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NATIONAL REGISTER

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 categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Cole, Richard, Homestead

other names/site number WD 226

2. Location

street & number Leestown Road, Southside, N. of Midway  not for publication N/A

city or town Midway  vicinity

state Kentucky code KY county Woodford code 239 zip code 40347

3. State/Federal Agency Certification

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

Daryl M. Meyer SHPO/Ex. Director/11/18/93  
Signature of certifying official/Title Date

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

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for Signature of the Keeper Entered in the National Register Date of Action 12/27/93  
Guy M. Rapsley

Cole, Richard Homestead  
Name of Property

Woodford, Kentucky  
County and State

**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
2	1	structures
		objects
4	1	Total

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

**Number of contributing resources previously listed  
in the National Register**  
0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC / secondary structure  
AGRICULTURE / agricultural outbuilding

**Current Functions**  
(Enter categories from instructions)

AGRICULTURE / agricultural outbuilding

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

EARLY REPUBLIC / federal

**Materials**  
(Enter categories from instructions)

foundation STONE  
walls BRICK  
roof ASPHALT  
other rock alignments

**Narrative Description**

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

Cole, Richard Homestead  
Name of Property

Woodford, Kentucky  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

c. 1790 - 1800

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

Kentucky Heritage Council

ole, Richard Homestead  
Name of Property

Woodford, Kentucky  
County and State

### 10. Geographical Data

Acreage of Property about 2 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

Midway Quad., Kentucky

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

3 | | | | | | | | | | | | | | | |  
Zone Easting Northing  
4 | | | | | | | | | | | | | | | |

See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title Christine Amos, Historian

organization Burry & Amos, Inc. date January 8, 1993

street & number 926 Main Street telephone \_\_\_\_\_

city or town Shelbyville state Kentucky zip code 40065

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

#### Photographs

Representative black and white photographs of the property.

#### Additional Items

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

#### Property Owner

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

name Charles Nuckols, Jr.

street & number Nuckols Farm, Inc., P.O. Box 730 telephone \_\_\_\_\_

city or town Midway state Kentucky zip code 40347

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

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

## 7. Description

The Cole Homestead contains four contributing resources including two buildings and two structures and one non-contributing structure. These historic resources are architecturally and historically significant as unusual and well preserved examples of domestic support buildings of the settlement era with excellent physical integrity. The quarter/stable combination and the spring house are unique variations of these out building types and may reveal information about building techniques and materials of the era. The buildings and structures of the site include a single-cell brick dwelling (very possibly a slave house or quarter) with stone basement stable; a two-level, stone spring house; stone-lined spring trough, and rock fence. Integrity of design, materials, workmanship, feeling and association have been well maintained at this two hundred year old resource. The Cole residence, that also served as the famous Cole's Black Horse Tavern, no longer exists, but was located immediately west of these buildings, where a post WWII residence stands. Important, retained physical characteristics of the property include the physical locations and associations between the components of the site and the road, and very good overall physical preservation with architectural design, materials, and details surprisingly well maintained on both the interiors and exteriors of the buildings. Through the preservation of these physical qualities of integrity, the resources suggest their original functions as auxiliary or support buildings to Richard Cole's 1780s residence/tavern, assumed to have been an impressive dwelling-type resource of the late 19th century.

The nominated property contains five resources including two contributing buildings (brick quarter/stable and stone spring house), two contributing structures (spring enclosure and rock fence) and one non-contributing structure (concrete pump house), located directly south of Leestown Road at the intersection with Fisher's Mill Road. The property is located on the west side slope of an unnamed drainage that flows north to South Elkhorn Creek. Since the 1960s, the Leestown Road bed has been widened and built up to make it level, making the historic buildings and the sloping drainage considerably lower than the road, and only readily visible from it in winter months when leaves have fallen.

1) **Quarters, contributing building.** A one-story, brick masonry, single room, settlement era dwelling, possibly a servant's house associated with the Richard Cole residence that was built in the 1780s to the northwest at this site. (Although unconfirmed by research, the building may well have also served as lodging space for travelers.) The building has a precisely-laid, unmortared

limestone basement foundation built into the east facing hill, creating an upper entry into the brick portion and a lower entry at grade into the east wall of the stone basement. The upper portion is of common bond masonry, with an asphalt shingled gable roof with north gable end chimney, large batten door centered to the west, two 6 light sash windows to the east above a centered entry to the basement. The basement entry is flanked by wood framed window openings. The upper floor interior of the single room dwelling has unfinished plank floors resting upon joists, a large, cooking fireplace with squared, simple Federal mantelpiece with mitred edge trim, unbroken shelf underlined with a bed mold. To the east is a cupboard (press) with beaded, vertical board door and three shelves of solid, 24" deep by 36" long by 1" thick boards. Windows are later replacements, but in original openings. The floor joists that support the loft above are exposed with beaded edges. A closeted stair in the southeast corner gains access to the upstairs and has an unpainted board and batten door joined with small metal brads. The unheated and unfinished attic living space has exposed pegged rafters and rough floor boards.

The foundation area below probably housed animals. The stone is of quarried limestone, quite regular in size, averaging from 4"x8" to 6" by 12" and laid without mortar. The stone foundation projects slightly, creating a slight water table. Window frame openings are pegged wood, with two sets of fitted, angled louvers in each. These openings are beneath each gable and end and flank the central basement entry. Overall ground measurements are 18' x 22'4". The scale, materials and workmanship of the building are exceptionally pleasing to the eye.

**2. Spring house, contributing building.** A two-story, dry laid, quarried limestone spring house, with asphalt shingled gable roof. The spring house is an unusual variation of the spring house type as the spring does not emerge within the shelter of the house, but flows into it through a basement opening in the south gable end. A stone lintel above the basement opening forms the stoop of a board and batten door (replacement) that accesses the lower, wet cooling chamber. This chamber measures about 5' in height with some wood shelf brackets remaining along the east wall and openings in the stone where other brackets were originally wedged. After pooling in this chamber, the water exits through another opening in the north side of the east wall. The upper, dry storage area is reached via a stair (of replacement timbers) to a door in the north gable end. This door is original, a board and batten wood door with wrought metal hinges fastened with metal brads and a rectangular, metal lock

box with small, round metal knob (all original). The roof structure and roofing of the spring house are not original. Overall dimensions are 19' x 13'1".

**3. Pump house, non-contributing structure.** The mid-20th century pump house for the spring is located about 36' southwest of the spring house. It is a small, rectangular, flat roofed, chamber of poured concrete and concrete block and contains the electric pump (probably originally powered with kerosene), and the spring which emerges from a semi-circle of limestone sheltered by the concrete surround.

**4. Rock-lined spring trough, contributing structure.** From the pump house, the spring flows northeast toward the spring house in a rock-lined trench that appears to be contemporary to the spring house. After leaving the spring house, another rock-lined trench directs the water northeast to the unnamed tributary of South Elkhorn. The pump house structure measures 5'x7'6".

**5. Rock wall, contributing structure.** The dry-laid, quarried rock wall is a very early (probably settlement era) rock wall that originally aligned the old Leestown Road. Its alignment reveals the original grade elevation of that important settlement route. The rock fence measures 110' overall in an east-west alignment, with a narrow stile passage 71 feet west of the east edge. The fence varies from 24" to 30" high, averaging 26", with only slight battering and diagonal coping stones along the top.

## **8. Written Statement of Significance**

The Richard Cole Homestead is architecturally significant under Criteria C on a local level, as unique and well preserved examples of late 18th century domestic-related buildings and structures of the settlement era, an historic context and property type developed in the North West Woodford County Multiple Property Form. The design and craftsmanship of the two main buildings are exceptional, and include precisely-laid limestone foundations and walls and fine brick masonry with very narrow mortar joints; pleasing scale and details; and excellent physical integrity. Although several examples of these two property sub-types (spring houses and quarters) appear within the area of the North West Woodford MPL, the Cole Homestead buildings represent the best preserved architectural examples of the type and are also important because the functional details of the buildings and structures (especially the rock lined spring trough and the emergence of the spring outside of the house) display interesting and important variations of the type.

The property was originally associated with Richard Cole's Black Horse Tavern, an important tavern and stage station on the Leestown Road in northern Woodford County, Kentucky. Richard Cole Sr. immigrated to Woodford County from Pennsylvania via Virginia in 1782. A farmer by trade, Cole established his farm on the Leestown Pike and soon built a very large home that provided shelter for both his family and the traveling public. The design, materials and workmanship of Coles' domestic support buildings suggest a sophisticated knowledge of contemporary architectural styles and a financial ability to articulate that understanding in not only the main dwelling but in the support buildings of the complex. Cole's home served double functions as his family's dwelling and the Black Horse Tavern and must have been a conspicuous presence along the Leestown Road. Although 20th century modifications have elevated the road bed, the historic rock wall that parallels the original road grade illustrates the earlier relation between the road and resource. The early history of transportation in the Bluegrass region recalls when small taverns served local residents as well as the traveling public. Cole's Black Horse Tavern gained regional notoriety as a gathering place for political activities, meetings and events with regular visitors including Henry Clay, John Crittenden and travelers along this main road between Lexington and Frankfort. Although the Black Horse Tavern itself no longer exists, its significance continues to be acknowledged in local history. A advertisement in the August 17, 1839 issue of the Franklin Farmer notes and Administrators Sale of R. Cole's farm on the Leestown Road, "the well known tavern stand of R. Cole, deceased" (Franklin Farmer, 8-17-1839). On both the 1861 and 1877 county atlas maps, the property is noted as the home of E. Waits. In 1927, local historian William Railey claimed that the Waits family had resided at the site for over 50 years (Railey:1927,64-5).

The buildings and structures that remain at the site possess such notable architectural qualities and excellent integrity to successfully convey their original function as important support building to an earlier, probably physically impressive, settlement era dwelling.

Although the dwelling that housed both Cole's family and the Black Horse Tavern no longer exists, the property remains a significant resource in local history as both the scene of early political and social gatherings and as an infamous tavern of the settlement period. The buildings that do remain of the Cole Homestead mark the site with exceptionally well preserved features that contribute to the understanding of such an enterprise of the late 18th century.



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**9. Bibliographic References**

Railey, Wimmam E. History of Woodford County. Versailles, Kentucky. Woodford County Improvement League, 1927.

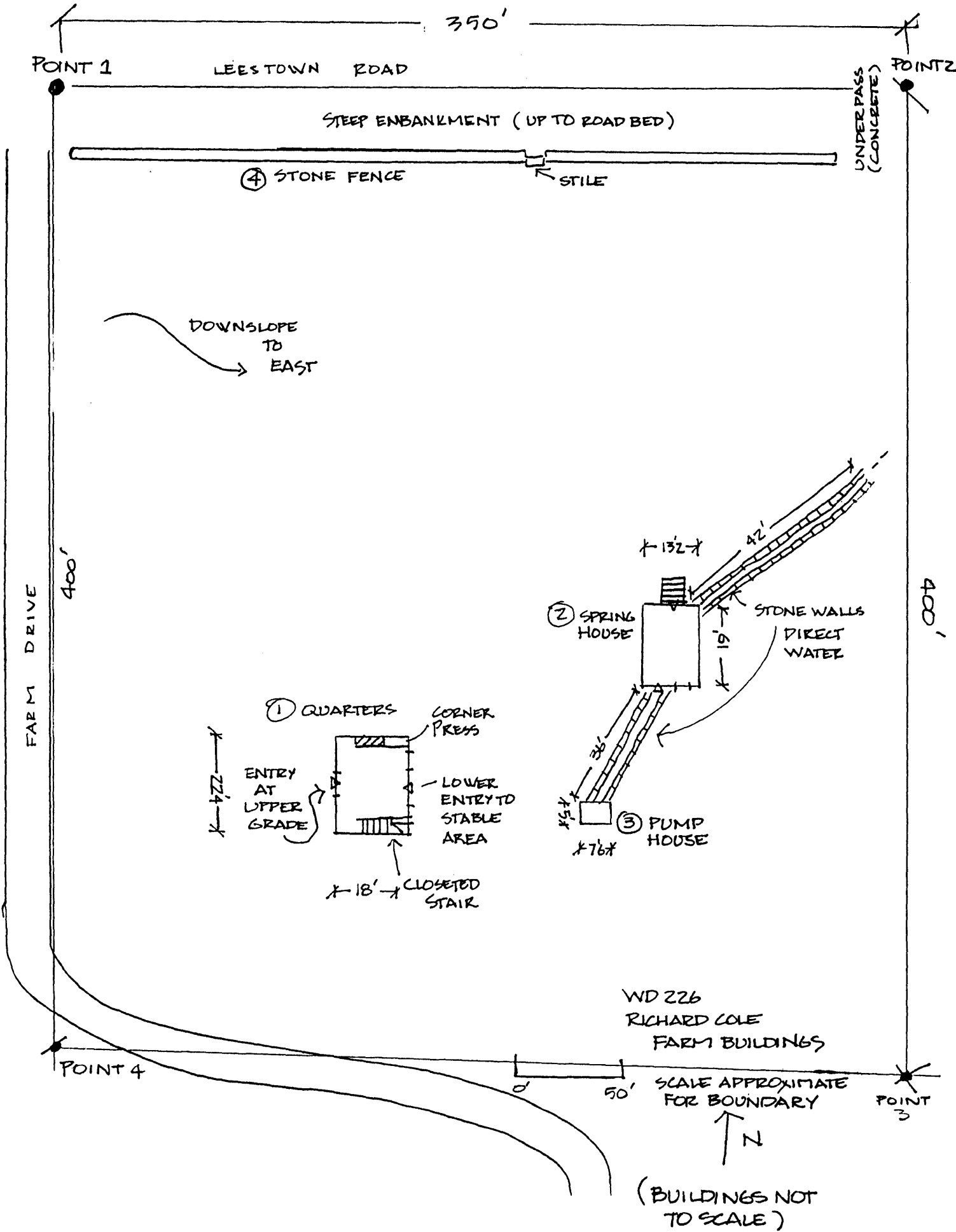
Sames, James. Genealogical Records of the Kentucky Society of the DAR. Vol. 2, "Old Kentucky Tavern Home to Mother of Jesse James", Frankfort: Kentucky Historical Society, 1982.

**10. Boundary Description**

The nominated property is a rectangular area containing less than two acres, beginning at point 1 where the east edge of the property driveway meets the Leestown Road. The line runs parallel to the property boundary with the south side of the Leestown Pike approximately 350' to point 2 above the culvert that passes beneath the road; then the line extends S-SW 400' to point 3; then W-NW parallel to the first line to point 4; closing the rectangle on a 400' line extending N-NE to point 1. The nominated property is found within the property depicted on Woodford County Property Valuation

**Boundary Justification** Assessor map 27, parcel #4.

The boundary is justified as including only the buildings and structures that surround the Cole Homestead buildings and does not include additional acreage of the farm on which the buildings are located.



POINT 1

LEESTOWN ROAD

390'

POINT 2

STEEP ENBANKMENT (UP TO ROAD BED)

UNDERPASS (CONCRETE)

④ STONE FENCE

STILE

DOWNSLOPE TO EAST

FARM DRIVE

400'

400'

① QUARTERS

CORNER PRESS

ENTRY AT UPPER GRADE

LOWER ENTRY TO STABLE AREA

18' CLOSETED STAIR

22'

② SPRING HOUSE

STONE WALLS DIRECT WATER

13'

19'

③ PUMP HOUSE

7' x 6'

WD 226 RICHARD COLE FARM BUILDINGS

SCALE APPROXIMATE FOR BOUNDARY

N

(BUILDINGS NOT TO SCALE)

POINT 4

POINT 3

0

50'

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PHOTO LOG: Cole Farmstead (WD 226)

Property location: Woodford County, Kentucky.

Photographer: Christine Amos

Date of photograph: 1992

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

1. Looking SE to spring house at left in distance and quarter to right, from farm access road that marks west boundary of property.
2. Looking east to west, front elevation of quarter.
3. Looking NW to east elevation of quarter. Note stone basement for stock shelter, windows faced only east, away from the main dwelling (no longer extant).
4. Looking NE to south gable end of spring house. Rock-lined chanel in foreground is spring that enters spring house beneath rock slab in front of entry.
5. Looking SW to spring house, north gable end, with spring outflow emerging from lower edge of northeast corner of building. Stairs lead to dry storage above wet area.