

Main Street (Row Houses)
West side of Main Street
Washington
Mason County
Kentucky

HABS No. KY-130

HABS
KY
81-WASH,
5-

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HABS
KY
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HISTORIC AMERICAN BUILDINGS SURVEY

MAIN STREET (ROW HOUSES)

HABS No. KY-130

Location: Main Street, Washington, Mason County, Kentucky.

Latitude: 38° 36' 55" Longitude: 83° 48' 33"

Present Owners: South row house: Mary Gibbs.
Middle row house: Mary O. Green.
North row house: Nellie G. Prather.

Present Occupants: South row house: Mary Gibbs.
Middle row house: Charles Coleman.
North row house: Mary Reeves.

Present Use: Residence.

Significance: These simple clapboard row houses, with their characteristic stair halls and flanking rooms, were built as speculative properties and investments, and were later used as residences.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The North and South row houses were probably built before 1820. Deed research and investigation of construction techniques have been the primary means of determining dates of erection for these buildings. The Middle row house, although of primitive appearance, is of lath and stud construction, in contrast to the earlier houses on either end, which are of timber frame construction with brick nogging. The Middle house was erected prior to 1850.
2. Architect: These buildings are obviously the product of a housewright or builder rather than of a trained designer.
3. Original and subsequent owners: The following are separate chains of title to the lots upon which the three houses are located. There was a fourth house on the same site as early as 1817. Reference is to the Court Clerk's Office, Maysville, Mason County, Kentucky.

SOUTH ROW HOUSE

(Located on a portion of north half, in-lot 37)
Reference: Mason County Atlas, 1876, Page 37

- Deed Book A, P. 210 --- June 22, 1790 --- William Wood and Arthur Fox to John Pickett (see PUCKETT in Mason County Deed Book Index) --- in-lot 37 --- incl. "all houses, improvements," etc.
- Deed Book K, P. 3 --- November 30, 1807 --- John Pickett to Joseph Canby --- north half, in-lot 37.
- Deed Book R, P. 367 --- August 6, 1817 --- Joseph Canby to Samuel Holloway --- 28.5' frontage on Main, north of "lot now owned by James Frazer" (reference: Deed Book R, p. 365) --- \$195.00.
- Deed Book T, P. 244 --- January 29, 1819 --- Samuel Holloway to David Wood, Enoch Barr, Athelstan Owens (\$400.00) --- in-lot 38 and 28.5' frontage on Main, bounded on the south by line of H. R. Graham (Reference: Deed Book V, P. 320 --- September 14, 1818 --- J. Fraser to H. R. Graham) --- Graham's property is now vacant lot (1975). Reference: also Deed Book T, P. 231 --- A. Wood to S. Holloway.
- Deed Book 38, P. 284 --- February 5, 1833 --- (Sheriff's Deed) Samuel Holloway to David Wood.
- Deed Book 41, P. 33 --- February 4, 1835 --- David Wood to W. H. Wilson --- 28.5' frontage on Main bounded on north by O'Neils' heirs --- mentions "buildings" on lot --- \$500.00 --- Reference: also Deed Book 43, p. 114.
- Deed Book 46, P. 366 --- August 6, 1838 --- William Wilson to John B. McIlvain --- 28.5' frontage on Main bounded on north by O'Neil's.
- Deed Book 45, P. 394 --- January 16, 1838 --- (Sheriff's deed) Abraham S. Tennis (estate) to William Wilson --- 28.5' frontage on Main, bounded on north by O'Neil's.
- Deed Book 53, P. 127 --- March 14, 1839 (DOR 1844) --- John McIlvain to William Peck --- 28.5' frontage on Main, bounded on north by O'Neil's.

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- Deed Book 53, P. 223 --- February 20, 1844 --- Rebecca D. Peck to S. F. Ames --- 28.5' frontage on Main.
- Deed Book 58, P. 274 --- February 23, 1849 --- S. F. Ames to Sarah Jones --- 57' frontage on Main running north from Stone House lot. This transaction includes the now-vacant lot to the south of the row houses (Reference: Deed Book 49, P. 418).
- Deed Book 70, P. 20 --- May 6, 1864 --- H. S. and H. J. Wood to Robert Langhorne --- property of Sarah Jones (deceased) left to daughter Sallie Wood (died 1863); devised to H. W. and H. J. Wood.
- Deed Book 80, P. 382 --- October 13, 1873 --- Robert Langhorne to Darius Moore.
- Deed Book 83, P. 81 --- August 25, 1881 --- James P. Fant to Robert Langhorne --- "house and lot late the property of Sarah Jones (dec'd) and conveyed to Darius Moore by Robert Langhorne..."
- Deed Book 117, P. 328 --- October 17, 1914 --- Heirs of Robert Langhorne to Nathaniel Langhorn(e).
- Deed Book 118, P. 257 --- N. Langhorn(e) and Phoebe Langhorn(e) --- June 5, 1916 --- to Eddie and Henry Gibbs (Reference: Deed Book 119, P. 44).
- Deed Book 149, P. 521 --- December 4, 1951 --- Eddie and Mary Gibbs to John Breslin, Jr. (Trustee for reconveyance)
- Deed Book 149, P. 522 -- December 7, 1951 --- John Breslin, Jr. to Eddie and Mary Gibbs --- Property bounded by alley on south, John Taylor (dec'd) property on north --- " same property occupied for many years by Robert Langhorn."

MIDDLE ROW HOUSE

(Located on south half, in-lot 39; Reference:
Mason County Atlas, 1876, p. 37

Mason County Deed list, June, 1799 --- January 1800 --- Trustees to E. Martin
--- in-lots 38, 39, 40.

- Deed Book F, P. 359 --- April 11, 1801 --- Trustees to John Machir
--- south half, in-lot 39.
- Deed Book N, P. 168 --- June 21, 1813 --- Trustees to John Machir
---south half, in-lot 39.
- Deed Book W, P. 151 --- August 18, 1820 ---Bank of Kentucky to A. J.
O'Neill.
- Deed Book W, P. 433 --- May 28, 1821 --- Betsy Machir et al to
Joseph Canby --- 57' frontage on Main north of
Holloway's lot (Reference: Deed Book R, P. 367).
- Deed Book W, P. 436 --- May 28, 1821 --- Joseph Canby to A. J.
O'Neill --- 57' frontage on Main north of Holloway's
lot.
- Deed Book 49, P. 328 --- November 11, 1840 --- Andrew O'Neill et al
to James Parry --- property "where Mrs. O'Neill resided
at her death, where Henry Reeder then lived, where
James Parry now lives."
- Deed Book 59, P. 201 --- January 2, 1850 --- James Parry to Charles
and James Rogers --- mortgage deed --- "South end of
the O'Neill property near the old Banking House."
- Deed Book 71, P. 591 --- October 3, 1866 --- Roger's heirs to John
and Betty Taylor --- Commissioner's sale of house and
lot (\$241.00) --- part of "old O'Neill property," 24'
on Main, bounded on north by Mrs. Ryan, south by
Langhorne.
- Deed Book 104, P. 407 --- July 24, 1903 --- Betty Taylor Clemmons to
Caroline Pearce, Laura Moore, Hattie Moore --- house
and lot occupied by John Taylor (dec'd).
- Deed Book 146, P. 194 --- October 23, 1948 --- Laura Moore Wadsworth
to Mary O. Green --- house and lot occupied by John
Taylor (dec'd). (Reference: Deed Book 104, P. 407,
Will Book 2, p. 463, Deed Book 146, p. 116).

NORTH ROW HOUSE

(Located on south half, in-lot 39 --- Reference:
Mason County Atlas, 1876, P. 37

- Mason County Deed List, June, 1799 --- January, 1800 --- Trustees to E. Martin --- in-lots 38, 39, 40.
- Deed Book F, P. 359 --- April 11, 1801 --- Trustees to John Machir --- south half, in-lot 39.
- Deed Book N, P. 168 --- June 21, 1813 --- Trustees to John Machir --- south half, in-lot 39.
- Deed Book W, P. 151 --- August 18, 1820 --- Bank of Kentucky to A. J. O'Neill --- "to two houses and lots," one of which contains the North Row House.
- Deed Book W, P. 433 --- May 28, 1821 --- Betsy Machir et al to Joseph Canby --- 57' frontage on Main north of Holloway's lot (Reference: Deed Book R, P.367).
- Deed Book W, P. 436 --- May 28, 1821 --- Joseph Canby to A. J. O'Neill --- 57' frontage on Main north of Holloway's lot.
- Deed Book 49, P. 328 --- November 11, 1840 --- Andrew O'Neill et al to James Parry --- property "where Mrs. O'Neill resided at her death, where Henry Reeder then lived, where James Parry now lives."
- Deed Book 68, P. 16 --- September 6, 1860 --- James Parry to Frances Ryan (\$225.00) --- house and lot, 34'7" frontage on Main, bound on north by "Bankhouse lot of Col. Key", and on south by "lot sold by Parry to James Rogers" --- part of lot purchased by Parry from heirs of Arthur O'Neill.
- Deed Book 82, P. 199 --- November 12, 1880 --- Frances Ryan to Joseph Ryan --- house and lot.
- Inheritance, Frances Ryan (dec'd) and Joseph Ryan to John Ryan.
- Deed Book 115, P. 411 --- November 9, 1913 --- John Ryan to Millie Goines and Artie M. Lane.

- Deed Book 117, P. 272 --- March 9, 1915 --- Millie Goines to Garrett and Mary Holmes --- Reference: Deed Book 117, p. 269 --- January 15, 1915 --- A. M. Lane to Millie Goines.
- Deed Book 118, P. 229 --- April 25, 1916 --- Garrett and Mary Holmes to Millie Goines.
- Deed Book 120, P. 379 --- October 31, 1918 --- Millie Goines to Hattie Green.
- Deed Book 124, P. 480 --- January 27, 1921 --- Hattie Green to Millie Goines.
- Deed Book 126, P. 39 --- March 3, 1924 --- Anna Goines et al to W. R. Lane --- bounded on south by John Taylor's heirs (middle row house).
- Deed Book 136, P. 192 --- May 24, 1938 --- W. R. Lane to Jennie Lane.
- Deed Book 147, P. 479 --- March 13, 1950 --- Jennie Lane to Mary W. Reeves.
- Deed Book 167, P. 116 --- November 22, 1963 --- Mary Reeves to Nellie G. Prather.

4. Original plans and construction: The row houses as originally constructed were one room deep and two stories high, with a basement level which was exposed in the rear due to the slope of the lots. Single story additions at the rear are apparently pre-20th century modifications.
5. Alterations and additions: Structurally, the buildings are probably altered very little, although patching and replacement of parts are indicated by clapboards, roofs and windows. Fireplaces have been either removed or altered to accommodate stoves.

- B. Historical Context: Often a combination shop/residence, these buildings were erected as investments and speculative properties rather than as permanent residences.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The row houses are examples of Washington's early 19th century vernacular architecture. They are typical of the type of structure, often a combination shop-residence, found on the early urban frontier. Today relatively few of these early town structures remain.

2. Condition of fabric: All three structures are in poor condition.

B. Description of Exterior:

1. Over-all dimensions: The first floor level of the houses measures approximately 80' -7" x 27'-5" and the second floor level is 80' -10" x 15'-2". The front is nine bays wide and two stories high.
2. Foundation: Limestone, probably of local origin, and originally of dry way construction.
3. Walls: The walls of all three houses are clapboarded. Two types of clapboards are used: beaded clapboards on North and South houses, and narrow clapboards on Middle house. All are painted white.
4. Structural system, framing: The end houses are of timber frame construction with brick nogging. The Middle house is of lath and stud construction.
5. Porches: Wooden open decks with stairs appear at the rear of the houses.
6. Chimneys: Five straight square brick chimneys appear in the houses. Two are in the two-story portion and three are in the rear additions. A large chimney with five flues sits between the Middle and North houses.
7. Openings:
 - a. Doorways and doors: The North and South houses have paneled doors, while the Middle house has a vertical board door. All of these doors have four-light transoms.
 - b. Windows and shutters: First floor wooden double-hung windows in the front elevations of the houses have two-over-two light sash. The front second floor of the South house has six-over-six double-hung sash windows. The double-hung windows on the front second floor of the Middle house and of the North house have twelve-over-nine light sash and eight-over-twelve light sash respectively. Windows in other elevations are later additions; some are rather primitive in appearance.

Simple wood shutters are on the front first floor windows of the North and Middle houses.
8. Roof:
 - a. Shape, covering: All three houses have gable roofs. Tin sheeting is the latest covering of the North and Middle houses. The South house is covered with green asphalt mineral surface paper. A shed roof complex appears at the rear of the houses over the first floor rooms. The ridge of the South row house roof sits lower than the ridge of the two other houses.

b. Cornice: Simple wood box cornices.

C. Description of Interior:

1. Floor plans:

- a. North House, First and Second Floors: Entry door is in the east facade leading into the north (dining) room of the house. Another entry door at the front of the stairs is closed off. A living room lies to the south of these stairs. The living and dining rooms are connected under the landing of the stairs at the rear portion of the original house. A hall leading west from this connection separates a kitchen (to the north) and a bedroom (to the south). The bedroom is reached through the south living room. The stair leads to the front north room of the second floor, currently used for storage. An additional bedroom lies to the south of this room.
- b. Middle House, First and Second Floors: Entry is in the east facade leading into the hall and stairwell. The living room is to the right and two rooms lie to the west of the front portion of the house. A cardboard partition separates the front of the house from these two rooms. The hall continues to the rear of the house. Stairs lead to the second floor. A room is on this floor, and its north wall contains a fireplace flanked either side with two deep closets.
- c. South House, First and Second Floors: Entry is in the east facade leading into a spacious hall. The living room is right with a bedroom to the west of it. The kitchen is entered at the west end of the hall. A stairway leads to two bedrooms at the second floor level.

2. Stairways: All houses have two-flight hall stairways.
3. Flooring: Random width planks undulate over uneven joists. Some rooms have linoleum-cover floors.
4. Wall and ceiling finish: A number of walls are covered with cardboard and floral wallpaper. Painted plaster on lath appears in the Middle house.
5. Doorways and doors: Molded doors throughout, except for primitive makeshift doors.
6. Hardware: There is a cast-iron coal grate in the second floor of the Middle house.
7. Trim: Molded chair rails and mantels do appear in the houses. In some areas original, simple details have been covered over with cardboard and wallpaper. Wood mantels appear over blocked fireplaces.

8. Mechanical equipment: Portable gas units are using existing chimney flues.

D. Site:

1. General setting and orientation: The front of the houses (Main Street) faces approximately 5° South of East (95°). Original rough-cut limestone sidewalk runs in front of two houses. The north house has a poured-in-place concrete walk, presumably over the original walk.
2. Outbuildings: Three simple frame outhouses currently in use are situated next to a creek, one behind each house. A restored well housing is situated in front of the South house.

Prepared by: Ronald J. Burch, Project Historian
and
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Historic American Buildings Survey
Summer 1975

PART III. SOURCES OF INFORMATION

A. Bibliography:

1. Primary and unpublished sources:

Deed Books, Court Clerk's Office, Maysville, Mason County, Kentucky.

2. Secondary and published sources:

An Illustrated Atlas of Mason County, Kentucky. Philadelphia: Lake, Griffing and Stevenson, 1876. (Reprint by Mason County Historical Society, Maysville, Kentucky, 1970).

Best, Edna Hunter. The Historic Past of Washington, Mason County, Kentucky. Cynthiana, Kentucky: The Hobson Press, 1944.

Morrison, Hugh. Early American Architecture. New York: Oxford University Press, 1952.

PART IV. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) in co-operation with Old Washington, Inc. in the summer of 1975. Under the supervision of John Poppeliers, Chief of HABS, a documentation of nine structures and one site was produced by Perry Benson (University of Pennsylvania), the project supervisor; Ronald Burch (Cornell University), the project historian; Mark Hall (Pennsylvania State University), Kenneth Payson (Cornell University), William F. Petell (Syracuse University) and Steven Shapiro (University of Maryland), student assistant architects. Susan McCown, a HABS staff historian in the Washington, D.C. office, edited the written data for preparation of transmittal to the Library of Congress.