

CLOVELLEY FARM TENANT HOUSE  
4958 Paris Road (east side)  
Paris Vicinity  
Bourbon County  
Kentucky

HABS No. KY-266

HABS  
KY  
9-PARIS.  
2-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Southeast Region  
Department of the Interior  
Atlanta, Georgia 30303

HISTORIC AMERICAN BUILDING SURVEY

CLOVELLEY FARM TENANT HOUSE HABS No. KY-266

HABS  
KY  
9-PARIS.V  
2-

Location:

4958 Paris Road (east side)  
7/10 miles south of Bourbon County line  
Paris (Vicinity)  
Fayette County  
Kentucky

U.S.G.S. Centerville Quadrangle (7.5)  
Universal Transverse Mercator Coordinates  
16 729860E 4222980N

Present Owner:

General Agricultural Service Ltd.  
110 N. 6th Street  
Beatrice, NE 68310-3907

Present Use:

Residential

Significance:

The Clovelley Farm tenant house is a contributing resource of the National Register eligible Paris Pike Historic District. Although very modest in scale and architecturally undistinguished, the house is an example of the twentieth century tenant house, a once frequent resource of the rural Bluegrass landscape that is becoming increasingly rare. The architectural character and historical context of the humble tenant house occupy an important niche in the agricultural history of the Bluegrass region of Kentucky from after the Civil War through World War II.

## PART I. HISTORICAL INFORMATION

### A. PHYSICAL HISTORY

1. **Date of erection:** Not known; circa 1930-35. This date of construction is based on vernacular architectural tradition for tenant farm dwellings; on known use of the farm prior to World War II; and information gained from local informants.

3. **Original and subsequent owners:** The Clovelley Farm tenant house is located on the east side of the Paris-Lexington Road (U.S. 27/68) at the northwest corner of the 74.44 acre Clovelley Farm. Clovelley Farm is a Thoroughbred horse farm and has operated as such since the 1940s. This 77.44 acre parcel is the smaller of two Clovelley Farm tracts that are not connected. The larger farm tract, containing the farm office and main facilities is a separate located on Hughes Lane, about two miles to the south west. The history of the property relative to the tenant house begins in the mid-1900s. All references to the chain of title are located in the Clerk and Recorder's Office, Bourbon County Courthouse, Paris, Kentucky.

1896 Will Book 12, page 225. Fanny Turner to John B. Gorham and Lee Wood Gorham, 189.414 acres.

1945 Deed Book 369, pp. 409-412. In March of 1945, the Gorham Farm was sold in several tracts at a Bourbon County Master Commissioner's sale. Tract 2, consisting of two parcels: 58.94 acres in Bourbon County and an adjoining 15.09 acres in Fayette County was purchased by Dudley Rodes Kelley. This tract of two parcels remains the entire Clovelley Farm holding on Paris-Lexington Road of 74.44 acres. Since the division of the Gorham farm, subsequent survey has determined the tract totals 77.44 acres. The building's architectural design and materials suggest that it existed prior to the subdivision of the Gorham farm as a tenant house.

1945 Deed Book 387, page 489; Deed Book 370, page 194. March 22, 1945. Almost immediately after purchasing Tract 2, Kelley transferred the two parcels to Elmer and Mattie Napier (58 acres) and A.C. and Stella Napier (15 acres).

1946 Deed Book 393, page 440, 444. May 7, 1946. Elmer and Mattie Napier, and A.C. and Stella Napier to Frederick and Gladys Janson. The Jansons, of Chicago, purchased the two parcels from the Napiers about a year after they acquired the land. The deed allowed the Napiers to "use the land until March 1, 1947" (the following spring). March is the traditional month for farms that raise light burley tobacco to change physical ownership in the Bluegrass region. By May of 1946, when the Napiers sold the land to the Jansons, work on the year's tobacco crop would have already begun. The annual process of tobacco culture, from germination to sale, extends from spring through early winter. Because of this, the Jansons allowed the Napiers to "use the land" until the following March, when the tobacco cycle would begin again. The Jansons raised Thoroughbred horses at the farm.<sup>1</sup>

- 1949 Deed Book 468, page 430. Frederick and Gladys Janson to F.W. Janson and Company. This instrument transferred the Janson's personal ownership of the farm to their corporation.
- 1956 Deed Book 596, page 158. April 5, 1956. F.W. Janson and Company to E. Barry and Martha Ryan.
- 1956 Deed Book 668, page 543. September 26, 1956. E. Barry and Martha Ryan to L.P. and Jane Doherty.
- 1959 Deed Book 137, page 237. April 29, 1959. E. Barry and Martha Ryan to Robin F. Scully. Robin F. Scully purchased Clovelley Farm in 1959 and maintains ownership of the farm. Scully transferred the property to his business, Scully Estates, Inc. (Deed Book 167, page 622); and in turn, Scully Estates, Inc. transferred the property to Scully's business, General Agricultural Services, Ltd. in 1976 (Deed Book 174, page 725.)

**4. Builder, contractor, suppliers.** No information is available concerning the builders or contractors of the house. It was most probably constructed by local builders, perhaps with the assistance of farm labor.

**5. Original plans and construction.** No documents pertaining to the original design or construction of the house were located. The Clovelley Farm tenant house is of frame construction, although the manner of framing is not known.

**Alterations and additions:** The house was moved by the Jansons after they purchased the farm in 1946. It was originally located about 200' south of the present location, set back a similar distance east from the Paris-Lexington Road. Near the original house site, a shallow well provided water to travelers along the Maysville-Lexington Turnpike through the nineteenth century. (Although no longer used by the farm, the well remains within a board fence to mark the approximate location of the house.) When the Jansons had the house moved to its present location, they added the two rear rooms with gable roof and possibly applied the asbestos shingle siding and masonite siding at that time also.<sup>2</sup> The 1929 Kentucky Geological Survey's Lexington quadrangle map indicates three properties in this general vicinity. The 1877 D. G. Beers map of the county does not indicate any properties in this area at that time.<sup>3</sup>

## B. Historical Context

The Clovelley Farm tenant house represents vernacular tradition in housing for the rural, laboring class in the Bluegrass region on Kentucky from the beginning of the twentieth century through World War II. The end of slavery effected significant change within Kentucky society and on the agricultural landscape. Former slaves now worked with remuneration, and a majority moved away from farms they had resided on, choosing to live in rural communities and "stringtowns" like Monterey, a few miles north of Clovelley on the west side of the Paris Pike. As many Blacks left the rural areas, a new white tenant class stepped in to fill the need for agricultural labor, "especially in the better agricultural areas".<sup>4</sup> Known as "croppers" the white laborers were commonly paid with a portion of the tobacco crop they raised. Tenant families rarely owned their own homes, but lived

in small, frame houses or older dwellings on the farms where they worked.<sup>5</sup> The Clovelley tenant house dates to this period of agricultural history.

The tenant house differed from its predecessor the slave house and/or slave quarter in design and location, and from the main farm dwelling in craftsmanship, design, materials and location. In the Bluegrass region, slave dwellings were characteristically located either within the domestic yard area or as part of the farm building complex. Following emancipation, farms routinely set the new worker's housing away from the main dwelling, either adjacent to the nearest road right-of-way, or set away from both road and main house within the farm acreage. The majority of examples do not suggest great time, money, or effort was expended in their building.<sup>6</sup> The most common plans were straightforward, vernacular dwellings including a two room configuration with one or two front entries, and the Cumberland plan; a four-room dwelling also with one or two front entries. The Cumberland plan was built throughout Kentucky during the early twentieth century; in the eastern Appalachian and western Pennyrile regions as well as the central Bluegrass.<sup>7</sup> The Cumberland's four, squarely-placed rooms of similar size opened into each other and the house contained no hallways. Typical features included a gable roof with axis parallel to the front; centered gable dormer; one or two front entries (one into each room) and sometimes opposing rear entries; symmetrically placed sash windows; and a front shed porch created by the extension of the gable roof. Rear additions usually took the form of sheds, continuing the gable roof in the manner of the front porch. Usually unfinished or roughly finished, the attic area with dormer was sometimes used for sleeping. Twentieth century Cumberland plan houses were invariably built of frame construction, utilizing available dimensional lumber and balloon or box framing techniques. While most farms that began to raise profitable burley tobacco at the turn-of-the century supported one or two tenant houses, some larger farms of over 1,000 acres counted as many as nine tenant houses. One such example in the Paris Pike Historic District is Elmendorf Farm, the grand estate built by James Ben Ali Haggin between 1900 and 1915. At one time, the farm probably counted between fifteen and twenty tenant houses within its several thousand acres on either side of the Pike.

The Clovelley tract, containing approximately 75 acres, never supported a main residence with impressive size or architectural distinction. When the tract was divided from the larger Gorham farm in 1945, the main house was located on a different tract. Succeeding owners never built a main dwelling, but either owned other farms where they resided, or lived out-of-state (as did the Jansons) and let tenants operate the farm.

Today, tenant houses that maintain good integrity, reflect traditional vernacular forms and plans no longer built on farms of the region. Tenant houses like the Clovelley tenant house are increasingly rare resources that through their location, materials, design and workmanship, represent an historical event and time in the agricultural history of the Bluegrass region that has essentially passed.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement

1. **Architectural character:** The Clovelley Farm tenant house is architecturally undistinguished. It is an example of a type of traditional, vernacular dwelling built by farm owners for tenant workers from the late-nineteenth century through World War II. The simple, three bay front of sash windows on either side of the central

entry is reinforced by a centered gable dormer and balanced by four, equally spaced columns that support the full front porch.

2. **Condition of fabric:** The general condition of the house is good. Roof, wall, window and door materials are well maintained.

**B. Description of Exterior:**

1. **Overall dimensions:** The house is a one-and-one-half story, four-room Cumberland plan dwelling with two additional rooms contained beneath a back gable, built in the first half of the twentieth century. The house measures approximately 27' by 48' overall. Included in the dimensions are a 23' by 7' front porch and a 24 1/2' by 13 1/2' rear, two-room addition. The attic area is unfinished, although lighted by the gable dormer. The house rests on a concrete block foundation with limited crawl space.

2. **Foundations:** The foundation is concrete block, built when the house was moved a short distance to this site in the 1940s. The front porch foundation is also concrete block with a poured concrete floor.

3. **Walls:** Exterior walls are a combination of asbestos shingle and horizontal board siding similar to "Masonite". The rear addition has horizontal siding. All exterior wall surfaces are painted white and in good condition.

4. **Structural system, framing:** The house is built of dimensional, cut lumber but the particular type of framing is unknown. Tenant houses were sometimes built from a combination of recycled and new materials. Documented framing systems on other houses of the type and period are typically of a balloon type, with plate, vertical members on center from 18" to 24", and horizontal blocking at fenestrations.

5. **Porches, stoops:** A full, front porch is created with the extension of the gable roof to the front. The shed porch is supported by four, round, metal replacement posts regularly placed along the porch. A poured concrete slab floor tops the concrete block porch foundation. A north side entry door has a plain, poured concrete stoop and no shelter over the entry.

6. **Chimneys:** A single, brick flue extends through the center of the gable ridge. The flue connects to the floor furnace and there is no fireplace or stove in the house.

7. **Openings:** Exterior doors are located at the front center (west) wall and at the north side within the rear addition. The front door is the most decorative historic feature of house. It is a divided, nine-light, painted wood door, typical of Craftsman bungalow entries. The light division pattern is a band of three square lights top and bottom with three slender, vertical lights placed between. The painted side door has a top, half-light with three panes divided by horizontal mullions. Most windows are single light, wood frame double hung sash. A pair of six-over-six sash is set in the gable dormer. A single, narrow sash window is located in the north gable end. Doors and especially windows in the main block were located with symmetry in mind; a window or pair of windows is roughly

centered on the exterior wall of each of the four main rooms. All windows and doors are framed with narrow board trim painted black to contrast with the walls.

8. **Roof:** The gable roof is covered with dark grey asphalt shingles. At the open eave, rafter ends are exposed as is the board sheathing beneath the shingles. Gable configurations also cover the dormer and the rear, two-room addition.

### C. Description of Interior

1. **Floorplan:** A sketch plan illustrates the layout of the house and present room uses. Although the house is a one-and-one-half story construction only the main floor is occupied with an unfinished attic area above. There is no stairway to the attic. The plan of the main block consists of four rooms: two front rooms measuring roughly 18' by 13' and 9' by 13', in front of two similarly sized rooms. The present uses are living room and bedroom in front and kitchen and den in rear. Behind these four rooms, the rear addition contains a back entry hall, bedroom and bathroom.

2. **Flooring:** Floor surfaces are covered with wall-to-wall carpeting, vinyl composition tile, or rolled flooring.

3. **Wall and ceiling finish:** The living room and front bedroom walls are vertical, tongue-and-groove knotty pine paneled with clear finish, plain baseboard trim and 4" crown molding. Plywood paneling with a light wood finish covers the kitchen, back entry hall, back bedroom and den walls. All ceilings are finished with square, asphalt ceiling tiles. The kitchen also includes knotty pine wall and base cabinets with a clear finish and wrought iron strap hinges and wrought iron handles along the north side wall.

4. **Openings:** Doorways are framed with curved, 3" and 4" pine trim throughout. Many original interior doors have been removed and, if replaced, are louvered bi-fold pine doors. Windows are primarily single light sash that are trimmed with the same 3" curved molding that frames doorways.

5. **Mechanical equipment:** The house is heated by a forced air gas furnace located in the crawl space. In summer months, the house is cooled by window air conditioning units. No historic lighting fixtures remain. All are fairly new and included ceiling fans and lights that are centrally located at room ceilings. The single bathroom is located in the rear addition, verifying that when built, the house did not have indoor bath facilities.

### D. Site

1. **General setting and orientation:** The house yard area is defined by a board fence measuring 100' along the east edge of Paris-Lexington Road and 200' deep. The site occupies the far, northwest corner of Clovelley Farm with the adjoining farm to the north, Clovelley pasture to the east and south and the road to the west. The house faces the road, set back 55' from the front board fence and 40' from the south side fence. A 10-12' wide, asphalt driveway parallels the north side fence and extends to the rear, east fence. The yard area contains silver maple and cedar trees, shrubs and foundation plantings of perennial and annual flowers.

2. **Outbuildings:** One historic outbuilding of minor importance in fair to poor condition is located near the driveway at the northeast corner of the yard area. This garage/shed combination is presently used for storage with a 12' x 23' front garage joined to a 12' x 12' rear storage area. The garage section has an asphalt shingled gable roof, board and batten exterior walls, hinged, double doors in the front gable end and two board trimmed, rectangular window openings in the north and south side walls with fixed panes of glass. The rear shed portion is sided with board and batten, vertical board planks and plywood. There is a small, hinged plywood door on the north side. The garage portion rests on a concrete block perimeter foundation and the rear shed appears to rest on corner poles.

### PART III: SOURCES OF INFORMATION

A. **Original Architectural Drawings, Early views:** No house drawings or historical photographs of the house were discovered.

B. **Interviews:** Mr. Lars LaCour, farm manager since 1959 when the present owner, Robin Scully purchased the farm was interviewed twice. Recently retired, Mr. LaCour's long tenure at the farm is fairly unusual. He provided information concerning previous owners who moved the house, where it was moved from within the farm, and additions made by Scully. Interviews with Mr. LaCour were conducted in June, 1995 and September, 1999.

#### C. Bibliography

##### 1. Primary and unpublished sources.

Bourbon County Courthouse. Clerk and Recorder's Office. Deed Books.  
Paris, Kentucky.

Paris-Bourbon County Public Library. Vertical files. Horse Farms

##### 2. Secondary and unpublished sources

Amos, Christine. "Historical and Architectural Resources of Northwest Woodford County, Kentucky. National Register Multiple Property Listing. Unpublished manuscript. 1992.

Beers, D.G. and Lanagan, & Co. Map of Bourbon County, Kentucky. D.G. Beers & Co., Philadelphia, 1877. Reprint,

Kentucky Geological Survey, "Lexington" topographic map, 1929.

D. **Supplemental Material:** Included with the supplemental material following section IV. are Field Records including 35 mm color photographs taken during initial survey prior to the black and white large format photography.

### PART IV: PROJECT INFORMATION

Historic American Buildings Survey documentation of the Clovelley Farm Tenant House is required as mitigative recording under the stipulations of the Memorandum of Agreement pertaining to the Paris Pike Reconstruction Project (U.S. 27/68) from a two-lane to a four-lane highway between

Lexington and Paris, Kentucky, within the National Register eligible Paris Pike Historic District. Parties to the agreement signed and dated May 22, 1991 include the Advisory Council on Historic Preservation, Federal Highway Administration, Kentucky State Historic Preservation Officer and Kentucky Transportation Cabinet. Other consulting parties to the MOA include Lexington-Fayette Urban County Government, Land and Nature Trust of the Bluegrass, The Blue Grass Trust for Historic Preservation, Lexington Directions and Lucy T. Snell.

To avoid directly impacting contributing historic resources on the west side of the road including rock fencing, contributing historic buildings, a church and floodplain, it was determined that the two new north-bound lanes would be located to the east side of the existing roadway and two new south-bound lanes would be located approximately at the existing alignment. The new north-bound alignment will directly impact the Clovelley Farm tenant house. The National Park Service determined the level of documentation to include 4" x 5" large format photography, floor plan and site plan sketch drawings, and History Narrative using the Outline Format.

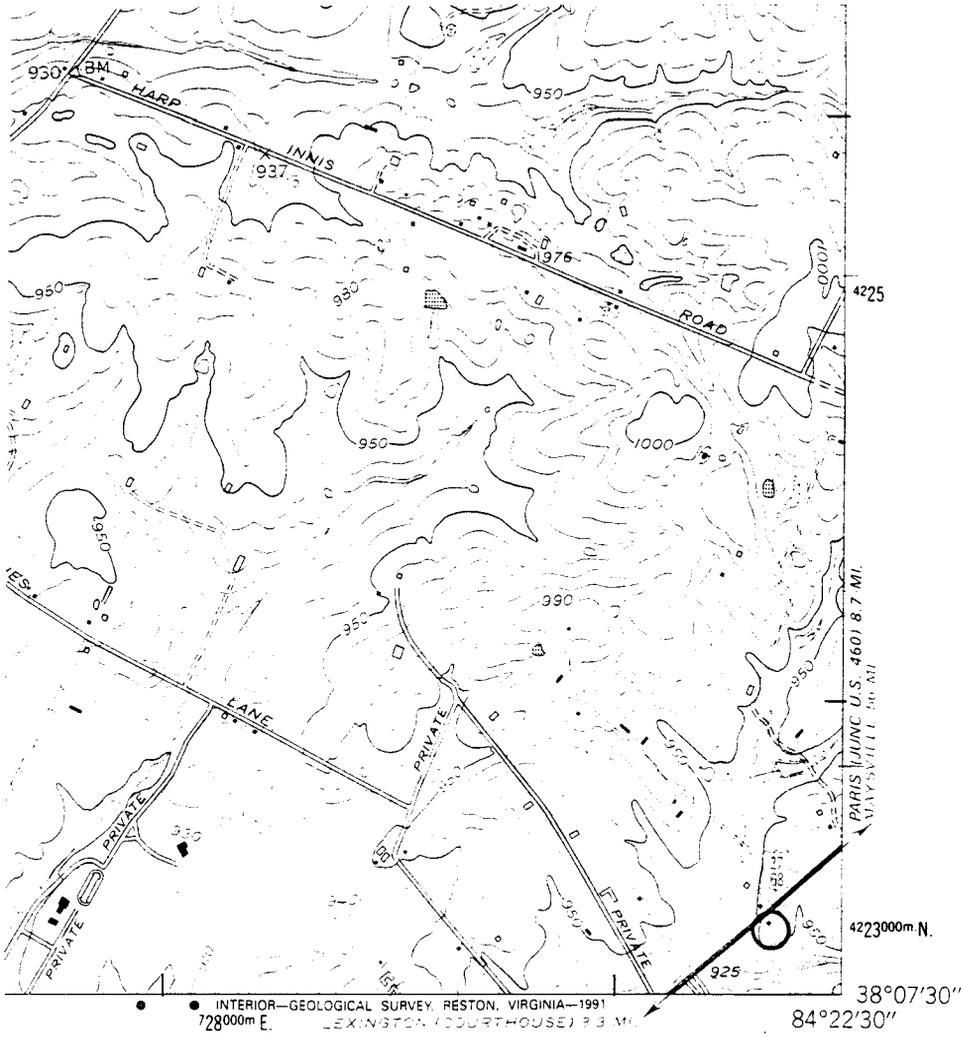
Christine Amos, of Burry & Amos, Inc., the Historic Preservation Specialist on the Paris Pike Design team prepared the written material for this documentation. Amos and Robert A. Burry, architect prepared the sketch drawings and site plan. Jayne Fiegel performed the large format photography. Field documentation and research was performed in September and October, 1999 and the documentation was completed in November, 1999 and submitted to the Division of Environmental Analysis, Kentucky Transportation Cabinet for review and submittal to the National Park Service.

Prepared by: Christine Amos  
Title: Historic Preservation Specialist  
Affiliation: Burry & Amos, Inc.  
Date: November 5, 1999

#### ENDNOTES

1. Lars LaCour, interview. October 21, 1999. (Mr. LaCour was farm manager for Clovelley since Robin Scully purchased the property in 1959.)
2. Ibid.
3. State of Kentucky, Kentucky Geological Survey. Lexington Quadrangle, 1929.; D.G. Beers and J. Lanagan. Map of Bourbon County, Kentucky From New and Actual Surveys. Philadelphia, 1877 Beers & Lanagan (reprint, Historic Paris-Bourbon County, Inc., 1980.
4. Darrel Haug Davis, The Geography of the Bluegrass Region of Kentucky, (The Kentucky Geological Survey, Frankfort), 1927, p.66.
5. Ibid.; and, Christine Amos, "Northwest Woodford County Multiple Property Listing", National Register of Historic Places nomination form, (Kentucky Heritage Council, Frankfort), 1994.
6. Ibid., np.
7. Kentucky Heritage Council, "Kentucky Historic Resources Survey Manual", no date.

Location map: U.S.G.S. Centerville Quadrangle (7.5)  
 Universal Transverse Mercator Coordinates  
 16 729860E 4222980N



ROAD CLASSIFICATION

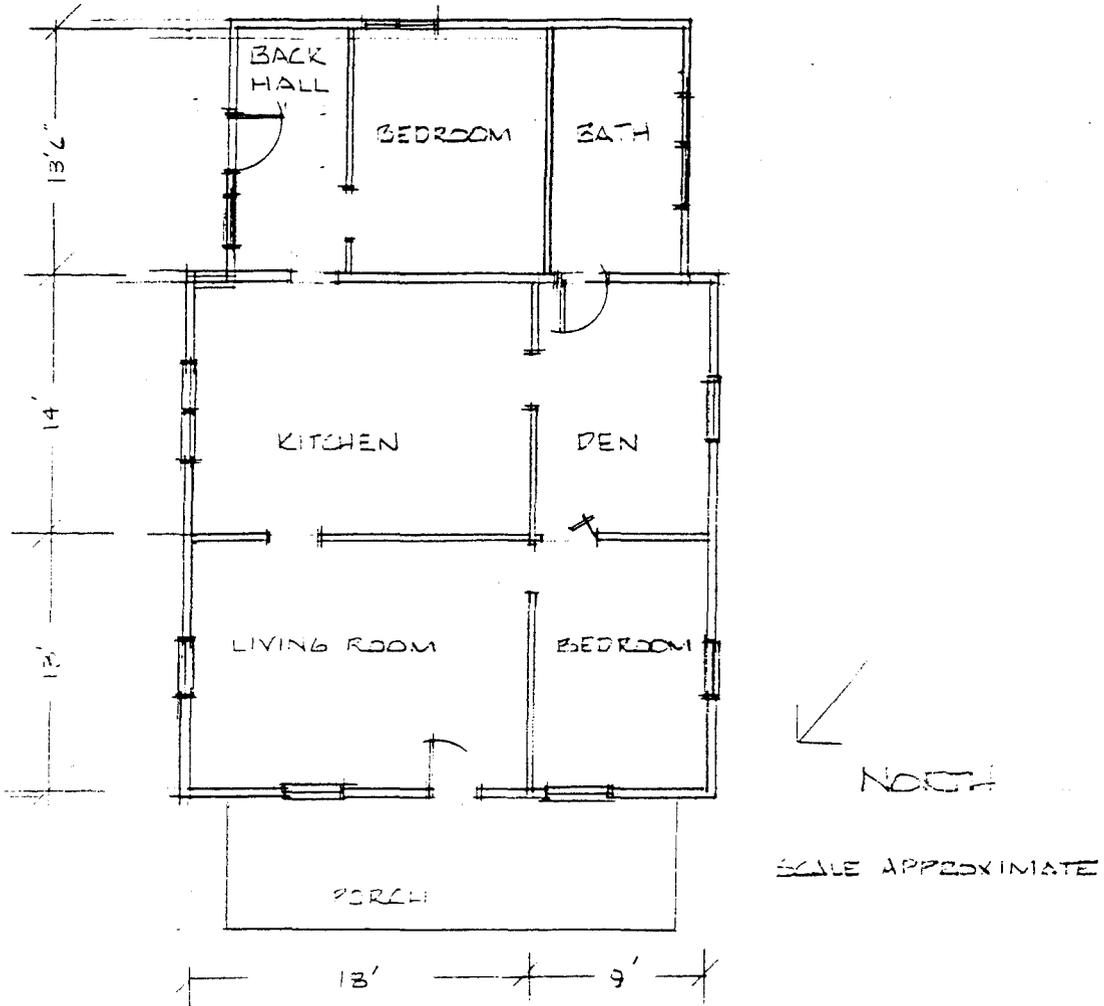
- |             |             |               |                 |  |
|-------------|-------------|---------------|-----------------|--|
| Heavy-duty  |             | 4 LANE 6 LANE | Light-duty      |  |
| Medium-duty |             | 4 LANE 6 LANE | Unimproved dirt |  |
|             | U. S. Route |               | State Route     |  |

(CLINTONVILLE)  
 4.60 MI SE

CENTERVILLE, KY.

N3807.5—W8422.5/7.5  
 PHOTOINSPECTED 1984  
 1954  
 PHOTOREVISED 1978

TION  
 changes observed



CLOVELLEY FARM TENANT HOUSE  
PARIS VICINITY, FAYETTE CO., KY.  
NOVEMBER 3, 1999  
ROBERT BURRY, A I A., CHRISTINE AMDS

