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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Point Breeze

other names/site number FRF-5

2. Location

street & number 219 Riverview Street | NA not for publication

city or town Frankfort | NA vicinity

state Kentucky code KY county Franklin code 073 zip code 40601

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 Craig Potts, SHPO — Date 11-5-13

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 1-8-2014

5. Classification

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only one box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

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

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

NA

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/Schools
DOMESTIC/Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials
(Enter categories from instructions.)

foundation: STONE
walls: BRICK
roof: METAL
other:

Narrative Description

Summary Paragraph

Point Breeze (FRF-5) is a two-story brick Italian Villa styled house with a three-story four-sided tower rising to a mansard roof clad in tin shingles. This house was known as Point Breeze, home of B.B. Sayre and the final location of the Sayre Institute for Boys. Point Breeze was originally documented by historic preservationists, and received its Kentucky Landmark Certificate, in 1971. At the front of the house is an irregularly-coursed, mortared cut stone wall (FRF-5.001; feature #2, contributing) with five stairs cut into the low hill. In the rear yard of the house is a modern storage shed (FRF-5.002; feature #3, ca. 2001, non-contributing). The house is being interpreted for its association with B.B. Sayre, an important educator in Frankfort's early efforts to educate its youth.

Property Ownership and Site Characteristics

Point Breeze was built for prominent educator B.B. Sayre as his residence and boys' school in 1871 for around $15,000.[i] A note in the Capital City Museum file on B.B. Sayre indicates speaks of an 1873 newspaper article, which mentions the recently-completed ". . . elegant mansion, academy, gymnasium, & c. of Mr. B.B. Sayre in South Frankfort." If Point Breeze was indeed the subject of this article, the house was designed by Louisville architect C.J. Clarke.[ii]

In April 1870, Professor Burwell Bassett Sayre acquired 130 acres of land from the William B. Hunt Executors and the Blackburns on which to build his house. At that time, the deeded land was still referred to as the "Lindsey tract" for former owner Thomas Lindsey.[iii] When constructed in the 1870s, Point Breeze was an isolated house on the edge of Frankfort's south side. The house sits back from Riverview Street, which passes the house on its north and east sides, and has a commanding view of South Frankfort.

Sayre helped plan the building of his residence and boy's school with his friend Col. John Hanna. To the rear of the dwelling was once a carriage house which contained a gymnasium. Hugh Rodman, a promising Sayre pupil, married Elizabeth Ruffin Sayre, Professor Sayre's youngest daughter. Dr. William Barbour Rodman, another Sayre pupil, married Sayre's daughter Virginia. Elizabeth inherited Point Breeze when her father died.[iv] Hugh Rodman apparently used the third story room of the tower in Point Breeze as his chess room.

The Sayre tract was subdivided by the Frankfort Realty Company/Bowman Realty Company for the Capitol Heights Subdivision in 1907. This deed noted the location of the property at the "west side of the Frankfort and Lawrenceburg turnpike (now KY-420)."[v] Riverview Street is visible on the 1911 map advertising the freshly-platted Capitol Heights subdivision, which hoped to take advantage of the stunning views of the brand new State Capitol. While only 1400 feet separate Point Breeze from the Capitol lantern, by the 1920s, Point Breeze stood surrounded only by vacant land, as indicated by a historic photo of the Capitol building, with Capitol Heights subdivision in the distance.

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[i] Russell Hatter, Frankfort Timeline, Capital City Museum Archive.
[ii] Russell Hatter notes in B.B. Sayre file, Capital City Museum Archive.
[iii] Franklin County Deed Book 11, p. 140, Franklin County Clerk.
[iv] Kentucky Historic Resources Inventory form, FRF-5, Point Breeze.
[v] Franklin County Deed Book 51, p. 202, Franklin County Clerk.

The portion of the original Sayre tract containing Point Breeze, or the Sayre homestead, was first referred to as Lot No. 112 of Capitol Heights when the Frankfort Realty Company deeded it to W.J. Gorman in 1909. The parcel contains a footprint of Point Breeze and the notation "Sayre Homestead." Lot No. 112 was described as ". . . fronting 150 feet on Riverview Street and extending back uniformly 215 feet to an alley . . . ."[vi] Gorman then sold it to Mr. and Mrs. Charles W. Hay. The Hays lived in it until moving to Scotland, a property in rural Franklin County (NRIS 76000883). The Hay sons replatted their large parcel within the Capitol Heights subdivision, creating a smaller subdivision, Tanglewood, in 1941 (Franklin County Deed Book 92, p. 14). They left their family residence within the 1.15-acre tract on which it sits today.

When Mrs. Hay died, she left the property to her daughter, Mrs. Sam Blackburn. In 1937 [sic] Marion Rider purchased Point Breeze and three acres (note that the county-listed sales date for Marion Rider's purchase of the parcel containing Point Breeze is 1941). Rider enlisted the help of architect C. Julian Oberwarth to restore and remodel the house.[vii] Marion Rider died in 1986, leaving the house to his nephew Bud Stephanski. In 2008, Bud was living at Point Breeze.[viii] Today, the property is owned by Walter Stephanski. Because Walter was apparently given the property sometime after 1986, it can only be inferred that the three acres Marion Rider purchased was apparently divided sometime after that. Today, the parcel containing Point Breeze is Property Valuation Administrator (PVA) Parcel # 062-20-26-004.00 and, according to the Commonwealth Base Map, is only approximately 1.15 acres.

Immediately west and south of Point Breeze, houses of the Tanglewood subdivision arose on hilly lots after World War II. By the 1970s, the land on all sides of Point Breeze had been subdivided and developed.[ix] With 1.15 acres, the house retains sufficient setting to preserve the integrity of our association between the house and Sayre.

At the side of the house a stone path extends from Riverview Street up to a patio at the rear of the side gable portion of the house. To the rear of the patio is a garden area bounded by boxwoods; owners have retained the mature trees surrounding the house as well. To the north of the house near the street is a contributing, irregularly-coursed, mortared stone wall with stairs cut into the hillside. At the rear of the house is a modern storage shed.

Feature #1, Point Breeze (contributing)
Exterior
The house is a two-story three-bay brick Italian Villa styled building with a T-shaped arrangement. Bricks are laid mainly in six-row common bond and W-D-WWW fenestration pattern. The main entry of the house faces northeast toward Riverview Street. The main portion of the house has a cross-gable roof clad in standing seam metal, with paired wooden modillions beneath its eaves. At the rear of the gable-oriented western portion is a lower-height two-story portion with a half-hipped roof. A mansard-roofed tower with wrought iron cresting rises from the corner formed by the front- and side-gable sections of the house. Brick corbelling, as well as a continuous, wooden, dentiled cornice

[vi] Franklin County Deed Book 56, p. 317, Franklin County Clerk.
[vii] Kentucky Historic Resources Inventory Form, FRF-5, Point Breeze.
[viii] Russell Hatter notes in B.B. Sayre file, Capital City Museum Archive.
[ix] Russell Hatter and Nicky Hughes, *Historic Frankfort: Yesterday and Today*, (Frankfort, Frankfort Heritage Press: 2009), p. 110-111.

visually unify the first two stories of the tower with the main portion of the house. The central tower has a front entrance, along with a smaller one on its side. The secondary entrance once opened onto an Eastlake style single-story front/corner porch noted on the Kentucky Historic Resources Inventory form (FRF-5); this entrance is visible in an undated black-and-white photo in Kramer's *Capital on the Kentucky*.[x] The bricked-in openings which once supported the porch roof are still visible. The front entrance retains a large fanlight, five-light sidelights, and a hooded wooden surround with modillions. A set of stone stairs provide access to the front entrance, with outward-curving stair walls.

On the front elevation of the gable-oriented portion of the house is a three-sided brick bay window; this window has its own cornice with wooden block modillions and dentils. Windows throughout the front portion of the house are either historic 9/9, or 8/8 double-hung wooden replacements for original 2/2 wooden windows, also visible in the photo in Kramer's book. The current windows were likely installed post-1937 as part of the remodeling during Marion Rider's ownership. Façade windows are rectangular with stone lintels above and stone sills below. Façade windows on each floor of the side gable portion are united by continuous stone lintels. Side and rear window openings retain simple segmental arches above and stone sills below. In the tower are wooden 6/6 double-hung sash wooden windows with an arched-top and stone drip molds (with keystones) above, and stone sills below. In the gable of the gable-oriented portion of the house is a pentagonal louvered wooden ventilator. There are two corbelled interior brick chimneys in the gable-oriented portion of the house and another in the side gable portion. The standing seam metal roofing is approximately ten years old, according to the current owner. The metal shingle roofing on the tower appears older.

Material evidence suggests that the lower-height rear portion, located behind the gable-oriented portion of the house, is original, as the cut stone foundation is continuous and there is no seam in the exterior brick wall; this portion has wooden 6/6 double-hung windows. Including the rear portion, the house appears to be five to six bays deep. There are two segmentally-arched door openings in the eastern elevation (side) of the rear portion; filled spaces in the brick wall just above the first story on the eastern elevation of the rear portion provide evidence of the 1930s-era porch removal, indicated on the Kentucky Historic Resources Inventory form. The half-hipped roof of the rear portion is also apparently a more recent construction, as it shelters an integral Colonial Revival porch with massive square-sided wooden supports. A narrow two-story shed-roof portion at the rear corner of the house was apparently a post-1937 addition; it was constructed using "matching bricks" from an ice house which was, most likely, demolished at that time for this purpose. This two story, shed roofed addition has a direct entrance with a multi-light Craftsman style door. At the rear of the side gable portion of the house, also perhaps once sheltered by a single story porch, is a double door entrance onto the patio with later multi-light Craftsman style doors. A rear patio was also added at this time and was used to cover the opening for the well. The front portion of the house is built over a basement. There is a basement entrance near the rear patio and there is a basement access or vent at the gable end of the side gable portion. Other basement vents in the front portion of the house have been boarded or bricked in.

Interior

The author was not given access to the interior of the house.

[x] Kramer, p. 180.

Feature #2, Stone Wall, Contributing
Northeast of the house along Riverview Street is a contributing, irregularly-coursed, mortared limestone wall with stairs cut into the hillside. The wall appears to share the late-19th century period of construction of Point Breeze.

Feature #3, Storage Shed, Non-Contributing
At the rear of the house is a modern, prefabricated storage shed built around 2001. The shed is sided in wooden paneling and its gambrel roof is clad in asphalt shingles. There are double wooden hinged, human scale doors on its front elevation.

Changes to the Property Since the Period of Significance
Porch alterations and brick work are the most significant changes to the house, and do not obscure its basic form or its Italianate character-defining features. Holes in exterior walls resulting from the porch removal remain visible; these were bricked in but not concealed by working these areas into the main brick bond or by painting or covering.

In 1937 Marion Rider purchased point Breeze and three acres. He enlisted the help of architect C. Julian Oberwarth to restore and remodel the house. The Kentucky Historic Resources Inventory form describes the changes including: removal of covered porches which had been used for dormitories when it was a school, removal of open porches substituted to make a terrace to cover the well, removal of a Victorian porch from the front, and "wrought iron" added at the front and rear. Large, ten-foot-tall windows were changed to "small paned ones that go well with the two Palladian fan lights over the hall doors." Two small rooms were added at the rear of the house using "matching brick from the ice house."

The "wrought iron" mentioned above is likely later cresting that has been added on the roof of the façade bay window and the roof of the tower. The "terrace" mentioned seems to refer to the later poured concrete rear patio at the southeastern corner of the house. The two small rooms added at the rear of the house seem to match the narrow two-story shed-roof addition in the southeastern (rear) corner. At least one basement light on the façade of the side gable portion of the house has been bricked in and basement lights at eastern and western sides of the house have been boarded. To replace of the "covered porches" at the eastern elevation (inside) of the lower-height two-story rear portion of the house a two-story Colonial Revival porch with tall square-sided supports was constructed. This porch was likely built during the remodeling of the house in the late 1930s. Also not mentioned above but likely installed as replacements in the late 1930s are several Craftsman style multi-light wooden doors. Two of these are in the eastern elevation of the two-story lower-height portion of the house. Double Craftsman doors open into the rear of the side-gable front portion of the house. Finally, a Craftsman door is installed in the secondary front entrance opening at the side of the tower portion of the house.

The house has a total of twelve rooms and six fireplaces. Mature trees have been retained.[xi] The interior of the house was not accessible for information although a floor plan obtained through the Franklin County PVA is attached.

[xi] Franklin County Circuit Court Suit, Bundle 1809, Frankfort Water Company vs. Elizabeth S. Rodman and others.

Table 1. Inventory of Resources within the 1.15 acres proposed for listing:

Feature #	Site #	Name	Orig. Exter. Mat.	Crrnt. Exter. Mat.	Signif. Altn. During P.O.S.	Signif. Altn. After P.O.S.	Date of Constr.	Const. Mthd.	Status
1	FRF-5	Point Breeze	brick	brick	N	Y	Ca. 1870	brick	C
2	FRF-5.001	stone wall	stone	stone	N	N	1850-1874	stone	C
3	FRF-5.002	storage shed	wood pnlng	wood pnlng	NA	NA	Ca. 2001	prefab	NC

8. Statement of Significance

Applicable National Register Criteria

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] 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.)

EDUCATION

Period of Significance

1870-1879

Significant Dates

1870 – Point Breeze built

1879 – B.B. Sayre dies and will probated

Significant Person
(Complete only if Criterion B is marked above.)

Sayre, Burwell Bassett

Cultural Affiliation

NA

Architect/Builder

Clarke, C.J. (architect)

Period of Significance (justification)

The period of significance begins the year B.B. Sayre acquired the land to build Point Breeze, includes the construction date of the house, and continues through Sayre's death in 1879. After his death, the building no longer served an educational function.

Criteria Considerations (explanation, if necessary)

NA

Statement of Significance Summary Paragraph
Point Breeze meets National Register Criterion B for its association with life of a person significant in local history. The significance of this house is evaluated within the context, "Private Education in Franklin County, Kentucky, 1870-1879" and focuses on B.B. Sayre and his operation of the Sayre Institute at his home, Point Breeze, located today in Frankfort's Tanglewood neighborhood. Sayre began teaching in Frankfort around 1840 and was valued as one of the most prominent educators of his day. The nomination will focus on B.B. Sayre's tenure of the house. After his death, the house remained in the family but ceased functioning as an educational institution.

Historic Context: "Private Education in Franklin County, Kentucky, 1870-1879"

General Early Development in Frankfort

Point Breeze is located in an area of Frankfort, described in the 1790s as a "hilly hollow" with deep ravines, whose low lands are subject to flooding and are dotted with ponds and sinkholes. An 1805 plat of Frankfort shows South Frankfort divided in 340 lots laid out on a gridiron of eight north-south streets crossed by six east-west streets. This was an ambitious development plan, as there were only four houses recorded south of the river in that year.[xii] South Frankfort is on a plain bounded by the Kentucky River and a series of hills. Since the new Capitol building opened in 1910, this large neighborhood has served as the seat of state government in Kentucky. It has historically been a residential neighborhood and is now protected by a flood wall.[xiii] South Frankfort was treated as part of Frankfort until 1812, when the General Assembly recognized it as a separate town with a separate Board of Trustees.[xiv]

In 1839, a new public school and waterworks were established. Bridging of the Kentucky River ended the town's isolation from the northern side, and new turnpikes and railroad access provided a connection. Most commerce and industry, major sources of tax revenues, were located in North Frankfort, as were most churches, schools, and social institutions. In February 1848, the first telegraph service, between Frankfort and Louisville, began relaying signals; an artificial gas plant was dedicated July 3, 1848 but was later relocated due to the nuisance it caused in town.[xv] By 1850, leaders in both areas decided it was in their best interest to merge, and on March 1, 1850, the General Assembly repealed all laws relating to South Frankfort and annexed the town to Frankfort; the old town was designated a ward. The transition from town to city and annexation of South Frankfort ushered in a new era of urban growth.[xvi]

By the mid-1850s, much of Frankfort north of the Kentucky River had been substantially developed, because the Capitol sat on the north side of the River, and crossing the River, to get to the Capitol side from South Frankfort, was a challenge until a bridge was built. Consequently, much open space remained for building in South Frankfort until the end of the Civil War. When the city was remapped

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[xii] Carl Kramer and William B. Scott, Jr., *Capital on the Kentucky: A Two Hundred Year History of Frankfort and Franklin County*, Historic Frankfort Inc., 1986, p. 65.
[xiii] Hatter and Hughes, p. 109.
[xiv] Kramer, p. 67.
[xv] Kramer, p. 133.
[xvi] Kramer, p. 120.

in 1854, fewer than 100 of South Frankfort's 333 lots had been developed in any way; only about thirty houses had been constructed in South Frankfort.[xvii]

Frankfort grew rapidly, from 5,396 people in 1860 to 6,958 in 1880. South Frankfort experienced its greatest growth after the Civil War. The area attracted well-to-do businesspeople and politicians, as well as the working class, resulting in a wide range of architectural styles and dwelling types.[xviii] The most popular styles in this area at the time were the Gothic Revival and Italianate.[xix] Among prominent residents of South Frankfort during the period after the completion of the second state capitol building in 1816 was Professor Burwell B. Sayre who lived on South Frankfort's Shelby Street at that time.[xx]

Earliest Schools in Frankfort

Some of the earliest schools in Kentucky originated from an act of Legislature passed December 22, 1798, setting aside public lands for seminaries, or combined graded and high schools.[xxi] On January 27, 1808, legislation required that a seminary of learning should be established within each county within the Commonwealth which did not at that time have an operating seminary. These seminaries were required to be under the management of a board of trustees. By 1812, each county was allowed to survey 6,000 acres for such a seminary.[xxii] As such, this served as a form of public funding for education.

The Kentucky Seminary, the first of these schools in Franklin County, was established in 1800 and became the leading school in Frankfort during the first quarter of the century, with headmaster Kean O'Hara.[xxiii] Mann Butler took over O'Hara's position at the Kentucky Seminary in 1821, and O'Hara established Kean O'Hara's Select Seminary. Butler went on to become the founder of the Louisville public school system. The Kentucky Seminary accepted male and female students and offered a classical curriculum.[xxiv] The Kentucky Seminary closed in November 1824 when the Capitol building burned and the state senate occupied the Seminary. As the state academy and seminary system failed, other types of private schools began to flourish without the competition.[xxv]

In 1825, the legislature passed an amendment to encourage the establishment of private schools. These schools were chartered, and had boards of trustees, but were without state land grants or appropriations. They were organized by religious denominations, stock companies, and private individuals. Most religious denominations operated their own schools, with parochial schools established by the Catholic Church in communities with sufficient Catholic populations. The organization and general management of these schools was stipulated in their charters. In

[xvii] Kramer, p. 119.
[xviii] Kramer, p. 179.
[xix] Kramer, p. 181.
[xx] Kramer, p. 75.
[xxi] Willard Rouse Jillson, SC.D., *Early Frankfort and Franklin County: A Chronology of Historical Sketches Covering the Century 1750-1850*, (Louisville, The Standard Printing Company: 1936), p. 116.
[xxii] C.W. Hackensmith, *Out of Time and Tide: The Evolution of Education in Kentucky (The beginnings through the 1930s)*, Vol. XLIII, December 1970, Number 2, Bulletin of the Bureau of School Services, (Lexington, University of Kentucky), p. 25.
[xxiii] Kramer, p. 104.
[xxiv] Kramer, p. 110.
[xxv] Kramer, p. 111.

antebellum Kentucky, 106 private academies were established and, just between 1825 and 1830, a total of thirty private academies had been authorized and chartered by Kentucky legislature.[xxvi]

These antebellum private schools attempted to provide students an education revolving around classic texts of ancient Greece and Rome. At this time, there were few, if any, educational standards, so the quality of any private school rested upon the abilities of the school's main teacher. With no accreditation standards, anyone could offer himself as a teacher, with one's gilded reputation serving as his calling card. Thus, these academies could result as much from entrepreneurship as from sound educational methods. Some of these schools took in tuition that paid not only for instruction, but also for boarding and housing of students from distant homes. These schools viewed their curriculum to consist not only in academic subjects, but also instruction in social graces. Parents sent children to these places to learn how to become successful ladies and gentlemen in cultured society. Indeed, as private schools were beyond the economic abilities of most families, simply enrolling one's child in such a school confirmed the family as members of the elite.

Academies specific to boys, girls, or available to both, represented three specific types of administration; the presence of these three types indicates the transition from a European plan of separating the sexes to an American plan of coeducation.[xxvii] There were hundreds of private schools and academies throughout Kentucky and the terms "academy," "institute," "seminary," "college," and "school" were used fairly interchangeably at the time. Private schools varied widely in the type and quality of education offered, as well as in the quality of their educators. Tuition varied, according to location.[xxviii] Several academies were established for girls and usually combined classical subjects with lessons on etiquette and "feminine graces." In August 1821, the Reverend Mr. Field announced the opening of a female academy at the home of Mrs. Mary Rennick.[xxix] During the 1830s, William D. Young was head of the Frankfort Female Seminary, one of the first to stress "exact sciences" in women's intellectual development rather than music and other "ornamental branches." Leo Tymann's Public Seminary and H.W. Carter's Seminary continued to offer a basic classical education to both sexes. All these schools were private and charged tuition.

Without a tax-supported, free public school system, many children in Frankfort were unable to attend school at all. The incorporation act of 1835 empowered the town to establish and support a public school system, however. In 1838 the bill providing for the expansion of Cedar Cove Spring water works also provided money for "the use and benefit of a city school in Frankfort." This became known as the School Fund. In October 1840, Frankfort voters adopted the Frankfort common school system and approved a school tax of forty-five cents on every hundred dollars of assessed valuation. Although classes opened at three different locations in November 1841, this early attempt at a public school system quickly folded.[xxx] It was not until the Civil War that the idea of a public school system would become a reality in Frankfort.[xxxi]

In antebellum Frankfort, then, numerous private schools began, serving until a more viable public system came into being. As the 1840s began, private academies such as Reverend Phillip S. Fall's

[xxvi] Hackensmith, p. 57.
[xxvii] Hackensmith, p. 60.
[xxviii] Hackensmith, p. 62.
[xxix] Kramer, p. 111.
[xxx] Kramer, p. 142.
[xxxi] Kramer, p. 112.

Female Eclectic Institute, Mrs. Mary Train Runyon's Greenwood Female Seminary, and Burwell B. Sayre's Institute for Boys in Frankfort continued to thrive and serve as the major source of education for local youth. Some of the most successful private schools were located in South Frankfort. Orlando Brown's wife Mary Watts Brown operated the Brown Academy for small boys. Dr. E.A. Grant taught boys and young men in a three-room school in South Frankfort.[xxxii]

In 1847, the Kentucky Military Institute (KMI) was chartered. KMI was located in the Franklin Springs area and operated by Colonel Robert T.P. Allen, a West Point graduate who had been a mathematics instructor at Transylvania University in Lexington. It became a nearly collegiate level school of choice for southern families with sons desiring military careers. Just before the Civil War, Colonel Allen transferred operation of the school to his son, Colonel Robert D. Allen.[xxxiii] The private residence and private military school of Col. Allen, later the Stewart Home School Main building, was not built for Allen or constructed with its purpose as a school in mind. The Stewart Home School Main building was built in 1839-1840 by Dr. Dr. Joseph G. Roberts as a hotel for the popular Franklin Springs watering spa and purchased by Allen in 1845. The Greek Revival building, obviously much larger than Point Breeze due to its original function, has large classical columns and a cupola.[xxxiv]

Until the end of the Civil War, private primary and secondary academies were still the only option for the education of Frankfort and Franklin County youth. B.B. Sayre (at KMI at this time), as well as Mrs. Marty T. Page, both promoted their schools in an 1865 advertisement in the *Frankfort Commonwealth* newspaper. Page introduced her Select School for Girls, adding that the school was held at her private residence, with ". . . boarding including lights, fuel, washing & c. $120.00 a session."[xxxv]

Public education successfully began around 1867 in Franklin County, when the General Assembly passed "An Act for the better organization of public schools in the City of Frankfort." The legislation authorized the mayor and city council to impose a tax of up to twenty-five cents on every hundred dollars of assessed valuation to support common schools. School trustees were appointed in 1867, and the Second Street School building was constructed in 1868, using some of the funds from the 1838 public school waterworks lottery fund.[xxxvi] The Second Street School only admitted white students, but public education for African American students also began during this time.

Private schools did not immediately disappear. At the beginning of Reconstruction, Mary Train Runyon's Female Seminary, at the corner of Clinton and Mero Streets in Frankfort, continued to operate and serve the elite; Runyon's school had come into existence about the same time as Sayre's. Outside Frankfort, the Bridgeport Lattice School, a combination boarding and day school for girls, was run by Dr. John B. Stout and operated from 1864 through 1875. The best known private schools established during the postwar years were the Dudley Institute and the Excelsior Collegiate Institute. Mr. and Mrs. T.M. Turner and Episcopal Bishop Thomas U. Dudley established the Dudley Female Institute, which became the Dudley Institute in 1882 and was located in the Orlando Brown House at the corner of Wilkinson and Wapping Streets at that time; from 1882-1886, Orlando Brown,

[xxxii] Nettie Henry Glenn, *Early Frankfort Kentucky 1786-1861*, 1986, p. 162.
[xxxiii] Kramer, p. 141.
[xxxiv] Kentucky Historic Resources Inventory Form, FR-238.
[xxxv] *Frankfort Commonwealth*, August 1, 1865, p. 2, col. 6.
[xxxvi] Kramer, p. 205.

Jr., leased the house due to his personal financial difficulties.[xxxvii] The Reverend James K. Polk South and his wife Eudora Lindsay South operated the Excelsior Collegiate Institute, which opened in 1880 in Jett in southeastern Franklin County. Excelsior accepted male and female students into its primary, intermediate, and collegiate departments.

By 1880, public education was available to both white and African American children.[xxxviii] Toward the end of the nineteenth century, private schools began to be overshadowed by a growing public school system.

The Role of B.B. Sayre in the History of Frankfort's Education

Point Breeze was the final location of B.B. Sayre's Institute for Boys and his home when he died. Sayre was born on December 10, 1810, in Hamilton County, Virginia.[xxxix] He moved to Kentucky in 1835 and began teaching in 1836 at the Frankfort Academy, a school formed from the merger of the schools of Reverend William Purviance and L.B. Nash in 1836. Sayre taught until his death in 1879.[xl]

In 1846, when he lived on Shelby Street, Sayre was elected a South Frankfort trustee.[xli] At the Kentucky Academy, Sayre built a reputation as one of the most effective teachers and later formed his own academy. A 'gilt tin sign' at a house east of the Weisiger House apparently advertised Sayre's academy as well as noted that he was an attorney-at-law.[xlii] This first B.B. Sayre school may have begun in 1840.[xliii]

B.B. Sayre taught in a number of locations including where the Episcopal Church is located today.[xliv] Between 1842 and 1848, Sayre's academy was located in downtown Frankfort in the Lindsey law office building at the corner of Main and St. Clair Streets (236 St. Clair). One of B.B. Sayre's early schools apparently charged ". . .three dollars to three dollars and fifty cents per week . . . ."[xlv] On March 1, 1843, Sayre was apparently appointed Superintendent of Public Instruction but soon declined. December 5, 1844, B.B. Sayre married Ruth Ann Theobold of Lexington.[xlvi]

Sayre moved his institution a number of times. Around 1847, B.B. Sayre built a school in South Frankfort on parcel #146 which had been purchased from Philip Swigert.[xlvii] Sayre continued to operate this "famous" school into the 1860s; the building would later become the home of the Scotts (402 Shelby Street).[xlviii] At that time, Sayre lived near where Frankfort High School stands today.[xlix] By the time of a July 14, 1865, *Frankfort Commonwealth* advertisement for Sayre's Institute for Boys,

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[xxxvii] Russell Hatter, Capital City Museum, personal notes.
[xxxviii] Kramer, p. 204.
[xxxix] Russell Hatter, Frankfort Timeline, Capital City Museum Archive.
[xl] Stuart Sprague and Elizabeth Perkins, *Frankfort: A Pictorial History*, (Virginia Beach: Design Company Publishers, 1980), p. 25.
[xli] Ermina Jett Darnell, *South Frankfort Kentucky*, (Frankfort, Roberts Printing Company: 1947), p. 15.
[xlii] Glenn, p. 163.
[xliii] Hatter, Frankfort Timeline, Capital City Museum Archive.
[xliv] Sprague and Perkins, p. 25.
[xlv] Hackensmith, p. 63.
[xlvi] Hatter, Frankfort Timeline, Capital City Museum Archive.
[xlvii] Hatter, Frankfort Timeline, Capital City Museum Archive.
[xlviii] Darnell, p. 15.
[xlix] Glenn, p. 163.

Sayre was moving his school to the Kentucky Military Institute from South Frankfort. Sayre taught at the KMI only for a short time.[l] The advertisement noted of Sayre that:

> So many of our young men have received an education at his hands, so many too of an older growth who have already gained for themselves an enviable position in their several situations of life – a position whose structure was laid by the skillful hand of their teacher, that Col. Sayre is known all over the country and highly regarded as almost unrivaled in his profession."[li]

In September 1866, B.B. Sayre was living in South Frankfort and moved his school back here; this school lasted only until 1868, as Sayre's health began to decline.[lii] Educators Crockett, Egbert, Hays, and Venable also opened schools in 1866. Sayre moved his school one final time, to Point Breeze, after its construction ca. 1870.

B.B. Sayre died in Frankfort April 28, 1879, and was buried in the southwestern corner of the Frankfort Cemetery. Sayre left his mathematical instruments and gold watch to his grandson B.B. Sayre Rodman, son of Sayre's youngest daughter Elizabeth, with instructions that it was to be given to him at the appropriate age. Sayre's friend E.S. Theobold was to get his sorrel horse named Tom Breeze if the horse should survive him.[liii] Sayre left Elizabeth half of his "property and estate" and the remaining half "in fee" to his elder daughter Virginia. Although the house was to be Elizabeth's, Sayre hoped the two sisters would live there together. If a conflict arose, it was stipulated that Virginia would move and Elizabeth would pay what she could afford to support her sister elsewhere.[liv]

In 1884, Elizabeth (Rodman) Sayre, W.B. Rodman, Virginia Sayre (Rodman), and Grant Green, Administrator and Trustee, deeded an 11.58 acre right-of-way to the Frankfort Water Company for laying its main lines from the pump station to the reservoir, and its supply mains from the reservoir to New Steele Street. Providing the Rodmans did their own ditching and laid their own service pipes, the Frankfort Water Company would pay for this right-of-way as well as also supply the present occupants of the residents of the Sayre tract with "water not exceeding ten barrels a day free of costs and to continue the same as long as said occupants shall continue to own and occupy said residence."[lv] The money paid by the Frankfort Water Company was to be invested in "repairing and restoring the homestead on the tract of land 'Point Breeze' and in making other improvements thereon."[lvi]

Evaluation of the Historic Significance of B.B. Sayre within the context "Private Education in Franklin County, Kentucky, 1870-1879"

Point Breeze epitomizes Sayre's position in Frankfort society and his reputation as a teacher. It stands as a reminder of his importance within the field of private education in Franklin County and, indeed, in Kentucky.

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[l] L.F. Johnson, B.A. M.A., The History of Franklin County, KY, (Frankfort: Roberts Printing Company, 1912), p. 102.
[li] *Frankfort Commonwealth*, July 14, 1865, p. 3, col. 2-3.
[lii] Glenn, p. 163.
[liii] Franklin County Will Book 3, p. 328, Franklin County Clerk.
[liv] Franklin County Will Book 3, p. 328, Franklin County Clerk.
[lv] Franklin County Deed Book 21, p. 412, Franklin County Clerk.
[lvi] Franklin County Circuit Court Suit, Bundle 1809, Frankfort Water Company vs. Elizabeth S. Rodman and others.

In considering all the antebellum private schools in Frankfort, Kramer pronounces Sayre's ". . . as unquestionably the most famous."[lvii] Kramer said that Sayre was ". . . both loved and feared," and was a demanding teacher. His courses included the classical curriculum of English, Latin, Greek and mathematics in addition to other subjects. At one point, seven of Sayre's students served simultaneously in the United States Senate.[lviii] In an early-20th-century history of Franklin County, Johnson says Sayre's influence ". . . has been felt, perhaps, more than any other man who has lived in the State." B.B. Sayre taught ". . . men who have been important factors in the government of both State and Nation."[lix] This included educating, at least in part, Gen. George B. Crittenden, Gen. Thomas L. Crittenden, Col. Eugene Crittenden, Gov. T.T. Crittenden of Missouri, United States Senator George Vest, United States Senator J.C.S. Blackburn, State Senator James Blackburn, Mr. John B. Lindsey, Gen. D.W. Lindsey, Judge P.U. Major, Col. S.I.M. Major.[lx] Sayre was asked to speak at a number of private parties, public events, and inaugurations in Frankfort; his students were included in parades and ceremonies.

Evaluation of the Integrity between Point Breeze's physical state and its Significance

Point Breeze stands as a valuable example of the private residence and school of a famed Kentucky educator. This house was built as a status symbol, both to celebrate B.B. Sayre's successful career as an educator and to promote his final school. Although there were a number of private schools in Frankfort, especially in the 19th century, this house was built for the educator himself near the end of his life, the end of his career, and the end of an era in private education. It is also of note that the house would have been purpose-built with a dual function, serving as both a school and residence. Most other private schools seem to have been adaptively reused buildings originally constructed to serve a single function, whether residential or commercial. National Register-listed Frankfort area schools include mainly the smaller, rural frame public schools and larger public or parochial schools built in the early 20th century. Outside of the Colonel Allen's home (Stewart Home School Main building, FR-238, NRIS 76000884) used as the Kentucky Military Institute, these schools do not provide valuable comparison as they were built as single-purpose school buildings and at a date after the height of the private academy. Sayre built Point Breeze on the hill overlooking South Frankfort rather than in the heart of the city, due to rising crime rates and the perceived health benefits of a less urban setting at that time. The valuable role Sayre played within private education in Franklin County, Kentucky could easily be lost within the architectural details and thus, this nomination focuses on the importance of the house as it relates to the career of an educator among the most famous in Kentucky.

Porch alterations, door and window replacement, and brick work are the most significant changes to the house, and do not compromise its basic form or its Italianate character-defining features. Although these alterations do impact integrity of **design** and **materials** to some degree, the significance of the house lies in its association with B.B. Sayre and private education in Franklin County and less directly in its architecture. This house retains enough of its original materials and design to be readily identifiable as Point Breeze, home of B.B. Sayre and the final location of the

[lvii] Kramer, p. 140.
[lviii] Kramer, p. 140.
[lix] Johnson, p. 103.
[lx] Lewis Franklin Johnson, *History of the Frankfort Cemetery*, (Frankfort, Roberts Printing Company, 1921), p. 56.

Sayre Institute for Boys. Point Breeze retains its common bond brick structure; brick was a more permanent and costly building material and indicates that the house was both a status symbol and a monument to Sayre's lifetime achievements. Italianate features such as wooden modillions beneath eaves, tower with mansard roof and tall window openings (sometimes unified in pairs by stone lintels) have been retained. Holes in exterior walls resulting from the porch removal remain visible; these were bricked in but not concealed by working these areas into the main brick bond or by painting or covering.

Point Breeze retains its integrity of **location** on its rise above South Frankfort as well as on its original parcel, although the parcel has been subdivided over the years. Integrity of **setting** has been somewhat compromised by the development of the Tanglewood subdivision which surrounds it; however, mature trees and setbacks from Riverview Street have been preserved, providing a buffer to the north and east of the house. At one time the state capital building would have been visible from the hill upon which Point Breeze is built; although modern houses now obscure the view, the state capital building is likely still visible from the third story of the tower.

Collectively, the integrity of location, setting, materials, and design, together reinforce the basic claim, that Point Breeze maintains its **association** with B.B. Sayre, an important educator, and so is eligible for listing.

9. Major Bibliographical References

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Russell Hatter, Frankfort Timeline, Capital City Museum Archive.

Russell Hatter notes in B.B. Sayre file, Capital City Museum Archive.

Sprague, Stuart and Elizabeth Perkins, *Frankfort: A Pictorial History*, (Virginia Beach: Design Company Publishers, 1980).

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:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): FRF-5

10. Geographical Data

Acreage of Property 1.15 acres

UTM References
Frankfort West Quad
Coordinates calculated according to GIS (ArcGIS Explorer)
Coordinates according to NAD 27: Zone 16; Easting 586 840.75; Northing 4228 087.75

Coordinates according to NAD 83, below:

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	685 836.07	4228 293.82	3			
2				4			

Verbal Boundary Description

The boundary for Point Breeze is the current parcel boundary as indicated by the Franklin County PVA. The parcel has not been surveyed to obtain an updated description or parcel map. This boundary is the one reflected on their February 2013 Property Map # 062-020 as defined by the ArcMap shapefile of the Franklin County PVA. The boundary includes the majority of the Riverview Street right-of-way, running southeast and paralleling Riverview Street to its northeast, then turning southwest and paralleling it to its southeast. The boundary then drops southwest to include a small triangular portion at Riverview Street before turning northwest, extending along the northeastern boundary of parcel number 062-020-26-007.00 and then turning northeast along the southeastern boundary of parcel number 062-020-26-003.00 before returning to the corner of the boundary paralleling Riverview to its northeast. The parcel is approximately 1.15 acres.

Boundary Justification

This is the current property boundary for the parcel including Point Breeze. The original Sayre tract has been subdivided for the early 20th century Capitol Heights subdivision as well as for the later 20th century Tanglewood subdivision.

11. Form Prepared By

name/title Jennifer Ryall

organization University of Kentucky/Kentucky Archaeological Survey date June 3, 2013

street & number 1020A Export Street telephone

city or town Lexington state KY zip code 40506-9854

e-mail bluebug70@gmail.com

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: Point Breeze
City or Vicinity: Frankfort
County: Franklin **State:** KY
Photographer: Jennifer Ryall
Date Photographed: 5-2-13
Location of Original Photographs: CD Housed at Kentucky Heritage Council (SHPO)

Description of Photograph(s) and number:

1. This is a northeastern elevation showing the façade of the house (Feature #1; FRF-5) as well as the associated mortared stone wall (Feature #2; FRF-5.001).
2. This is a northeastern elevation showing the façade of the house (Feature #1; FRF-5).
3. This photo shows the northeastern (front) and northwestern (right) elevations of the house (Feature #1; FRF-5). Note the lower height two story portion at the rear of the northwestern elevation.
4. detail photo showing the brick oriel window at the far right of the façade of the house (Feature #1; FRF-5).
5. This is a detail photo showing the main, front-facing door of the house (Feature #1; FRF-5) with its large fanlight and wooden door surround with hood molding, dentils, and modillions.

6. detail photo looking up at the front elevation toward the three story tower of the house (Feature #1; FRF-5).
7. This is a photo showing the northwestern elevation (right side) of the house (Feature #1; FRF-5).
8. This is a photo showing the northwestern (right) and a portion of the southwestern (rear) elevations of the house (Feature 1; FRF-5).
9. This is a photo showing the southwestern (rear) elevation of the house (Feature #1, FRF-5).
10. photo showing the southwestern (rear) and southeastern (left) elevations of the house (Feature #1; FRF-5).
11. This is a photo showing the detail of the brick bond on the southeastern (left) elevation of the lower height, two story ell at the rear of the house (Feature #1; FRF-5). A single story porch has been removed here.
12. This is a detail photo showing a two story, shed roof rear addition which appears to have added approximately two rooms to the house (Feature #1; FRF-5).
13. This is a photo showing Craftsman doors opening directly into the rear addition and into the original rear portion of the house (Feature #1; FRF-5).
14. This is a southeastern elevation of the house showing its left side (Feature #1; FRF-5).
15. This is an alternate southeastern elevation of the house showing its left side (Feature #1; FRF-5) and also a small landscaped stone path from Riverview Street that leads up to the patio at the rear of the house.
16. This is a detail photo showing the gable end of the original side gable portion at the front of the house (Feature #1; FRF-5).
17. This is a detail photo showing the basement entrance at the rear of the house near the patio (Feature #1; FRF-5).
18. This is a detail photo showing one of the basement lights which has been boarded in the gable end of the original side gable portion at the front of the house (Feature #1; FRF-5).
19. This is a detail photo showing the secondary side entrance into the gable oriented, original front portion of the house. Note that this is a Craftsman door but retains its large fanlight above (Feature #1; FRF-5).
20. This is a detail photo of the front elevation of the side gable, original front portion of the house showing the brick repair where a front/corner porch has been removed (Feature #1; FRF-5).
21. This is a detail photo of the front elevation of the side gable, original front portion of the house showing a bricked-in basement light (Feature #1; FRF-5). Also note the mortared, cut stone foundation.
22. This is a detail photo of the southeastern elevation of the house showing the various rooflines coming together. These include the roof of the side porch, the roof of the gable oriented front portion, the roof of the rear two story portion, and the shed roof of the addition to the house (Feature #1; FRF-5).
23. This is a detail photo of the gable end of the side gable, original front portion of the house showing its box gutters and modillions (Feature #1; FRF-5).
24. This is a photo showing the box gutters with pipes feeding into a metal scupper near the two story rear addition (Feature #1; FRF-5).
25. This is a detail photo showing the third story of the tower including its paired, arched-top-sash, six-over-six double hung sash windows with keystone drip molds above (Feature #1; FRF-5). Also note the second story cornices below with wooden dentils and modillions.

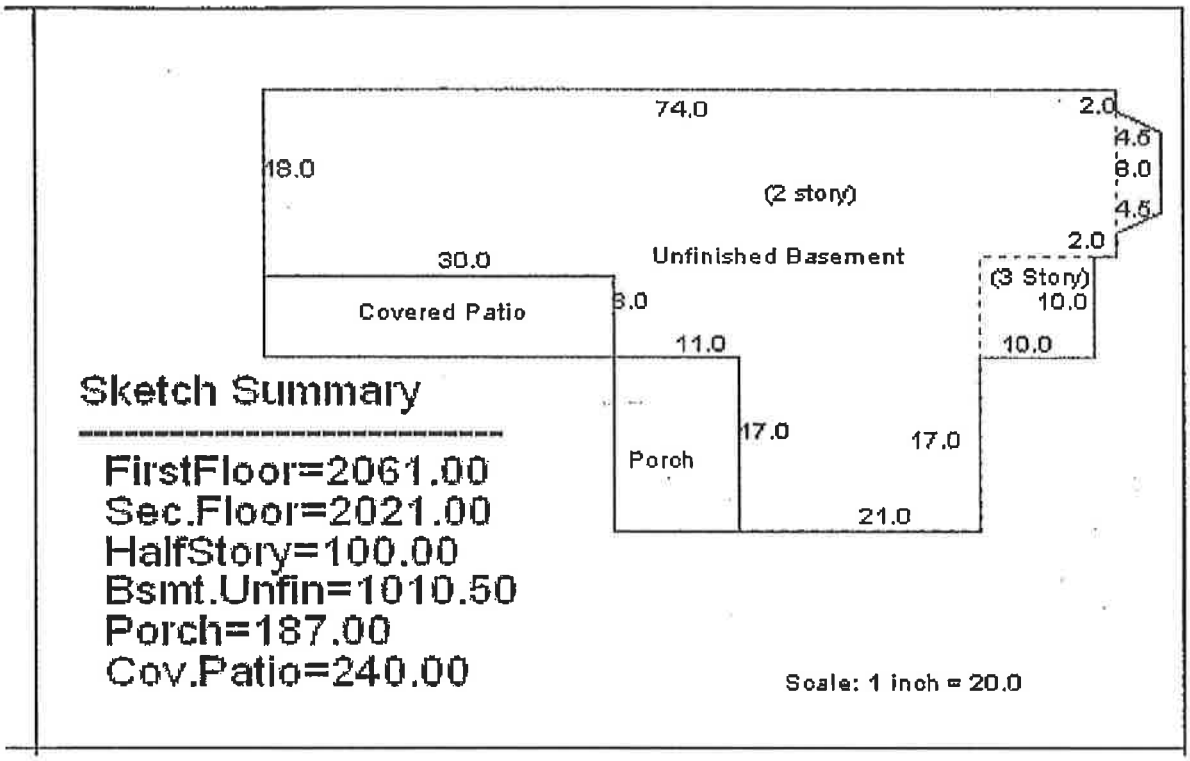
Property Owner:

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

name Walter N. Stephanski

street & number 219 Riverview Street telephone

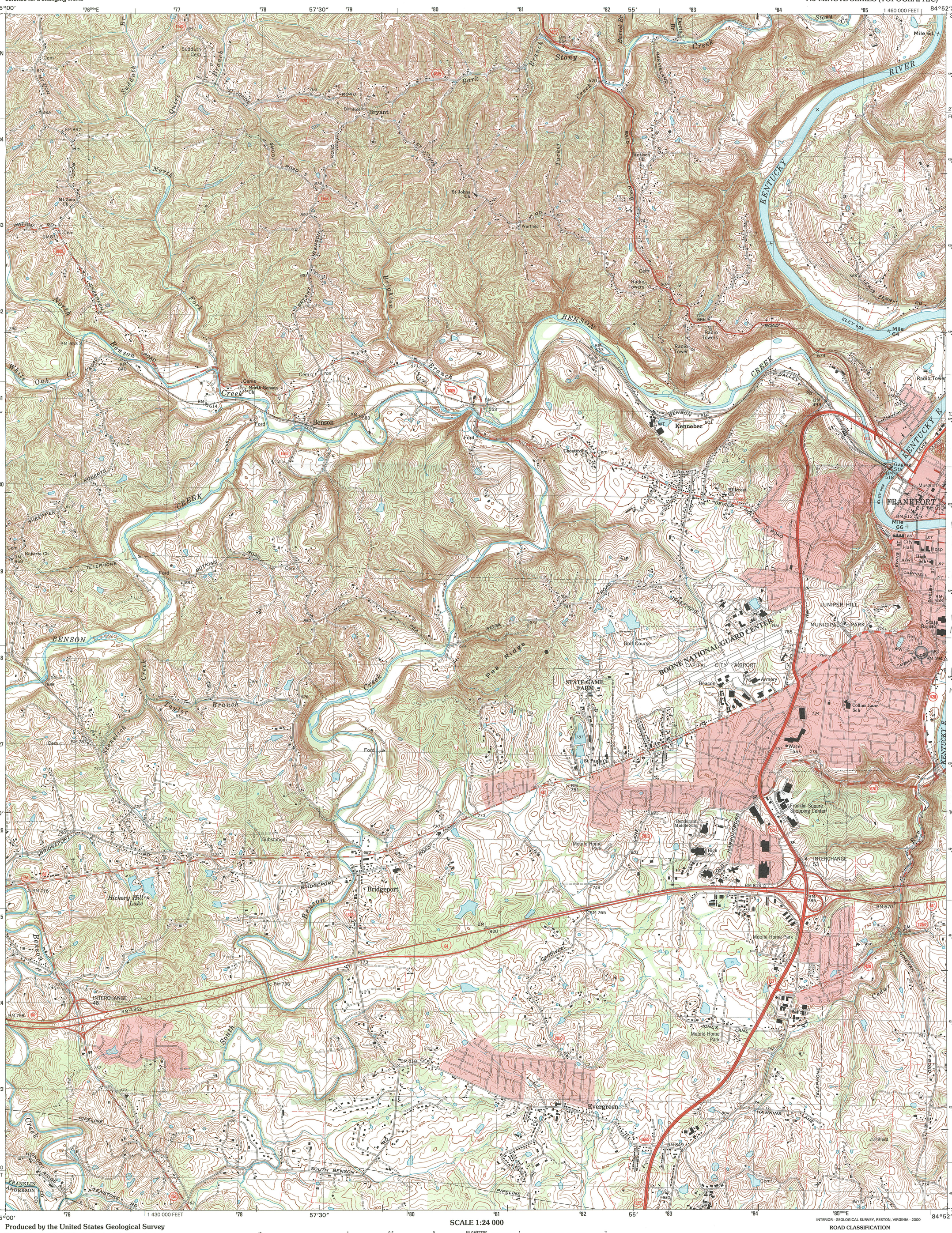
city or town Frankfort state KY zip code 40601



Floor Plan of Point Breeze from Franklin County PVA Property Card
Printed 9/18/2008

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

FRANKFORT WEST QUADRANGLE
KENTUCKY
7.5-MINUTE SERIES (TOPOGRAPHIC)



Point Breeze
Franklin Co, Ky
Frankfort west quad
Zone 16
NAD 27
Easting 685 840.74
Northing 4228 087.75
NAD 83
Easting 685,836.07
Northing 4228 293.82

Produced by the United States Geological Survey

Topography compiled 1969. Planimetry derived from imagery taken 1997 and other sources. Survey control current as of 1970

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 16
10 000-foot ticks: Kentucky Coordinate System of 1983 (north zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Landmark buildings verified 1970

MN GN
4° 71 MILS
1° 16′ 23 MILS
UTM GRID AND 2000 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

KILOMETERS 1 0.5 0 1 2
METERS 1000 0 1000 2000
MILES 1 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

20% TOTAL RECOVERED FIBER

KENTUCKY
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 North Pleasureville
2 Polsgrove
3 Switzer
4 Waddy
5 Frankfort East
6 Glensboro
7 Alton Station
8 Tyrone

ADJOINING 7.5' QUADRANGLE NAMES

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 2000

ROAD CLASSIFICATION

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

FRANKFORT WEST, KY
1997
NIMA 4060 III NW-SERIES V853

ISBN 0-607-93730-0

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