



Spindletop Farm  
 Name of Property

Fayette County, Kentucky  
 County and State

**5. Classification**

**Ownership of Property**

**Category of Property**

**Number of Resources within Property**

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

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

<u>Contributing</u>	<u>Noncontributing</u>	
5	1	buildings
1	0	sites
5	2	structures
		objects
11	3	<b>Total</b>

**Name of related multiple property listing**

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

NA

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

Social/Clubhouse

Agriculture/Animal Facility

**Current Functions**

(Enter categories from instructions.)

Social/Clubhouse

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

Colonial Revival/Georgian Revival

**Materials**

(Enter categories from instructions.)

foundation: Poured Concrete

walls: Flemish Bond Brick Veneer

roof: Copper Sheet

other: \_\_\_\_\_

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## Narrative Description

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### Summary Paragraph

Spindletop Farm (FA-432) is a Saddlebred horse farm located on Ironworks Pike, approximately five miles north of Lexington, Kentucky. Its main house, Spindletop Hall, was constructed in the Georgian Revival style for Ms. Pansy Yount of Beaumont Texas in 1935-1937, becoming the seat of the 1,066 acre Spindletop Farm. The house consists of 40 rooms containing over 45,000 square feet. This nomination proposes the listing of 30 acres of the historic property, including the 1935-1937 mansion, a garage, a pool house, a stable, aviaries, kennels, and the remains of a Japanese garden, all enclosed by an 8 foot tall security fence constructed for Yount in 1938. The nomination interprets the property as a historic Saddlebred Horse training and breeding facility.

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### History of Property Ownership and Current Character of Property

Spindletop Farm was a leading breeder of Saddlebred horses during the mid-twentieth century. Spindletop is located within the rolling Central Bluegrass physiographic region of Kentucky. The Hall is located at the end of a quarter-mile long, tree-lined drive.

Pansy Yount lived in the house until 1955, when she moved to Texas. In 1959, the University of Kentucky purchased the farm and buildings, establishing the Faculty/Alumni Club at Spindletop in 1962. The building and grounds retain much of their physical and contextual integrity. Many wall exterior and interior finishes, and in some instances, furnishings remain intact or have been minimally repaired. Some of the lesser-seen service areas and certain outbuildings have been lost. However, most of the public spaces and exteriors of the main buildings are intact.

Yount added to the original acreage of Spindletop Farm with purchases of an additional 45 acres in 1938, and 184 acres in 1951, bringing the farm to 1066 acres, making the farm larger than rival Dixiana Farm. During the 1950s, the Saddlebred horse operation at Spindletop Farm was gradually phased out as Yount lost interest in horses. She moved back to Beaumont, Texas in 1955, near the end of her life. In 1959, W. C. and Pansy Grant sold all 1066 acres of Spindletop Farm, including Spindletop Hall, to the University of Kentucky for \$850,000 (Fayette County deed book 663, page 489: 24 February, 1959). This amount was far below the true value of the property, as Pansy viewed it more as a gift to the university than as a sale for profit.

Since 1962, Spindletop Hall has operated as the University of Kentucky's Faculty/Staff/Alumni Club. Fayette County deed book 708, page 257, records the sale of 75 acres from the aforementioned 1066 acres, on 17 January 1961, by the Kentucky Research Foundation to the Commonwealth of Kentucky, for the benefit and use of the University of Kentucky in the amount of \$90,000. A *Kentucky New Era* article from 29 May 1961 notes that at this time the directors of the Kentucky Research Foundation voted to switch the roles of Spindletop Hall and another university-owned property, Carnahan House. This meant that Spindletop, which was previously used for university-sponsored meetings, institutes, and seminars, would thus become the faculty-staff-alumni house. Today, the property houses The Club at Spindletop Hall, which offers membership to faculty, staff, and alumni of the University of Kentucky.

Although the remaining acreage remains in a single tract, this nomination is only for the 30 acres which constitute the remaining structures of the farm and the land closest to the house. The surrounding acreage is still agricultural in use, being used as one of the University of Kentucky's Agricultural Experiment Stations. This station conducts agricultural experiments as dictated by the Hatch Act and no longer retains the structures, pastures, and paddocks associated with a Saddlebred farm. This land was also used by the Younts for the raising of crops to supplement the operations of the farm at times though, continuing the agricultural legacy of Spindletop Farm.

### List of Contributing Features

#### 1. Spindletop Hall (1937) contributing building

##### Exterior

In 1935, Pansy contracted with Louisville architect E.T. Hutchings, long-time Yount associate contractor N.L. Ross, and Kansas City interior decorator Halbert White to complete Spindletop Hall. Under construction during 1936-1937,

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Spindletop Hall was constructed at a cost of over \$1 million. The house consisted of 40 rooms containing over 45,000 square feet. Period descriptions called the house a “masterpiece which has no parallel in Kentucky” (McKinley, p. 191). Both the architect and builders utilized the most modern of materials and construction techniques.

Spindletop Hall is rectangular in plan, with a 9-bay center block framed by limestone quoins. Receding flanking wings contain the remainder of the 17 total bays. It is constructed of red brick laid in Flemish bond. It also includes limestone window, door, and balcony details. The exterior of the building shows strong Georgian influences, although the house is somewhat eclectic, borrowing elements from other styles as well. The house features an oxidized standing seam copper hipped roof. Eight hip dormers punctuate the roof on the primary elevation, along with two large brick chimneys. An entablature surrounds the entire building, and is complemented with a cornice decorated with dentils and a frieze with Adamesque swags. A temple portico dominates the front of the house, and is supported by six colossal Ionic fluted limestone columns. Under the portico, the façade is built of large limestone blocks, rather than out of brick, as in the wings. Here, six engaged ionic pilasters emulate the freestanding columns, which support the entablature. Three impressive two-story arched windows highlight the entryway, with the center one punctured by an intricate wrought iron double door.

Elsewhere on the house, first floor windows include limestone Italianate hoods and keystones, while second floor windows are decorated more simply. Two balconies with wrought iron balustrades of the same motif as the front doors break the façade at the level of the upper windows. The limestone balconies rest on Italianate brackets.

The end of the west wing includes a porte-cochere. Wrought iron gates—again in similar motif to the front doors and balcony balustrades—feature the letters “S” and “H” to represent Spindletop Hall. The northwest elevation of the porte-cochere includes a Palladian window style opening with wrought iron work in its lights.

The east wing of the building includes a service wing. A stair from the end of the service wing leads into a courtyard delineated by a curvilinear brick wall with a limestone cap. The garage is located on the southeast side of the courtyard.

The rear façade is dominated by a semi-circular portico at its center. Eight colossal Ionic columns and two engaged ionic pilasters support the portico’s entablature. Like the front portico, it features Adamesque details. The porch is lined by a wrought iron railing. Original drawings indicate that the front porch may have once included a similar railing.

**Interior**

The initial entry into the entrance hall of the mansion is through heavy double bronze doors. The elliptical entrance hall contains a large Georgian mantel of white marble, originally from Wornersh Park, Guilford, Surry, England. Hand-painted panels are located to either side of the fireplace, exhibiting mythological motifs. Double winding stairs access the second floor. The curving balustrade contains three different spindles. Fretwork panels to either side of the stairs act as echo chambers for the Kimball organ in the music room. A large bronze chandelier hangs from an elaborately molded plaster ceiling. The chandelier was constructed of three separate parts, and has an apparatus for raising and lowering for cleaning.

There is a powder room to the left of the Great Hall decorated in a French style. It contains walls covered in green silk brocade, and carvings accented in gold leaf. A large French mirror, set in an alcove and with Louis XV details, accents the room. The floor of the powder room is wood, laid in parquetry pattern.

Off the Great Hall are the Georgian Dining Room, the Elizabethan Living Room, and the William and Mary Music Room. The dining room is decorated in Adam Revival style. The room exhibits inset panels set off by pilasters with Ionic capitals. Molded details are highlighted with gold leaf. The room is illuminated by five crystal chandeliers and prismatic sidelights. The ceiling is of molded plaster in the Georgian style with a floral and scroll motif. The Carrara marble dining room mantel was originally built ca. 1750 for Shapwick Hall in Somerset, England. It was imported to America and installed in the New York Mansion of Otto Khan. With the demolition of that building the mantle was moved to Spindletop Hall. The mantel has black and gold twin columns to either side and a convent Sienna frieze inlay. At the opposite end of the dining room, a round arched glass-enclosed case was utilized for displays of silver and china. To either side of the case, photoelectric-operated doors led to the kitchen. The dining room and the living room both open to the terrace.

The Elizabethan Living Room, measuring 30’ x 60’, has oak paneled walls in parchment fold pattern, and a frieze of three alternating Elizabethan strap work. The ceiling is plastered in an Elizabethan style replicated from an English country house. The ceiling has alternating floral, griffin, and unicorn motifs. A large cast bronze chandelier hangs from the ceiling.

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The carved mantel reads, "East, West, Home's Best" a phrase of Flemish origin. A Flemish tapestry hangs on the wall, a 16<sup>th</sup>-century scene depicting Alexander the Great. The living room leads to the library and the William and Mary Music Room, discussed below.

Down the stair from the living room, is the Gothic Library. The library is paneled in oak, and has a faux hammer beam style ceiling treatment. The mantel is a gray stone with an English Tudor design, removed from Trentham Hall, Staffordshire, England. The windows and doors are shaped in Gothic arches with tracery. A pair of double bronze doors leads from the library onto the Porte-Cochere.

In the William and Mary Music Room, the walls are wainscoted in book-matched mahogany; a ca. 1735 mantle of white marble with green frieze and pilasters, designed by William Kent, frames the fireplace. The mantle was removed from a house on Marlborough Street, London. To the right of the fireplace, a case held rare violins collected by Mr. Yount. There is a Czechoslovakian crystal chandelier set in a ceiling of molded plaster exhibiting musical motifs. A Kimball reproducing organ is located along the eastern wall, which can be played on the console, or operated remotely, controlled from six remote locations within the house. A Chinese lacquered cabinet held 100 specially recorded paper rolls of music for the organ.

A hallway is located at the top of the Great Hall stairs. A curving balcony, supported by Italianate brackets overlooks the Great Hall. The upper hallway is entered through a colonnade of Corinthian columns to either side. A butler's pantry is located to the right. Also on the second floor are four additional guest suites. On the third floor are two additional bedrooms and a bath.

On the second floor was Mrs. Yount's suite, decorated in French style from Louis XV and XVI style. The suite consists of a sitting room, bedroom, dressing room, and bath. The mantel in the sitting room is gray marble and is from a French chateau. The walls are decorated with panels and dados with shell motifs and an ornate cornice trimmed in gold leaf. The chandelier is in the French style. The bedroom contains a gray marble mantel with gold trim. Decorative hand painted panels exhibiting classical motifs and miniature portraits of Pansy and Mildred Yount decorate the walls. The dressing room contains hand painted cabinetry attributed to Cincinnati artist Dennis Prectyl. The bath is decorated with green tile and exhibits indirect lighting over the dressing table, a glass shower door which is adorned with a metal screen decorated with enameled morning glories, and a central bath tub. The bath also has a separate tooth-brushing sink, and ice water tap.

Next to Mrs. Yount's suite was her daughter Mildred's. This suite also contains a sitting room, bedroom dressing room, and bath. The style of Mildred's suite is of 18<sup>th</sup>-century England, in particular, Angelica Kauffman. The sitting room contains an original Adam Brothers mantel. The bed room has decorative panels and dados. The cornice combines Chippendale, egg and dart, and swag and jabot motifs. The dressing room has hand painted cabinetry also attributed to Prectyl. The blue tiled bath has similar features to Pansy Yount's Suite with the addition of hand painted native birds.

Off of the Great Hall are winding stairs which go to the basement. At the base of the stair is the Saddlehorse Lounge. The walls are paneled in worm-eaten chestnut. Other trim is in blue and red, the colors of Spindletop Farm. The chimney consists of Colorado red and greenstone. The basement also contains a ball room with a wood and cork floor designed to flex under the feet of dancers. The Ballroom is decorated to resemble a New Orleans streetscape. The Kentucky Tap Room bar area is decorated in a tavern motif with a brass rail, a second Colorado red and green stone fireplace, and a multi-paned window overlooking the ballroom. Additionally the basement features a powder room, men's room, a dog room, a game room, laundry, cold storage for furs, a freezer for meat and a hors d'oeuvre kitchen and boiler and utility room.

**2. Garage & Green House Foundation (1937) Contributing building**

A 2½-story eight-bay (d-d-d-d-d-d-d-d) garage is located south east of the main house across a courtyard. The garage is constructed of Flemish bond brick veneer over hollow clay tile resting on a poured concrete foundation. The structure directly mimics the characteristics of the main house. Limestone quoins of alternating sizes decorate the corners of the main block of the building. The hip roof is clad in copper sheet roofing with a standing seam. Cornices consist of combinations of cove and ogee moldings and a band of dentils. Fenestration of the garage is symmetrical. The first floor has balanced entrance doors on the front elevation located at either end of the building. Between these are six automobile bays, each with an overhead door, one featuring an oil changing pit, recessed into the floor. The upper floor has either 6/6- or 8/8-light double-hung sashes on the front elevation. The rear elevation has 8/8-light double-hung

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sashes on the first floor and 8/8-light double-hung sashes on the second floor. At the time this building was constructed, the second floor was utilized as sleeping quarters for members of the household staff. Attached to the southeast facade of the garage is a one story, partially below grade, foundation of an original green house. The complex is made of reinforced concrete pierced by four openings (w-w-w-d) on the eastern most façade. Three three-pane metal frame windows fill the upper portion of the foundation's southeast side; a single door enters the lower level to the far right of the former structure. The original upper level green house was moved by the University, the remaining foundation now serves as a platform for an open air vegetable garden.

**3. Pool House** (c 1937) Contributing building

A single-story five-bay (d-w-w-w-d) pool house is located approximately 260 feet southwest of the main house. The pool house has Flemish bond brick veneer over clay tile walls resting on a poured concrete foundation. The hip roof is clad in copper sheets with a standing seam. Cornices consist of combinations of cove and ogee moldings and a band of dentils. On the south elevation, the fenestration consists of two entry doors on either end with brick jack arches and limestone keystones. Windows consist of paired 6/6-light double-hung sashes. Bays are divided by fluted round pilasters with Tuscan order capitals. On the north elevation, poolside, the building has two brick rooms to either side of an open portico supported on round fluted columns with Tuscan order capitals.

**4. Swimming Pool** (c 1937) Contributing structure

A swimming pool lies approximately 250 feet southeast of the main house. Constructed of reinforced concrete and surrounded by a poured concrete patio, the structure measures overall 100 feet by 70 feet with a diving board at its center northeast side. The swimming pool is attached to the northeastern façade of the pool house.

**5. Tennis Court** (c 1937) Contributing structure

A regulation-size tennis court is southeast of the swimming pool and pool house. The court measures 125 feet by 60 feet, is surfaced in asphalt, and has since been converted into a basketball court when five new tennis courts were construed by the university.

**6. Stable** (c 1937) Contributing building

A frame six-bay (w-w-w-w-w) 1½-story stable is located approximately 360 feet southeast of the main house. The stable has frame walls clad in board and batten siding and rests on a poured concrete foundation. The side gable roof is clad in asphalt shingles. Two dormers and a central louvered cupola puncture the roof. The stable is entered through paired sliding doors with fixed lights in the upper panels. Windows consist of three-light sliding windows and 6/6-light double-hung sashes in the dormers.

**7. Aviaries** (c 1937) Contributing structures

Two octagonal 1½-story aviaries are located proximally 650 feet southeast of the main house. The aviaries are frame construction resting on poured concrete foundations. Exterior surfaces are clad in wooden horizontal drop siding. Roofs are pressed sheet metal, resembling terracotta tile. Decorative details include curled chinoiserie moldings, and weathervanes. Each aviary has six round-arch 6/6-light double-hung sashes, and a round-arched door with a circular nine-pane window. Four "pigeon holes" puncture each elevation. Moved after the university took ownership, to serve as changing stations for newly added tennis courts, the aviaries now sit approximately 350 feet south from their original location, where the original poured concrete foundations still exist.

**8. Kennels** (c 1937) Contributing Structures

Three single-story dog kennels are located approximately 400 feet southeast of the main house. Kennels are of frame construction, resting on poured concrete foundations. Exterior surfaces are clad in wooden horizontal drop siding. The kennels have hipped roofs of pressed sheet metal resembling terracotta tile. Decorative details include curled chinoiserie moldings. Each structure is entered on either end by a single door with 9 lights and two lower panels. Two of the former kennels have two large open bays on the front (east) elevation, having once supported drop-in window frame panels of which upper latches attached to the door frame still exist, while the center has 10 bays (w-w-w-w-w-w-w-w-w-w) of paired 16-light fixed-sashes with five small dog doors centered under each pair of widows. Entrances are located on the side (north and south) elevations.

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### **9. Horse Stables** (c1937) Contributing building

The single-story cross plan horse stable sits approximately 750 feet southeast of the main house and approximately 125 feet southeast and outside of the perimeter chain link fence surrounding the property. The stable has frame walls clad in wooden horizontal drop siding and rests on a poured concrete foundation. The hip roof is clad in a standing seam pressed metal. At the center of the cross, the roof line rises to two stories and features a gable end roof also clad in standing seam metal. The stable can be entered at each of the four ends, through the eastern and western ends by paired sliding doors of wood and, on the north and south ends, through a single door of wood flanked on either side by single-sash fixed windows of six panes. An additional single wood door enters the westernmost wing at the corner intersection of the east and north wing. Each wing is three bays long and is pierced on both sides with three single sash fixed windows of six panes. The second-story, at the center of the stable is square and two bays wide. Each façade features two single sash fixed windows at either bay flanking the attached gable of each wing, which has been covered over. A poured concrete silo, a later addition, stands adjacent to the southeast wing corner of the stable. Round with an attached poured concrete elevator to the north most side, it features a domed metal roof.

### **10. Courtyard** (c 1937) Contributing structure

A paved courtyard is located between the main house and the garage. The courtyard is bounded by a Flemish bond brick wall. The wall has a round-topped limestone cap. Entrance to the courtyard is through openings in the north and south walls for automobile traffic. A smaller pedestrian entrance is located on the south wall near the main house.

### **11. Japanese Garden** (c 1937) Contributing site

The remains of the former Japanese garden are identifiable approximately 650 feet southeast of the main house. The remains consist of a series of channelized perennial streams and two large poured concrete pond foundations.

## **Non-Contributing Features**

### **12. Pool House** (c 1963) Non-Contributing building

A single-story pool house is located approximately 350 feet southwest of the main house and abutting the northwestern side of the original Yount swimming pool. Added by the University, the pool house is rectangular and has brick walls resting on a poured concrete foundation. The structure has a flat roof with dual gabled skylights at its center. Two single doors enter through a recessed area of the wall at the center of the structure on both the eastern and western facades; an additional single door enters the structure at the southernmost end of the western façade. A projecting masonry brick addition sits against the northernmost point on the western façade. The three exposed facades have two stacked open diamond pattern vents in the brick wall, two on the northern and southern facades and four diamonds on the western wall. Two vented openings, resembling windows, reside on both the north and south facades.

### **13. Tennis Courts** (c 1963) Non-Contributing structures

The University constructed 10 regulation size tennis courts on the estate approximately 500 feet southeast of the main house. Two courts reside within five asphalt paved areas, each measuring 100 feet by 115 feet. Two paved areas featuring four courts connect, while six other courts within three paved areas are adjacent, separated by a turf path to the southeast.

### **14. Parking Lots** Non-Contributing structures

Three separate parking areas have been added by the University. One measuring approximately 200 feet by 150 feet sits approximately 225 feet northwest of the main house and is partially paved in asphalt, while the remaining area is turf. An additional parking area sits approximately 385 feet south of the main house adjacent to the original stable. This parking area is fully paved in asphalt and measures approximately 400 feet by 140 feet. The third parking area, also fully paved in asphalt, sits adjacent to the garage, filling the area between it and the kennels. This parking area measures approximately 150 feet by 250 feet. Each parking area is connected to the main driveway via single-lane asphalt paved roads.

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### **Changes to the property since its construction**

In her 1938 book *The Enchanted Bluegrass*, Elizabeth M. Simpson details the newly completed Spindletop Hall. Her description of the exterior of the building reveals that no changes have been made to the exterior. Simpson details the wrought iron fence and tree-lined promenade that extends from Ironworks Pike to the main entrance of Spindletop Hall. The patina on the copper roof, Adam Revival details of the cornice, and wrought iron balconies, remain intact with very little sign of wear. (Simpson, p. 253).

Simpson goes on to describe the major elements of the interior architecture and furnishings. Although very little change or modification have occurred to the interior, most if not all of the furnishings have been removed. Very few pieces of Mrs. Yount's original furniture have been left for use in the residence. Vast amounts of signature pieces are located in storage for protection from the regular use of Spindletop Hall's social club activities. Throughout all of the building, very little remnants remain of the original fine art, textiles, carpets, rugs, draperies and upholsteries. These have been removed due to deterioration.

The major changes to the plan of Spindletop Hall are through the repurposing of rooms for use in the functioning of the social club. These changes have been superficial, as the structural soundness of Spindletop's reinforced poured-in-place concrete walls remain unchanged. Since the purchase of the property by the Kentucky Research Foundation in 1959, an elevator has been added and the the service areas have been renovated to better function in the new use. The alumni and faculty club opened in 1963 with very little change to the interior. Other than removal of furnishings, very little change has occurred to the original fabric and plan of the building.

In order to better suit the residence for the new commercial functions, a greater number of changes have been made to the service area. An elevator was added to the structure in the west wing, for accessible circulation to all floors. In order to accommodate the needed mechanical equipment, part of the basement rest room was partitioned for housings. The grooming room and billards rooms of the basement were also converted; the original billards room now functions as additional bar space, the grooming room holds the billards table and recreation equipment and the service quarters have been converted to the "back of house" for the club's operations. The first-floor kitchen quarters were adjusted to house a new commercial kitchen to support the dining areas. The second floor service rooms have been converted to office space for facility operations. All changes to the functions of the building have only been to function and superficial materials, no changes have occurred to the architecture.

Although a fire broke out in the sitting room of Mildred's suite on the second floor, only superficial repairs were need. The fire occurred during an evening in 1972 when the room was unoccupied. Smoke damage occurred to the room, and only minor repairs were needed to interior elements; the solid concrete walls contained the fire.

The outlying farmland surrounding the building has had some changes since the farm was sold in the early 1960s. Once the farm no longer operated as a Saddlebred horse training or breeding facility, the land came to be used for agricultural research and experimentation. The topography of the land lies mostly unchanged; however paddocks, pastures and some outlying structures have been demolished. These areas are not included in the boundaries of this nomination.

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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.

**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.

**Areas of Significance**

(Enter categories from instructions.)

Agriculture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1937-1959  
\_\_\_\_\_

**Significant Dates**

1937, 1959  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

NA  
\_\_\_\_\_

**Cultural Affiliation**

NA  
\_\_\_\_\_

**Architect/Builder**

Hutchings, E.T. (Architect)  
Ross, N.L. (builder)  
White, Halbert (Interior Decorator)

**Period of Significance**

Spindletop Farm was completed in 1937, quickly became a significant operation, and remained important in the Saddlebred industry in Kentucky until it became the property of the University of Kentucky in 1959.

**Criteria Considerations:** NA

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## Statement of Significance

### Summary Paragraph

Spindletop Farm (FA-432) meets National Register eligibility Criterion A. It is significant for its association with and influence on the breeding and competition of the American Saddle Horse, or Saddlebred, during the middle of the twentieth century. Named for the oil-producing area in Texas from which derived the fortune which made it possible, Spindletop Farm in Lexington represented the attainment of a goal set by Pansy Yount and her late husband Miles Frank Yount, to develop the best Saddlebred training facility in the country. In the early years, Spindletop, led by head trainer William "Cape" Grant, fielded horses in numerous prestigious competitions, winning many championships. After several years, they changed their focus to becoming a successful breeding facility. Many of today's champions trace bloodlines to the stallions and dams bred at Spindletop. The property's significance is evaluated within the context, "American Saddlebred Horse Industry in Kentucky." Spindletop's significance in the Saddlebred industry derives from the efforts of the Younts, with the assistance of famed trainer William "Cape" Grant. The partners carefully researched their endeavor, selected and purchased the finest horses, and then conducted careful breeding operations. This brought Spindletop to the top of the industry, becoming a leading contender at shows in a few short years, in comparison to the longer histories of rivals such as Kalarama Farm. While the property's architectural significance is not analyzed in comparison with other farms in the area or state, this nomination will provide some discussion of the property's design qualities.

### Historic Context: American Saddlebred Horse Industry in Kentucky, 1900-1960.

Lexington, Kentucky, has had a long and fruitful history as an area interested in livestock, and especially horses. Early newspapers are full of advertisements and stories about "blooded" cattle or stock. George Ranck's History of Lexington (1872) noted "We may mention with propriety ... that in addition to the twenty-five or thirty regular breeding establishments in Fayette County, nearly every farmer in it is to some extent a breeder, and the whole county is one vast stock farm (Ranck, p 135).

While Thoroughbreds get most of the attention, Lexington has also been known for excellence in both Standardbred, or Trotters, and Saddlebred horses. An article in the *Lexington Leader* in 1893 stated, "The supremacy of the Bluegrass region in the horse markets of the world is not an accident, but the result of a hundred years of intelligent breeding" (*Lexington Leader*, 4/30/1893, p. 17 col. 6 and p. 18-19).

The Saddlebred was recognized as a distinct breed, an American breed, by the end of the 18<sup>th</sup> century. Kentucky was at the forefront of the development of the breed, which derived from Galloway and Hobbie horses brought to North America from the British Isles. Sturdy, and with a smooth gait which made them easy to ride, they were carefully bred in the northeast into a type called the Narraganset Pacer. When these were crossed with imported Thoroughbreds in the early 1700s, the result became recognized as a distinctly American breed (American Saddlebred Horse Association). They had the size and strength of Thoroughbreds, but easy gaits and milder temperaments. They were beautiful, useful for riding and as carriage horses, capable of 5 gaits (walk, trot, canter, slow gait and rack), and very intelligent and trainable. More Thoroughbred blood was introduced into the breed, along with some Morgan and Arabian. In the first American horse shows in the early 1800s, in Virginia and Kentucky, they were referred to as Kentucky Saddlers. During the Civil War, these horses were in great demand because of their strength, stamina and good temperament.

State fairs and horse shows were important in expanding the popularity of the breed, and the Louisville Horse Show was among the top in the country. In 1891, the American Saddle Horse Breeders' Association (originally the National Saddle Horse Breeders' Association) was founded in Louisville, Kentucky, and the Saddle Horse Register was authorized (Ransom, p. 13). The foundation sires were eventually established to be Denmark and Harrison Chief, both from Kentucky. In 1904, in the contest for the Special Prize Cup at the St. Louis World's Fair, 34 of the 45 entries were from Kentucky (*Lexington Leader*, 8/3/1904, p. 10 col. 1, "Saddle horses").

The Bluegrass area was central to the breeding and competition of Saddlebred horses, and the influence of local Thoroughbreds on the development of the breed is clear. The area was home to many opulent farms, owned by industrialists and financiers from the northeast, Chicago and California, who indulged themselves in owning and breeding Thoroughbred race horses. Saddlebred operations, too, were significant in the Bluegrass landscape. The centrality of Lexington to all aspects of the equine industry made it a logical choice for Patsy Yount in her quest to further develop Spindletop Stables after her husband, Frank Yount's, death in 1933.

Spindletop Farm

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In 1938, Yount held the first annual Spindletop yearling sale, and it revolutionized the Saddlebred industry. For the first time, the general public had the opportunity to buy the foals of some of the greatest show horses in history—foals sired by such greats as *Beau Peavine*, a stallion beyond price who had already proven he could pass on his exceptional qualities. The Spindletop yearling sales were a needed innovation in the Saddlebred horse industry, and they set the pace for other saddle horse nurseries to follow. The farm began breeding operations in the late 1930s, producing almost 70 offspring.

### History of Spindletop Farm

Miles Frank Yount (1880-1933) made his fortune in the Spindletop oil field of Beaumont, Texas, in 1925. First opened in 1901, Spindletop became a major American oil field, producing approximately 50 million barrels of oil during the first twenty years of the twentieth century.

In the first decade of the twentieth century, Miles Frank made improvements to the oil drilling process, designing machinery for rotary rather than percussive drilling. Miles Frank's first ventures into the oil business were not successful. However, in 1914, Frank Yount and T. P. Lee formed the Yount-Lee Oil Company. Throughout the 1910s and into the 1920s, the Yount-Lee Oil Company grew into a successful enterprise. In 1925, Yount began acquiring leases in the famed Spindletop Hill Oil field of Texas. Wells in Spindletop were approximately 1100 feet deep. By the mid 1920s, production was rapidly dropping off, with many believing that most of the significant deposits of oil at Spindletop were depleted. Miles Frank, however, believed that more oil was present, in lower, yet untapped geologic strata. Yount-Lee's new wells in the Spindletop oilfield, drilled to depths of 2500-3500 feet, produced over 75 million barrels in the decade 1926-1936. After success at Spindletop, the Yount Lee Oil Company branched out into other Texas and Louisiana oil fields, finding success by drilling wells nearly 8000 feet deep in some locations.

In 1915, Miles Frank married Pansy Merritt Daley (1887-1962), of Beaumont, Texas. The record profits from the oil business allowed the Younts, and adopted daughter Mildred, to have an affluent lifestyle, which included, for instance, a million dollar collection of violins in 1931. The Younts were known for hosting concerts and other social events in Beaumont.

The Texas-based Spindletop Stables started when Frank Yount and Pansy were captivated by Saddlebred horses at the Southeast Texas Fair. They both wished to raise Saddlebred show horses. In 1932, Frank went to Dallas and hired the best Saddlebred horse trainer, William Capers (also known as "Cape") Grant. Frank put Grant under contract to go out and find the best and most beautiful Saddlebred show horses money could buy. Frank wanted to create the finest Saddlebred stable of horses that could be purchased and call it Spindletop Stables. The stables were completed in June of 1933. Cape Grant was young but had already established a reputation as an excellent trainer and fierce competitor. His confident manner and novel ideas about breeding persuaded Yount to hire him, and give him carte blanche to purchase the horses of his choice. In 1933, Grant purchased the first two horses for Spindletop Stables, which were known as Chief of Spindletop (world champion 5-gaited horse) and Beau Peavine, who won numerous championships and feature prominently in champion bloodlines to this day.

At the October 1933 Horse Show, at the Chicago World's Fair, several horses from the months-old Spindletop won top or high honors, including Chief of Spindletop who won the Three-year-old Stake and came in second in the Model Class, and Beau Peavine, who placed second in the Five-gaited Junior Stake and third in Fine Harness. This was a remarkable feat for a stable that had been in operation for only a few months, and had been using mostly untried horses. At the show, Grant persuaded Yount to purchase competitor Lady Virginia, and then placed fifth on her in the Championship Stake that same week.

Unfortunately, Yount did not get to see much of the growth and development of his stables, because he died of a heart attack November 13, 1933. At the time of his death, his wealth was estimated to be in the range of \$16 million (approximately \$238 million in today's dollars). During 1934-1935, negotiations for the sale of the Yount-Lee Oil Company were conducted, with the sale going to Stanolind for \$48 million.

After the death of Frank Yount, Pansy wanted to keep Frank's dream alive of creating the world's finest stable of Saddlebred horses. In the American Royal show at Kansas City, shortly after Frank's passing, several horses won honors, including Beau Peavine and Lady Virginia, but they lost the Championship Stake to Roxie Highland. Pansy ordered her trainer to purchase the mare, which he did the following spring. Spindletop Stables saw an impressive string of victories in 1934, especially notable for so new an operation. Multiple honors at the Kentucky State Fair, the St. Louis

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National Horse Show, and the American Royal Show, were followed with 13 ribbons and three grand championships at the National Horse Show in New York City, more than any other stable represented. After the Chicago Exposition in December, Grant and his staff had accumulated a total of 47 trophies at five of the most important shows in the industry (McKinley & Riley, p. 180-181.), which really caught the attention of those in the Saddlebred circles. Later, headlines in the *Lexington Herald*, *Louisville Courier-Journal*, and newspapers throughout the U.S. read: "There are no further honors that Spindletop horses can win—they have won it all!"

In 1935 Pansy Yount began to familiarize herself more extensively with horse farm operations, traveling across the country, visiting various prominent facilities in several states, including Kentucky. When she had finally untangled Frank's estate, paid the inheritance taxes and was able to sell her stock in the Yount-Lee Oil Company, she turned to agent Mary Tipton in Lexington, Kentucky, in search of a sizable property for her stable operations. She purchased Shoshone Farm, 836 acres approximately 5 miles north of Lexington, in September 1935, from W.R. and Caroline Coe. Reportedly, Coe sold the farm for \$400,000 in September of 1935. Soon after the purchase, the Spindletop Stable horses moved to the newly created Spindletop Farm. The Coe's farm contained "11 barns, with 108 stalls, 75 separate paddocks, 18 miles of white board fence, and ten miles of hard road," along with two lakes, hogs, Suffolk sheep and several breeds of fowl (McKinley and Riley, p.190). As she was developing the farm and overseeing construction of Spindletop Hall, in late 1935, she shocked the horse show world when she retired champion Roxie Highland to become a brood mare, beginning a shift in emphasis from competition to breeding.

Spindletop Stables enjoyed a banner year in 1936. Spindletop Farm in Kentucky was finished, and Cape was in Kentucky working with the horses. Beau Peavine won the Stallion Stake for the year. There was a contest between Dixiana Farm's entry, Night Flower, with Carlie Dunn showing, and Spindletop Farms' Chief of Spindletop, with Cape Grant showing, for the 1936 five-gaited World's Championship. This proved to be one of the all-time most exciting matches in the history of the Kentucky State Fair and the World of Saddlebred show horse competitions. The Chief and Cape won the 1936 Five-Gaited World's Championship in Louisville. This was second jewel in the show horse Triple Crown after the Lexington Junior League Horse Show, which Yount helped to found and which she actively supported. This win came just three months after Grant was in a near- fatal automobile wreck.

The following year, Cape took the horses to Madison Square Garden in New York. Spindletop Stables set a record that no other Saddlebred stables in Saddlebred history had ever achieved: winning three major stakes in one week. Chief of Spindletop won the Junior Stake; the Three-Gaited Championship was taken by Roxie Highland; and Beau Peavine won the Five – Gaited Championship. Spindletop also won the Roadster Stake.

Spindletop had taken the spotlight at the three outstanding shows in the country: the Kentucky State Fair at Louisville, Madison Square Garden, and Chicago—quite a feat in Saddlebred circles. Later, headlines in the *Lexington Herald*, *Louisville Courier-Journal*, and newspapers throughout the U.S. read: "There are no further honors that Spindletop horses can win—they have won it all!"

However, the stable's growing focus on breeding was evidenced by an advertisement placed in the May 1936 issue of *American Horseman*, for Spindletop as "Dealers in and Breeders of Registered American Saddle Horses"(McKinley and Riley, p. 197). In 1938, Pansy had decided to let Cape spend whatever resources were required to turn Spindletop from one of the best show horse training facilities into the best Saddle Horse breeding farm in the country. Spindletop held its first yearling sale, similar to the tradition within the Thoroughbred circuits, but without a reserve price, which made their high quality stock a bargain in many cases (McKinley and Riley, p. 202). With this decision, Spindletop would be the first to seek out and purchase some of the most titled broodmares and studs, and instead of merely showing them, would allow these horses to build pedigrees that many champions of this day link to their own.

Spindletop Farm was more than just a Saddlebred operation; it was a general stock farm, with cattle, fowl, and bees. The first goat barn to be constructed in the area was built at Spindletop in 1939. On hearing that premature infants were suffering in the town of Lexington, and having heard that goat milk is more easily digested than cow's milk, she ordered a number of Nubian goats and provided the milk to local hospitals (McKinley and Riley, p. 207). This note in the *Lexington Leader* speaks of the cattle operation:

"Among the last importations to the United States from the Island of Jersey, before it and other Channel islands were occupied by German forces, were two of the three animals pictured above, which arrived Tuesday as additions to the noted Jersey herd at Spindletop Farm. . . . Dairymen say the industry in this section has benefited greatly through

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having made available to it the produce of the Spindletop herd, which Mrs. Yount has built up by purchase and importation of the best blooded stock." (*Lexington Leader*, 8/27/1941, p. 8)

Spindletop continued its focus on breeding during the 1940s, with occasional competitions, producing a number of horses which went on to become champions, or to be sire or dam to champions, including Abie's Baby (47302), Beau Yount (22139), Lexington Leader (25359), Marie Bosace (36064), and Rita Le Rose (35692). Over 60 horses were bred at Spindletop, and another 30 or so registered by the owners between the time of the farm's start and its winding down in the early 1950s. A sale in 1952 dispersed the majority of the stock, other than a few favorites such as their starter stallion Beau Peavine, who died in 1957. Ill health and other concerns prompted Pansy Yount to return to Texas and exit the Saddlebred business, but the influence of bloodlines developed at Spindletop continues today.

### **Architectural Information**

Pansy M. Yount of Beaumont, Texas oversaw construction of Spindletop Hall between 1935 and 1937. Its designer, E.T. (Eusebius Theodore) Hutchings, was born in Louisville in 1886. He became one of the most noteworthy architects of his time. He was educated at Kentucky State University, Cornell and received further architectural training in Hannover, Germany. The influence of European architecture enhanced his architectural style. After serving in the U.S. Army, he returned to Louisville in 1919 and began the practice of an independent architect.

Hutchings' notable projects include The Midlands (NR 1983, NR ID #83002706), built from 1913 – 1915, a 3-story Georgian Revival residence on Poplar Hill Road in Louisville. Along with his father J.B. (John Bacon) Hutchings, E.T. designed numerous outstanding examples of Georgian, Tudor and Colonial Revival homes in the Glenview Historic District (NR 1983, NR ID #83002673). E.T. Hutchings was the sixteenth architect to receive the official title "architect" in the state of Kentucky, after licensing became mandatory in August of 1930. He designed several other notable buildings in Louisville, including Central Presbyterian Church and the Woman's Club.

Architecturally, Spindletop Hall has no comparison in the Kentucky. The house was constructed at the height of the Great Depression of the 1930s, and at a scale unknown in the region.

### **Evaluation of the Significance of Spindletop Farm within the context American Saddlebred Horse Industry in Kentucky, 1912-1962**

Spindletop Farm quickly became one of the premier training facilities for champion American Saddlebred horses. During the period 1935-1938, Yount's horses won or placed very high in every event they entered. Not long afterward, Yount appeared to quit competing, and turned Spindletop from one of the best show horse training facilities into the best American Saddlebred breeding farm in the country. Spindletop purchased some of the most titled broodmares and studs, allowing these horses to build pedigrees that many champions of this day link to Spindletop. In 1938 Yount held the first annual Spindletop yearling sale, revolutionizing the American Saddlebred industry. For the first time, the general public had the opportunity of buying the foals of some of the greatest show horses in history—foals sired by such greats as Beau Peavine, a stallion. The Spindletop yearling sales were a needed innovation in the American Saddlebred horse industry.

*Saddle and Bridle* Magazine, the oldest name in show horse magazines in the U.S., carried an article titled, "Spindletop – Ace of Saddle Horse Nurseries":

Visiting Spindletop and the foal of champions, brings an astonishing realization to mind: in producing youngsters of this type, Spindletop is doing an enormous favor to the show horse public, for in giving them the opportunity to buy this type of saddle horse either privately or at auction in their yearling sales, they are doing immeasurable good for the show horse game. When Mrs. Yount and Manager Cape Grant decided that Spindletop would be a breeding establishment, they made up their minds that it would be one of the best in the country –and so it is...

During the approximately 20 years Spindletop Farm was showing horses, it achieved two Fived-gaited World Champion horses. Even the very best Saddlebred farms, such as Kalarama Farm and, for a short time, Dixiana Farm, have never achieved such high caliber horses in that time span. It was remarkable, then, for Spindletop to have two Five-gaited World Champions over such a short time frame.

This achievement is made even more important by Spindletop Farm's transformation into a breeding operation. With the bloodstock of two Five-gaited World Champions, Spindletop was able to produce foals of equal or better quality than any

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other farm. In fact, Kalarama Farm is recognized as the only farm to have had a larger impact on the Saddlebred horse breed, stemming from the stud of Kalarama Rex who is recognized as having the most prolific and desirable Saddlebred bloodline. The financial abilities of the Yount family allowed for some of the highest quality Saddlebred horses to be bred which helped to loosen the stranglehold on the highest quality bloodstock held by Kalarama and Dixiana.

Kalarama Farm has been known for its Saddlebred horses for over 100 years and it is widely believed most Saddlebred horses today can trace their lineage through the farms breeding operations or sales. Dixiana Farm is and has been primarily a Thoroughbred farm for over 100 years. During the 1930's the owners took a heavy interest in Saddlebred horses and enjoyed several notable horses and championship-caliber riders. Although the farm is now once again primarily focused on its thoroughbred operations, it was widely regarded as the top Saddlebred farm for a time. For Spindletop to have been compared to either of these farms was an enormous achievement.

### **Evaluation of the integrity of the significance of Spindletop Farm in light of its physical situation**

The evaluation of the integrity between a property's significance and its material form is a judgment of our ability to recognize the property as an authentic historic resource that corresponds with the way we value it. The question of integrity for Spindletop Farm asks whether changes made since 1959 make it difficult for us to recognize it as a significant Saddlebred breeding operation—the source of its significance. Our estimation of the property's past, and our ability today to recognize the property's historic identity, combine to form an integrity of association. Within that analysis, integrity of association becomes the critically important judgment, as per the wording of Criterion A, which says that the "Property is **associated with** events that have made a significant contribution to the broad patterns of our history." In this case, the events are those of Saddlebred Horse breeding, within the broad patterns of Agriculture. For Spindletop Farm to be said to have integrity of association, it must have integrity of location, setting, materials and design.

Spindletop retains integrity of **location** because it remains on the original site off Iron Works Pike where it was built in 1937. Pansy Yount originally bought the property, then the 836-acre Shoshone Stud Farm, at the corner of Iron Works Pike and Newtown Pike in September of 1935. She renamed it Spindletop and continued to collect surrounding properties until reaching the farm's maximum size of 1,066 acres—slightly larger than Spindletop's nearby rival Dixiana Farm. The house itself, which cost over \$1 million to construct (not including the decoration and interior furnishings), has remained largely unchanged since its construction. Today the farm retains its agricultural significance through its use as an Agricultural Experiment station. Approximately 960 acres of the original 1,066 acre farm are still held as a single tract, and several of the farm's structures are still in place, including the stable closest to the main house. The location retains its agricultural identity, with no major landscape changes aside from the removals of many fences. There is no immediately encroaching development to the nomination site which would alter the sense and integrity of the location of the farm.

Though Spindletop has been slightly adapted to accommodate modern uses and needs, it still conforms to its original floor plan and consistency with the use of many of the rooms has led to a high level of integrity of **design**. Beyond the home, the nominated area retains many of its original designed landscape features, including greens, courtyards, outbuildings, aviaries, kennels, etc. Although most of the gardens have been removed and additional recreational facilities have been added (including tennis courts and pools), these additional facilities have counterparts which were originally designed with the farm. Rather than removing original features, new facilities added to the home in the 1960s complement the original design of the farm. Although the nominated landscape no longer houses equine operations, the original design and purpose of the landscape is very legible.

The property has retained a good level of integrity of **setting**. The 1,066 acre parcel has remained mostly intact (Pansy Yount sold her farm to the University of Kentucky in 1959; the University has owned approximately 990 acres of the property ever since) and the land around the main building has remained agricultural in use. The property is no longer a working Saddlebred farm, but it has retained its open green space, manicured landscaping, and country feel, along with original landscape features like the man-made Lake Roxie and Lake Mildred which lie beyond the nomination boundaries. The property still retains its historic wrought iron front gate and tree-lined approach to the house, establishing the setting and feel of the property from the moment visitors leave Iron Works Pike. Much of the property has been retained for agricultural uses by the University of Kentucky, in keeping with the site's original use, and the land around the property is still largely horse farms. These factors have helped to retain Spindletop's integrity of setting. The property's current use as a country club has meant the installation of features like additional tennis courts and swimming pools, and large parking lots, as well as the removal of some of the original features like dog runs, paddocks, and rose garden. Despite

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these changes, the property has not been overly altered or developed, and retains much of its original setting and sense of place.

The integrity of setting within the nomination boundaries is very high. With only gardens having been removed and very few structures added, the setting of the original structures appears largely as it had when the farm was established as Spindletop Farm. Although a pool house was added, it was the only above ground structure which was added; the additional tennis courts and swimming pools installed in the 1960s are screened by original trees, and given that both are at ground level are minimally distracting.

Spindletop Hall retains excellent integrity of **materials**. The building has been very well cared for, and retains nearly all of its original materials, from wrought iron gates and exterior bricks to wall paneling and chandeliers. Many of the materials used in the construction and decoration of the house are extremely valuable, costing small fortunes even at the time of their purchase.

The property also exhibits an integrity of **workmanship**. From hand-painted wall panels to hand-carved wood paneling and elaborate plaster medallions, much of Spindletop's value comes from its handcrafted details. A particularly notable example of exceptional workmanship and materials is the ceramic trim in the music room, beautifully hand-painted to look like wood.

Integrity of workmanship and materials also allows us to view the technological accomplishment that Spindletop Hall was in the 1930s. The house was built with pre-cast concrete panels set into a steel frame. Builders installed a custom-made built-in pipe organ with remote controls in six different areas of the house. Every room has individual thermostatic control. There is a slight "give" in the dance floor, keeping dancers from tiring. Doors from the kitchen to the dining room open automatically to assist servers with full arms. Ice water was on-tap in bathroom sinks. The many original elements that remain in Spindletop Hall serve as a testament to the skill and ingenuity of the craftsmen and designers who built the house.

Elsewhere within the nomination boundary there is also excellent integrity of materials and workmanship in all remaining structures. All of the original structures remaining are well cared for and have not been altered with the exception of the kennels, which had their glass painted over. Although the gardens on the property have been removed, the remainder of the landscape is kept in pristine condition, including manicured shrubbery and lawns.

The high levels of integrity of the house and property in setting, workmanship, and materials give Spindletop a high level of integrity of **feeling**. The maintenance and care evident in the house and grounds, along with the preservation of its historic finishes and furnishings, give the property a sense of history. Walking into Spindletop allows visitors to experience the original grandeur of Spindletop Hall, described at the time of its construction as "a masterpiece that has no parallel in Kentucky." (Simpson, p. 245) Walking from the house out onto the grounds of the property, the feeling one gets is still largely that of what original visitors to the Farm would have experienced: the climax of Spindletop Hall at the conclusion of the drive into the property; the affluent lifestyle seen at the rear of the home with beautiful manicured lawns, birds flying to and from the aviaries, the pools offering cool water during the warm months, or the kennels housing the owners dogs; or the breathtaking views out over the surrounding farm lands. The physical intactness of the house and property also help establish a high level of integrity of **association** with Pansy Yount and the lifestyle Spindletop represented. Spindletop's association with the Saddlebred industry is also evident in the house, especially the equestrian-themed décor of the Saddlehorse Lounge and Foyer. Beyond the home, an original stable remains at the south end of the nominated area, reminding visitors of both the Bluegrass Region and Spindletop's strong association with the equine industry.

Overall, Spindletop farm has been kept in remarkable condition and retained much of its original splendor. The remarkable craftsmanship and design of the original building has been well maintained, and the physical integrity of the property itself has allowed the property to retain its integrity of feeling and association with the grandeur of the Saddlebred industry and Spindletop's glory days of the 1930s, 40s, and 50s. Although the farm no longer houses equine operations, the recreational use of the home and surrounding amenities, coupled with the agricultural use of the surrounding land, provide excellent integrity of significance.

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## 9. Major Bibliographical References

Spindletop Farm  
Name of Property

Fayette County, Kentucky  
County and State

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**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-432 \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 30 acres

**UTM References**

**Georgetown quad**

**Coordinates expressed in NAD 27 on USGS quad map submitted with nomination form**

**Coordinates below expressed according to NAD 83**

1	<u>16</u>	<u>718 584</u>	<u>4223 572</u>	3	<u>16</u>	<u>718 803</u>	<u>4223 076</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>718 941</u>	<u>4223 416</u>	4	<u>16</u>	<u>718 457</u>	<u>4223 269</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

The boundary for Spindletop Hall follows an eight foot tall chain link fence Pansy Yount had constructed ca. 1938. A section of fence along the western boundary has been removed, however the treeline showing the historical location of the fence is visible.

**Boundary Justification**

The ca. 1938 chain link fence, constructed as a security measure by Pansy Yount, was selected for the Spindletop Hall boundary. The fence encloses the house, garage, pool and pool house, stable, aviaries, kennels, and Japanese garden. This acreage is all that was permitted to be listed by the owner; over 900 acres of the original farm still surround the

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nomination boundaries and are still used for agricultural purposes. This land is used as an Agricultural Experiment Station in accordance to the Hatch Act and the owner had no interest in having this portion considered for listing.

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### 11. Form Prepared By

name/title Bruce Carter, Mark Fluehr, Allyssa Myers, Patrice Perlman, and William Updike/students; Angelene Hoffert, Kathy Martinolich, Zina Merkin, Whitney Schieltz, and Eric Whisman/students : Joseph Klare  
organization University of Kentucky, College of Design, Department of Historic Preservation date November 29, 2010; February 9, 2012  
street & number Pence Hall telephone 859-233-2009  
city or town Lexington state KY zip code 40506  
e-mail joey@auassociates.com

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### Photographs:

#### Same information for each photo:

**Name of Property:** Spindletop Farm  
**City or Vicinity:** Lexington  
**County:** Fayette  
**State:** Kentucky  
**Photographer:** William Updike  
**Date Photographed:** 11-10-2010  
**Location of Original Digital Files:** 159 Old Georgetown St. Lexington, KY 40508

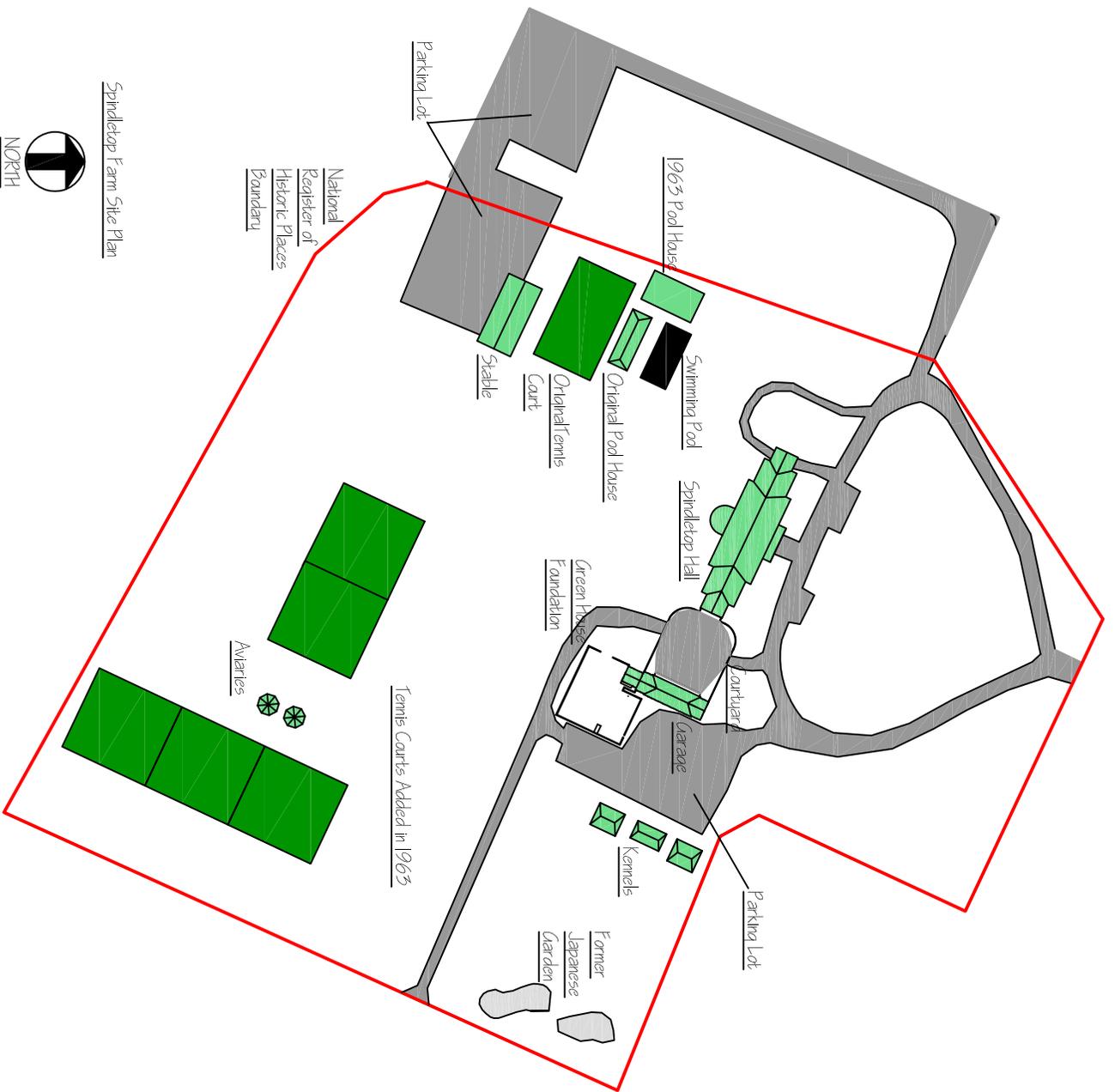
#### Description of Photograph(s) and number:

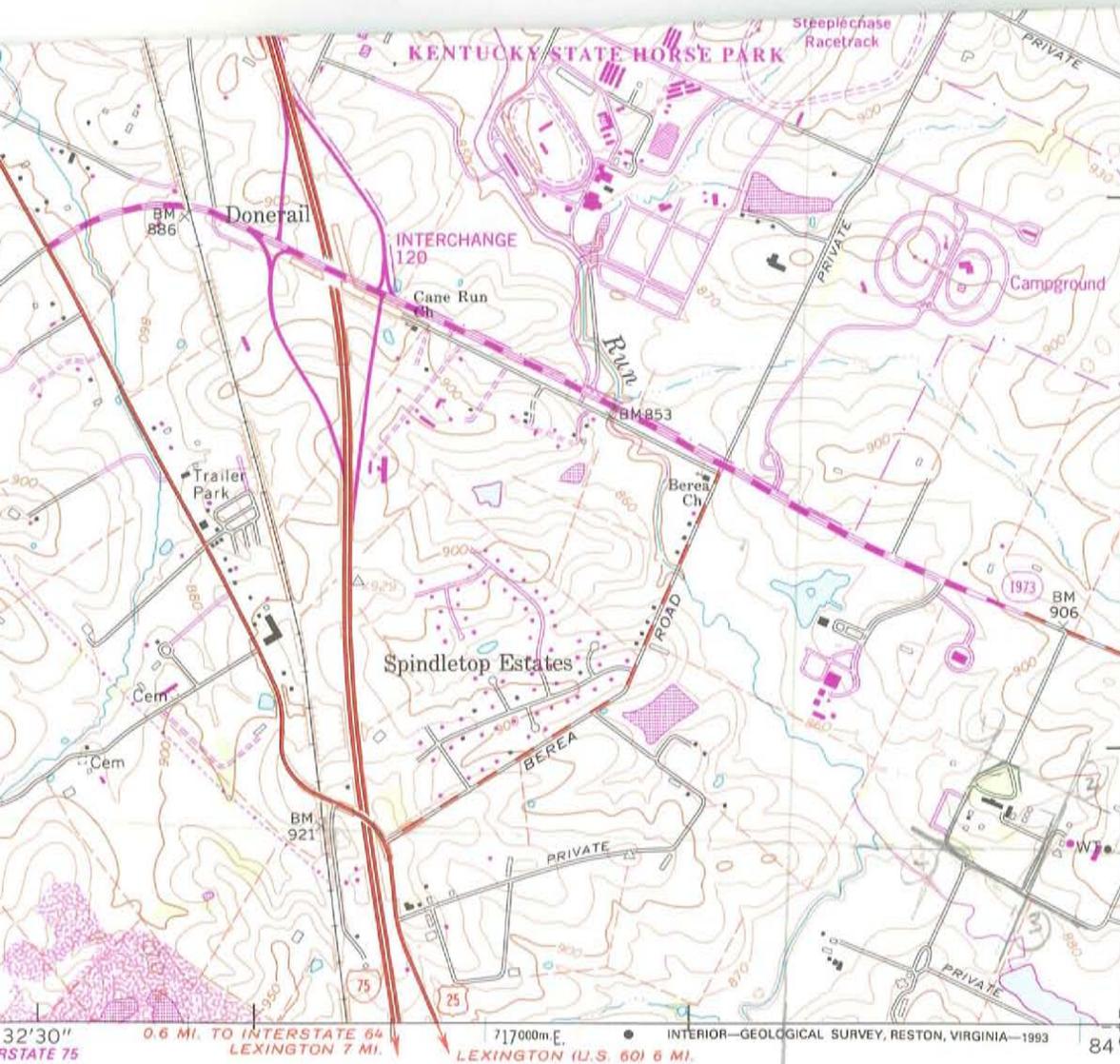
- 1 of 12: Front elevation (north façade) of main house, taken from the north.
- 2 of 12: West and South Elevations of the main house taken from the West
- 3 of 12: Rear Elevation (South façade) taken from the South.
- 4 of 12: Main house library.
- 5 of 12: Main house entry and grand stair.
- 6 of 12: One of the property's aviaries.
- 7 of 12: Garage, taken from southwest.
- 8 of 12: Kennel, taken from east.
- 9 of 12: Pool house, taken from the west.
- 10 of 12: Stable, taken from East.
- 11 of 12: Stable, taken from West.
- 12 of 12: Main house formal dining room.

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### Property Owner:

name University of Kentucky Research Foundation  
street & number 201 Kinkaid Hall telephone 859-257-8288  
city or town Lexington state KY zip code 40506





Spindletop Farm  
 Fayette County  
 Zone 16  
 Coordinates in NAD 27

- 1 718 590 / 4223 366
- 2 718 997 / 4223 210
- 3 718 808 / 4222 870
- 4 718 463 / 4223 063

Coordinates in  
 NAD 83

4223000m N

- 1 718 584 / 4223 572
- 2 718 941 / 4223 416
- 3 718 803 / 4223 076
- 4 718 457 / 4223 269

32'30" WEST  
 0.6 MI. TO INTERSTATE 64  
 LEXINGTON 7 MI.  
 717000m E.  
 INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1993  
 LEXINGTON (U.S. 60) 6 MI.  
 4223000m N  
 38° 07' 30"  
 84° 30'

ROAD CLASSIFICATION

- |             |                  |                 |             |
|-------------|------------------|-----------------|-------------|
| Heavy-duty  |                  | Light-duty      |             |
| Medium-duty |                  | Unimproved dirt |             |
|             | Interstate Route |                 | U. S. Route |
|             | State Route      |                 |             |

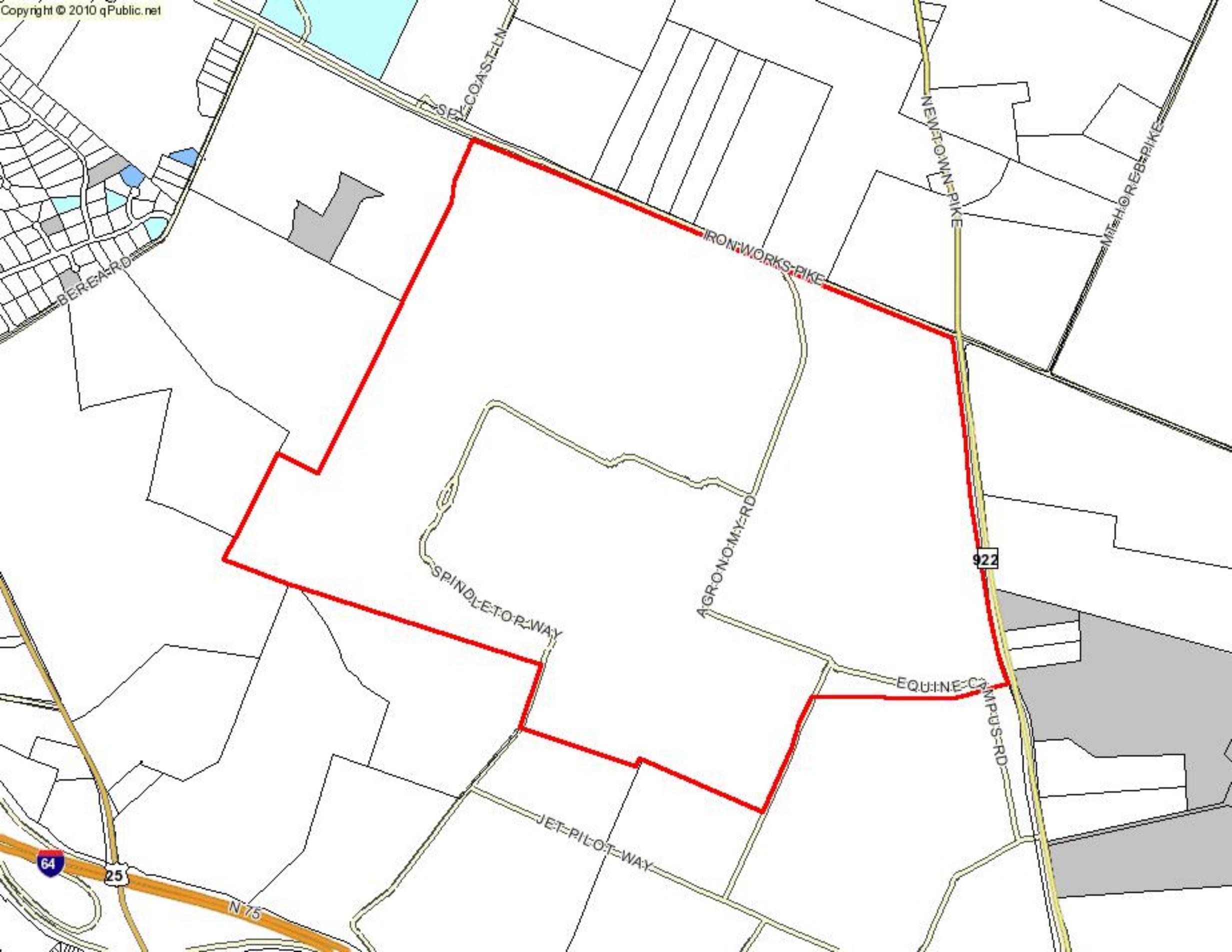


GEORGETOWN, KY.  
 NE/4 GEORGETOWN 15' QUADRANGLE  
 38084-B5-TF-024

1965  
 REVISED 1993  
 DMA 4060 II NE—SERIES V853

Revisions shown in purple and woodland compiled in cooperation with State of Kentucky agencies from aerial photographs taken 1988 and other sources. Contours not revised. This information not field checked. Map edited 1993  
 Purple tint indicates extension of urban areas

(LEXINGTON EAST)  
 4160 III SW



BERGARD

SEY COAST LN

IRONWORKS PIKE

NEWTOWN PIKE

MORE PIKE

922

SPINDLETORWAY

AGRONOMY RD

EQUINE CA

CAMPUS RD

JETPILOTWAY

64

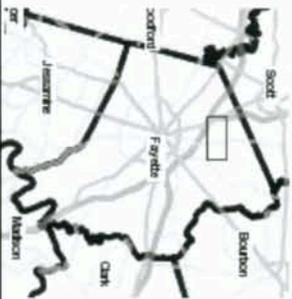
25

N 75



**Spindletop**

<b>Parcel: 04014100 Acres: 924.396 Book: Page:</b>	
<b>Name:</b>	COMMONWEALTH OF KENTUCKY
<b>Site:</b>	3140 IRON WORKS PIKE
<b>Sale:</b>	3140 IRON WORKS PIKE
<b>Mail:</b>	LEXINGTON, KY 40511
<b>Fair Cash Value</b>	\$ 20,000,000
<b>Ag Land Value</b>	0
<b>Ag Total Value</b>	0
<b>Taxable Value</b>	0

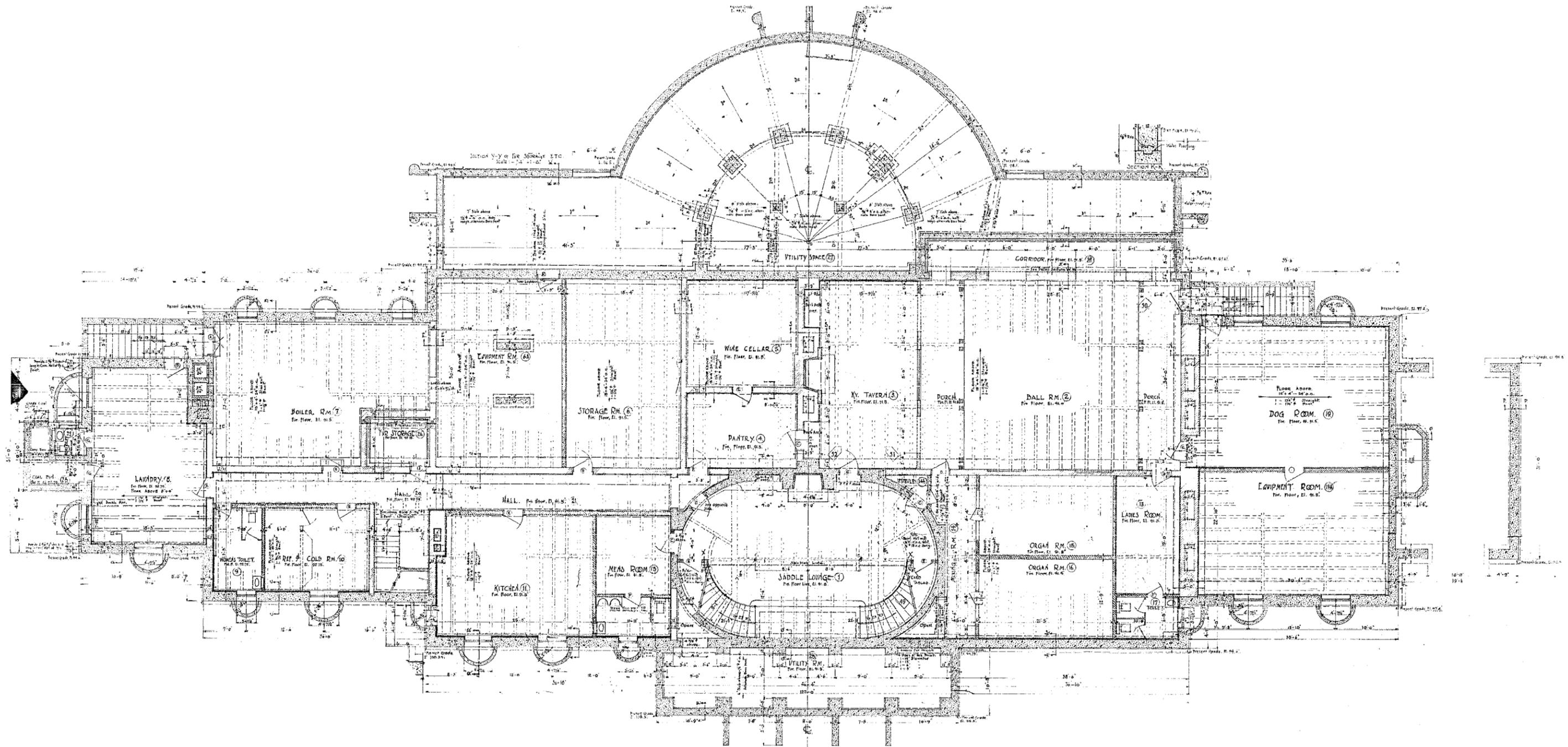


The Fayette County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER FAYETTE COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS

—THIS IS NOT A SURVEY—

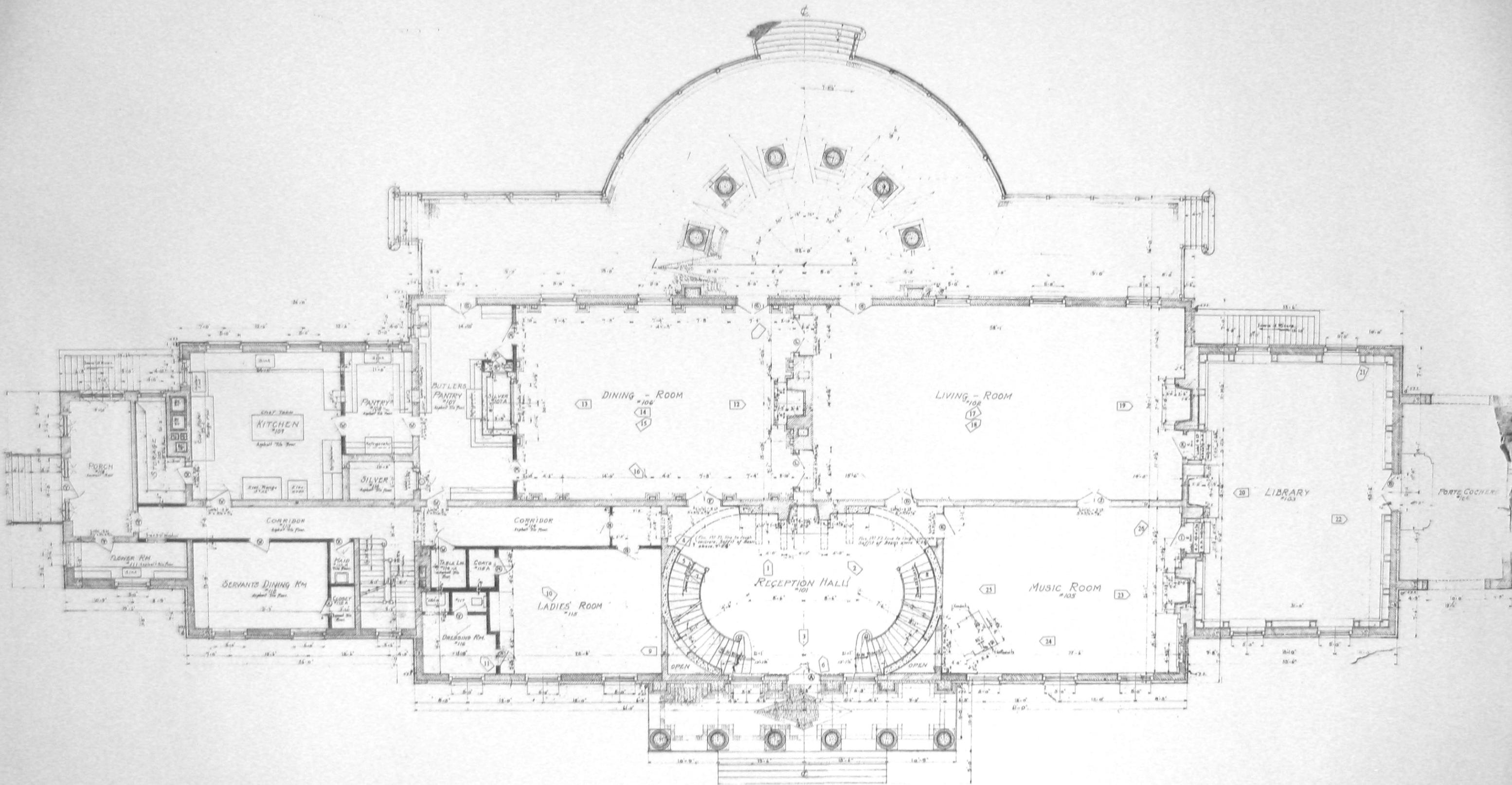
Date printed: 03/02/12 : 09:27:30





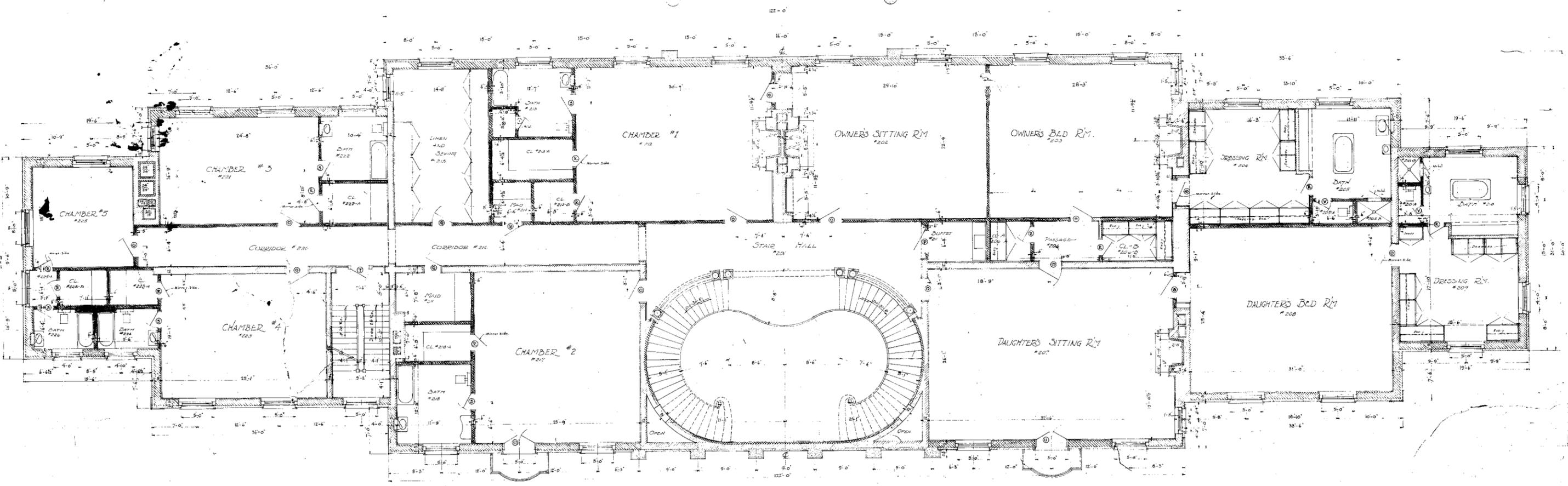
FOUNDATION PLAN.  
SCALE: 1/4" = 1'-0"

Spindletop Hall of Spindletop Farm  
Fayette County, Kentucky  
Basement Plan



Spindletop Hall of Spindletop Farm  
 Fayette County, Kentucky  
 First Floor Plan

- 201 STAIR HALL
- 202 OWNERS SITTING RM
- 203 OWNERS BED RM
- 204 OWNERS DRESSING RM
- 205 OWNERS BATH
- 205A
- 205B SHOWER
- 206 PASSAGE
- 206A CLOSET
- 206B CLOSET
- 207 DAUGHTER'S SITTING RM
- 208 DAUGHTER'S BED RM
- 209 DAUGHTER'S DRESSING RM
- 210 DAUGHTER'S BATH
- 210A
- 210B SHOWER
- 211 HUBBET
- 212 CHAMBER #1
- 212A CLOSET
- 213 BATH
- 213A CLOSET
- 214 M.A.D.



Spindletop Hall of Spindletop Farm  
 Fayette County, Kentucky  
 Basement Plan

LEGEND  
 CONCRETE  
 BRICK  
 TILE  
 WOOD  
 STUCCO

2<sup>ND</sup> FLOOR F  
 4  
 RESIDENCE  
 MRS. M.F. SPINDELTOP  
 FAYETTE COUNTY, KENTUCKY  
 E.T.HITCHINGS, A.I.A.  
 ARCHITECT

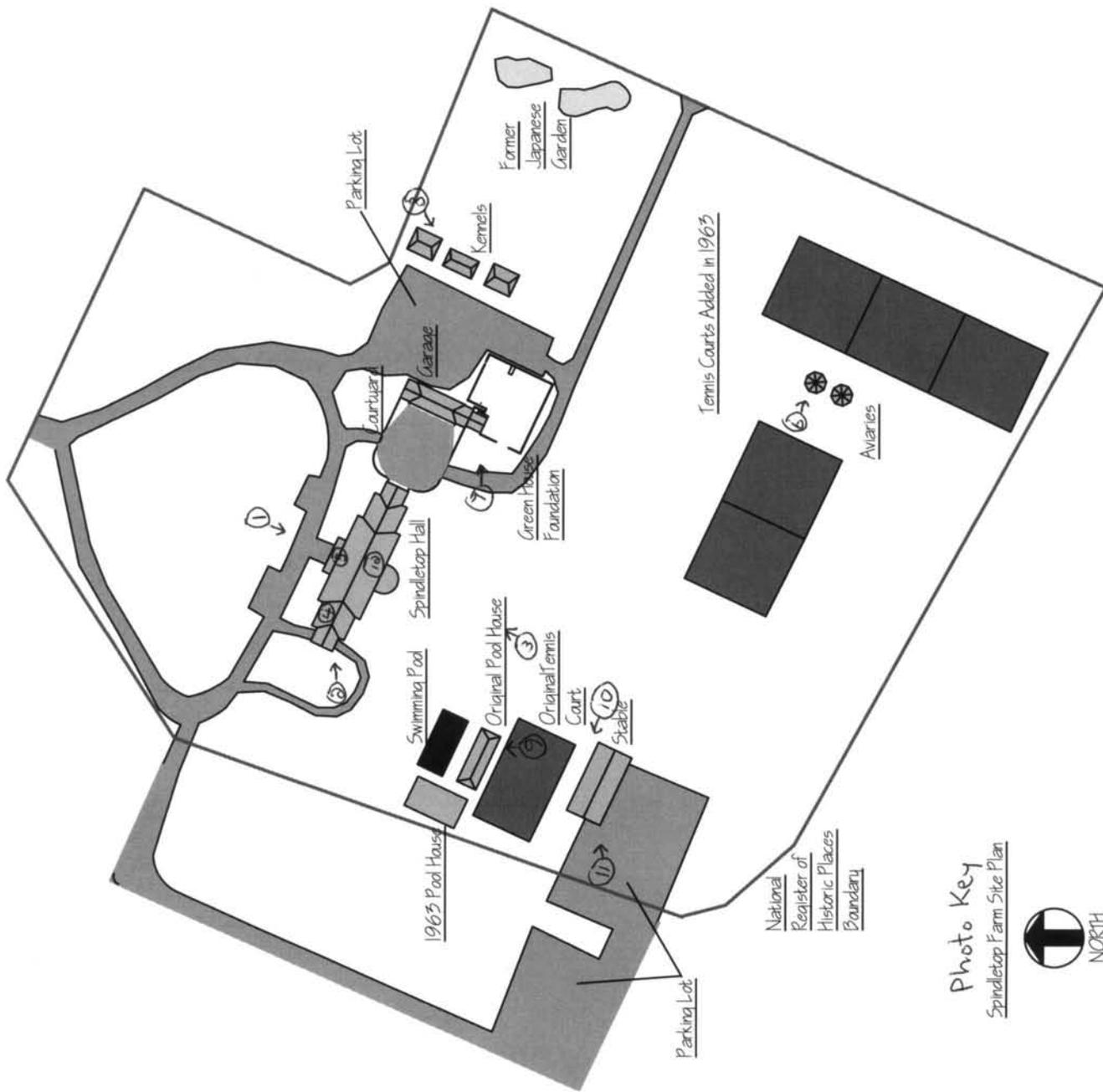


Photo Key  
 Spindletop Farm Site Plan

























