

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Headley, Hal Price, Sr., House
other names/site number FA-SW-129

2. Location

street & number 1236 Standish Way

NA
NA

 not for publication
city or town Lexington vicinity
state Kentucky code KY county Fayette code 067 zip code 40504

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide X local

Signature of certifying official/Title Mark Dennen/SHPO Date _____
Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Headley, Hal Price, Sr., House

Fayette County,
Kentucky
County and State

Name of Property

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
2		buildings
		district
		site
1	1	structure
		object
3	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

NA

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.)

Mid 20th Century Revival: French Provincial
Revival

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: brick

roof: Wood/slate tile/composite

other:

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Narrative Description

Summary Paragraph

The Hal Price Headley House (FA-SW-129) at 1236 Standish Way is located one quarter mile east of New Circle Road and just south of Versailles Road in Lexington Kentucky. The house is set in the heart of The Colony, a mid-20th century residential neighborhood. The Headley House is a one-and-one-half-story dwelling styled in French Provincial Revival architecture with a modified 'H' plan, a steep hip roof with flat portions, and a central recessed entry. The interior of the house also shows French revival style. It has oak floors, finely detailed woodwork and extensive built-ins. The changes made to the house over the years do not significantly change its original feeling or association. The Headley House is in excellent condition and retains great integrity of design, setting, materials and workmanship. The half-acre site consists of 4 contributing features: the main house, pool house, fencing and pool.

Detailed Description

Current Character of Property

The house is reached by tree-lined roads. Facing west, the Headley House is set back on the lot populated by mature trees and an expansive front lawn bordered on the south and north edges by low brick walls topped with wrought iron fencing. An asphalt drive on the southern edge of the lot provides access to a side-load double garage. Masonry paths, walls and a rear terrace on the site incorporate the brickwork of the house's construction. A contributing pool house along the eastern edge of the lot exhibits the style and materials of the house. The covered entry of the house's service wing, its rear covered porch, and the pool house, all feature intricate ironwork.

An eight-foot masonry wall in Flemish bond surrounds the sides and rear yard, intersecting the house at the northwest corner and the southern elevation service bay. A custom arched iron gate provides access to the north side yard. A second custom double-door iron gate allows for entry of service workers and their machinery to the rear and south side yard. A third iron gate set in the northeastern section of the masonry wall provides access and security along the rear of the property.

History and Evolution of The Colony:

The Headley House sits upon land that was formerly the Beaconsfield Stud Farm. In the late 1940s, that farm's new owners subdivided the property, and began to sell off portions of their land for housing development. Phase I of The Colony is the result of that original sub-division, and contains houses of diverse style. Some are colonial revival, others show more modern styles. Houses generally sit on 125-foot-wide lots. Phase I contained 48 lots.

Hal Price Headley purchased the lot on which the house was built, designated Lot 12 Block B, The Colony, on August 9, 1955.ⁱ A year later, Mr. Headley purchased two more lots, designated Lots 4 and 5 Block B, which adjoined lot 12 to the rear.ⁱⁱ Instead of building on these lots, Headley used one as a leaching field for his septic tank and the other as a buffer from neighbors.

The Colony now consists of phases I-III, and is part of the larger suburban residential community that surrounds Lexington's central core. Most homes sit on half-acre or larger lots with deep set-backs and mature trees. Though no longer as remote as it was from Lexington's urban core as in the 1940s, the Colony retains its suburban feeling.

ⁱDeed Book 584, Page 100. Fayette County Clerks Office, Lexington KY.

ⁱⁱDeed Book 601, Page 313 and Deed Book 612, Page 175 respectively. Fayette County Clerk's Office, Lexington KY.

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History of the Headley House:

Until the mid-1950s, Hal Price Headley resided at his family home at Beaumont Farm. During the middle 1950s, he began to supervise the planning and construction of a more modestly-scaled modern one-story home, closer to Keeneland, in a new subdivision named The Colony. The Headleys' home was designed specifically for their later years. In their 60s at that time, with adult children and grandchildren, their new home would be a place to entertain family and friends more easily than Beaumont had been. Headley had the white frame mansion built in 1924 and sold it along with 10 acres in 1958. Beaumont no longer exists and most of the remaining 2500 acres have been sold off to developers.

Hal Price Headley chose prominent northeastern architects Henry M. Polhemus and Lewis A. Coffin to design his revival style suburban home. Though not known for certain, its possible Headley became familiar with their work through time spent in New Jersey while attending Princeton. Or perhaps the introduction was made through Harry Guggenheim, an avid track man himself, for whom Polhemus and Coffin designed two homes.

The Colony lots were purchased in 1955, and the design was commissioned during this period. Several sets of original blueprints are in existence, dating as early as 1956.ⁱⁱⁱ

Hal Price Headley was an exacting client to his builders. Stopping by daily while their new house was being built, Headley fired his first contractor when he believed there was a problem with the trusses. Later he had the masons rebuild a nearly-completed exterior brick wall he felt was a fraction of an inch misaligned. Just as he had directed the building of Keeneland, Headley closely supervised the building of his new home, even to the placement of light switches throughout the house. Once the house was completed, Headley was instrumental in the founding and direction of Residents, Inc., the neighborhood association for The Colony.^{iv}

The Headley House was completed in 1957 and Hal Sr. lived in the house until his death in 1962. Once Genevieve Headley relocated, Hal Price Headley Jr. lived at the house for several years. In 1994, Hal Price Headley Jr. sold the house to Jim and Janet Craig.^v The house was in need of repairs which were carried out by the Craigs.^{vi} In July 1998, current owners William and Martha Taylor bought the Headley House.^{vii}

Exterior:

The house has a foundation of concrete, the walls and chimneys of brick, and a slate-tile-covered roof. The hipped roof covers the building's H-shaped plan, and is described below by each elevation. Walls of Flemish bond, featuring a belt course detail of bullnose bricks, rise to the painted wooden cornice with ovolo trim.

The west side's double entry features an inner wooden panel door and outer French screen doors. Windows throughout the house are wooden, double-hung sashes with painted trim and are flanked by exterior fixed-louver wooden shutters, each held in place by iron shutter dogs.

The **west elevation** shows a symmetric 1½ -story façade five bays across. The main block consists of three bays. The main bay is centrally located and has a recessed entry flanked by two windows. Two wings, one bay wide, flank that main bay. Two tall corbelled chimneys pierce the roofline of the main block at the medial junction of the wings. A service wing, three bays back from the main elevation and tucked behind the garage, expands the width of the house toward the south.

ⁱⁱⁱBlueprints on file with current owners William and Martha Taylor.

^{iv}*The Colony*,

^vDeed Book 1736, Page 66. Fayette County Clerks Office, Lexington KY

^{vi}Interview with current owner, Martha Taylor, May 2009 - plus Hist./Description/Features.

^{vii}Deed Book 1992, Pg 01. Fayette County Clerks Office, Lexington KY

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The main entrance consists of an arched double French screen door that opens into an entry vestibule framed by a painted wood panel reveal. The inner door is a wooden six-panel door with fluted trim, surrounded by an arched transom and sidelights, all with an intricate leaded glass design.

Four double-hung wooden windows on the west elevation have twelve-over-twelve sashes, each flanked by the original painted fixed-louver shutters. The front entry door and windows all have jack-arch lintels with concrete keystone details. A copper rain diverter, inserted under the lowest row of slate, is visible above the main entry. The steep hip roof in slate tile has a side-gable orientation; each western projecting wing has a front-gable orientation.

The west elevation of the service wing features a recessed porch that provides access to the kitchen of the main house and the maid's quarters. A bank of three six-over-six windows overlooks the screened service porch which is framed in ornamental ironwork. The west wall brickwork features a false window detail.

The **south elevation** is a balanced asymmetric arrangement of six bays. A double garage with a flat composite roof accounts for the two westernmost bays. The over-sized two car garage door is the original, a commercial steel overhead design. A steel bulkhead door just east of the garage provides exterior access to the cellar. One double hung windows with eight-over-eight sashes above the bulkhead door grace this elevation along with two six-over-six windows on the service wing. The solid wall of the dining room extends to the east.

Excluding the flat composite roof of the garage, the roof of the south elevation is predominantly hip with a side gable orientation, featuring two eyebrow windows with horizontal wooden fixed louvers. The service wing roof has a front gable.

The **east elevation** has eight bays, with a balanced main section and asymmetrical wings. The service wing to the south has two bays. The southernmost bay has a six-over-six double-hung window and a pyramidal hip roof, while the kitchen bay features a triple six-over-six double hung window and a side gable hip roof.

Two eastward extending wings frame a covered screened sun porch. The south and north bays extending eastward beyond the central screened porch each have two twelve-over-twelve double-hung windows on the interior sides overlooking the terrace. The porch floor is of slate, the flat roof is of composite. Decorative ironwork frames the porch and the central double screen doors for access to the terrace. Glassed French doors offer entry into the living room of the house; these are flanked by a bank of twelve-over-twelve double-hung windows. The steep hip roof of the main house above the porch features a central eyebrow window. The wings each have a fifteen-light fixed-pane bay window with ovolo trim and front gable hip roof. The single bay extending beyond the northern wing features a twelve-over-twelve double-hung window and a side gable roof.

The south and north bays extending eastward beyond the central screened porch each have two twelve-over-twelve double-hung windows on the interior sides overlooking the terrace.

The **north elevation** is a balanced arrangement of eight bays. The easternmost bay features a twelve-over-twelve double-hung window, then two six-over-six windows from east to west. The roofline is side-gable hip with an eyebrow window located above and to the west of the easternmost window. The fourth bay projects northward, featuring a twelve-over-twelve window and a pyramidal hip roof. The next three bays consist of three six-over-six double-hung windows, with an eyebrow window located in the roofline above the westernmost window. The last bay is a twelve-over-twelve window, all with a side gable roof overhead.

Interior:

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Interior rooms of the **first story** share many common features. The floors are the original oak laid in a centered design. The walls are of plaster covered with fine linen, with care taken to retain historic wall colors and treatments. All doors are six-panel solid wood, all fixtures solid brass. The rooms feature extensive woodwork and custom built-ins in both painted and stained finish, with some variation of detail noted, depending on room use.

The interior space of the Headley House is organized into three distinct zones based on use: the public rooms, the private rooms and the service rooms. The south side of the H contains service rooms, the central cross-bar contains public rooms, and the north side of the H contains private rooms. The private and service zones each contain circular plans to ensure privacy and facilitate movement.

The **public rooms** include the foyer, the living room, the guest half bath, two guest coat closets, the dining room, and the sun porch. The main entrance provides access to an octagonal foyer with papered walls, painted woodwork and a brass electric chandelier to illuminate the space. The foyer floor is oak inlaid with teak in a geometric design. Opposite the main entrance, wood paneled French doors provide access to the living room. A single wooden panel door on the south wall opens to the north-south oriented front hall, allowing access to a guest half bath and coat closets, an additional service closet, the service rooms and garage, while an identical door to the north allows access to Mr. Headley's trophy room.

The living room is washed with natural light on the eastern wall from a bank of windows and glass French doors to the sun porch. The south wall features a firebox with a Federal style surround and a custom over-mantle. A built-in bookcase to the west of the firebox is balanced by an entrance to a hallway to the east. The north wall of the great room features a built-in bookcase in the western corner, and as balance, paneled wood French doors open to an office. Deep crown molding with rope detail adds emphasis to the height of the tall ceilings throughout the house. The living room walls and woodwork are painted.

A service hall that connects the living and dining rooms contains several custom features such as a built-in china cabinet at the western end. The arched cabinet, framed by fluted pilasters, has an interior carved shell motif and open display shelves over a lower panel door. The south wall contains a closet, a door leading to passage into the kitchen, and a butler's pantry. The butler's pantry consists of a stainless steel wet bar, a tiled and wood framed U-shaped countertop with wood trimmed glass door cabinets above and solid door storage cabinets below, and a stainless steel commercial two-way cooler on the south wall shared with the kitchen.

The north wall provides entry onto the covered porch. A wooden rope molding runs atop the walls of the hallway's ceiling. The hallway walls and woodwork are painted. The butler's pantry consists of a stainless steel wet bar, a tiled and wood framed U-shaped countertop with wood trimmed glass door cabinets above and solid door storage cabinets below, and a stainless steel commercial two-way cooler on the south wall shared with the kitchen.

The dining room features a large fixed curved glass bay window with a view to the back yard and two twelve-over-twelve windows overlooking the terrace. The dining room woodwork has classical Greek details such as pilasters with ionic capitals and keyhole details over doorways. The woodwork and walls are painted and a crystal chandelier illuminates the space.

The large half-bath adjacent to the foyer features a separate water closet, rest area and a rose marble-topped vanity with a triple mirror. The walls are papered and a custom iron and crystal chandelier hangs overhead.

The **private** family quarters were designed into suites that could be shut off from each other for the privacy of the occupant. Each has its own bath and adjoining spaces. Two parallel hallways provide for double circulation; the southern hall joins Mr. Headley's trophy room with a rear office space, and the northern hall leads to the three family suites.

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Mr. Headley's suite is located at the northwest corner of the house; it consists of his trophy room, bedroom and private bath. The trophy room features custom display cabinetry that spans the entire north wall. A fire box with a Federal surround on the east wall is flanked by two wooden panel doors, leading to the two hallways. The south wall also contains two doors, one to the foyer and the other to a sound-proof telephone booth with a small custom wood desk area. The western wall contains a window and a door to Mr. Headley's bedroom. The woodwork is stained and the walls are papered.

Mr. Headley's bedroom is devoid of heavy ornamentation. The north and west walls each have a twelve-over-twelve double-hung sash window while a second door on the east wall provides access to his private bath. The walls and woodwork of the bedroom are painted. The bath features custom marble bathtub surrounds and countertops, a floor-to-ceiling armoire on the north wall, shelving on the east and south walls and a master closet with double mirrored doors on the west wall. The bath woodwork and walls are painted, while the floors of the suite are oak throughout.

The central suite, built for Hal Price Headley, Jr., is accessed from the north hall. The bedroom comprises the entire middle bay on the exterior northern wall, with three windows lighting this space. Two built-in bookcases face each other on the east and west walls. The woodwork is stained; the walls are painted. One south door in the bedroom leads into the northern hallway and to the adjacent windowed bathroom, which contains a marble bathtub surround and marble vanity cabinet countertop. Custom painted wood shelving and a linen closet complete the wallpapered bathroom. In the northern hallway directly opposite the bedroom and bathroom is a large closet with sliding double doors of solid wood; the closet contains a hanging rod, custom wood cabinetry, and shelving. The second south door in the bedroom provides access to the rear office and living room via a short hall and the continuation of the northern hallway leading to Mrs. Headley's suite.

Back-to-back service closets across from the central suite break the northern hallway into two sections. The east-facing closet contains cleaning supplies and a wet sink. The west-facing closet houses service equipment.

Mrs. Headley's suite is located at the northeast corner of the house and is accessed by way of continuation of the northern hallway which runs parallel to the north wall of the sun porch. A dressing room and adjoining bath are accessed from the short hall. The dressing room has a large closet with sliding doors along the east wall with custom cabinetry and shelving. The bath-room features a rose marble shower surround and countertop with extensive cabinetry and a linen closet. For both rooms, the woodwork is painted and the walls are papered. Matching custom-made iron chandeliers hang overhead.

Mrs. Headley's bedroom mirrors the features of the dining room, with its curved glass custom-made bay window on the east wall. The woodwork surrounding the bay window has classic Greek features such as keyhole detail framed by pilasters with ionic capitals. The west wall facing has a special recessed area with shelving and cabinetry surrounding the bed. Built-in electrical switches controlling the night light system and exterior flood lights, plus a telephone connection and overhead light for reading, are within easy reach. The bedside woodwork matches the additional bookshelves and lower cabinetry along the west wall and the intricate crown molding throughout. All woodwork and walls are painted.

The **service** rooms consist of the kitchen, the keeping room, the laundry room, and the maid's quarters. These rooms are located in the southwest corner of the Headley house and have a separate entry through the screened side service porch.

The kitchen is a U-shaped room; two banks of six-over-six windows of the east and west walls form the sides and a solid wall shared with the maid's quarters form the bottom. Lower cabinets under granite countertops bank the entire U-shape, with upper cabinets on the south wall. The north wall of the kitchen features a coffee station at the western corner, with a wet sink set in a granite countertop with cabinets above and below, an entry to the hall and living room, while additional cabinets in the eastern corner surround a stainless steel pass-through butler's cooler. A painted wood-panel door on the east wall leads to the dining room.

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The keeping room is a small entry room that acts as the nucleus of the service wing. From the exterior, it is entered from the covered service porch to the south. To the east is the kitchen, to the west is the laundry room, and to the north is the cellar door. Upper and lower stained cabinetry line the space. The laundry room is a small utilitarian room, featuring the original storage shelves above the washer and dryer. The trim is painted wood, the walls are painted.

The maid's quarters have a separate entrance, accessed from the southern end of the covered service porch. A short hall features a closet on the eastern wall, then entrance to a single living space. The north wall features a built-in cupboard with painted wooden trim. The east and south walls feature a double-hung sash window. A bathroom at the south end of the hall features a tile floor and tub surround, and a window on the south wall. The woodwork is painted and the walls are papered.

The **cellar** is a small L-shaped space with two access points: one is a flight of stairs descending from the keeping room; the other is a flight of stairs from the bulkhead doors on the south elevation. Both access a central hall space, with a room sized bank-style vault on the east wall. A northwest cellar room houses the original commercial grade furnace and a new water heater. The cellar also features a walk-in freezer and a walk-in cooler that stored Mrs. Headley's furs in the summer.^{viii} Barring the cellar rooms, the Headley House sits on six steel I-beams elevated over a poured concrete crawl space.

The **attic** is accessed by a flight of stairs from the front hall. The space consists of a large open area, designated a playroom, with an adjoining bedroom and bath. The floors are carpeted, the woodwork is stained, and the walls and ceiling are painted drywall. Three skylights overhead illuminate the rooms. The attic bath features a pocket entry door, with tile floor and tub surround. The bathroom is wallpapered with painted trim. A novel feature adjacent to the stairwell is a short reverse continuation of a "stairway-to-nowhere" that ends at the ceiling. Doors on the south and north walls of the playroom lead to floored storage under the two steep hipped roofs that form the sides of the H-shape design of the house.

When completed in 1957, the Headley House was ahead of its time in home **utility systems** engineering. Mr. Headley hired a local Lexington consulting commercial engineer to guide him in the selection of the mechanical infrastructure of the house. Thus, commercial grade electrical, heating, and plumbing components were installed throughout.

A zoned underground system was installed to irrigate the lawns. Controlled by duplicate switching systems in the house and pool house, water could be drawn from the main water line or the pool. Copper piping was placed under the driveway and brick front walkway to melt winter's snow and ice. The heating system is also zoned.

The electrical system includes "master switches" in the front and back bedrooms that control certain sections of the house lighting. For example, a single "night light" switch can turn on a light in every room, plus the pool house, porches and exterior flood lights. Additionally, the house features a maid's call button and a "panic" button in many rooms. Two large Claxton-type horns are in place, one in the garage and one in the attic crawl space. It is not known if these are still operable.

Pool House and pool:

The pool house's design echoes the main residence's design, with the same building materials and high-quality workmanship. The plan is essentially two square-shaped rooms facing each other joined by a rectangular screened porch.

The southern square houses a fully-equipped kitchen. The exterior walls are of brick in Flemish bond, and the pyramidal roof is of slate tile. The west elevation features an octagonal window. The interior has floors of terra cotta tile, and walls and ceiling of cedar planks. The south elevation of the pool house kitchen has a shallow tool shed with shelves for storage. The northern square contains his and hers ceramic tiled showers and dressing rooms on either side of a common rest room. The exterior and interior materials mirror that of the pool house kitchen. Bulkhead stairs lead to a pool mechanical space underneath the bath area.

^{viii} History, Description and Features: 1236 Standish Way House" Martha Taylor. Pg 2

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The central enclosed porch of the pool house has a slate floor, decorative ironwork over east and west screened walls, and a flat composite roof. The ceiling is finished in cedar planks. The pool is an athletic lap pool with poured concrete decking.

Changes Over Time:

The Headley House has experienced change over time, as any house does that is continually inhabited. The changes described here have not caused the house to lose its feeling and association as a French Provincial Revival house of the mid-1950s. The property is in excellent shape and retains exceptional integrity of materials, workmanship and setting.

In the early 1970s, Hal Price Headley Jr. had the attic space finished into a bedroom suite with playroom. This improvement is not visible from the original interior living spaces.

The Craigs made several alterations in the mid-1990s. They refinished the oak floors, and replaced the water heater. The kitchen was updated with new cabinets and appliances and the keeping room received new cabinetry. Both rooms retained the footprint, layout and function of the original design. The Craigs installed copper gutters in the mid-1990s, although the original design utilized a belt-course of bull nosed brick to divert rain away from the foundation. The Taylors removed the copper gutters in 1998 to return the house to its original exterior appearance and function.

The Craigs also refurbished the pool in the mid-1990s, replacing the original deep-end pool with a sports pool. Though the original flagstone surround was replaced with poured concrete, the pool area retains the same footprint it had in 1958. The pool itself is *non-contributing*.

From 1998 until the present, the Headley House has undergone routine maintenance and repairs. These include replacing sections of the flat roof and copper flashings, re-pointing mortar on the house and masonry walls, adding custom wood cabinetry to the garage, rebuilding exterior brick steps, and laying new oak flooring in two baths and the powder room. Yet even with these changes, the Headley House is easily recognizable as a mid-20th-century French Provincial revival style home.

Supplemental pages: Site Plan and Floor Plans

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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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1957

Significant Dates

1957

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Henry M. Polhemus, Henry M. (architect)

Coffin, Lewis Augustus (architect)

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 grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance selected is the year of construction, which is the convention within the National Register program for an architecturally significant resource

Criteria Considerations (explanation, if necessary)

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Statement of Significance: Summary Paragraph

The Hal Price Headley, Sr., House (FA-SW-129) meets **Criterion C**. Its significance is recognized in relation to a style, French Provincial Revival, and in relation to the designers of the house, an architectural firm of Polhemus and Coffin. The house is a locally significant example of the style. Lexington has not been exhaustively surveyed for this style. Initial efforts to identify this type of design did not reveal many other examples; those found did not execute the style to this level of sophistication. While evaluating the Headley House against these few local examples gives limited insight into its local architectural significance, it is possible to recognize the house's design value by considering its architects, Henry M. Polhemus and Lewis A. Coffin, as very skillful interpreters of the style, and by comparing the Headley House against other designs by the firm. The pair had published works that defined the style, and had designed French-inspired houses for decades on the east coast, beginning in the 1920s. Hal Price Headley, Sr., a prominent Kentucky horseman, chose these accomplished New York architects to design the house in the mid-1950s. The Headley House is the only known example of their work in Kentucky, and from the initial investigation of the style locally, appears that the house will prove to be a strong example of French Provincial Revival style in Lexington. The architectural significance of the Headley House is explored within the context "French Provincial Revival and Colonial Revival designs of Polhemus and Coffin, 1925-1965."

Headley's high profile within Kentucky's racing enterprise earns him the status of an important individual associated with a significant Kentucky industry; however, this form does not claim that the nominated property meets Criterion B. Headley's greatest contributions occurred years before this house was constructed. He provided much of the effort during the mid-1930s that resulted in establishment of Keeneland, one of Kentucky's two iconic thoroughbred racetracks, which, along with Churchill Downs, became National Historic Landmarks in 1986. Headley's career was winding down by the time he occupied this home, in 1957.

Historic Context: French Provincial Revival and Colonial Revival designs of Polhemus and Coffin, 1925-1965

Henry M. Polhemus and Lewis A. Coffin, Architects

Lewis A. Coffin was educated at the Choate School in Wallingford Connecticut, graduating in 1908. From there he went on to Columbia where he earned his BA degree in 1912, and graduated from architecture school in 1912.^{ix} Early on, Coffin worked as a draftsman in New York. Collaboration with Arthur Holden reflected Coffin's early interest in Colonial style architecture is seen in *Brick Architecture of the Colonial Period in Maryland and Virginia*, published in 1919.^x Containing 118 plates and 216 illustrations, this study of high style colonial homes in the cradle of the United States serves as a guide and inspiration to the design of revival architecture of high artistic value.

Henry M. Polhemus was educated at Columbia University, in New York, earning his bachelor's degree in 1912. From there he went on to study at the Ecole des Beaux Arts in Paris France, which provided a broad knowledge base of French Architecture. Both Polhemus and Coffin served in France during WWI, and established a firm together upon their safe return to the United States.

The partnership of Polhemus and Coffin began in 1919 as New York-based Polhemus, Mackenzie and Coffin, with James C. Mackenzie as partner. Mackenzie left in the early 1920s and the firm was known as Polhemus and Coffin, thereafter. Their work is expressed as colonial revival or 18th century French-inspired revival styles, as seen in numerous homes and apartment buildings produced in the from the 1920s-1960s.

^{ix}Marquis' Who's Who, Lewis Augustis Coffin, Jr. (Deceased)

^xCoffin, Lewis A and Arthur C. Holden. *Brick Architecture of the Colonial Period in Maryland and Virginia*. (New York: Dover Publications) 1919, 1970.

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The team drew direct from actual French examples to help define the French Provincial revival style in the 1920s. In their book *Small French Buildings*, co-authored in 1921, Polhemus and Coffin describe their interpretation of this revival style:

"the effect of the materials and of noteworthy details. Most particularly the thick stone walls, dry, buttered, or stuccoed, the broken masses of the roofs, the placing of chimneys and dormers, the fenestration and the use of casements are features worthy of careful note.

The roof is considered a most important part of the design . . . giving to the small old town the broken silhouette so usual in France, a picturesque medley of gabled, hipped, and mansard roofs, cut with dormers, crowned with finials, and broken with multitudinous chimney-pots."^{xi}

Polhemus and Coffin developed an excellent reputation for producing quality revival style homes for families in the upper echelons of eastern society. In 1923, they designed *Falaise*, on the gold coast of Long Island for Harry F. Guggenheim.^{xii} Another significant Polhemus and Coffin design is *Champ Soleil*, the Drexel mansion in Newport, Rhode Island, built in 1929. In 1932, the duo was commissioned to design *Mille-Fleurs*, a smaller French country style home on the Gould-Guggenheim estate for Florence, widow of Daniel Guggenheim.^{xiii} As well, they designed houses for the Lorillard's (tobacco) and Pratt's (Standard Oil).

In addition to their high-end clients, Polhemus and Coffin were interested in providing attractive yet affordable revival style designs for the up-and-coming middle classes. Their work was featured in periodicals and magazines such as *Ladies Home Journal* as well as two published portfolios, which promoted revival styles within the expanding suburban society of the day. Louis Coffin also authored *Small Houses of the 1930s*.

Polhemus and Coffin designed houses predominantly along the east coast of the United States. Their works include 10 in Connecticut, 24 in New Jersey, 27 in New York, 2 in Virginia and 1 in both Pennsylvania and Rhode Island. The Headley House is the only known example of their work in Kentucky.

During WWII, most US resources were dedicated towards the war effort. Though the building industry came to almost a complete stop at this time, the firm of Polhemus and Coffin weathered the storm. Henry Polhemus held a federal position as a regional director in the Smaller War Plants Corporation in New York to support the war effort.^{xiv}

By the 1950s, Polhemus and Coffin's practice was winding down. The excellence of their work has been recognized nationally as several examples such as *Falaise* and *Mille-Fleurs* are on the National Register of Historic Places. As well, images of Polhemus and Coffin east coast designs - such as the Hillas house, the Warren house, the Maury Jones house, and others - are deposited in the Library of Congress.^{xv} With the retirement of Henry Polhemus in 1966, the firm of Polhemus and Coffin was dissolved.

History of the French Provincial Revival style in America:

^{xi} *Small French Buildings*. Ibid, p. 2 and 73.

^{xii} "Sands Point Preserve". Accessed 12-15-09. Available at <http://www.sandspointpreserve.org/htm>.

^{xiii} *Small French Buildings*, 217.

^{xiv} Henry Polhemus Obituary, New York Times, December 23, 1970

^{xv} Library of Congress Prints and Photographs Collection, available online. Accessed 11-12-09. Available at <http://memory.loc.gov>. Gottschow-Schleisner Collection, Polhemus and Coffin Architects.

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French Provincial architecture originated in 16th century France, as seen in rural manor homes of nobles in the time of Louis XIV. Typical qualities of these country houses include:

- Stone or brick construction with iron or copper accents.
- Roofs with a high pitch, often hipped, covered in traditional materials such as thatch or slate.
- Rectangular doors set in arched openings
- French windows that were shuttered. Arched second story windows often broke through the cornice.^{xvi}

A small amount of French Colonial architecture survives in the southern United States. Originating in the settlements of French Louisiana in 1699, French Colonial architecture evolved into low Creole cottage or Creole town house designs.^{xvii} Typical French Colonial dwellings had a raised basement, stucco walls, and hipped or gable roof that extended over a distinctive full-length porch. While French aspirations to colonize the American continent ended in the early 19th century, this house form survived and has migrated northward to Kentucky. At least 1 Kentucky property, the George W. Stone House (CE-4, National Register 1994) in Carlisle County along the Mississippi River, exhibits these Creole influences. The nomination's author, Bill Macintire, interprets the Stone House within the context "Creole Cottage in Kentucky, 1840—1920."

The Philadelphia Centennial in 1876 is said to have stimulated the initial interest in colonial styles, with most emphasis on English and Dutch colonial architecture. To a lesser degree, Spanish and French colonial architecture were included.^{xviii} Colonial revival architecture incorporated the massing, materials and details of their colonial predecessors, popular due to the ability to impart the comfort of traditional styling in a rapidly changing industrial world while offering the latest comforts. Many colonial revival style homes are consistent in styling throughout, while other revival designs contain a mixture of stylistic features. The highly eclectic Queen Anne and Stick styles borrowed features freely from various colonial styles.^{xix}

From the 1880s through the 1930s, colonial revival styles enjoyed their first wave of popularity. The city of Lexington Kentucky contains many examples of revival style houses of this period, beginning in the late 1800s. The South Hill Historic District (NR 1978) is an early suburb with a range of revival styles, from post-Civil War years to the first quarter of the twentieth century. Another notable area is the Ashland Park Historic District (NR 1983), a neighborhood planned by the Olmsted brothers firm and completed in 1930. Among the styles in this neighborhood are Colonial Revival, Craftsman, Tudor Revival, Dutch Colonial Revival, Spanish Eclectic, and French Eclectic, reflecting the varied tastes of the day.^{xx}

Inspiration from French sources soared after 1920. Perhaps some of this popularity came from soldiers returning from WWI who saw provincial architecture in the field. Colonial revival styles waned in popularity for just a few years immediately after WWII then enjoyed resurgence in the 1950s and 1960s. Completed in 1957, the Headley House is an early example of the second surge of this revival style.

French-inspired designs continue to be built to the present day, often classified as Norman or French eclectic styles. French Provincial revival houses differ from French Norman revival houses in that the former do not have towers. French Eclectic houses exhibit a mixture of French style features, often in an asymmetrical arrangement.^{xxi}

Characteristics of Polhemus and Coffin's interpretation of French Provincial Revival Style -

^{xvii}"Building Styles," *University of Washington, Digital Architectural Library*. Accessed 7/1/09. Available at <http://content.lib.washington.edu/acweb/styles.html>

^{xviii} Virginia and Lee McAlester, *A Field Guide to American Houses*. (Alfred A. Knopf: New York) 2003, Pg387.

^{xix} Virginia and Lee McAlester, 388.

^{xix} Virginia and Lee McAlester, *ibid.*

^{xx}"Lexington Kentucky: the Athens of the West" National Park Service website. Accessed 7/3/09. Available at <http://www.nps.gov>

^{xxi} Virginia and Lee McAlester, *ibid.*

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Two decades before designing the Headley House, Lewis Coffin wrote in *Small Country Houses of the Thirties*, that "...The vocabulary of the past was successfully used by the architects of this period [1912-1934] in developing designs and details adapted to modern requirements."^{xxii} Coffin noted that the inherent nature of American revival style architecture is the acceptance of mixing of traditional forms with new design philosophies. This mixture became an important design consideration by mid-century, as more style choices were available. Polhemus and Coffin excelled at designing homes featuring the most modern amenities wrapped in comforting traditional styling.

Balance and symmetry are dominant traits of the French Provincial revival style. Houses are square forms in masonry by a high hipped roof, often in slate. Chimneys are high and corbelled, sometimes paired. Defining features include rectangular doors in arched openings, paired windows and doors flanked by shutters, and detailing in copper, slate and iron.^{xxiii} These characteristics of actual French examples were incorporated into the revival styles of the 1920s, 1930s and beyond - characteristics all manifested in the Headley House.

Windows with curved heads are a distinct characteristic of this style; they often engage the roof in interesting ways. Examples could include arched dormer windows or second story windows that break through the cornice.^{xxiv} The Headley house contains several "eyebrow" windows that pierce the slate roof.

Interiors of French Provincial Revival homes featured floors in light woods, stone or tile. The use of wood paneling or built-in cupboards was common; extensive woodwork was often classically detailed. Walls were kept simple, of painted plaster or light paper. Windows were simply adorned.^{xxv}

Evaluation of the Headley House's architectural significance within the context

The Headley House is significant as an excellent example of French Provincial revival style residential architecture. Polhemus and Coffin's generous infusion of French Provincial elements in the subject house result in their most outstanding work in this style and scale. The exterior of the Headley house exhibits traditional materials, massing and roofline. Brick, slate, ironwork, and wood grace the symmetric form with a dramatic steep hip roof. Other features include French screen doors, shuttered windows, tall corbelled chimneys and arched eyebrow windows.

The French inspired exterior of the Headley House extends into the gardens, as seen in the formal enclosed courtyard and terraced landscape. These characteristics are shared with other Polhemus and Coffin French designs, such as *Falaise*, built in 1923.^{xxvi} Both designs have brick walls, steep slate roofs and enclosed exterior courtyard spaces as well as plastered walls and extensive woodwork on the interior. Although both designs reflect French country architecture as seen in *Small French Building* examples, *Falaise* is in the asymmetrical French Eclectic style and the Headley House is expressed on a much more modest scale.

In the Headley House, architects Polhemus and Coffin incorporated features such as the alignment of windows and doors to allow for the greatest profusion of air and light - features inspired by a "Lanterne" style French house. Polhemus and Coffin had adapted the style in 1929, resulting in *Champ Soleil* in Newport, Rhode Island.^{xxvii} Due to its grandeur, *Champ Soleil* is best described as a French Norman chateau. The Headley House shares the broken roofline, paired chimneys, and symmetric massing of *Champ Soleil*, yet on a more modest scale.

^{xxii} Lewis A. Coffin, *American Country Houses of the Thirties, with photographs and floor plans*. (Architectural Book Publishing Co: New York, NY) republished 2007. Pg i.

^{xxiii} "French Provincial", University of Washington Library Online. Accessed 8/27/09. Available at <http://content.lib.washington.edu>

^{xxiv} Virginia and Lee McAlester, *ibid*.

^{xxv} "French Provincial / French Provincial Revival furniture styles" Buffalo Architecture Index. Accessed 6-19-09. Available at <http://www.buffaloah.com>

^{xxvi} "Sands Point Preserve". Accessed 12-15-09. Available at <http://www.sandspointpreserve.org/htm>.

^{xxvii} "See-Through Style", *An Aesthete's Lament*. April 15, 2008. Accessed 6-19-09. Available at <http://aestheteslament.blogspot.com>.

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The Headley House exhibits the elegant proportions and grandeur of their larger mansions into a house of suburban scale. Many notable Polhemus and Coffin designs of smaller homes are in less formal Cape Cod or French Eclectic styles, as seen in the Gottscho-Schleisner photographic collection in the Library of Congress.^{xxviii}

The architectural significance of the Headley House within the French Provincial style is also apparent through comparison to other local French-inspired examples. Within the Colony subdivision, revival styles are predominant - especially in Phase I of construction. The Headley House rises above its colonial revival neighbors through its massing, quality of design and materials. This presents a challenge in finding local equivalents, yet the following houses can be compared on some levels.

A small house at 1257 Colonial Drive in the Colony subdivision is also in the French Provincial revival style. Built in 1952 for Julian Kippenberg^{xxix}, the house shares the balanced massing and masonry construction of the Headley House. The Kippenberg house has a tall hipped roof with balanced chimneys as well, yet on a smaller scale than the Headley House. In addition, the materials and details on the exterior are of lesser quality. For example, the Kippenberg house has a composite roofing material in lieu of slate and its brickwork is not as detailed as that of the Headley House.

The Ashland Park Historic District in Lexington contains some examples of French-inspired revival architecture. In the Ashland Park nomination's description, 1717, 1721, and 1745 on Richmond Road, and 202 Woodspout Road, are noted as examples of the French Eclectic style^{xxx}. These houses share individual characteristics with the Headley House – a high pitched roof, masonry construction, square doors in round openings, and the use of shutters. Yet these houses are problematic as comparables in several ways. First, they are in the French Eclectic style, much less formal than the Headley House. Second, they are from the earlier period of Colonial Revival style popularity, completed by 1930. Finally, though these houses share a French-inspired heritage, none share the fine level of craftsmanship, such as the belt-course detail or rolled eyebrow windows, present on the Headley House.

The Headley House incorporates many of elements of French Provincial revival in its interior. Its architects, while familiar with a range of styles and actual examples, conceived the Headley House interior without the constraint of architectural purity. The interior exhibits an eclectic mix of Colonial Revival styles. The woodwork of the living room was inspired by colonial homes featured in *Brick Architecture of the Colonial Period in Maryland and Virginia*. The Greek-ear profile of the doors and cabinetry are reminiscent of the hall mantel at Shirley Plantation on the James River in Virginia, circa 1700.^{xxxi} As well, the shell motif of the hall cupboard is much like one found in an 18th-century farmhouse in St. Mary County Maryland.

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The contrast, between an exterior design that shows stylistic consistency and an interior which does not exhibit a comparable level of stylistic purity, is a common feature of American houses. The exterior of a house is public, where the interior is a private reserve. The exterior functions to make a single statement about the owner, where a house's interior provides a series of rooms, each of which can provide that room's occupant with an intended experience or aesthetic delight. The greater amount of design freedom, on the house's interior, allowed designers and owners to personalize the interior, to enhance its effect upon a visitor. Where a house's exterior might be termed "social," the interior becomes more "experiential." This dichotomy parallels an individual's personal condition. That is, a person is at once a member of society,

^{xxviii} Library of Congress Prints and Photographs Collection, available online. Accessed 11-12-09. Available at <http://memory.loc.gov>. Gottscho-Schleisner Collection, Polhemus and Coffin Architects.

^{xxix} History, Description and Features: 1236 Standish Way House" Martha Taylor. Pg 2

^{xxx} "Ashland Park Historic District", National Register Nomination. Available at the National Park Service Website, National Register Database. Accessed 9-20-09. Available at. <http://pdfhost.focus.nps.gov/docs/NRHP/Text/86000755.pdf>

^{xxxi} *Brick Architecture of the Colonial Period in Maryland and Virginia*. Plate 84.

^{xxxii} *Brick Architecture of the Colonial Period in Maryland and Virginia*. Plate 36.

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constructing a more-or-less unified image for public consumption, and that person is also a private being comprised of numerous interior impulses, not all consistent, but affecting, just the same. The design ultimately achieved in the Headley House is that of showcasing the strengths of Polhemus and Coffin - designing in the historic French aesthetic, while at the same time executing a finely detailed Colonial revival interior.

Evaluation of the Headley House's architectural integrity within the context

The Headley House is nominated for its architectural significance as a style (French Provincial revival) and period (mid-20th century) of construction in Fayette County Kentucky. The high style expression of French Provincial revival architecture is evident in its massing, materials and details as built; any subsequent changes do not obscure the initial design. Fayette County Kentucky does contain many fine examples of revival style architecture, with some French-inspired style properties listed on the National Register. This makes it possible to prescribe integrity standards for a building meeting Criterion C in the following way: A building in Fayette County, Kentucky which is important for its Revival Style architecture must retain at a minimum integrity of design, materials, workmanship, feeling and association.

A French Provincial revival house in Fayette County is said to have **integrity of design** if it retains a majority of its French Provincial revival design hallmarks, as described in the historic context above. The Headley House has definitely experienced change in its design over time, most in the recent past. The most significant alterations to the house's original design came during the mid 1990s, which included a kitchen and keeping room remodeling, adding copper gutters, and replacing the pool.

The exterior of the Headley House still clearly reads as a strong local example of French Provincial revival architecture. The stylistic features of the façades have not been altered, or have been returned to their original configurations. The property retains the massing, roofline, brickwork, doors and windows, and overall footprint of the original design, all of which convey the important design elements of French Provincial revival style.

The impact of the kitchen and keeping room remodeling is minimal due to careful design choices that compliment the original design. For example, the new upper and lower cabinets installed in the kitchen are finely crafted in oak; they exhibit a comparable level of quality and compatible design to the revival style interior of the rest of the Headley House. The footprint of the room has not changed, nor has the basic layout of appliances.

The Headley House underwent many maintenance and repair procedures during the 1990s and more recently. On the exterior, copper gutters were added to the house that were not part of the original design; the current owners removed these from all facades to return them to their original design and function. As well, repointing work has been done on brick walls and some brick steps have been rebuilt. One of the larger exterior changes was done to the pool area, which involved replacing the original deep-end pool with a lap pool. While the flagstone surround was replaced with concrete, the pool retains the footprint of the original design. The pool is non-contributing.

A Fayette County French Provincial revival home will have **integrity of materials** if it retains its material elements, both structural and aesthetic. The Headley House has excellent integrity of exterior materials. None of the materials have been altered in a significant way, as repointing and step repair work involved roughly less than ten percent of the overall brick work. These projects either reused original materials or utilized materials-in-kind. As previously mentioned, materials not original to the house, the copper gutters, were removed to restore its integrity of original materials, design and function.

The interior of the Headley House also retains excellent integrity of materials. The woodwork is largely original, with the cabinetry of the kitchen and keeping room accounting for less than ten percent of the total woodwork in the house. The

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doors, windows, firebox surrounds and built-ins are all original, as are the majority of the oak floors. In cases where the floors were replaced (two bathrooms), the work was done with materials-in-kind.

Evaluating the **integrity of workmanship** for a revival style house in Fayette County Kentucky should involve an examination of the craftsmanship applied to the materials. Workmanship is a key element in high-style design, one that executes and conveys the intent of the design. As previously noted, the Headley House retains a high integrity of original materials, with some introduced in the 1990s and later. Throughout its history, work completed on the house exhibits a high quality of workmanship. The brick work is excellent, with consistent courses in Flemish bond. The pointing is consistent and sharp, which not only enhances the bond pattern but also the formal symmetrical nature of the house. As well, the exterior French doors and louvered shutters.

Inspired by colonial homes of Virginia and Maryland, the interior woodwork is excellent. The Federal style firebox surrounds of the living room and trophy room show fine proportions with direct reference to historic examples. Greek revival details are precisely executed, with intricate detailing in important rooms. Stylized Greek-ear door surrounds in the living room add an interesting regal touch, while Mrs. Headley's room and the dining room are the most detailed. Both rooms feature a picture window surround composed of engaged Corinthian columns, a dramatic detail repeated in all four corners of the dining room.

Polhemus and Coffin are known for their attention to detail and their ability to execute high style colonial revival style interiors. The built-ins at the Headley House are a testament to their ability. The trophy room features a wall of display cabinets with a keyhole detail, reminiscent of woodwork at *Carter's Grove* in Virginia.^{xxxiii} As well, the shell-motif cupboard off the dining room exhibits a high level of workmanship, with symmetric fluted engaged columns and intricate trim.

The cumulative effect of the aforementioned factors, integrity of design, materials and workmanship, supports an **integrity of feeling** of an architecturally significant French Provincial revival style house. The presence of these three integrity factors ensures continuity in the physical manifestation, which allows a person knowledgeable with revival styles to experience the house as was intended when built. The Headley House can be said to impart that experience to people familiar with mid-century revival style architecture in Fayette County Kentucky.

Conclusion:

A gem of prominent architects Polhemus and Coffin, the Headley House shows all the characteristics of a revival style defined in part by the duo. All facades on the outside have distinctive features of the French Provincial revival style that retain all of the original integrity. The interior of the Headley House is also predominantly intact, retaining the original defining features and finish details. Inspiration from colonial homes is artistically expressed in the woodwork design, executed in fine materials and workmanship.

With its unique combination of commercial grade utility systems and finely detailed traditional styling, the Headley House is an exemplary example of mid-century revival architecture. With fine craftsmanship, the Headley House rises above its suburban neighbors as the best example of French Provincial revival architecture in the Colony neighborhood of Lexington, and surrounding Fayette county. As well, the Headley House is a fine example of Polhemus and Coffin's later residential work on a modest scale, the only one known in Kentucky.

Hal Price Headley Biographical Information:

^{xxxiii} *Brick Architecture of the Colonial Period in Maryland and Virginia*. Plate 74.

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The Headley family has ties to the settlement of Lexington, as an ancestor was one of the pioneers camped at McConnell Springs in the Kentucky wilderness in 1775,^{xxxiv} the same year that Lexington held its first horse race in the town's streets. Hal Petit Headley, a descendent of this original settler, founded Beaumont Farm on Harrodsburg Road in Lexington in the 1870s. His son, Hal Price Headley, was born in 1889. At 14, Hal Price bought his first mare, and at 19 he was called home from Princeton University to take over the management of Beaumont when his father fell ill.^{xxxv} The young Mr. Headley's innate business sense greatly increased the success of Beaumont in the breeding and racing of champion thoroughbreds, as well as raising tobacco and cattle on Beaumont's 2,500 acres. Headley would live on the farm, in a rambling house also known as Beaumont, until the mid-1950s.

The depression years were hard on Bluegrass area horse racing, with the Kentucky Association track closing in 1933. For the first time in 137 years, Lexington had no place to race its horses.^{xxxvi} To rectify this situation, a group of horsemen, led by Hal Price Headley, Sr., organized with the goal of obtaining land on which to build a model track. On April 17, 1935 articles of incorporation were filed for the Keeneland Association. Hal Price Headley was elected their president, a position he held until 1951.^{xxxvii}

In August 1935, they bought Keeneland Stud farm from Jack Keene for \$130,000 and \$10,000 in stock. The new track was founded as a nonprofit entity to ensure the focus would be on racing, instead of betting. Stock in the track was sold but with the understanding that dividends would be given to charity. Many in the industry forecasted failure for this setup.^{xxxviii}

Hal Price Headley oversaw construction of horse barns, a new clubhouse and 2,500 seat grandstand, as well as improvements to the track. It was decided that the facility would host two short meets, one in spring and one in fall; Headley and Beard were hoping for a spring 1936 opening. A bitter winter caused delays and the start date was postponed until fall. Even then, it was said that of the eight thousand people that came from across the country to make the 2 p.m. post on October 16th, 1936, many left with paint on their clothes!^{xxxix}

Keeneland's first racing season was extremely tight financially, with Hal Price Headley calculating daily whether the track could afford to race the next day.^{xl} The end of the year showed only a \$3.47 loss, and the next year Keeneland showed a profit of over \$8,000. It would take many years and the addition of yearling sales, but Keeneland eventually became "one of the most successful tracks in the world, attracting owners from around the globe and providing racing in the sport's finest setting, as its founders meant it to be".^{xli}

The Paulick Report describes the enterprise's rise to greatness this way: "In his wildest dreams, Hal Price Headley could not have imagined what eventually would develop from the 145-acre plot of land and training center on Versailles Road outside of Lexington, Kentucky."^{xlii} It is estimated that Keeneland through its annual auctions alone has earned commissions of \$750 million dollars from a gross receipt of \$13.5 billion over the 46 years, 1962 through 2000, that the sales have been conducted.^{xliii} Though no definitive economic studies exist to gauge Keeneland's impact on Lexington and Central Kentucky,

^{xxxiv} "Alice Headley Chandler, A grand lady of passion and charm", *Thoroughbred Times: Weekly Newsmagazine of Thoroughbred Racing*. Saturday June 10, 2000. Accessed 6-7-09. Available at <http://www.thoroughbredtimes.com>.

^{xxxv} Hal Price Headley, Dead at 73; Owner of Thoroughbred Horses", *New York Times*, Published 1962.

^{xxxvi} "Horse Racing's Top 100 moments", *Blood-Horse Publications*, Blood-Horse, Inc. Lexington KY, 2006. Pg 155

^{xxxvii} "The Keeneland Legacy", *Lexington History Museum*. Accessed 7/1/09, available at <http://www.lexingtonhistorymuseum.org>

^{xxxviii} "Horse Racing's Top 100 moments", *ibid*.

^{xxxix} "The Keeneland Legacy", Michael Breeding Media. Accessed 7/9/09. Available at <http://www.aboutamericana.com/scriptkeeneland.html>

^{xl} Edward L. Bowen, "Legacies of the Turf, A century of Great Thoroughbred Breeders" (Eclipse Press: Lexington KY) pg 117.

^{xli} "Horse Racing's Top 100 moments", *ibid*.

^{xlii} "Keeneland: Lexington's Fort Knox", *The Paulic Report*, Accessed 7-1-09, Available at <http://www.paulickreport.com>

^{xliii} "Horse Racing's Top 100 Moments" By Staff of Blood Horse Publications. p. 155

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hundreds of peripheral businesses relating to the thoroughbred industry exist today as a result of Keeneland's superior breeding, training, racing and sales of thoroughbred horses.

In 1953, Headley sold most of his brood mares to "take things easy from here on out." He shifted his focus onto supervising the planning and construction of a one-story home closer to Keeneland in a new subdivision, The Colony. Now in their 60s, their new home would be a place to entertain family and friends more easily than Beaumont had been. Headley had the white frame mansion built in 1924 and sold it along with 10 acres in 1958. Beaumont no longer exists and the remaining 2500 acres have been sold off to developers.

After recovering from a heart attack in December of 1961 at his 10,000 acre Georgia plantation, Pinebloom, Headley returned to Lexington to prepare his horses for the Keeneland spring meet. He died at the Keeneland track in 1962. In his lifetime, Headley's horses had won more than 1000 races and had earned nearly five million dollars.^{xliv} The prime mover in the founding of Keeneland, as Keeneland's first president, and as a visionary horseman, Mr. Headley, had a vast economic and cultural impact on Lexington, Kentucky, and the entire Bluegrass Region.^{xlv}

^{xliv}"A Roundup of the Sports Information of the Week", Sports Illustrated. April 2, 1962

^{xlv}"Alice Headley Chandler, A grand lady of passion and charm", Ibid.

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Deed Book 612, Page 175 Fayette County Clerk's Office, Lexington KY

Deed Book 1736, Page 66 Fayette County Clerks Office, Lexington KY

Deed Book 1992, Pg 01 Fayette County Clerks Office, Lexington KY

The original blueprints - several sets kept by present owners at 1236 Standish Way.

Topographic Map: USGS Lexington West Quad 16

Plat of Lot 12, Block "B", The Colony Subdivision, at the Fayette County Clerks office

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): FA-SW-129

10. Geographical Data

Acreage of Property 2 acres
(Do not include previously listed resource acreage.)

UTM References

Lexington West Quad
Coordinate values based on 1927 NAD

1 16 713 913.27 4213 170.84
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description

"Being all of Lot 12, Block "B", The Colony Subdivision, as shown by plat of record in Plat Cabinet E, Slide 565 in the Fayette County Clerk's Office; the improvements being known and designated as 1236 Standish Way, Lexington, Kentucky;"

Headley, Hal Price, Sr., House

Fayette County,
Kentucky
County and State

Name of Property

Plat of Lot 12, Block "B", The Colony Subdivision
1236 Standish Way, Lexington Kentucky

Boundary Justification

The boundary selected encompasses the entire parcel historically and currently associated with the Taylor House lot. It is the appropriate area to enclose an architecturally significant resource.

11. Form Prepared By

name/title Elizabeth M. Boyer, Preservation Consultant

organization _____ date _____

street & number _____ telephone (859) 433-0906

city or town Lexington state KY zip code _____

e-mail runnergirl1967@hotmail.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hal Price Headley, Sr., House

City or Vicinity: Lexington

County: Fayette **State:** Kentucky

Photographer: Elizabeth M. Boyer

Date Photographed: 2009

Headley, Hal Price, Sr., House

Fayette County,
Kentucky
County and State

Name of Property

Description of Photograph(s) and number (15 Photographs total):

1. Main Façade - facing southeast
2. Facing east
3. Detail of front entrance, facing southeast
4. Service wing entrance, facing northeast
5. East elevation, facing northwest
6. East elevation, facing southwest
7. View of rear terrace, facing west
8. Detail of dining room window, facing west
9. North elevation, facing west
10. View of the pool-house, facing southwest
11. View of the foyer, facing northwest
12. Detail of living room firebox, facing southeast
13. Detail of service hall cupboard, facing northwest
14. View of the trophy room, facing east
15. View of Mrs. Headley's bedroom window, facing southeast

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Martha and William Taylor

street & number 1236 Standish Way

telephone _____

city or town Lexington

state KY

zip code 40504

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

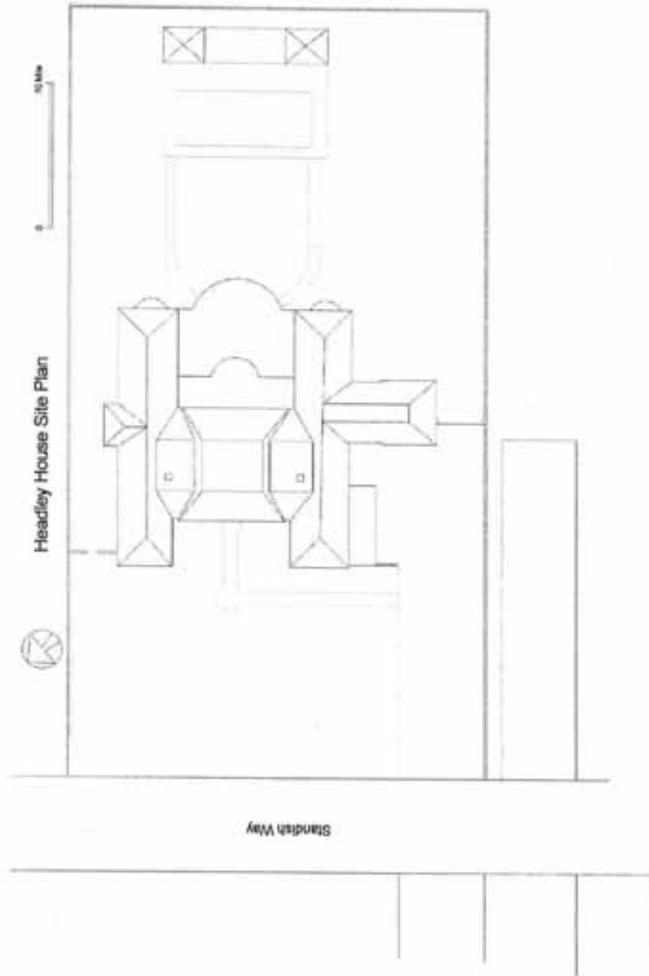
United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Hal Price Headley, Jr., House
Fayette County, Kentuck

Section number __Supplemental Images__ Page __1__

Site Plan: 1236 Standish Way, Lexington KY, 40504



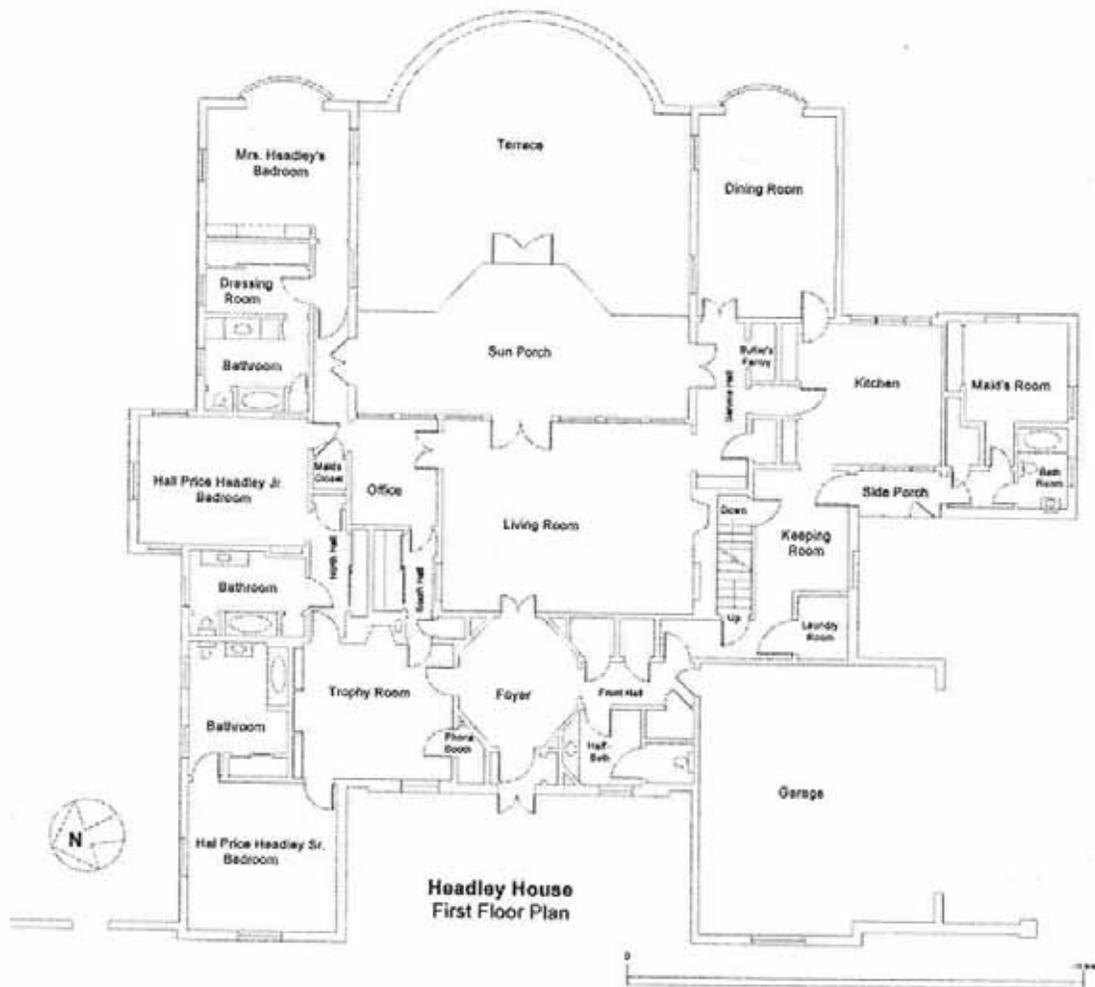
United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Hal Price Headley, Jr., House
Fayette County, Kentuck

Section number Supplemental Images Page 2

First Floor Plan: 1236 Standish Way, Lexington KY, 4050



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Hal Price Headley, Jr., House
Fayette County, Kentuck

Section number Supplemental Images Page 3

Attic and Cellar Plans: 1236 Standish Way, Lexington KY, 40504









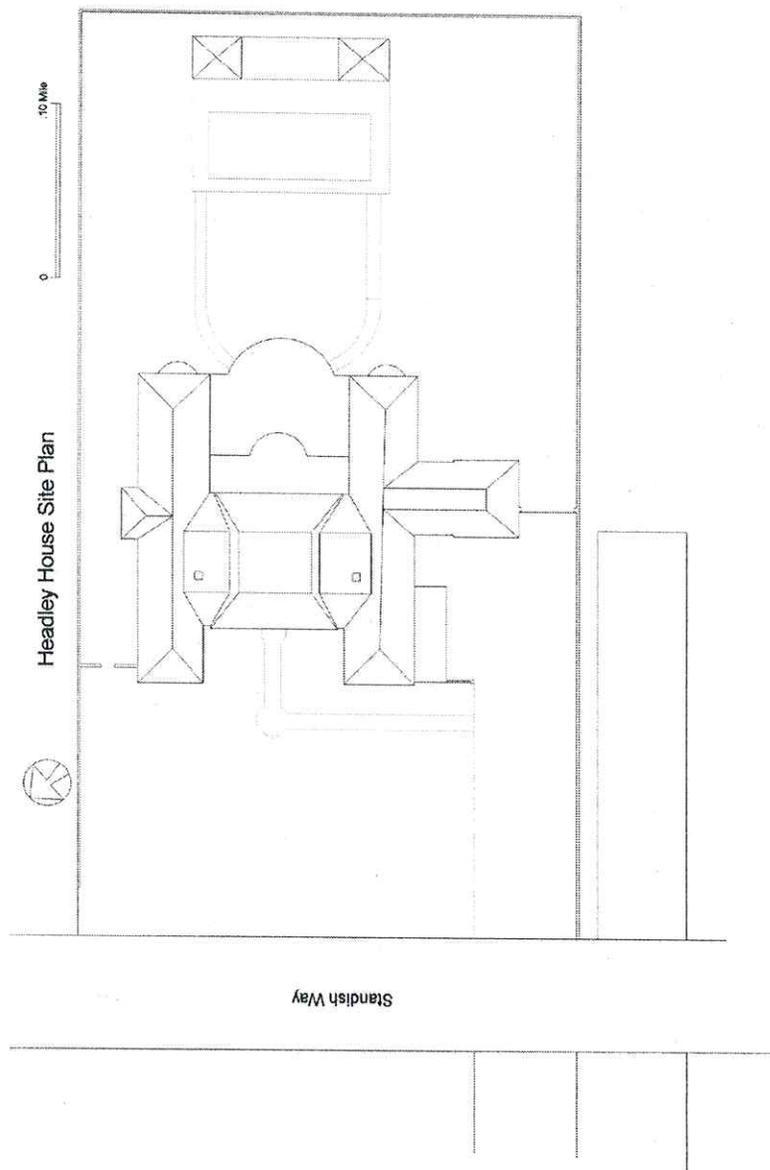


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 10

Site Plan: 1236 Standish Way, Lexington KY, 40504

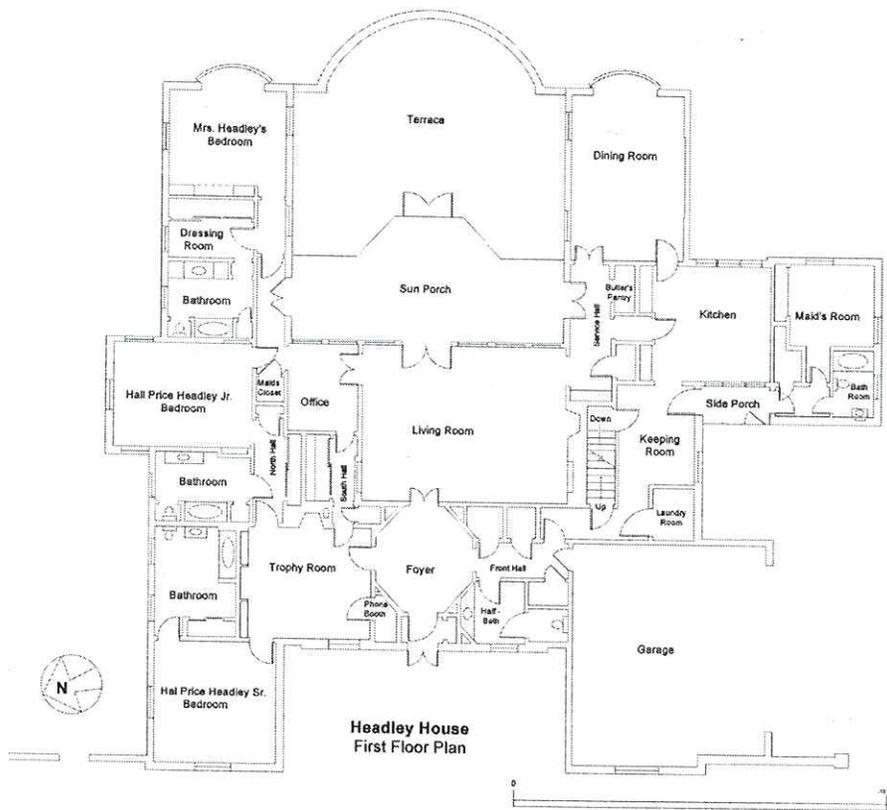


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 11

First Floor Plan: 1236 Standish Way, Lexington KY, 4050

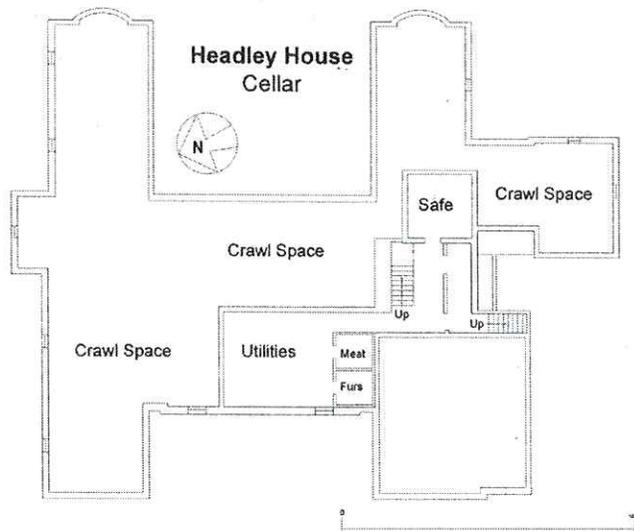
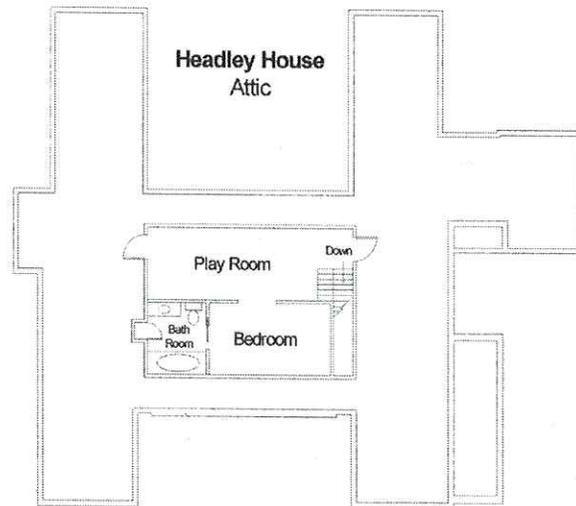


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Attic and Cellar Plans: 1236 Standish Way, Lexington KY, 40504

























































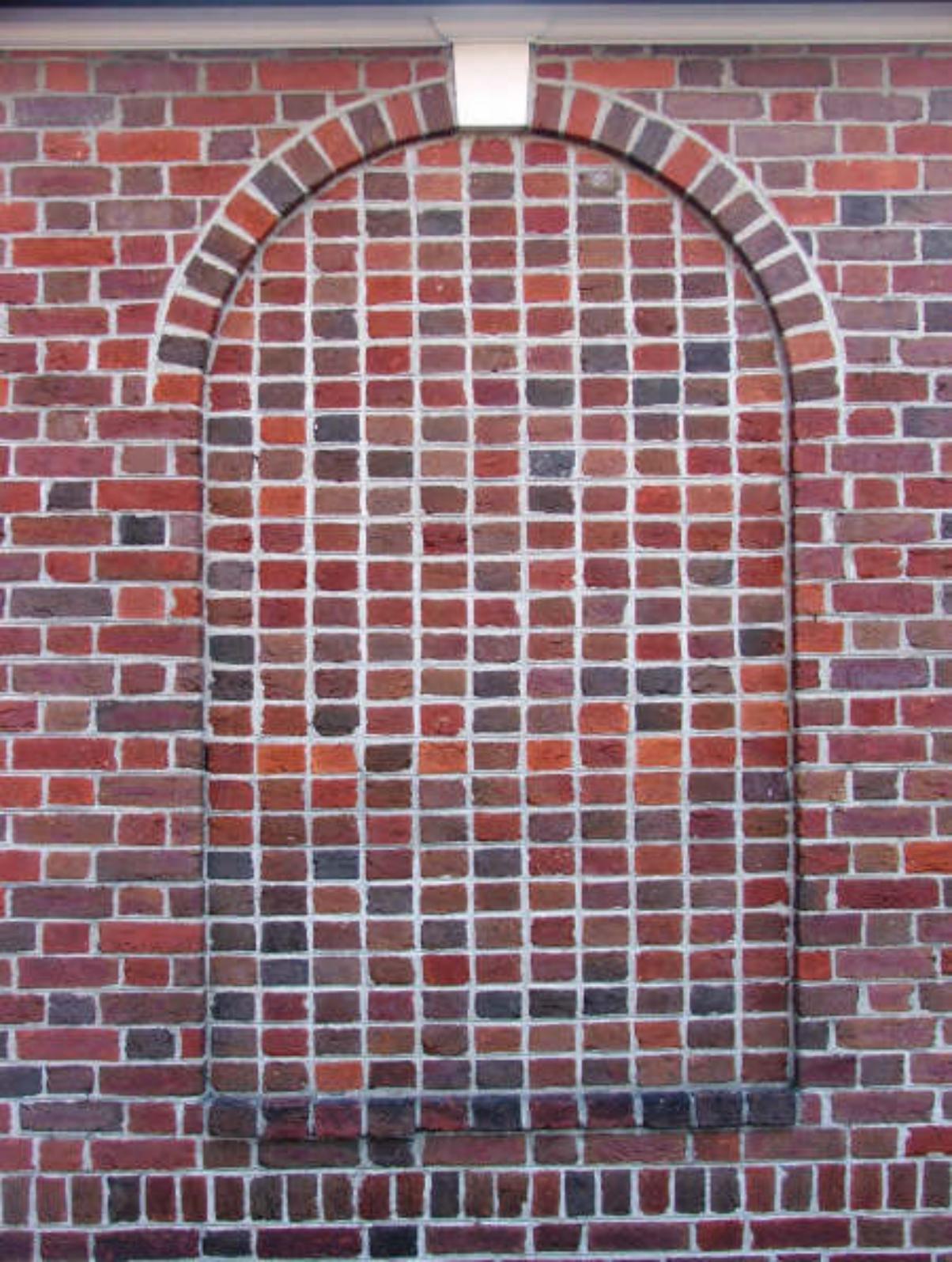






























































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