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National Park Service

OCT 12 2005

# 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 any 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 Tomlin, John G., House  
other names/site number BE-213

## 2. Location

street & number 109 North Main Street  n/a not for publication  
city or town Walton  n/a vicinity  
state Kentucky code KY county Boone 015 zip code 41094

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

David L. Morgan 10-6-05  
Signature of certifying official **David L. Morgan, SHPO** Date

### Kentucky Heritage Council/State Historic Preservation Office

State or 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 or other official Date

State or Federal agency and bureau

## 4. National Park Service Certification

I, hereby certify that this property is:

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

Edson A. Beall 11.25.05

for \_\_\_\_\_  
Signature of Keeper Date

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
1	0	structures
0	0	objects
2	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 the County of Boone, Kentucky, 1789-1950.

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

0

**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)

Late Victorian: Queen Anne  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals: Colonial Revival

**Materials**

(Enter categories from instructions)

Foundation	<u>limestone</u>
roof	<u>asphalt</u>
walls	<u>wood</u>
other	<u>wood, stone</u>

**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**

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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. 1891**Significant Dates**c. 1891c. 1900**Significant Person**

(Complete if Criterion B is marked above)

n/a**Cultural Affiliation**n/a**Architect/Builder**unknown**Narrative Statement of Significance** (See continuation sheets.)**9. Major Bibliographical References****Bibliography (see 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** x State Historic Preservation Office Other State agency Federal agency Local government University Other

Name of repository:

Kentucky Heritage Council

**10. Geographical Data**Acreage of Property less than one acre**UTM References**

(Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing	Walton Quad
1	16	707 010	4304	880		
2			3			
			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 Margaret Warminski, Historic Preservation Consultantorganization Boone County Historic Preservation Review Board Date May 30, 2005street & number 340 East Second Street telephone 859-581-2883city or town Newport state KY zip code 41071-1702**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 the SHPO or FPO.)

name Robert and Deanna Clarkestreet & number 109 North Main Street telephone 859-485-9166city or town Walton state KY zip code 41094

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## 7. Statement of Description

**Summary.** The John G. Tomlin House (BE-213) is a frame dwelling in the Queen Anne style, built c. 1891. It is a two-and-a-half-story dwelling of L-plan form, irregular in outline, resting on a foundation of rock-faced ashlar limestone. The walls are covered with clapboards and encircled by bands of vertical wood siding. The truncated hipped roof, which is covered with asphalt shingles, forms lower gables over the front and side elevations. A veranda, carried by Ionic columns, encircles the front (east) facade, and a similar, smaller porch extends along the south elevation. During the early-20<sup>th</sup> century, a two-story addition was appended to the north wall, and two-tier sleeping porches were added to the rear (west) elevation. The house occupies a level lot on the west side of North Main Street in Walton. Behind it are two outbuildings: an original frame summer kitchen or smokehouse, and a two-car garage built c. 2000. A concrete driveway extends along the south side of the lot. The house is in excellent condition.

**Exterior.** The body of the Tomlin House is covered with clapboards and the gables are sheathed in vertical siding. Decorative pierced trim adorns the gables and window hoods. Windows are large double-hung 1/1 sash. They are framed by mouldings with incised details and decorative corner blocks. The facade exhibits parlor windows with rectangular leaded-glass transoms. The main entrance is set in a shallow vestibule that was likely added in the early-20<sup>th</sup> century. It features a full-glazed door with rectangular transom and sidelights, all of plain glass.

An encircling veranda, carried by Ionic columns, wraps around the main facade. A similar porch, borne by Doric posts, shelters the south elevation, which faces the driveway. An angled bay adjoins the north elevation of the house.

The house is covered by a steeply pitched roof hipped to a flat deck. It forms lower gables over the front and side elevations. The roof is presently covered with asphalt shingles; its original material is unknown. An exterior brick chimney rises through the roof surface.

During an early-20th-century remodeling campaign, three minor additions were made to non-primary facades. At the north elevation is a small one-story hipped-roof wing with shed-roofed extension. Behind it is a taller two-story addition. A two-tiered sleeping

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porch was appended to the rear of the house. These alterations are not indicated on the 1927 Sanborn map of Walton; they likely were made by the second owners c. 1930.

**Interior.** The interior of the Tomlin House displays a blend of late Victorian-era and Colonial Revival features. The doors and windows are surrounded by heavily milled woodwork with bullseye corner blocks that appears to be original to the house. During the c. 1930 remodeling, built-in corner cupboards were added to the dining room, and many interior doors were replaced by multi-light wood French doors, with beveled-glass panes. Likewise, the late-Victorian five-panel doors have been fitted with Colonial Revival-style brass hardware. Most rooms display wooden mantelpieces of Colonial Revival design. A few, however, feature c. 1930 Tudor Revival-style mantelpieces of matte-finish art tile. During a c. 1990 renovation, the pantry was converted to a wet bar, and the breakfast nook enlarged.

The house is almost unaltered on the exterior since its c. 1930 remodeling, when the vestibule, north additions, and sleeping porches were added. It is in excellent condition.

**Setting.** Behind the Tomlin House stands a one-story frame outbuilding that appears to be contemporary with the house. Likely built as a summer kitchen or smokehouse, it features a gabled roof and clapboard siding. The interior walls are covered with beaded wood siding. It is now used as a playroom. At the end of the driveway is a two-car frame garage, with gabled roof, that was built in 2000.

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## 8. Statement of Significance

**Summary.** The John G. Tomlin House (BE-213) meets Criterion C in the Area of Architecture. The house meets the registration requirements for Property Type 1J, "Queen Anne," as outlined in the National Register Multiple Properties Documentation Form, "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950" (NR, 2000). It has been evaluated in the context of "Queen Anne Architecture of Boone County, Kentucky, c. 1885-1910." The Tomlin House represents the stylish Queen Anne residences built for well-to-do Boone Countians during the late 1800s and early 1900s. Within this select group of residences, it is significant in the manner in which it illustrates the transition from the Queen Anne to the Colonial Revival style in the first decade of the 20<sup>th</sup> century. While its irregular plan, complex roofline, contrasting materials, and pierced and incised details are highly characteristic of the Queen Anne mode, its classical columns and beveled-glass transoms evoke the Colonial Revival style, then gaining in popularity. The house therefore embodies the transition from complex, picturesque, often asymmetrical High Victorian architecture to simpler, more restrained, symmetrical forms at the turn of a new century. The Tomlin House has been well-preserved, retaining original siding, windows, porches, trim and art glass, as well as numerous interior features. Additions made to the house in the early-20<sup>th</sup> century are unobtrusive and respectful of the house's character and do not diminish its integrity.

### **Queen Anne Architecture of Boone County, Kentucky, c. 1885-1910**

**Late-19<sup>th</sup> –century American house styles.** During the latter half of the 19<sup>th</sup> century, American domestic architecture began to be transformed by technological innovations, mass production and transportation improvements. The balloon frame, which was introduced to the country prior to the Civil War, and came into common use in the last quarter of the 19<sup>th</sup> century. Instead of using traditional hewn-timber construction, which required highly skilled labor, builders in the latter 19<sup>th</sup> century could make the framework of a house out of uniform lumber that was becoming increasingly available from commercial mills. The framing system was comprised of inexpensive two-by-four-inch boards, combined as upright studs and cross-members and held together by cheap, mass-produced nails.

This new framing method freed builders from rectangular plans and permitted the development of more complex plans. No longer were builders limited to simple

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rectangular forms on an eight-foot module, such as single-pile and massed-plan houses with rear ells and lean-tos. While linear plan houses such as I-houses and hall-parlor houses continued to be built into the new century, particularly in rural areas, builders exploited the capabilities of the new technology to build houses of more complex, irregular forms, particularly L- and T-plan residences. Because it had become easier to build more complex architectural features, houses were embellished with overhangs, bay windows and a variety of porches.

Builders could also embellish these houses with a wide variety of machine-made architectural elements, such as wood brackets and turnings. Collectively labeled "gingerbread" by a later generation, they offered greater variety to builders. They were often more elaborate and sometimes less expensive than their handmade counterparts. Locally, these details were available by the carload from steam-powered planing mills and lumberyards in Walton, the nearby community of Erlanger in Kenton County, and the river towns of Aurora and Lawrenceburg, Indiana. Shipped by rail, packet boat and wagon, these machine-made architectural fittings were available to builders throughout the county. Along with plentiful building materials, builders also had access to an increasing variety of publications on house building: trade catalogues, pattern books and architectural periodicals.

Beginning in the 1880s, the romantic, imaginative style was imported to America from England, which came to be called Queen Anne. The Queen Anne style originated in England in the 1870s as an informal blend of 18th-century English architecture with medieval motifs. Once established in the New World, the style acquired a vague resemblance to late medieval English architecture, with "two very distinctive American features: an extensive use of wood, for shingle, cladding, verandahs and decorative facade details, and novel, informal planning" ("Queen Anne Style in Buffalo, New York"). American Queen Anne buildings are characterized by asymmetrical massing, diversity of wall treatments (siding, shingles, vertical siding), projecting bays, and complex rooflines. "In the United States, Queen Anne houses became lofty, sometimes fanciful, expressions of the machine age" (Craven, "Queen Anne Architecture: Reigning Style of the Industrial Age"). Balloon framing built these houses, machine-made gingerbread embellished them, and railroads distributed their parts and helped disseminate pattern-book plans.

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**The Queen Anne style in Boone County.** Boone County's Queen Anne houses represent a marked departure from earlier styles in their asymmetry, irregular plans, and abundance of surface decoration. Almost without exception, they are of wood-frame construction. Walls are covered with clapboard or shiplap siding, relieved by bands of beaded siding, or wood shingles of a variety of patterns. Porches are embellished with lathe-turned posts or spindlework friezes. Segmental or box bays, and overhanging gables are common features. Gables sport pierced or spindled bargeboards. Roofs may be hipped, pyramidal, or form intersecting gables. The extravagant towers and turrets often found on high-style urban examples of the Queen Anne style, however, are not found on Boone County's Queen Anne houses.

Queen Anne houses were built throughout the county from the mid-1880s to c. 1910. In the river communities of Belleview, Petersburg and Constance, in the railroad towns of Walton and Verona, and on the family farms of the interior of the county, new L-plan cottages with spindled porches and bargeboards took their places beside the dwellings of more sedate designs from earlier eras. Simply-designed folk houses were brought up-to-date with new porches that copied those of their fashionable neighbors.

Twenty-one residences exhibiting traits of the Queen Anne style have been identified to date in Boone County. Most are simple in form and relatively modest in execution. Typical embellishments include one or more simple spindlework porches, and minimal detailing at doors, windows and gables. A good example was BE-903 (demolished), located on Depot Street in Walton. It was an L-plan cottage with intersecting-gable roof. The influence of the Queen Anne mode was evident in its spindlework entry porches and "Queen Anne" windows, consisting of a large central panel surrounded by small panes of colored glass. During the 1920s the south entry porch was partly enclosed to form a vestibule, lighted by a diamond-shaped window.

Like the bow of a steamboat, the facade of the Queen Anne cottage at 6326 Pike Street (BE-1181; c. 1890-1900) in Belleview is surrounded by a semicircular porch. The truncated hip roof forms lower gables, with closed pediments, which are accented by delicate bargeboards. A frame outbuilding in the rear yard may once have been a summer kitchen. Belleview, a western Boone County village, was recommended as a National Register district by the Boone County comprehensive survey of 1993-1996.

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Fully developed examples of the Queen Anne style, such as the Tomlin House, are noteworthy for their imaginative, idiosyncratic designs, exhibiting more complex plans and roof forms, and richer detailing. Most are relatively large in scale. Three stylish, well-preserved Queen Anne residences were listed individually in the National Register in 1989. The William B. Rogers House (BE-358), built in 1903, is a modified T-plan residence in Belleview. Its form consists of three cross gables, and a kitchen ell at the rear. The tall gables are filled with wood shingles of varied design and are flared at the base; at the peaks are projecting bargeboards. Above the four-part transomed parlor window is a blind, semicircular pediment with split sunburst motif. A porch with turned posts and spindlework porch shelters the entrance. The house is well-preserved with little exterior alteration.

Located two blocks from the Rogers House is the Isaac Flick House (BE-10; 1910), a picturesque dwelling whose irregular form consists of a pyramidal block with projecting gables on all four faces. The gables are filled with three shapes of decorative shingles, diamond windows with colored glass, and gable-peaks set with polychrome tile. Shiplap siding covers the body of the house. Tradition asserts that Flick wished to erect a more impressive house than his neighbor Rogers (Boone County Historic Preservation Review Board [BCHPRB], *Historic Structures of Boone County, Kentucky*, 2002).

Located in the western Boone County uplands, the Allie Corn House (BE-95) is a “generously proportioned” frame dwelling of rambling plan whose asymmetrical front gable is highlighted by a segmental bay. An encircling veranda features stickwork friezes and an arched portal. The house was constructed by local builder/architect William Batterson in 1893 (Kentucky Heritage Commission, *Survey of Historic Sites in Kentucky: Boone County*, 1979).

Two additional examples, while notable for their innovative forms, have diminished integrity due to unsympathetic alterations and do not appear to meet National Register criteria. The house at 3837 Petersburg Road (BE-90) is best described by the 1979 *Survey of Historic Sites in Kentucky: Boone County*: “Perhaps the most eccentric frame structure in Boone County, this late nineteenth century house consists of a variety of picturesque devices. Recessed porches, beveled corners beneath overhanging floors, semioctagonal bays and split gables all combine to create a vividly jarring impression” (Kentucky Heritage Commission, p. 39). Between 1979 and 1994, the house was wrapped in

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aluminum siding and most of its detailing was stripped away or covered over, leaving a bland, undifferentiated surface never intended by its builder.

Another highly individualistic Queen Anne residence is the Hind-Gaines House (BE-869) in Walton. The façade of this idiosyncratic dwelling is defined by an asymmetrical, angled bay with canted corners and ball pendants. The complex hipped roof features a deep overhang projecting over the side wall. Distinctive double-gabled dormers rise from the north and south roof surfaces. Completing the composition is a skewed chimney rising from the roof peak. At the rear of the house is a lean-to with very steeply pitched shed roof. While the house's energy and inventiveness continue to impress the observer, its integrity of materials, design and workmanship has been diminished by residing, window replacement and porch alterations.

The Emma Craig House, a contributing building in the Rabbit Hash Historic District (National Register, 2003), represents the lively and picturesque qualities of the Queen Anne style in a smaller package. It is a cottage of modified L-plan form, built in 1897 (BCHPRB). The roof is cross-gabled; braces accent the gables. A band of vertical siding envelops the first story, and the gables wear diamond-shaped shingles. An angled cutaway bay projects from the facade. The main entrance is covered by a spindlework porch with ball pendants, which continues across the front bay. In the late-20<sup>th</sup> century the siding was removed from the front gable and a large pane of glass and a series of small awning windows inserted, thereby altering the house's appearance and diminishing its integrity. Nonetheless, it continues to make a positive contribution to the district because of its completely intact first story.

Queen Anne subtypes. Boone County's Queen Anne residences can be broadly classified into two groups: Eastlake and Free Classic. The Eastlake influence is characterized by robust, three-dimensional, jigsawn ornament; incised and pierced detailing; and contrasting surface treatments. In the urban areas of northern Kentucky, its influence waned in the mid-1890s, but it remained strong in Boone County into the 1900s. As a result, most of the Queen Anne houses in the county reflect its influence. By contrast, the Free Classic Revival influence, characterized by smoother surfaces and classically inspired ornamentation drawn from a variety of sources, is much less commonly seen.

Several Queen Anne Free Classic residences, all built in the 1890s or early 1900s, have been identified in various parts of the county. The Franks-Johnson House (BE-870) in

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Walton strongly resembles the Tomlin residence and is likely the work of the same, still-identified builder. The main entrance contains a half-glazed door with rectangular transom and flanking sidelights of frosted glass. Instead of the Tomlin House's wrap-around porch, it features a full-width porch, carried by Tuscan columns. A segmental bay projects from the north elevation. The house is indicated in its present form on the 1921 Sanborn map. Unlike the Tomlin House, however, the Franks-Johnson House has seen considerable unsympathetic alteration. The walls are wrapped in aluminum siding and new vinyl sashes have been installed in the original openings. A garage, with access from the front of the property, has been installed in the basement at an unknown date. Because the Franks-Johnson House has diminished integrity of design and materials as a result of these alterations, it was not recommended for National Register listing by the countywide comprehensive survey.

The house at 3648 Idlewild Road (BE-1322; 1900s) near Burlington sports a hipped slate roof with lower asymmetrical gables and closed pediments. Like the Tomlin House, it features an encircling veranda with classical columns, and parlor windows with rectangular transoms. At the rear is a two-story addition that overpowers the original structure and diminishes the house's integrity of materials. Because of these alterations, the house was not recommended for Register listing by the survey.

The Lyon House (BE-32; 1909) is located at 3065 Front Street in Petersburg, a town recommended for National Register listing by the comprehensive survey. Although much of the house's original detailing is concealed under vinyl siding, the house retains its original parlor windows with stained-glass transoms, and carved oak door with oval glazed panel. The veranda has been rebuilt using the original column capitals.

**Integrity considerations.** Integrity is defined as the ability of a property to convey its significance in its material form. This nomination's evaluation of the integrity of the Tomlin House is based on how the house is significant. Because the house meets Criterion C, this discussion is weighted more heavily to design issues. Of the seven components of integrity, the most critical to conveying the significance of Queen Anne style houses in the county are design, materials and feeling.

Design. The character-defining features of Queen Anne houses are asymmetry, irregular outlines, complex roofscapes, and rich and varied textures. A Queen Anne house in

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Boone County can be considered to have integrity of design if these key characteristics are preserved.

Because of the importance of asymmetrical façade composition to the Queen Anne mode, a house must retain its original pattern of piercing, characteristic rhythm and proportions. The infill or boarding over of window and door openings on main facades destroys this delicate balance. Facades cannot be interrupted by visually jarring alterations, particularly oversized windows or patio doors, or by out-of-character features such as non-historic bay or bow windows. If windows are replaced with new units, these must fill the original openings, and the openings themselves cannot be altered.

Because a steeply pitched roof with multiple peaks and valleys is a signature of the Queen Anne style, the roofline's original form must still be evident and not obscured by additions. Added dormers, if present, must be confined to non-primary facades.

Because Queen Anne houses typically exhibit varied and irregular outlines, the porches, bays, oriels and projecting gables must remain in place and not be covered by siding or other added features. Porches must remain open or be glazed with transparent materials so they continue to "read" as voids rather than solid, undifferentiated surfaces, and so the original façade remains visible through the glass. Replacement of some decorative elements such as columns or balusters may be acceptable if the overall design of the porch remains compatible with the house's architectural character.

Materials. A Queen Anne house in Boone County will be said to have integrity of materials if the preponderance of the materials originally used in the construction of the house, particularly those that contribute the house's Queen Anne design, are still in place. Original wall treatments, such as clapboards, wood shingles or stucco, should remain visible and not be obscured by non-historic overlay siding. Because lively ornamentation was an important Queen Anne trait, alterations to such features should be limited. A well-preserved Queen Anne residence retains such original elements as gable and dormer decorations, window and door trim, and art glass windows.

Feeling. A Queen Anne house in Boone County will be said to have integrity of feeling if it retains a high degree of integrity of design and materials. Even if a particular house has undergone some changes in design or materials, the integrity of feeling could be judged to be intact if the changes were undertaken in a respectful manner. The integrity factors

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of design, materials, and feeling are interrelated factors that each contribute to a house's overall integrity; and final judgment about a Queen Anne house's integrity will rest on a balanced analysis of how these three factors work together in a particular house. For example, a relative weakness in one area may, or may not, be compensated by a particular strength in another area. In general, the overall negative impact of minor alterations is more significant on a house of simple design than on an ornate, visually complex residence with a wealth of decorative features.

Evaluation of the Tomlin House's Integrity. The integrity of the Tomlin House was evaluated by comparing it with other remaining local examples of the Queen Anne style. An evaluation of the house using these guidelines to assess its integrity reveals that the house possesses an acceptable integrity of design and an even higher integrity of materials and feeling. The house has been well-preserved, retaining original siding, windows, porches, trim and art glass, as well as numerous interior features. Additions made to the house in the early-20<sup>th</sup> century are unobtrusive and respectful of the house's character and do not significantly diminish its integrity. The north additions are modest in scale; they are set back from the plane of the facade, reducing their visibility. Moreover, because the house is already irregular in form, their impact on its design is reduced. The presence of a noncontributing garage does not significantly diminish the house's integrity of setting because it is of its position at the rear of the lot, which lessens its visual impact. Therefore the house retains integrity under all its aspects.

**Historical development.** This house was built for John Grant Tomlin (1863-c. 1920), a prominent citizen of Walton during the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. An attorney by profession, Tomlin was also the proprietor of a tobacco rehandling and prizing house, located on High Street near the Southern Railroad tracks (*Kentucky State Gazetteer and Business Directory*, 1896; Sanborn Fire Insurance Company, "Walton, Kentucky," 1921). Tomlin was a director of the local bank and financed at least one successful fledgling business in the city. He served as Walton postmaster from 1901 to 1905 ("Walton historical overview"). He was active in Republican politics in Boone County.

Boone County deed records indicate that Tomlin purchased the house's lot in 1891 from brother and sister Columbus E. and America A. Fry. The house presumably was built for Tomlin soon afterward.

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Following Tomlin's death in 1919 or 1920, his widow, Helen (1886-?), continued to live in the house. She also managed her late husband's tobacco business (Sanborn Fire Insurance Company, 1921, 1927). In 1930 she sold the house to John L. and Edna M. Vest. John Vest (1866-?) was proprietor of the Boone County Chevrolet Company dealership on Main Street in downtown Walton. At the time, the Vest operation was the largest Chevrolet dealer in Boone and Gallatin counties ("Walton historical overview"). He was also active in real estate development in Walton. The Vests continued to own the house until 1949, when they sold it to Maurice and Elsie Williams. The conveyance contains the provision that a steel corncrib and a "small blacksmith shop" must be torn down and removed from the property as a condition of sale. The presence of these structures on the property, which was located on what was then the outskirts of Walton, suggests that at least part of the acreage was used for farming during the Tomlin and/or Vest tenures.

Although the Tomlin House's block is not included in the 1921 Walton Sanborn map, the house is clearly indicated on the 1927 edition. It is depicted as a two-story frame dwelling with curved veranda, side porch, rectangular "box" bay and fire-resistant roofs. The north additions are not present. The rear portion of the house is cut off by the edge of the map (Sanborn Map Company, 1927). (See photocopy.)

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## 9. Major Bibliographic References

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United States Department of the Interior  
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### 10. Geographical Data

**Boundary description.** The Tomlin House is located within the corporate limits of Walton, Kentucky. It comprises Lot 12 of the Vest Heights Subdivision. The property proposed for listing is designated 078.09-10-011.00 by the Boone County Property Valuation Assessor. Please refer to map with boundary line drawn.

**Boundary justification.** This boundary includes all the land presently associated with the Tomlin House. It includes sufficient land to provide a proper setting for the house while excluding surrounding property now under different ownership or not historically associated with the house.

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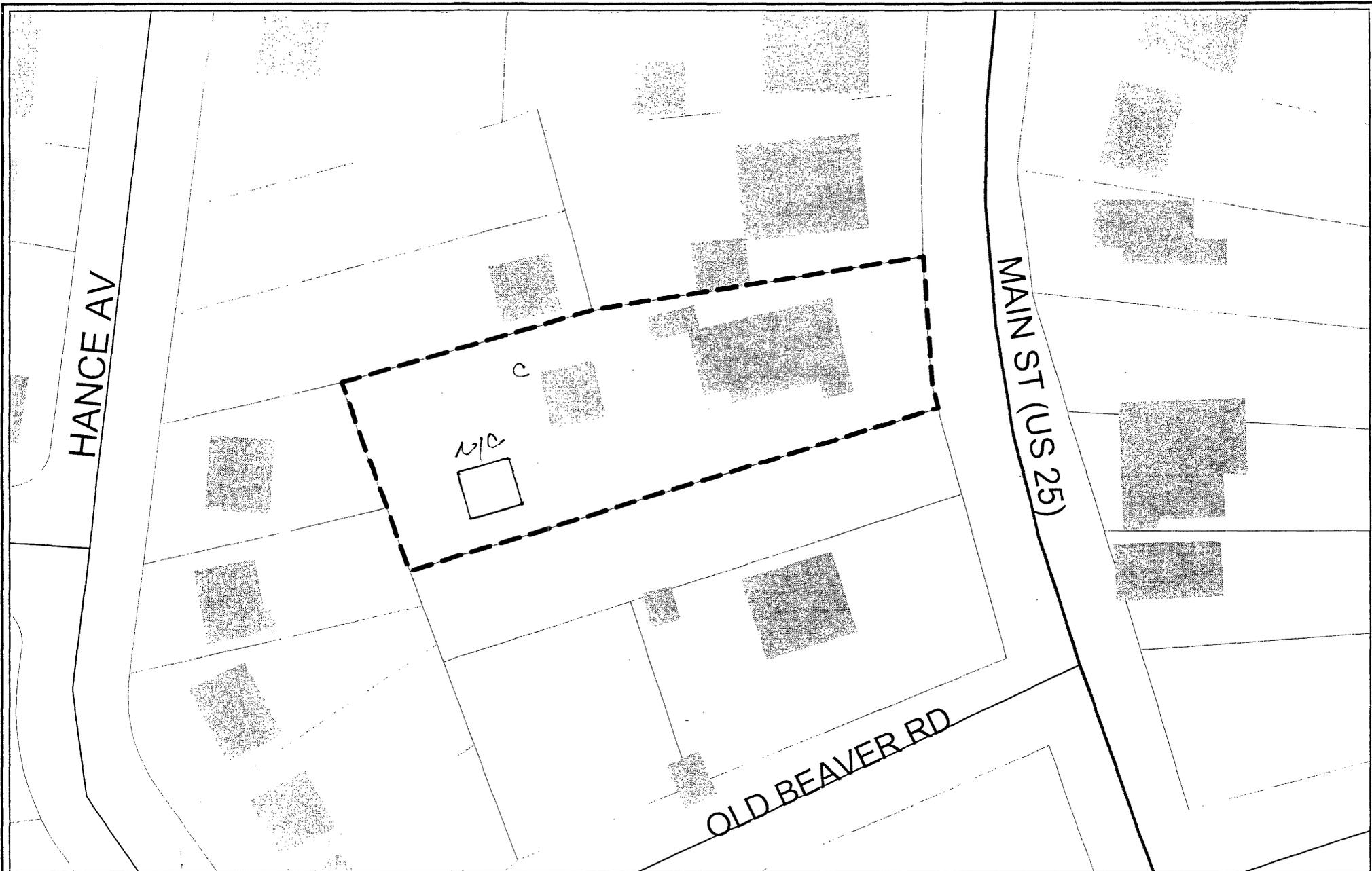
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**Additional Documentation**

Photograph Key

Name of property: John G. Tomlin House (same for all photographs)  
Location: 109 North Main Street, Walton, County, Kentucky (same for all photographs)  
Photographer: Margaret Warminski (same for all photographs)  
Date taken: January 2005 (same for all photographs)  
Location of negatives: Boone County Planning Commission, Burlington, Kentucky  
(same for all photographs)  
View: Main (east) façade of house. Looking west from North Main Street.  
Photo 1

View: Front porch and main entrance. Looking northwest from North Main Street.  
Photo 2



John G. Tomlin House (Be-213)  
109 N. Main St., Walton, Boone County, KY  
Parcel 078.09-10-011.00



Produced by the  
Boone County Planning Commission  
March 2, 2005

