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United States Department of the Interior
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OCT 12 2005

NATIONAL REGISTER, HISTORY
PRESERVATION
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 Code House
other names/site number BE-1026

2. Location

street & number 965 Beaver Road ☐ n/a not for publication
city or town Walton ☐ x 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):

for Signature of Keeper Danahy Date of Action 11/25/05

Code House

Name of Property

Boone Co., Kentucky
County and State**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	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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)

No styleMid-19th century: Greek Revival**Materials**

(Enter categories from instructions)

Foundation

roof

walls

other

limestoneasphaltwoodwood**Narrative Description**

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

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Code House
Boone County, Kentucky

7. Statement of Description

Summary. The Code House (BE-1026) is a one-and-a-half-story frame saddlebag dwelling built c. 1860. It features a stone foundation, clapboard siding, and a side-gabled asphalt shingle roof. The walls are pierced by double-hung sash windows, some of which extend from floor to ceiling. A spindlework porch, added c. 1890, covers the façade. At the rear of the main block is a one-story gabled ell added soon after the house was constructed. The house is located atop a wooded hillside on a narrow, rural road. The nominated area includes ten feet extending outward from the house in all directions. No outbuildings are included. The Code House has seen only minor alterations since the late-19th century. It is in good condition.

Setting. The Code House is located in a built-up rural area of southeastern Boone County, Kentucky, approximately two miles northwest of the city of Walton. The land, part of the Hills of the Bluegrass physiographic region, is hilly and dissected, with thin soils and abundant stone. The predominant land uses in the immediate area are small farms and rural residences on large tracts of land.

The Code property lies on the south side of Beaver Road (Kentucky Route 1292). Also called "Beaver Grade," it winds along Mud Lick Creek, the primary drainage in the area. Unnamed tributaries run down the east and west sides of the property. In addition to the Code House, the 80-acre farm, most of which is not included in the National Register boundary, includes pastures, farm fields and numerous outbuildings, including a series of drylaid stone fences. Behind the Code House stands a new house built in 2000. A steep hillside slopes down toward the creek; it is covered with mixed hardwoods, including several large, mature oaks.

Exterior. The Code House is well sited on the brow of the hill. It is a one-story frame dwelling on the saddlebag "lobby" plan, built c. 1860. The balanced facade is three bays wide, containing two doors and a window. In each gable end is a single window. The foundation is regularly coursed, randomly sized ashlar limestone. The stone is carefully laid at the front facade and laid more irregularly on the side and rear elevations. The walls are covered with clapboards that are painted white. Windows retain their original 6/6 double-hung sash, some of which are framed by louvered blinds. The exterior wood doors feature half-length, nine-pane glazed panels.

The house is covered by an asymmetrically gabled roof of moderate pitch. The rear roof slope

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Code House
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extends over a one-story rear ell, which was expanded along the west elevation during the late-20th century. Originally covered with wood shingles, then with corrugated metal, the roof is now covered with asphalt shingles. A small brick chimney rises from the center of the roof ridge.

The exterior of the Code House originally did not reflect any particular academic style. Interior millwork, however, is typical of the Greek Revival style. However, during the late-19th century, c. 1890, the house was remodeled to reflect fashionable Victorian influences. The front windows were lengthened to extend from floor to ceiling, and new, 1/1 sashes were installed in the enlarged openings. A spindlework porch of lively design also was added to the front. It features arched spandrels with notched trim and turned posts. The balustrade was rebuilt at an unknown date with plain, "stick" spindles.

Interior. As is typical of saddlebag lobby dwellings, the front entrance opens to a small, angled vestibule with two doors, one to each of the front rooms. The ceilings are 10 feet high. Simple, rectilinear millwork frames the doors and windows. The four-panel interior doors feature iron rimlocks bearing a patent date of 1859, and black or white porcelain knobs. In both the living room and bedroom are shallow closets that appear to be original to the house. Above them are small, built-in cupboards. New pine plank floors, 12 inches wide, have been installed over the original flooring.

A Federal-era mantelpiece, salvaged from an early-19th-century house in Boone County, was installed in the living room in place of one removed earlier. In the bedroom is an exposed chimney of rough fieldstone. It originally contained a stove flue, which was placed just below the chimney flue.

Behind the two main rooms a narrow hallway extends across the house. A bathroom, located off the hallway, was installed at an unknown date. A door at the west end leads outside.

At the rear of the house is a double-pile kitchen ell. Clues in the roof structure suggest that it is not original to the dwelling: it likely was originally a detached kitchen that was expanded and incorporated into the main house some years later. The ell contains a modern galley kitchen with rustic-style wood cabinets, installed in the late-20th century. Closets, with sliding doors, were installed along the west wall in the late-20th century.

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Code House
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At the south end of the ell, beyond the kitchen, is the dining room, which may have been the original detached kitchen. The focal point of the room is a Greek Revival post-and-lintel mantelpiece along the south wall. The hearth and surround have been rebuilt in brick, incorporating a large block of cut stone that once served as an outside step. Chair rails encircle the walls.

The nomination's cover form indicates under Architectural Classification both "No Style" and "Mid-19th Century: Greek Revival." These entries indicate that the building is more a vernacular than a high style creation, but that on the house one can observe the central passage plan and some simple decorative features that commonly are found on high style Greek Revival houses.

Code House
Name of Property

Boone Co., Kentucky
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or 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. 1860

Significant Dates

c. 1860

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

#

☐ recorded by Historic American Engineering Record

#

Primary location of additional data

- ☐ **x** State Historic Preservation Office
- ☐ Other State agency

- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Kentucky Heritage Council

United States Department of the Interior
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Code House
Boone County, Kentucky

Section 8. Statement of Significance

Summary. The Code House (BE-1026) meets Criterion C in the Area of Architecture. The house meets the registration requirements for Property Type I C, "Saddlebag House" as outlined in the National Register Multiple Properties Documentation Form, "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950" (National Register, 2000). The Code House has been evaluated in the context of "Saddlebag Houses in Boone County, c. 1860-1920." The Code House is a significant example of the saddlebag house: a double-pen house type of the late-19th and early-20th centuries that is relatively rare in the county. The Code House's rectangular footprint, balanced façade and center ridge chimney clearly illustrate this house type as it evolved in Boone County over three-quarters of a century. The house is well preserved, retaining historic siding, windows, doors and porch as well as numerous interior features.

This house displays architectural features that are important in the development of Boone County's early housing design. It represents the small vernacular houses built for middle-class families and middling farmers in the early-to-mid-19th century. The saddlebag house combined a linear plan with a symmetrical façade. It was characterized by two pens of equal size sharing a common chimney rising through the roof ridge. One feature distinctive to the Code house is a small, angled vestibule that included a door into each main room. The Code House's simple, straightforward design is typical of the county's vernacular architecture of the 1800s. During the late-19th-century such houses lost popularity with middle-class owners, who gravitated toward larger houses of more fashionable design that offered more specialized interior spaces and greater privacy. In an effort to follow that fashion, the house was cosmetically updated ca. 1890. Its spindlework porch and floor-to-ceiling windows reflect design trends that were gaining popularity in the county and elsewhere at that time. The Code House's period of significance is c. 1860, its estimated date of construction. Its architectural merit relates to its ability to reflect good design in Boone County's early development, more so than later in the century.

Saddlebag Houses of Boone County, Kentucky, c. 1860-1920

Overview. The saddlebag house, represented by the Code House, is one of a "family" of related two-room vernacular house types, including the double-pen, doublecell, dogtrot houses and center-passage houses. Therefore, its significance can best be understood by examining the larger context of two-room dwellings in the county during the 19th- and early-20th-centuries.

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Code House
Boone County, Kentucky

During the first half of the 19th-century, owning a two-room dwelling was a mark of elevated status and helped to distinguish the landowning from the tenant class. While such dwellings may seem small to modern eyes, it may be more historically accurate to see them as middling residences. Even if the owners could have afforded larger houses, they may have been more inclined to put their money into additional land, more extensive outbuildings, or finer interior finishes (Macintire).

While hundreds of two-room houses were built in Boone County during the first three quarters of the 19th-century, by the end of the century two-room plans were in decline in the county. This decline, following national trends, resulted from a desire among middle-class households for larger residences with differentiated spaces, greater privacy and a higher overall number of rooms.

One-room houses. The significance of two-room houses can best be understood by first examining one-room houses: "the basic unit of construction from which numerous folk house types and subsequent modifications sprang" (Montell and Morse, p. 17). No comprehensive study of Kentucky's one- and two-room houses, the basic "building blocks" of the state's vernacular architecture, has been conducted to date. Primary research on this topic conducted by architectural historian Bernard L. Herman in the mid-Atlantic region, however, may be largely applicable to the Bluegrass State. Herman's intensive multi-year study of Sussex County, Delaware, formerly a rather isolated region of forest and swampland, revealed that in the late-18th and early-19th-centuries, the vast majority of the population lived in single-room houses. Such dwellings, typically containing no more than 450 square feet on the main floor, were the homes of proprietors and tenants alike. They included one heated room, entered directly from the outside, and an unfinished loft (Herman, p. 218). "[H]ouses in this environment of clearings and outfields were overwhelmingly open in plan consisting of one or two rooms entered directly from the outside or from each other" (ibid., p. 222). Houses of more affluent owners, however, may have contained a higher level of finish, such as a fully paneled fireplace wall, as well as a constellation of outbuildings for domestic and agricultural use (ibid., p. 219).

As the 19th-century progressed, "[o]wners abandoned, pulled down, and replaced some older buildings, or, more in keeping with the practical wisdom of rural life, rededicated those structures to other functions. The majority of [one-room] houses that survive function as wings to larger, more modern dwellings or as granaries, corn houses or storage sheds (Herman, p. 240).

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Code House
Boone County, Kentucky

Because of a poor survival rate of single-room houses in Boone County, comparatively little is known about these modest dwellings or their owners. One of the seven identified during a 1993-1996 countywide comprehensive survey was the John Barnard, Jr., House (BE-88; demolished), located in a remote corner of western Boone County, near the mouth of Garrison Creek. This single-story frame house was built in the mid-19th century for a small farmer and his wife, described frankly as "poor" by descendants still living in the county. The diminutive residence was later expanded with a kitchen ell. As of 1995, the now-abandoned farmstead still included a timber-frame banked barn.

Two-room houses.

Representative two-room houses. Research conducted into a series of two-room houses near the northeastern Boone County town of Hebron provides insight into how these houses were used during the mid-to-late 1800s. The Johnson Aylor House (BE-497; relocated) is a double-pen log residence of one-and-a-half-stories built c. 1858, with a timber-frame kitchen ell added some years later. Aylor was a middling farmer of German ancestry who raised corn, hay and tobacco crops as well as a small herd of cattle. When the farm reached its peak of productivity around 1877, it included 189 acres with a value of \$6,440, as well as four horses and a small number of cattle. Aylor's holdings in the late 1870s, therefore, were half again as large as the 1880 county average of 121 acres, which, in turn, was close to the Kentucky average of 129 acres in the same decade (Breetzke and Warminski).

Some two-room houses were home to farmers with extensive acreage. Perhaps the most striking example is the Joel Garnett House (BE-376), a two-story log dwelling that appears to have been built in the second quarter of the 19th-century. The Garnett House consists of two rectangular pens stacked one on another, with a timber-frame ell. Garnett amassed a thousand acres of land by 1855, making him one of the largest landowners in Taylorsport Precinct, and several Hebron-area farms were eventually carved from his acreage. The Garnett House was recommended for National Register listing in conjunction with a review and compliance project in 1999 but was not nominated due to owner objection.

The William N. Cloud House (BE-1260; demolished) was a one-and-a-half-story frame dwelling on the two-room plan with integral lean-to, built in the mid-19th century. The 1860 Boone County tax duplicate states that Cloud owned 150 acres of land worth \$6,000, and his entire

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Code House
Boone County, Kentucky

estate was valued at \$6,200. By 1880, he owned 240 acres valued at \$9,500: about a third higher than Johnson Aylor's land holdings in the same period. The total value of Cloud's real and personal property was \$10,350. Although Cloud owned land in several locations in Taylorsport Precinct, census data suggest he resided in the modest house described above (Breetzke and Warminski).

From "halls" to bedrooms. The multipurpose interiors of two-room linear-plan houses, which typically contained a "hall" used for cooking, eating and light household production, and a "parlor" used for both entertaining and sleeping, were a holdover from 17th-century house plans. In Boone County, cooking was generally relegated to an outside cookhouse, which, as with the Code House, was often integrated into the house at an early date.

Beginning in the 18th-century, a growing emphasis on privacy in American society led to the construction of houses with enclosed central passages where the owners could greet visitors before inviting them into the family quarters. Sleeping space became separated from living space, resulting in a proliferation of bedrooms and a resulting increase in overall house size. In her article "A History of American Beds and Bedrooms," architectural historian Elizabeth Collins Cromley examines the transformation of household space in well-to-do New England households of the mid-18th-century, and the "trickle-down" effect of these changes on middle-class houses:

A clarification of room functions accompanied an expansion in the number of rooms and in the amount of circulation space. Generous passages and stairways created a sense of movement through the house. In this era's house we find fully developed bedrooms.... The earlier seventeenth-century merger of activities in the best parlor was reduced in the eighteenth-century bedroom. The use of other spaces in the house for specific activities freed the bedroom of competing uses.... By the eighteenth century, then, a specific room that was focused on the bed and could be called a bedroom had become common in prosperous households, and it continued to be available to the builders of middle-class houses throughout the [late-19th- and early-20th-centuries]. (Cromley, pp. 177-178)

From linear plans to closed plans. The growing popularity of dwellings of formal, center-hall plans also contributed to the decline of two-room dwellings, which typically had doors opening directly to the outside. While there was no direct correlation between house size, formal layout

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Code House
Boone County, Kentucky

and income, single- and double-pile center-passage dwellings, which gained popularity in Boone County in the first quarter of the 19th-century, soon came to dominate the high end of the housing market.

The earliest, and perhaps the best-known example of a center-hall house in the county was Piatt's Landing (BE-321; demolished), a Federal Palladian brick residence that represented an early example of high-style architecture on the Boone County frontier. One-story, center-passage dwellings of the mid-to-late-19th century include the B.C. Calvert House (BE-326; National Register, 1989) in Rabbit Hash: the Italianate home of a prosperous tobacco dealer; the L.C. Norman House (BE-281; National Register, 1989) in Union: the stylish Greek Revival residence of a merchant and large landowner; and the Mrs. Miller House (BE-300; National Register, 1989) near Big Bone, a sophisticated Greek Revival design; the T.A. Huey House (BE-1033; National Register, 2000): the brick Gothic Revival centerpiece of a large farm. The Peter Gregory House (BE-671; National Register, 2000) in the East End Bottoms, the main house of a large bottomland farm, is a high-style brick Gothic Revival work considered to be the county's finest instance of the type of cottage popularized by Downing.

From local to national house types. Beginning in the late-19th century, regional vernacular house types such as the saddlebag and hall-and-parlor began to be superseded by fashionable new house forms publicized nationwide by architectural pattern books and builders' guides. Books such as George Palliser's *Model Homes for the People* (1876) and Robert W. Shoppell's *Modern Houses* promoted mass-produced designs that could be constructed by local builders, thereby sparing the homeowner the expense of hiring an architect. Published plans for one- and one-and-a-half-story houses, intended for middle-class buyers, included at least three to four rooms, with two or more bedrooms. The influence of such new house fashions can be seen in the fashionable new residences built for middle- and upper-class households in Boone County beginning in the 1880s, which were larger and much more complex in form than the modest two-room dwellings of an earlier day. An example is the Emma Craig House (BE-326; 1897) in the Rabbit Hash Historic District (National Register, 2004), a Queen Anne frame cottage of L-shaped form and lively design.

While the early-20th century brought a new emphasis on simplicity to domestic architecture, houses built for the middle-class market did not diminish in size. The mail-order bungalow designs sold by Sears, Roebuck & Company in the 1920s and 1930s provide an illustration.

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Code House
Boone County, Kentucky

Sears' lower-end Standard-Bilt or Econo-Bilt bungalows were intended for buyers of more modest means than were the higher-quality Honor-Bilt models, which typically used better-quality materials and included additional architectural features. Nonetheless, these Standard-Bilt designs, even those without indoor plumbing, almost always included at least four rooms. An example was The Fosgate, sold from 1925 to 1928. The Fosgate, a front-gabled, jerkin-gabled bungalow of four rooms and bath, was "priced on the bedrock of good value" for \$616 to \$722 (Stevenson and Jandl, p. 308). The Estes, a one-story, side-gabled, five-room bungalow sold from 1925 to 1928 at a cost of \$617 to \$672. The unassuming Estes was described as "an inviting little home, priced unusually low" (ibid., p. 85). Front-gabled bungalows of simple design similar to The Estes were a popular, low-cost housing alternative during the Great Depression (Schweitzer and Davis, p. 236). Even the lowest-priced Simplex Sectional cottages, intended for summer resorts or company-town housing, included at least three rooms. Examples were The Goldenrod, sold from 1911 to 1925 at a cost of \$210 to \$462, and The Double-Duty, sold in 1924 for \$617, which could be converted to a garage if needed (Stevenson and Jandl, pp. 344-345). The low end of the market was represented by The Natoma. An "up-to-date Modern Home" sold from 1917 to 1919, it offered three rooms and no bath for \$191 to \$598 (ibid., p. 89). By contrast, The Savoy, a five-room Honor-Bilt bungalow replete with pergola and cobblestone chimney, sold for \$1,230 to \$2,333 from 1916 to 1918 (ibid., p. 127).

The decline of two-room dwellings. In Sussex County, Delaware, "Dwellings open in plan...did not disappear from the countryside, but they were associated increasingly with the rural poor.... As the nineteenth century progressed, ...the open-plan houses of one and two rooms stripped of their wooded surroundings were enlarged, recycled as service wings and outbuildings, or simply demolished" (Herman, pp. 221-222). A similar gradual transformation took place in Boone County over a period of about half a century, beginning in the late 1800s. Linear-plan, two-room houses of simple finish, such as the Code House, continued to be built as middling homes in the late-19th and early-20th centuries, particularly in rural areas. A pair of saddlebag houses (BE-554 and -555) near Florence, for example, were built decades apart for two generations of the same middle-class farming family. The houses were not recommended for National Register listing because the surveyor felt the saddlebag house type was better represented by other examples. By the end of the century, however, two-room, linear-plan dwellings were largely used for tenant and farmworker dwellings. Examples include the saddlebag house on the Blankenbeker-Riley Farm (BE-396; National Register, 2000) near Union, built in the early-20th-century; and the Hastings Tenant House (BE-323; demolished), a hall-and-parlor dwelling built in 1888 in the

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Code House
Boone County, Kentucky

East Bend Bottoms.

Saddlebag houses. As noted earlier, the saddlebag house, as represented by the Code House, is one of several variants of the double-pen house in Boone County. The saddlebag house

consists of two rooms built back to back against a large chimney serving fireplaces in both halves of the house... Usually each of the two front rooms has a door opening to the front of the house. A number of saddlebag houses in Kentucky have a single door in the front center—this seems to be the oldest form...interior doors lead from this short, narrow hallway into the rooms located to the left and to the right. This hallway, and its companion space at the other side of the chimney, is made into closets, or a stairwell and a closet, in those structures possessing two front doors. When a stairway is in one or both of the main rooms, closets may occupy both sides of the chimney.... The two rooms across the front almost always function as a parlor and a guest bedroom. The kitchen and dining area are located in a rear addition; sleeping quarters are upstairs. (Montell and Morse, pp. 22, 25, 26)

No comprehensive study of saddlebag houses in northern Kentucky has been done to date. A 1993-1996 survey of Boone County, as well as 2003 fieldwork in sections of the nearby Ohio River counties of Campbell, Pendleton and Bracken, reveal patterns of development for such buildings and suggest how they were used during their period of significance.

The origins of the saddlebag house have not yet been identified. Montell and Morse, for example, believe this distinctive house type has New England origins and was later disseminated through the Midwest and upper South. "The saddlebag house was the dominant early house in New England.... The Watauga settlements of east Tennessee acted as a giant magnet and fan in attracting and disseminating saddlebag houses throughout most of Tennessee, Kentucky, the Deep South, and into portions of Indiana, Illinois, and Missouri" (Montell and Morse, p. 25).

Saddlebag houses in Boone County. While log saddlebag houses are commonly found in other areas of Kentucky (ibid.), all those surveyed in Boone County to date are of wood-frame construction. Most, including the Code House, appear to date from c. 1850 to 1880.

Built to one or one-and-a-half stories, Boone County's saddlebag houses, including the Code

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Code House
Boone County, Kentucky

House, are distinguished by linear, single-pile plans, regular facades, side-gabled roofs and central, ridgeline chimneys. The main facade contains three to four regularly spaced bays, with a single window centered in each gable end. Interior plans contain two rooms of equal size side by side sharing a fireplace.

Primarily a rural house type, saddlebags were popular as tenant houses on Boone County's larger farms (Lewis Aylor Farm, BE-589; demolished) as well as main houses on smaller holdings (Nathan Clements Farm, BE-311). They are most commonly encountered in the southern half of the county and in river communities. The Nathan Clements house was recommended for National Register listing under Criterion C by a 1993-1996 countywide comprehensive survey as a significant example of the saddlebag house type, but now has diminished integrity due to insensitive alterations.

Several examples of saddlebag houses can be found in the Ohio River towns of McVile (BE-1188, -1191, -1192) and Belleview (BE-1172). The McVile examples were not recommended for Register listing because unsympathetic alterations have diminished their integrity. The town of Belleview, included BE-1772, was recommended for Register listing under Criterion A as a good example of a 19th-century river town in Boone County.

Saddlebags identified in Boone County date from the second half of the 19th century and the first quarter of the 20th century. Later examples differ little from earlier ones in proportions and pattern of piercing, although interior arrangements may have changed over time.

Two primary saddlebag house subtypes have been identified in the county. Most common is the two-door saddlebag house, which exhibits a four-bay facade with doors occupying the second and third bay positions. Examples of two-door saddlebags include the John Hartman House on Ryle Road (BE-666), built c. 1910; the Ross House on Mt. Zion Road (BE-385), built c. 1878, and the Peeno House on River Road (BE-772), which dates from c. 1900. The Ross House (BE-385) is said to have been built in this manner so the original owner, a physician, could have an outside door to his office. While evaluated as a good example of the house type at the time of survey, the Hartman House has since undergone unsympathetic alterations that would likely preclude Register listing. In like manner, the integrity of the Peeno House is now threatened by extensive deterioration. The Ross House was not recommended for Register listing due to minor alterations, and because the surveyor felt the house type was better represented by other

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CONTINUATION SHEET

Section 8 Page 9

Code House
Boone County, Kentucky

examples.

Less widely dispersed in Boone County is the saddlebag lobby house, represented by the Code House. Houses of this type have three-bay facades with a central doorway that opens to an angled vestibule; contained in the vestibule are doorways to the two main rooms of the house. Saddlebag lobby dwellings have three-bay facades with a central doorway that opens to an angled vestibule; contained in the vestibule are doorways to the two main rooms of the house. A virtually unaltered saddlebag lobby house built in 1913 as a tenant dwelling can be seen on the Blankenknecht-Riley Farm (BE-396; National Register, 2000) on Hathaway Road. Saddlebag lobby dwellings are sometimes difficult to distinguish from hall-and-parlor houses with center chimneys; thus their population may be more numerous than experience suggests.

Historical Development

The Code House is indicated on the 1883 county atlas, labeled "Coad" [sic] (Lake). It is not clear from deed or census records for whom the house was actually built. Boone County deed records indicate that the Code family owned the property, located "on the waters of Mud Lick Creek, Boone County, Kentucky," from at least the 1880s through the 1930s. The family acquired the property in a series of transactions, for the most part from surrounding property owners, from the 1880s to the 1920s. They also owned additional property in Walton Precinct, including land on nearby Stephenson Mill Road between Walton and Verona.

Upon the death of their father, James Code, the Code House property was divided among the five surviving children: George, Joseph, John, Leslie and James Martin Code. One tract of land was sold out of the family in 1937 and another in 1939. Three parcels, including the one on which the house stands, remained in the family until 1970.

Integrity Considerations

Integrity is defined as the ability of a property to convey its significance in its material form. The distinguishing qualities of the saddlebag house type are the following: one- or one-and-a-half story height; linear, single-pile form; side-gabled roof, and center ridgeline chimney. The balanced facades contain three or four regularly spaced bays. One-door saddlebags, such as the Code House, exhibit a central door flanked by windows. Two-door examples feature twin doors,

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Section 8 Page 10

Code House
Boone County, Kentucky

including a door into each front room. These physical characteristics are significant because they are "telltale" expressions of the house's interior arrangement, consisting of double pens of equal size, sharing a common chimney.

Of the seven components of integrity, the most critical to conveying the significance of the Code House are location, setting, design, feeling and association. The Code House retains enough of these defining characteristics to be readily identified as an example of the saddlebag house type. The house's single-pile form, with telltale central chimney and rear ell, is almost unaltered. A small extension on the west side of the rear ell is unobtrusive and small in scale and thus does not significantly alter its appearance. The house retains original wood siding, windows, and spindlework porch, as well as some wood shutters. Therefore it possesses a high degree of integrity of design, workmanship and materials. The Code property retains its rural character, with a wooded hillside, meandering creek, and nearby farm fields. As such it provides a suitable setting for this mid-19th-century rural dwelling. Therefore the nominated area retains a high degree of integrity under all its aspects.

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National Park Service

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CONTINUATION SHEET

Section 9 Page 1

Code House
Boone County, Kentucky

Section 9. Major Bibliographic References

Boone County deed and plat books. Boone County Clerk's Office, Burlington.

Boone County Historic Preservation Review Board. *Historic Structures of Boone County, Kentucky*. Burlington, Kentucky: Boone County Historic Preservation Review Board, 2002.

Boone County tax records. Microfilm, Boone County Public Library, Union.

Cromley, Elizabeth Collins. "A History of American Beds and Bedrooms," in *Perspectives in Vernacular Architecture, IV*, ed. Thomas Carter and Bernard L. Herman. Columbia, Missouri: The University of Missouri Press, 1991.

Lake, D.J. *An Atlas of Boone, Kenton and Campbell Counties, Kentucky*. Philadelphia: D.J. Lake & Company, 1883.

Macintire, William J. Survey Coordinator, Kentucky Heritage Council. Personal communication to Margo Warminski, June 2005.

Montell, William Lynwood and Michael Lynn Morse. *Kentucky Folk Architecture*, Kentucky Bicentennial Bookshelf. Lexington, Kentucky: University Press of Kentucky, 1976.

Noble, Allen G. *Wood, Brick and Stone: The North American Settlement Landscape*. Vol. II: Barns and Farm Structures. Amherst, Mass.: The University of Massachusetts Press, 1984.

Schweitzer, Robert, and Michael W.R. Davis. *America's Favorite Homes: Mail-Order Catalogues as a Guide to Popular Early 20th-Century Houses*. Detroit: Wayne State University Press, 1990.

Stevenson, Katherine Cole, and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. Washington, D.C.: The Preservation Press, 1986.

Taylor, David. "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950." National Register Multiple Properties Nomination, 2000. Kentucky Heritage Council, Frankfort.

Warminski, Margo. "Cultural Resource Assessment Report: History and Architecture, in association with Proposed Communication Tower 4149 in Bracken County, Kentucky," 2003. Kentucky Heritage Council, Frankfort.

Code House
Name of Property

Boone Co., Kentucky
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

Place additional UTM references on a continuation sheet)

Zone Easting Northing
16 703897 4305270

Zone Easting Northing

3

Verona Quad

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 Consultant

Organization Boone County Historic Preservation Review Board Date April 29, 2005

Street & number 340 East Second Street telephone 859-581-2883

City or town Newport state KY zip code 41071-1702

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

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

☐ **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 Prince and Diane Powell

Street & number 965 Beaver Road telephone 859-485-6970

City or town Walton state KY zip code 41094

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

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Code House
Boone County, Kentucky

Section 10. Geographic Data

Boundary description. The boundary for the Code House extends outward from the house 10 feet on each side. The house is found on property designated 066.00-00-007.00 by the Boone County Property Valuation Assessor. Please refer to map with boundary line drawn.

Boundary justification. This proposed boundary includes sufficient land to enclose the house while excluding structures and surrounding acreage that do not contribute to the context under which the house is being nominated.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 12 Page 1

Code House
Boone County, Kentucky

Additional Documentation

Photograph Key

Name of property: Code House (same for all photographs)

Location: 965 Beaver Road, Walton, Boone 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: General view of Code House. Looking south from hillside below house.

Photo 1

View: Façade (north elevation) of house. Looking south.

Photo 2

View: East elevation of house. Looking west.

Photo 3

View: West and rear (south) elevations of house and rear ell. Looking northeast.

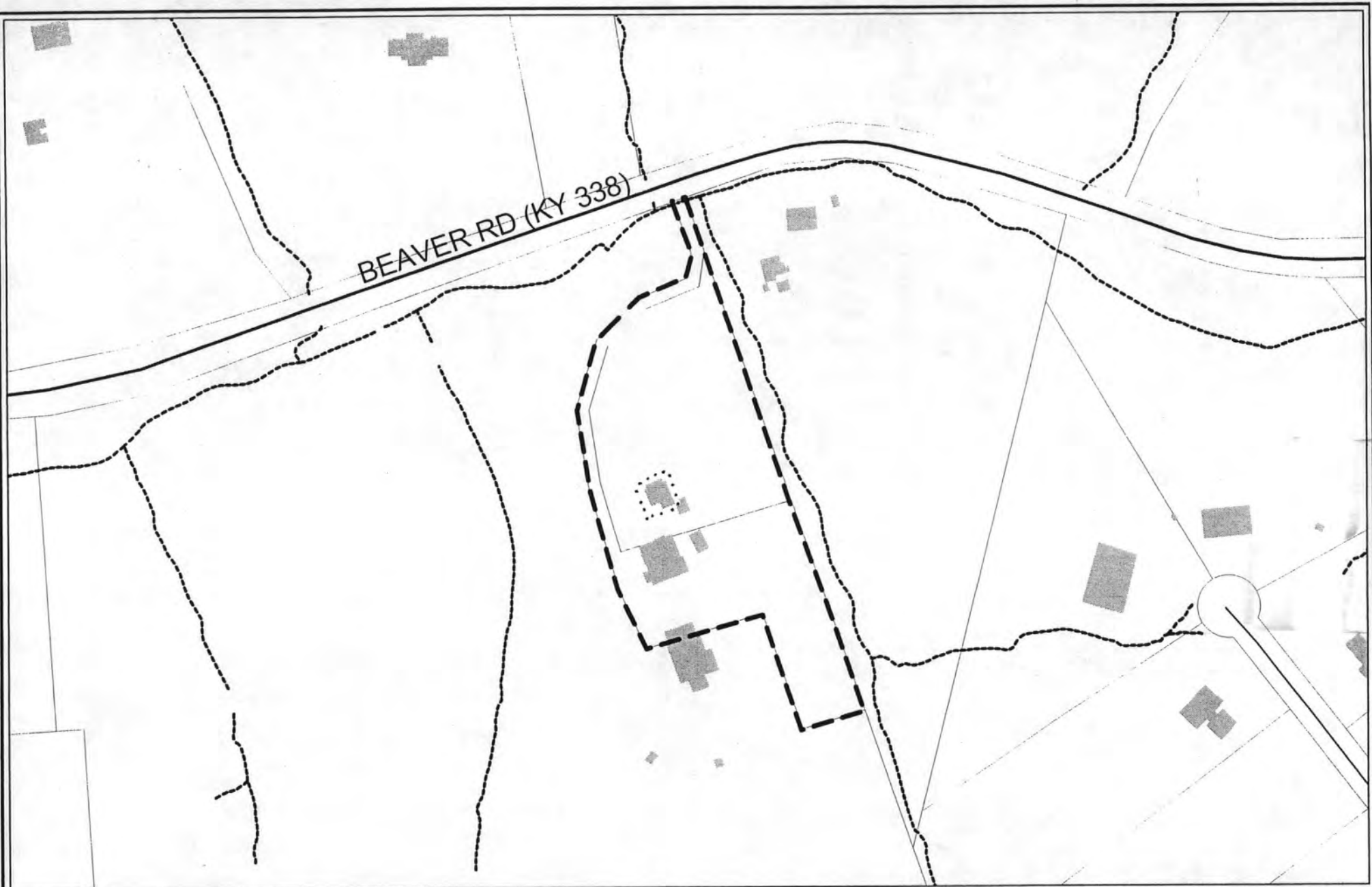
Photo 4

View: View of living room. Looking northwest.

Photo 5

View: View of kitchen and dining area. Looking southeast.

Photo 6



Code House (Be-1026)
965 Beaver Rd., Boone County, KY
Parcel 066.00-00-007.00

100 0 100 200 Feet

Produced by the
Boone County Planning Commission
March 2, 2005



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Code House
NAME:

MULTIPLE Boone County, Kentucky MPS
NAME:

STATE & COUNTY: KENTUCKY, Boone

DATE RECEIVED: 10/12/05 DATE OF PENDING LIST: 11/09/05
DATE OF 16TH DAY: 11/24/05 DATE OF 45TH DAY: 11/25/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05001306

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT ☐ DATE

ABSTRACT/SUMMARY COMMENTS:

The Code House is locally significant under Criterion C as an excellent example of a saddlebag lobby plan vernacular dwelling. This double-pen house with an angled entrance vestibule was built c. 1860; the original owner and builder are unknown. Code House is the most appropriate historic name because that family acquired the property by the 1880s and retained the house until 1970. The house is a one-story frame structure with a central chimney. The only major alterations are a rear ell created from a detached kitchen structure after the initial building campaign and a spindlework porch and enlarged windows added to the main façade c. 1890. The interior features simple Greek Revival millwork as well as some original door hardware. The Code House represents the small vernacular houses built for middle-class families and middling farmers in Boone County during the early to mid 19th century and retains integrity from its period of significance.

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Code House Boone Co., KY



Code House

Boone Co., KY



Code House

Boone Co., KY



Code House Boone Co., Ky

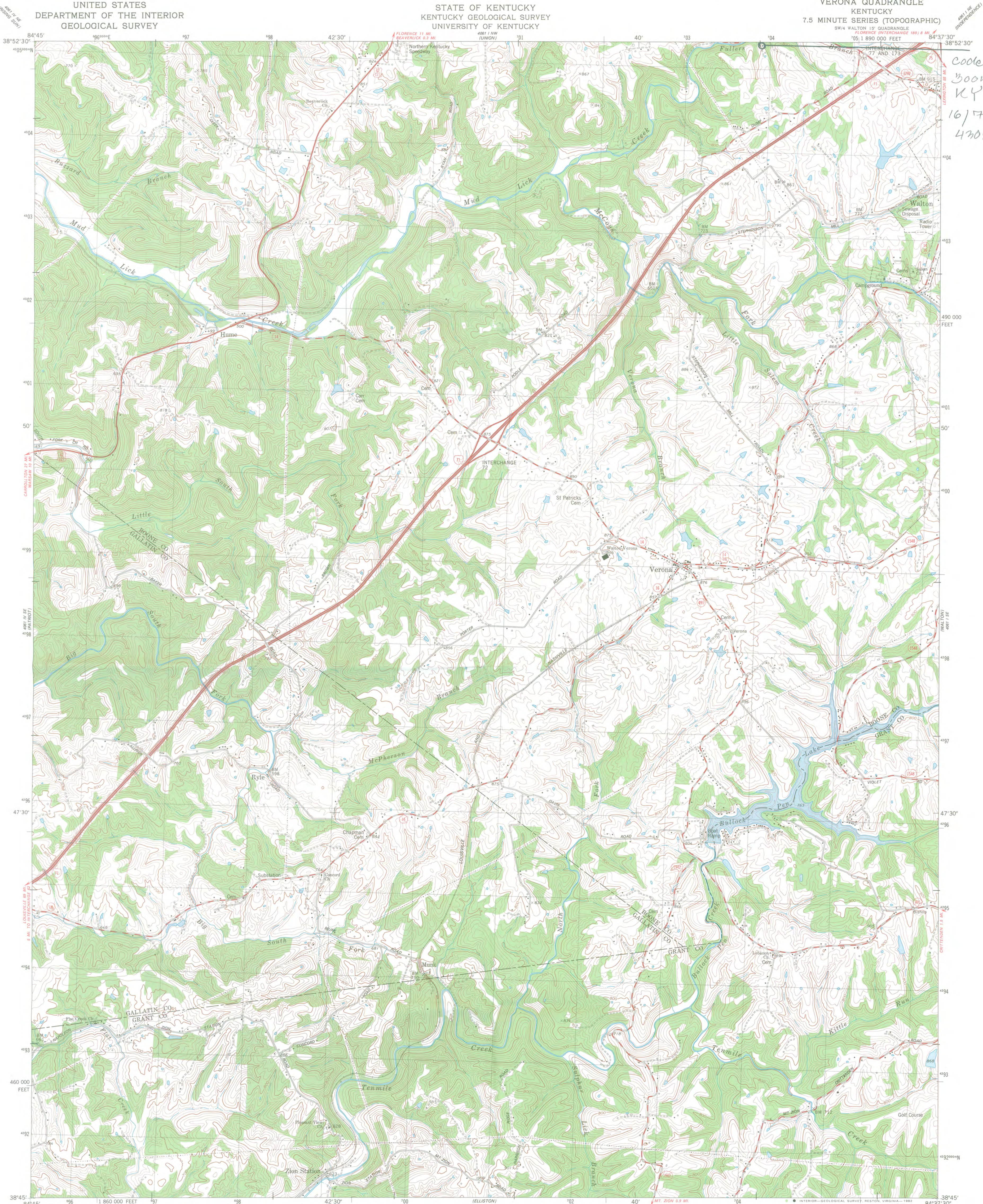


Code House

Boone Co., KY

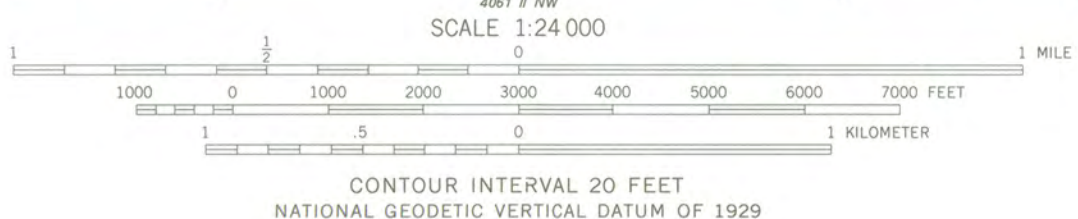
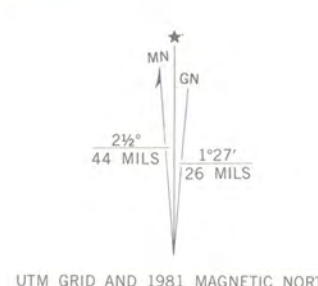


Code House Boone Co., KY



Cool House
Boone Co,
KY
161703894 E
4305270 N

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Kentucky Department of Highways
Topography by photogrammetric methods from aerial photographs
taken 1949. Field checked 1950. Revised from aerial photographs
taken 1977. Field checked 1978. Map edited 1981
Polyconic projection. 10,000-foot grid ticks based
on Kentucky coordinate system, north zone
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 3 meters south and
5 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092,
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION	
Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

VERONA, KY.
SW/4 WALTON 15' QUADRANGLE
N3845-W8437.5/7.5
1981
DMA 4061 1 SW-SERIES V853



COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL

Ernie Fletcher
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
www.kentucky.gov
October 5, 2005

OCT 12 2005
W. James Host
Secretary

David L. Morgan
Executive Director and
State Historic Preservation Officer

Ms. Janet Matthews, Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Ms. Matthews:

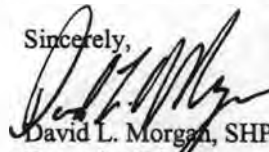
Enclosed are nominations for 19 properties approved at the 9/29/05 Review Board meeting:

Edward and Julia Satterfield House Allen County, KY
Code House Boone County, Kentucky
J.Q.A. Stephens House Boone County, Kentucky
W.F. and Florence McKim House Boone County, Kentucky
Frank S. Milburn Machine Shop Boone County, Kentucky
Dr. Gladys Rouse Office and Residence Boone County, Kentucky
John and Ann Catherine Mayhugh House Boone County, Kentucky
Nicholas S. and Gertrude E. Blau House Boone County, Kentucky
John G. Tomlin House Boone County, Kentucky
Dinsmore Homestead (Boundary Increase) Boone County, Kentucky
Henry and Agnes Rolsen House Boone County, Kentucky
Tradewater River Dam and Riverside Park, Caldwell County, Kentucky
Handy Farm Harrison County, Kentucky
Pearce—Wheeler Farm Hart County, Kentucky
Simeon Lewis Historic District Jefferson County, Kentucky
Ford Motor Plant Jefferson County, Kentucky
Fifth District School Kenton County, Kentucky
St. Augustine Church Complex Kenton County, Kentucky
Pogue House Mason County, Kentucky

Also enclosed is additional documentation for two listed Kentucky properties, the **S.S. Bush House**, Jefferson County (#79000998) and the **Burlington Historic District (Boundary Decrease, Boundary Increase)**, Boone County, whose most recent additional documentation was approved on 8/3/05.

We appreciate your assistance with these actions.

Sincerely,


David L. Morgan, SHPO and
Executive Director
Kentucky Heritage Council