

United States Department of the Interior National Park Service

RECORDED JAN 24 1991

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16).

1. Name of Property

historic name Conant, William, House other names/site number FA 605

2. Location

street & number 1701 Elkchester Road city, town Lexington state Kentucky code KY county Fayette code 067 zip code 40510

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 1 buildings, 1 sites, 1 structures, 0 objects, Total 2. Number of contributing resources previously listed in the National Register 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: David L. Morgan, State Historic Preservation Officer, Kentucky Heritage Council. Date: 1-18-91.

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

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register (checked), determined eligible for the National Register, determined not eligible for the National Register, removed from the National Register, other (explain:). Entered in the National Register (stamp). Signature of the Keeper: Date of Action: 2/22/91

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC; single dwelling

Current Functions (enter categories from instructions)

DOMESTIC; single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Tudor Revival

Materials (enter categories from instructions)

foundation concrete
walls brick veneer

roof slate
other wood timber

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1929

Significant Dates

1929

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Architect: McMeekin, Robert

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

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository:

Kentucky Heritage Council

10. Geographical Data

Acreage of property approximately 8 acres

UTM References

A

1	6	7	0	9	9	0	0	4	2	1	7	0	0	0
Zone			Easting					Northing						

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone			Easting					Northing						

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Lexington West Quadrangle

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Christine Amos
organization Lexington-Frankfort Scenic Corridor, Inc. date August 1, 1990
street & number Route 5 Box 365 telephone (502) 633-5530
city or town Shelbyville state Kentucky zip code 40065

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Conant, William, House
Fayette County, KY.

Section number 7 Page 1

The property is an architect-designed, Tudor Revival, single-family dwelling built on a prosperous diversified farm in western Fayette County, Kentucky in 1929. The nominated property includes the yard area associated with the residence and a garage built at the same time with a modern addition. The front yard is a level area northeast of Elkchester Road that contains dense plantings of mature hardwoods and evergreen species, while the rear yard is an open grassy area that slopes northeast to Steele's Run, a creek that forms the north boundary of the nominated area.

The residence is an excellent example of the Tudor Revival style of the early 20th century. The building exhibits strong identifying features of the style including a steeply pitched roof with facade dominating cross gable, multiple, grouped windows, prominently positioned chimneys, and ornamental timber brackets. The brick-veneered house is built upon a concrete foundation and arranged on a modified cruciform plan, with the cross arms forming major, gabled bays that project from the front and rear elevations. The asymmetrical front elevation is dominated by the front-cross gable which is centered by a large, end chimney. To the right, the entry bay is sheltered by a timber-supported shed with shed dormer above. Two gabled peaks project from the wall surface through the eave level in the slate tiled roof. A second chimney is centered in the southeast gable end of the main block. The rear elevation faces northeast to Steele's Run and also features an off-centered cross gable. This projecting bay is a less dominant facade element than its front counterpart, as no chimney amplifies its size and a range of four gable dormers above four corresponding bays of a recessed porch provide a counter balance. Windows throughout the building are characteristic metal frame, multi-light casements with wood lintels and header brick sills.

A garage (with recent shop addition) is located to the northwest side of the house. It has a steeply gabled roof and is veneered with brick identical to that of the house. A recent shop addition has a low gabled roof and brick veneer walls. The addition is larger than the garage. Its scale, material color, and form are not in keeping with the original building, making the garage/shop a non-contributing building at the site.

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Conant, William, House
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Under construction is an in-ground swimming pool, northeast of the house in the rear yard area. The structure is a non-contributing element of the property.

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Conant, William, House
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The William Conant House is significant under criteria C, as an exceptional and rare example of Tudor Revival residential architecture built in rural Fayette County in the late 1920s, designed by Lexington architect, Robert McMeekin.

The property is located within a comprehensively surveyed area encompassing approximately 20,000 acres of west central Fayette County, Kentucky identified as the "Old Frankfort Pike Corridor". Two rural historic districts and four individual property nominations to the National Register resulted from the project efforts. Area specific research concerning the historic themes of architecture and agriculture within the study area provide the historic context for evaluating the importance of resources within the area. The following statement of significance is based upon information contained in the "Old Frankfort Pike Survey Summary Report" (Amos:1990), and upon survey data from the Fayette County survey contained in Kentucky Heritage Council files. Fayette County was surveyed in 1979 with 597 historic sites, primarily residences, recorded (outside the Lexington city limits). Of those, forty-eight are listed in the National Register and thirty-three have been determined eligible by the Keeper of the Register. Comprehensive National Register nomination efforts have not been undertaken in the county.

The Tudor Revival was one of the most popular early 20th century Revival styles that characterized domestic architecture throughout the country during the 1920s and 30s. Imprecise historical precedents of the style include the architecture of Tudor England in the early 16th century and a variety of late Medieval English vernacular forms. The Tudor Revival enjoyed immense national popularity following World War I, when the technique of brick veneering made brick and stone affordable material choices and closely approximated the textural quality of original English prototypes (McAlester;1984, 355-358). In Louisville and Lexington, Kentucky examples of the style ranged from grand two-and-one-half story estates to modest one-and-one-half story suburban tract homes.

Prosperous antebellum farmers in the Bluegrass region of Kentucky often chose to demonstrate their wealth by building physically imposing, formal dwellings prior to the Civil War. So often too, did the gentleman farmer and blooded horse farm

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Conant, William, House
Fayette County, KY.

Section number 8 Page 2

owner of the modern interbellum era strive to articulate a popular image of the country estate through the design of residential and agricultural buildings*. Survey data indicates the style utilized most often in period buildings for the rural upper class of the Bluegrass was the Colonial Revival, followed by Classical Revival. Wealthy rural Bluegrass clients often turned to trained architects for assistance in creating such an image. The original owner of this residence, William Conant chose Lexington architect, Robert McMeekin to design this house for him between 1928 and 1929. Conant was the son-in-law of locally prominent farmer-politician-banker C.C. Patrick who owned about 600 acres surrounding the house at the time of its construction.

Lexington architect, Robert Mc Meekin enjoyed a long-term professional career focused on residentially-scaled design for an upper class clientele, many of which were involved in the 20th century Thoroughbred industry, or were gentleman farmers. Original elevations and plans of some of McMeekin's work, archived at the University of Kentucky College of Architecture, reveal a fluency with the Classical and Colonial Revival idioms, and an almost-exclusive focus on those styles alone for residential, commercial, and public buildings. Many of his residential designs display characteristics that are consistent with traditional vernacular architectural forms in the region. None of the drawings contained in that collection propose Tudor Revival facades, however, local informants relate that McMeekin designed at least five other Tudor Revival residences within or near the city limits of Lexington (G. Martin:1990). Although the Tudor Revival does not refer to local architectural tradition, the architect successfully designed a large-scaled residence that befits its expansive, pastoral environment and, although not derived from the local vernacular, appears rooted in a tradition compatible with the local idiom.

*The gentleman farmer is identified as one who earned a substantial living from professional as well as agricultural pursuits but were generally not involved in the labor aspects of farming.

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Fayette County, KY.Section number 8 Page 3

The impact of McMeekin's work on local Lexington-Fayette County residential architecture during the era has not been determined. Probably more influential were popular monthly women's magazines and house plan books that contained information on the many Revival styles. During the 1920s and 30s, local building contractors were well able to complete a house by using these available plans.

Although Tudor style residences are fairly numerous in certain early 20th century suburban areas of Lexington, individual rural examples are far less common. Of the 597 county sites, four, including the William Conant house, are examples of the Tudor Revival. The other examples include "Cottage in the Woods" a 1911 false-timbered Tudor designed by nationally-recognized architect, Horace Trumbauer for wealthy entrepreneur/horseman, James Ben Ali Haggin and built along the Paris Pike (determined eligible); a 1936 two-story brick Tudor with asymmetrical facade and slate roof, also designed by McMeekin as the main residence of a horse farm and built along the Paris Pike (determined eligible); and a two-story, stone-veneered Tudor on Tates Creek Pike (architect unknown).

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Conant, William, House
Fayette County, KY

Section number 9 & 10 Page 1

Hennessey, Leslie, Ed. "discovering Robert Ward McMeekin (1898-1983)".
Unpublished manuscript, Lexington, University of Kentucky College
of Architecture, 1988.

10. Geographical Data

Verbal Boundary Description

The nominated property is indicated by a line drawn on the enclosed site map, taken from Fayette County Planning Department aerial maps and includes only that area of landscaped domestic yard space that surrounds and contributes to the property's integrity and setting.

Boundary Justification

The boundaries are justified as that acreage that contains the buildings and landscaped area that date to the period of significance and contribute to the property's historic integrity.

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Section number Photos Page 1

Conant, William, House
Fayette County, Kentucky

For All Photos:

Name of Property: Conant, William, House (Site #FA-605)
Location: 1701 Elkchester Road, Lexington, Fayette Co., KY
Photographer: Chris Amos
Negative Location: Kentucky Heritage Council, Frankfort, KY
Date Taken: 1990

Photo No.

View or Elevation

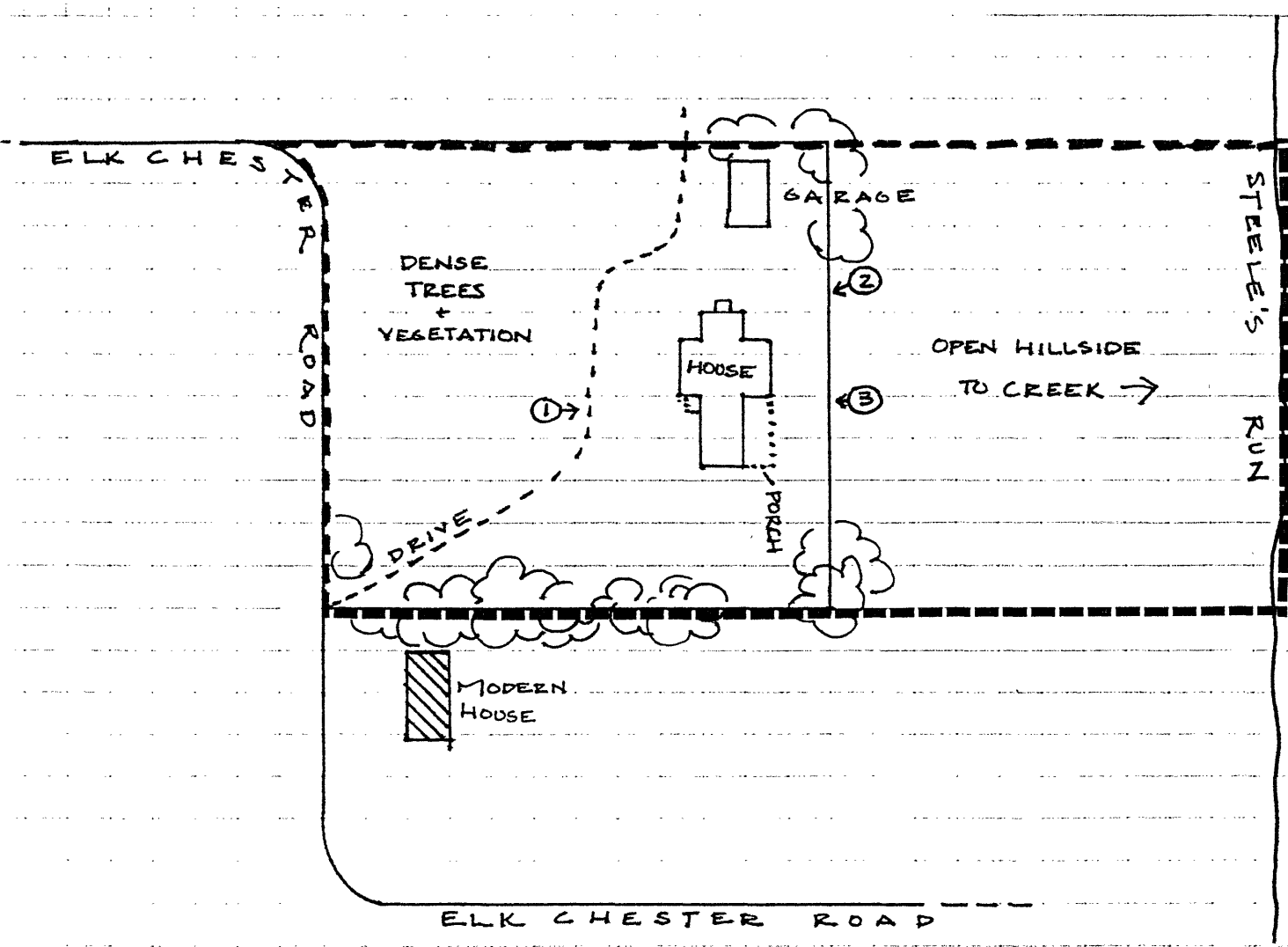
- | | |
|---|--|
| 1 | View of main entry to house; camera facing northeast |
| 2 | View of rear of house, camera facing southwest |
| 3 | View of rear of house, camera facing west |

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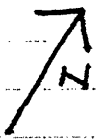
Conant, William, House
Fayette County, KY

Section number Site Map Page _____



FA 605
WILLIAM CONANT HOUSE
NATIONAL REGISTER NOMINATION
SITE PLAN

N



----- NOMINATED
PROPERTY
BOUNDARY

○ PHOTO KEY

1" = 150' SCALE APPROXIMATE