Silo system, as adopted by cattle raisers in many States of the country, and is, perhaps, the first farmer in Kentucky to introduce one into this State. At a large expense he has caused one to be built at the home farm, and is highly pleased with it." (776).

Throughout the end of the 19th century and early 20th century, the William Soaper Farm continued to develop and prosper. At the turn of the century, the farm was a large agricultural complex and included the homeplace, service structures, domestic servants' housing, tenant houses, and many agricultural outbuildings. In the 19th and early 20th century, many Kentucky farms raised mules for personal agricultural uses and for exportation to the South. Circa 1925, the Soaper family constructed an elaborate mule barn on the farm. In the early 1900s, Henderson County experienced the growth and development of peach and apple orcharding, and many Henderson County farms, including the William Soaper Farm, had orchards. The William Soaper Farm also had a vineyard, and in May 1934, the Soaper family established the first licensed winery in the United States.

Today the William Soaper Farm includes 519 acres, and William Soaper's great-great grandchildren own it. The farm abuts the corporate limits of Henderson County and is bounded by U.S. 41A on the west side, Zion Road (Highway 351) on the south side, LaRue Road (Highway 1539) on the east side, and Canoe Creek on the north side. Commercial, residential, public, and transportation developments threaten the farm.

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Integrity Considerations

For a farmstead to retain integrity as a whole, a majority of its components must possess integrity, and relationships among the farmstead's components must be substantially unchanged since the period of significance. To assess the historic integrity of a historic farmstead, all seven integrity factors – location, setting, design, workmanship, feeling, and association – must be examined.

Today the William Soaper Farm reflects the patterns of spatial organization, physical components, and historic associations originally associated with the farm. The nominated property includes 148.53 acres of the original 519 acres purchased by Soaper in 1834, and the property still retains its historic integrity. Although the property is located within the urban fringe of the City of Henderson, the feeling and character of the farmstead have been maintained.

A historic farmstead must possess integrity of location, setting, and design. Topography, soil fertility, climate, and accessibility influenced Henderson County farms. Today the William Soaper Farm reflects the relationship of agricultural development and location. In 1834, William Soaper purchased a farmstead on the most fertile lands of Henderson County and approximately two miles east of downtown Henderson and the Ohio River. The farmstead includes the main house, service structures, and agricultural outbuildings, and the location and relationship of the buildings, structures, and sites have been retained and still reflect the arrangement and design of late 19th and early 20th century farmsteads.

The William Soaper Farm retains its integrity of setting. Although significant transportation routes and residential, commercial, and public development surround the farmstead, the Soaper Farm has retained its historic setting within its boundaries. The nominated property and its components reflect historic farm methods, arrangement, and relationships. Outside of the 148.53 acres proposed for listing, the historic integrity of setting has been adversely affected by residential, commercial, and public development.

Historic farmsteads must possess integrity of design by reflecting the spatial relationships between major features. The design of the William Soaper Farm developed between 1808 and 1925. The farm's design evolved over time and in response to the needs of the inhabitants and operators. The proximity of the dwelling, service structures, and agricultural operations exhibits the association of family and farm. The farm's design also was a response to topography and accessibility.

To possess historic integrity, significant components of historic farmsteads must retain key exterior materials and workmanship from the period of significance. Contributing components of the William Soaper Farm still exemplify Kentucky's folk architecture, and modifications and additions exemplify the changing needs and aesthetics of the Soaper family. The contributing buildings and structures on the farm are constructed of materials made or taken from the farm and therefore exemplify the workmanship and materials of the mid-1800s through the early 1900s.

If a farmstead retains the original design, materials, workmanship, and setting, it relates the feeling of agricultural life during its period of significance. The William Soaper Farm and its contributing features still evoke a feeling of past time and place. The layout and construction of the houseyard and agricultural complex reflect a typical late 19th and early 20th century farmstead. This farmstead has contributed to the development of Henderson's rural landscape and reflects the tradition of family-owned and –operated agricultural complexes.

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The William Soaper Farm has a clear relationship with the development of Henderson County agriculture. The farm has continually been used as a multi-purpose agricultural complex since the early 1800s. Philip Barbour and Robert Threshley initially developed the homestead in the early 1800s, and the Soaper family have owned the farm since 1834. The homeplace, service structures, and agricultural outbuildings exemplify the importance of family-owned and operated farms in Henderson County, and it exemplifies the design, setting, workmanship, feeling, and association of a mid-19th and early-20th century farmsteads.

Summary

The William Soaper Farm and its collection and arrangement of buildings, structures, and landscapes is an example of an above-average agricultural complex in Henderson County. This farmstead exemplifies the growth and development of agriculture in Henderson County between 1834 and 1925. The nominated property includes the 148.53 acres historically associated with the William Soaper Farm. Although it is completely bounded by transportation routes and residential, public, and commercial development, the Soaper Farm has retained its historic integrity and significant features. This farm is one kind of rare 19th century farmstead locally. It represents the importance of family-owned and -operated and multi-purpose farms, and it demonstrates the transformation of farmsteads in the 19th and early 20th centuries.

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10. Geographical Data

UTM References

5. 16 451200 4187220

6. 16 450820 4186740

Verbal Boundary Description

The nominated property includes approximately 148.53 acres as described in Deed Book 291, pages 292-293:

Parcel #1: Beginning at a stake on the north side of the Zion Road, a large white oak corner to the old Husband tract; thence with the line of said tract North 31° 12' east passing the corner of same at 2.42 chains or a total distance of 39.56 chains to a stake in the line of the Joel Lambert tract and corner to lot No. 4, of the division of the homestead tract, of which this is a part, thence South 63° 50' East 13.30 chains to a stake in the line of lot No. 4, and a corner to lot No. 2; thence South 22° 50' West 35.56 chains to a stake on the north side of said Zion Road; thence North 76° 11' West and with the line of said road 19.35 chains to the beginning, containing 60.19 acres.

Parcel #2: Beginning at a stake on the North side of the Owensboro & Henderson Gravel Road (now Zion Road or Kentucky Highway 54) and corner to lot No. 1 of said division, thence with the line of No. 1 North 22' 50" East 35-56/100 chains to a stake in the line of No. 4 and corner to No. 1, thence with the line of No. 4 South 63' 50" East 15-69/100 chains to a stake in the line of No. 4 and corner to No. 3, thence South 27' 41" West 32-55/100 chains to a stake on the North side of said Road and corner to No. 3, thence with said road North 76' 11" West 13-5/100 chains to the beginning containing 48-45/100 acres.

Parcel #3: Beginning at a stake on the North side of the Owensboro & Henderson Gravel road (now Zion Road or Highway 54) and corner to lot No. 2 thence N 27' 41" East 32-55/100 chains to a stake in the line of No. 4, thence with the line of No. 4 South 63' 50" East 13-93/100 chains to a stake on the West side of a lane and corner to No. 4, thence S. 31' 48" West 30-34/100 chains to a stake at the end of the land and on the North side of said road, thence with the North side of said road North 76' 11" West 12-8/100 chains to the beginning containing 39-89/100 acres.

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Verbal Boundary Justification

The boundary of the William Soaper Farm was determined by the present-day tracts that contain the significant historic components and acreage associated with the Threshley and Soaper farms. Federal, state, and county right-of-ways today bound the nominated property. This property shows the visual and functional relationships of its components. Although residential, commercial, and transportation development surround the William Soaper Farm, the nominated property is intact and has retained its historic integrity.

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Henderson County, KentuckyPhotograph Log

Becky Proctor took Photographs #6-7, 16-19, 21-22, 24-26, 28-32, and 35 of the William Soaper Farm on January 16, 2000. Janet Johnston took Photographs #1-5, 8-15, 20, 23, 27, 33-34, and 36-37 on March 18, 2000. All negatives are located at Janet Johnston's residence, 1510 Samuels Loop, Cox's Creek, Kentucky 40013.

Photo #	Description	Negative #
1	This photograph is a view of the farm from Kentucky Highway 351. The camera direction is north.	00/7/14
2	This photograph features a view of the farm from the south corner of the houseyard, and the camera direction is north.	00/7/15
3	This photograph features a view of the farm from the west corner of the houseyard. The camera direction is east.	00/7/16
4	This photograph is a view of the farm from Kentucky Highway 351. The camera direction is north.	00/9/9
5	This photograph is a view of the farm from Kentucky Highway 351, and the camera direction is north.	00/9/10
6	This photograph shows the south façade of the William Soaper House. The camera direction is north.	00/5/12
7	This photograph shows the south and west facades of the main house, and the camera direction is north.	00/5/14
8	This photograph features the north façade of the main house and kitchen. The camera direction is southeast.	00/7/18
9	This photograph features the north façade of the main house and kitchen/servants' dining room. The camera direction is southeast.	00/7/20
10	This photograph shows the north façade of the main house, kitchen/servants' dining room, icehouse, and houseyard. The camera direction is south.	00/7/21
11	This photograph shows the kitchen/servants' dining room. The camera direction is west.	00/7/19
12	This photograph features the south and east facades of the main house, and the camera direction is south.	00/7/13
13	This photograph features the south façade and porch of the main house, and the camera direction is north.	00/9/3
14	This photograph shows the south façade of the main house. The camera direction is north.	00/7/17
15	This photograph shows the south and west facades of the wash house. The camera direction is east.	00/7/24
16	This photograph features the south side of the icehouse. The camera direction is north.	00/5/18

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Photo #	Description	Negative #
17	This photograph features the north side of the icehouse, and the camera direction is south.	00/5/20
18	This photograph shows the south façade of the chicken house. The camera direction is north.	00/5/24
19	This photograph features the south façade of the turkey house and wood shed. The camera direction is north.	00/5/25
20	This photograph shows the smokehouse and domestic servants' quarters. The camera direction is east.	00/7/23
21	This photograph shows the south façade of the smokehouse, and the camera direction is north.	00/6/2
22	This photograph shows the south façade of the domestic servants' quarters, and the camera direction is north.	00/6/4
23	This photograph features the north facades of the smokehouse and domestic servants' quarters. The camera direction is west.	00/9/2
24	This photograph shows the south and west facades of the garage. The camera direction is east.	00/6/7
25	This photograph features the south and west facades of the chicken house, and the camera direction is east.	00/6/9
26	This photograph shows the south façade of the tenant house, and the camera direction is north.	00/6/8
27	This photograph features the north façade of the tenant house. The camera direction is south.	00/9/4
28	This photograph features the south and east facades of the corn crib. The camera direction is north.	00/6/12
29	This photograph shows the east side of the corn crib. The camera direction is west.	00/6/13
30	This photograph shows the south and east facades of the mule barn, and the camera direction is north.	00/6/16
31	This photograph features the south façade of the mule barn, and the camera direction is north.	00/6/15
32	This photograph features the east façade of the mule barn, and the camera direction is north.	00/6/14
33	This photograph shows the ruins of the stock barn, and the camera direction is west.	00/9/8
34	This photograph shows the south façade of the barn, and the camera direction is north.	00/9/5
35	This photograph shows the east façade of the barn. The camera direction is north.	00/6/32

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Photo #	Description	Negative #
36	This photograph shows the north façade of the machinery barn. The camera direction is southwest.	00/9/6
37	This photograph shows a view of the farm from the northern tract. The camera direction is north.	00/9/7

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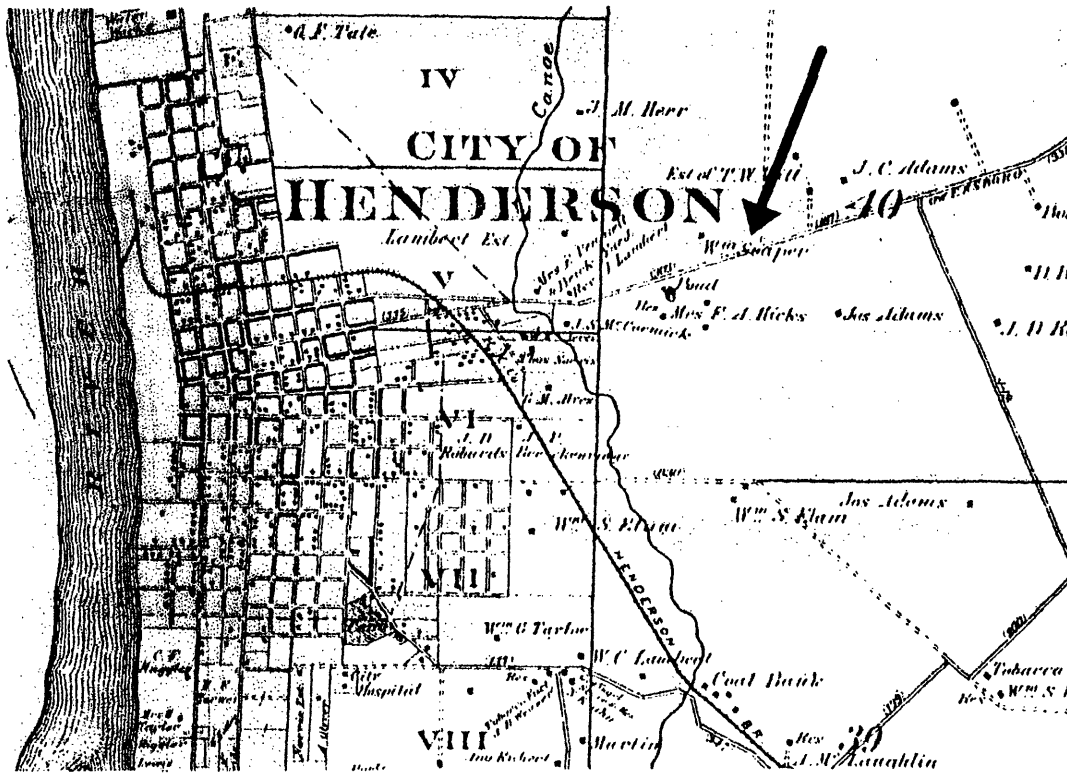
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Historic Photographs and Maps

The following historic photograph and map were copied from *An Illustrated Historical Atlas of Henderson and Union Counties, Kentucky*, published by D.J. Leake and Co., Philadelphia, in 1880.

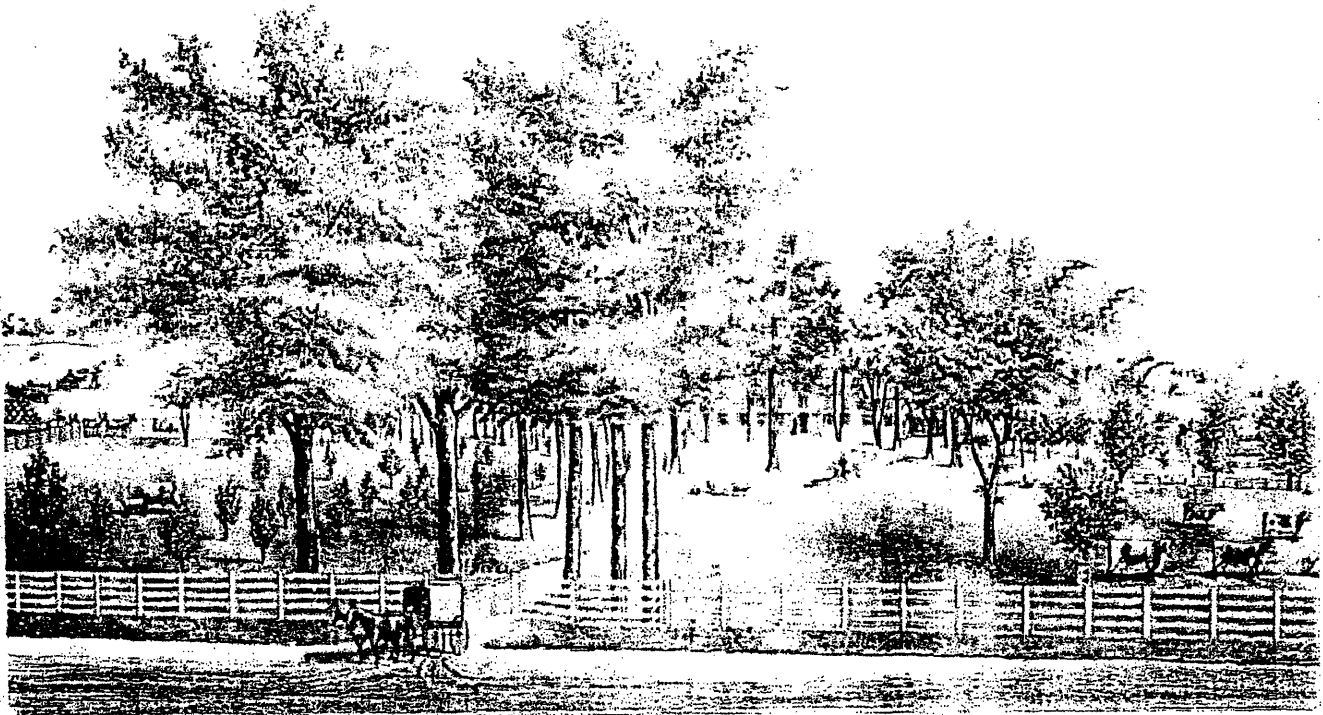


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William Soaper Farm (HE-5)
Henderson County, Kentucky



View of the William Soaper Farm, Henderson Co. Ky.

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Agricultural Statistics

The following pages include agricultural statistics for Henderson County, Green River Region, and Commonwealth of Kentucky. Tables 1-30 provide comparative data on population, number and acreage of farms, and production. The agricultural statistics were copied from the *Henderson County Historic Farms Survey Report* prepared by Janet L. Johnston on March 20, 2000.