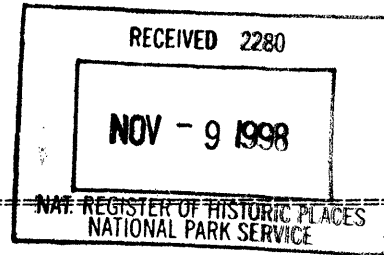


1488

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name Eitel, Otto F., House

other names/site number JF-474

2. Location

street & number 12004 LaGrange Road not for publication N/A
city or town Anchorage vicinity X
state Kentucky code KY county Jefferson code 111
zip code 40223

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide X locally. (See continuation sheet for additional comments.)

David L. Morgan Signature of certifying official 102996 Date
David L. Morgan, SHPO and
Executive Director, KHC

Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register ___ See continuation sheet
 determined eligible for the National Register ___ See continuation sheet
 determined not eligible for the National Register
 removed from the National Register
 other (explain): _____

Edson H. Beall
Signature of Keeper

12/10/98
Date of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)
 district
 site
 structure
 object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register 0

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

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: Work in Progress Sub: Business

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)
EARLY TWENTIETH CENTURY/Bungalow/Craftsman

Materials (Enter categories from instructions)
foundation STONE/limestone
roof ASPHALT
walls WOOD/weatherboard
other WOOD/shingle

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

8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in 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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance COMMUNITY PLANNING AND DEVELOPMENT
TRANSPORTATION

Period of Significance 1907 - 1935

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

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

=====

9. Major Bibliographical References

=====

(See continuation sheets)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Jefferson County Historic Preservation & Archives

=====

10. Geographical Data

=====

Acreage of Property 1.475 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>16</u>	<u>629680</u>	<u>4237680</u>	3	___	___	___
2	___	___	___	4	___	___	___

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====

11. Form Prepared By

=====

name/title Mary Jean Kinsman, private consultant date June 30, 1998
street & number 4012 Druid Hills Rd. telephone 502/893-5731
city or town Louisville state KY zip code 40207

=====

=====
Property Owner
=====

name Eastpoint House, LLC
street & number 1466 Gardiner Ln., Suite 200 telephone 502/451-1122
city or town Louisville state KY zip code 40213-1988
=====

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

DESCRIPTION

The Otto F. Eitel House (JF-474), located at 12004 LaGrange Road in Jefferson County, Kentucky, is thought to have been built about 1907. The house is situated on a one-and-one-half acre tract of land southeast of and facing LaGrange Road. On the north side of LaGrange Road are the tracks of the CSX Railroad (formerly the Louisville and Nashville Railroad). The Louisville and Interurban tracks once ran alongside the railroad tracks, but have been removed. The property contained 10.9 acres in 1907, and extended northwest to the interurban and railroad tracks. LaGrange Road historically crossed the tracks at this property and continued east on the north side of the tracks. In the 1950s, sections of LaGrange Road in this area were realigned south of the railroad tracks, thus placing the road between this house site and the tracks.

The site originally contained several outbuildings, including a barn that probably dated to the construction of the house, a later chicken house, and an even later cement block and wood structure.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

These outbuildings are now on adjacent tracts with different owners and are not included in this nomination.

The present site contains large mature trees, some of which were probably there when the house was built, smaller trees and undergrowth along the original fence lines on the east and west sides of the site, and shrubbery, flowers, and wildflowers. A driveway enters the property from LaGrange Road near the northwest corner of the site. It appears to have been graveled at one time, but has been mostly overgrown with grass.

Extensive development in this area of the county in recent years has included construction of the Gene Snyder Freeway (Interstate 265) through the area approximately .7 of a mile northeast of this site, and the creation of a large business park of several hundred acres for office, retail, warehousing, and commercial operations virtually surrounding this site. This has resulted in the subdivision of all but the present one-and-one-half acres surrounding the house. Commercial operations are being built at the exits from the Freeway and two residential subdivisions are in construction southeast of the Freeway. Increased development has removed several historic residences and the rural and residential character of the O'Bannon area is rapidly being altered.

The asymmetrical, two-story frame house exhibits an eclectic styling with predominantly Craftsman and bungalow-style details. The house sits on a foundation of rusticated stone blocks. A wood-floored entrance porch with rusticated stone foundation is sheltered by the main roof and wraps around the west side of the house. Square pillars of rusticated stone blocks support the porch roof. A prominent feature is the second-story, five-sided turret topped by a metal finial. The five-sided turret roof with flared eaves echoes the roof flare above the porch. The hipped roof is covered with asphalt shingles and there are shed-roofed dormers on the front and west side, a shed-roofed dormer on the ell, and a large gabled dormer on the rear. One chimney remains on the west side of the roof. Beneath it an exposed brick chimney wall is on the porch. A chimney was removed from the east side/rear of the roof some years ago.

The house is covered with weatherboard siding and the turret is clad in coursed, wood shingles. The front entrance features double doors within a plain wooden surround. The doors are paneled below with glass panes above. The glass is divided into a central pane surrounded

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

by rectangular panes and small corner panes. The house has a variety of windows including double-hung sash windows with a plain pane below and diamond panes above, hinged, square, single-sash windows with diamond panes, single-sash windows with plain glass, vertical rectangular windows with divided panes, double-hung sash windows with plain panes, and four-over-four double-hung windows. A rear ell has a gable roof and an enclosed porch with four single-sash windows divided into sixteen panes and a door with a shed-roof overhang. A shed with gabled roof covers the basement entrance in the ell.

On the interior the house has an L-shaped floor plan that is somewhat asymmetrical. The front entrance opens into a central hall extending through the first story to the rear porch. Opening from the hall on the east side through a double doorway is a parlor with a brick fireplace on the south wall. On the west side of the hall a wide opening with sliding pocket doors leads to what was probably a dining room. A brick fireplace is on the west wall. Near the rear of the hall a straight flight of stairs, partly enclosed, leads to the second floor. The first four steps are curved on one end and graduated in size and there is a newel post with slanted sides and panels, plain, square balusters, and a flower-like motif on the stringers. A short rear hall leads to the kitchen in the ell. A bathroom was added, probably in the 1950s, between the kitchen and dining room in a space that was an original pantry. Double doors at the back of the central hall lead to a rear, enclosed porch. This porch was most likely an addition, possibly in the 1920s. It is known to have been in place when the house changed owners in 1946.

The second floor contains a transverse hall with three bedrooms, a bathroom, and a water closet opening from it. One of the bedrooms was converted to a kitchen in the 1950s when two families shared the house, but most of the fixtures have been removed.

Interior finishes include many original decorative details. The floors on the first story are 3 ¼" oak boards. The second story floors are pine, as is the woodwork, doors, and trim throughout the house. Most of the woodwork and the doors with five horizontal panels have the original unpainted finish. Pine box beams in a pattern of squares are in both the parlor and dining room. The dining room walls have vertical paneling topped by a plate rail and small brackets. Fireplaces in the parlor, dining room, and the second floor turret bedroom feature pressed brick construction for surrounds,

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

mantelshelves and chimney fronts in a variety of configurations and decorative detail. Hearths are of rectangular glazed tiles in shades of green and red or red and black. There is some evidence that the parlor and dining room mantels may have had a wood mantelshelf topping the brick one. In the parlor built-in wood benches with decorative ends flank the fireplace. The walls and ceilings are plastered and some rooms have been wallpapered. The plaster has been damaged in some areas. Evidence of wall sconces remains in the dining room, but no original lighting fixtures remain. A central hanging light fixture in the parlor is probably not original. There is evidence that gas lighting was part of the original construction.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 5

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

STATEMENT OF SIGNIFICANCE

The Otto F. Eitel House (JF-474), 12004 LaGrange Road, Jefferson County, Kentucky, meets National Register of Historic Places Criterion A, and is locally significant because of its association with the areas of Community Planning and Development and Transportation. The property has been evaluated within the historic context: "Railroad and Interurban-related Development in O'Bannon Precinct, Jefferson County, Kentucky, 1858-1935," developed for the purpose of nominating this house to the National Register of Historic Places. The property's period of significance begins with the construction of the house in circa 1907 and continues until 1935 when the interurban ceased operating in the eastern area of Jefferson County and O'Bannon Precinct, ending the property's association with the interurban.

The context developed for this nomination, "Railroad and Interurban-related Development in O'Bannon Precinct, Jefferson County, Kentucky, 1858-1935," builds upon two existing historic contexts, "Suburban Development in Louisville and Jefferson County, Kentucky, 1868-1940," in a Multiple Property Listing for Louisville and Jefferson County prepared in 1988 by the Jefferson County Office of Historic Preservation and Archives, and "The Railroad-related Suburban Development of Lyndon, Kentucky: 1871-1935," found in a National Register Nomination, "Lindenberger-Grant House, Lyndon, Kentucky, 1996", by Carolyn Brooks. Each of these contexts focused on suburban development in Jefferson County and identified a property type, "Railroads and Rail-related Properties." However, the properties were not defined in ways that could be adapted for this nomination. The context developed for the Otto F. Eitel House in this nomination provides additional detail to the existing contexts and a more specific definition of a particular rail-related property type. It can also provide information for evaluation of rail-related properties throughout Jefferson County.

**Historic Context: "Railroad and Interurban-related
Development in O'Bannon Precinct,
Jefferson County, Kentucky, 1858-1935"**

The area studied for this historic context is located approximately fourteen miles northeast of Louisville in Jefferson County - an area that was known in the nineteenth century as the O'Bannon Precinct. The Kentucky Constitution of 1850 directed the General Assembly to divide each of the counties in the Commonwealth

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 6

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

into election precincts. Jefferson County was divided into 21 precincts, one of which was the O'Bannon Precinct, undoubtedly named for the O'Bannon family who were prominent landowners in that area. Those precinct divisions do not survive today, but the names of a few live on in suburban communities in several areas of the county, such as Fisherville, Anchorage, Harrod's Creek, Middletown, and Shively. In addition to electoral purposes, the precincts were also used as enumeration districts in the federal censuses from 1860 through 1910. No suburban town was ever established at O'Bannon and it was only a crossroads community through the nineteenth century. This author has defined a study area on each side of the CSX Railroad tracks and LaGrange Road from east of the Anchorage city limits to the Oldham County line. The area also extends approximately one mile north and south of the railroad and LaGrange Road. It is indicated by a heavy line drawn on each of three maps attached: a detail from an 1858 map of Jefferson County (Figure 1), an 1879 map of the O'Bannon Precinct (Figure 2), and a Louisville Title Company map of the O'Bannon area prepared in 1913. (Figure 3).

The historic contexts previously cited stated the important role of the railroads in nineteenth-century suburban development in Jefferson County outside the city of Louisville. The first railroad line through eastern Jefferson County was the Louisville and Frankfort Railroad, completed in 1851. By the 1860s it was merged with the Lexington and Frankfort Railroad, and about 1867 it became the Louisville, Cincinnati and Lexington Railroad. The Louisville and Nashville Railroad took over the line in 1881-82 and today it is the CSX Railroad.

Early development along this railroad, other than working farms, took the form of country estates established by well-to-do Louisville families. Often these estates began as summer places where the families could escape the heat and pollution of the city, but later became year-round residences. Small communities began to grow around rail stations at Hobbs Station (now Anchorage, just west of O'Bannon Precinct), at Gilman's (now St. Matthews), and at Lyndon. [Jefferson County Office of Preservation and Archives. "Multiple Property Listing for Louisville and Jefferson County. 1868-1940," 1988.]

Articles about suburban development appeared frequently in the local newspapers. In the 1890s *The Critic* extolled the virtues of Warwick Villa on the railroad near Lyndon in both articles and advertisements. Houses were described as having modern improvements

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 7

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

such as electric lights, bath rooms with hot and cold water, and hot water heating, thus making them as "comfortable as city houses and free from the smoke and coal soot that renders Louisville homes often unpleasant." [*The Critic*, May 29, 1892, p.2]. The country estates of wealthy families in Glenview and summer log cabins south of the city near Jacob Park (now Iroquois Park) were featured in articles titled, "Louisville's Log Cabin Colony" [*The Courier-Journal*, October 18, 1896; July 1, 1900] and "Beautiful Homes of Louisville's Palisades," describing the Glenview houses of the city's prominent families. [*The Courier-Journal*, October 8, 1911].

The railroad had provided a means of transportation between O'Bannon Precinct and Louisville for residents of O'Bannon since 1851, but it did not encourage much development in the area. Railroad timetables indicate that the railroad ran two or three trains per day, generally one in the morning and evening and sometimes one in the afternoon. [Information from Charles B. Castner] After arriving in the city, the worker or businessman would, in many cases, then have a walk or streetcar ride to his place of business.

An 1858 map of Jefferson County showing roads, railroads, property lines, house sites, and property owners' names indicates that O'Bannon Precinct was a predominantly rural, farming area. LaGrange Road (now a state highway) was then an unnamed county road. Within the defined area, the Louisville and Frankfort Railroad was shown and a small cluster of development was on the south side of the track. This included O'Bannon's Station, a post office and a blacksmith shop. Thirteen house sites were indicated and these tracts of land were most likely large working farms. Most of those houses have not survived. One country estate was Alonzo Gowdy's property (JF-481), located southeast of the track and approximately one mile northeast of the station. Gowdy, a commission merchant and owner of a wholesale dry goods business in Louisville, had bought the property in 1855 and probably built the house. He was listed in the city directories for several years in the 1860s as residing at "O'Bannon Station," and was most likely an early railroad commuter to his business in the city. Adjacent to Gowdy's property was George J. Guy's farm and house (JF-479). On the north side of the railroad closer to the Oldham County line was J. A. Shrader's property (JF-483). These owners were not listed in city directories as having any business connection with Louisville and they were probably farmers. W. H. Sparks was listed in the 1858 city directory as a commission merchant who lived in the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 8

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

country and he probably was the same W. H. Sparks whose house and land were shown on the 1858 map of the study area. [Figure 1]

In the late nineteenth century health and sanitation in cities became a primary concern of city dwellers across the nation. Louisville residents were aware of this through newspaper articles and perhaps national publications such as *The Craftsman*, *Suburban Life*, and *House and Garden*. Even as early as the late 1870s local newspapers published articles decrying the noise from "pork house whistles, clanging bells, and the whir of machinery." The air in Louisville was polluted from factories and coal heat in both businesses and homes. [Allen J. Share, *Cities in the Commonwealth, Two Centuries of Urban Life in Kentucky*]. These concerns, along with the continued expansion of the railroads in Jefferson County, supported Louisville residents' increasing desire to move out of the city to the perceived healthier environs of the county. Tuberculosis was of great concern in Louisville in the early 1900s due to an extremely high number of deaths from the disease. The Waverly Hills Tuberculosis Sanitarium (JF-75-76) was completed southwest of the city in 1911 by a board of directors established in 1906.

In 1879 Beers and Lanagan published *Atlas of Jefferson and Oldham Counties* containing maps of the 21 precincts in Jefferson County. The map of O'Bannon Precinct showed roads, the Louisville, Cincinnati, and Lexington Railroad, house sites and names of property owners. An examination of the target area supports the conclusion that O'Bannon Precinct was still predominantly rural. The cluster of development (identified as O'Bannon P.O.) near the railroad track did not appear to have grown significantly except for the addition of a store and a chapel. Nineteen house sites were indicated, some of which also were shown on the 1858 map. Property lines were not shown on the map, but in some cases acreage was given and ranged from 40 to 300 acres. This would indicate that most tracts were sizable working farms. Mrs. Jane Nock's property north of the railroad was an exception, containing only 11 acres (JF-477). However, none of the names shown on this map could be found in city directories for several years around 1879.

Beginning in 1901 a network of seven electric interurban lines was built out from Louisville into rural Jefferson County. Lines were constructed until about 1910 and most of these lines were along the same routes the earlier railroads followed. Interurban stops were often established at or near railroad stations and at crossroads communities. The interurban spurred clusters of development around the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 9

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

stations such as those at Orell and Valley Station in southwestern Jefferson County, and at Lyndon west of O'Bannon and Anchorage. ["Lindenberger-Grant House National Register Nomination." 1996.]

While the early railroads, and the interurban as well, fostered the establishment of suburban country estates for the well to do and the growth of upper class communities like Anchorage and Glenview, the interurban also made suburban living available to middle-class residents of Louisville. The planned subdivision of Audubon Park, approximately 4 miles south of the Louisville city limits on the Okolona line of the Louisville and Interurban Railroad, experienced increased growth after that interurban line was established in 1905. The middle-class worker could enjoy the advantages of suburban living and easily commute to a job in the city. [Audubon Park Historic District. National Register Nomination, 1996].

The interurban line through O'Bannon Precinct began as the Louisville, Anchorage, and Pewee Valley Electric Railway established by Percival Moore in 1901. It was later known as the Louisville and Eastern Railroad and by 1911 the entire system of interurban lines was renamed the Louisville and Interurban Railroad. The line which ran through Anchorage, O'Bannon, and on to Pewee Valley, Crestwood, and LaGrange in Oldham County was known as the LaGrange Division. The line had been built to Anchorage in 1901-02 and rights-of-way through O'Bannon were acquired in 1901. The line was operating as far as Crestwood, and thus in O'Bannon, by 1906 although it is possible that service reached O'Bannon shortly after being established as far as Anchorage in 1902. [Information from James B. Calvert]

The local newspapers reported the establishment of the interurban lines. An article titled "Pioneer of Suburban Electric Lines Around Louisville," was eloquent in its praise of Percival Moore, the entrepreneur who brought the interurban to Anchorage and beyond through O'Bannon and into Oldham County. It described his fine suburban home in Anchorage, as well as the "elegantly equipped" electric cars providing for the convenience of the suburbanite. [*The Courier-Journal*, June 29, 1902]

The interurban cars ran between Louisville and O'Bannon from 5:00 a.m. until 11:20 p.m. approximately every half-hour. The opening of the interurban line through O'Bannon supported what little suburban development took place there. The accessibility of the interurban and the frequency with which the cars ran would have been more attractive

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 10

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

to potential residents of this area, who might consider relocating their homes fourteen miles from their workplaces in Louisville.

As the 1858 and 1879 maps of the O'Bannon Precinct had shown residents names and property lines, similar maps of the area for the early 1900s would be of help in determining the extent of suburban development that took place after the establishment of the interurban line to Anchorage and on through O'Bannon. Unfortunately, no such maps exist from 1900 to 1912. However, in 1913 the Louisville Title Company compiled and published a map of Louisville and Jefferson County that does show property boundaries and owners' names in the O'Bannon area. [Figure 3] Comparison of those property owners' names in the target area with the 1910 federal census, city directories from 1900 to 1913, and Jefferson County Deed Books shows that some suburban-like development occurred. (The enumeration pages of the 1900 census for O'Bannon Precinct were so faded that the microfilm is unreadable, thus making a comparison of new residents between 1900 and 1910 impossible.) A few of the farms shown on the 1858 and 1879 maps were divided into smaller parcels. Some houses were built and the number of residents in O'Bannon Precinct who worked in the city increased.

Several residences can be determined through deed research to have been built soon after the interurban began operations through O'Bannon Precinct. The O'Bannon Grocery (JF-475) was built north of the tracks about 1906 and it later also housed the interurban station and the O'Bannon post office. By 1908 Otto F. Eitel had built his house, the subject of this nomination, at O'Bannon and moved from Louisville to live and commute to his business in the city. Northeast of the Eitel house at the intersection of LaGrange Road and Factory Lane is a two story, frame house with front and side dormers that was most likely built by I. E. Mossbarger in 1911. [Deed Book 742, p. 209] Mossbarger was a solicitor for the United Mercantile Agency and was listed in city directories as a resident of O'Bannon. The property adjoining the Eitel property on the east was the site of a house similar in style to the Eitel house, according to a former owner of the Eitel house. It was probably built by Pendleton T. Coleman after he bought the property in 1912. [Deed Book 757, p. 486] Coleman was the owner of a commission firm in downtown Louisville in partnership with his brother. This house was razed several years ago for commercial development.

In 1910 Murray Kice divided a portion of his farm northeast of the interurban and railroad tracks into ten tracts of five to eleven

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 11

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

acres each. [Jefferson County Plat and Subdivision Book 1, page 223] In 1913 Kice subdivided an additional part of his farm and recorded an amended subdivision plan for "Woodbourne." [Jefferson County Plat and Subdivision Book 3, page 56] The lots ranged from two to twelve acres with one lot of 35 acres where Kice's house was sited. (JF-483) Most of the land subdivided had been part of J. A. Shrader's farm indicated on both the 1858 and 1879 maps of the area. This subdivision is now known as "Altawood" and a National Register Historic District Nomination is in preparation. "Altawood" is the only subdivision platted in O'Bannon Precinct directly related to the interurban.

The 1910 census listed 103 families in O'Bannon Precinct. The majority of heads of households were farm owners or farm laborers. Thirty heads of households worked at a trade other than farming or were professionals or business owners. Of these, only four were listed in the 1910 Louisville city directory, but by 1913 twelve of those thirty, 40 per cent, were listed in the city directory as residents of O'Bannon Precinct. Since the early city directories did not consistently list residents of rural and suburban areas of Jefferson County, even though they may have been employed in the city, it could be conjectured that more of the thirty O'Bannon nonfarmers did commute to Louisville or other communities like Anchorage, St. Matthews, or LaGrange in Oldham County for employment. It is reasonable to conclude that this small flurry of suburban development can be associated with the coming of the interurban to the area.

Property Types: Rail-related middle-class, non-farm, non-subdivision properties

The Kentucky Heritage Commission, the State Historic Preservation Office, conducted a Survey of Historic Sites in Jefferson County (outside the city of Louisville) in 1977. It documented ten properties in the O'Bannon Precinct area which have been studied for this historic context. Several of these have been lost to highway construction and other development, and at least two have been converted to commercial or office use. Those that remain to provide information about rail-related suburban development in O'Bannon Precinct include one non-residential property - the O'Bannon Grocery (JF-475) and a few residences. The houses are nineteenth-century, two-story, frame farmhouses or early twentieth-century frame houses. These houses have simple bungalow, Craftsman, or Colonial Revival styling, typical of middle-class houses of the period. Not a part of the 1977 survey and scattered throughout the O'Bannon area studied, are some

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 12

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

small, simply-designed frame cottages, probably from the early 1900s, that have been remodeled, and a few 1950s-60s ranch houses.

Rail-related suburban property types defined in the National Register historic contexts previously cited included the country estates of wealthy families, often architect-designed and sometimes set in planned landscapes, small-lot subdivision properties, and middle-class planned communities. A property type that is associated with rail-related suburban development in Jefferson County, and that has not been extensively studied, is the house of a middle-class worker or businessman, situated on a tract of land of one or more acres that was not part of a planned subdivision and was a tract located conveniently near a railroad or interurban line. The owner could easily commute by train or interurban to work in Louisville or a nearby community and enjoy the benefits of quiet, healthful suburban living previously available only to the well to do. The Otto F. Eitel House fits this property type.

Examples of that kind of rail-related suburban development can be found in all parts of Jefferson County served by railroads and particularly by interurban lines. Some of these include the William C. Baass house (JF-839), a bungalow/Craftsman house built ca. 1920s in Harrods Creek close to the Prospect line of the Louisville and Interurban Railroad. Baass was the president of the Kentucky Savings and Building Association in Louisville. West of O'Bannon and Anchorage, near Lyndon, Forrest S. Lloyd built a foursquare frame house ca. 1915 on a 4.9-acre tract of land south of LaGrange Road on the interurban line. Lloyd worked for the United States Trust Company in Louisville. Both of these owners undoubtedly used the interurban for transportation to and from their jobs in the city. In Eastwood, along the Shelbyville line of the interurban, several bungalows survive and were most likely built from about 1910-1920s (JF-717, JF-729, JF-730.)

Requirements for registration of eligible residential properties in O'Bannon Precinct for their significance as rail-related suburban properties under Criterion A are as follows:

1. The residence should have integrity of location and association with railroad and/or interurban transportation lines.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 13

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

2. The residence must remain in its original location and must have been built within the time frame for rail-related development in O'Bannon Precinct: 1858-1935. It should be located within a convenient walk or ride to a railroad or interurban stop.
3. The property should be a suburban property, on a suburban lot, not the center of a farm and not on a typical subdivision lot. It should retain a substantial portion of its original lot and historic setting in order to convey the feeling of a suburban property.
4. Because residences within this property type could be expected to exhibit varying architectural styles, integrity of design is not a requirement. However, residences having no major changes to front facades, window patterns, roof lines, and entrances would be considered more significant.

The Otto F. Eitel House and Property

The Eitel house is located on the southeast side of LaGrange Road facing the CSX Railroad tracks in the once-rural area of Jefferson County known as O'Bannon Precinct or, simply, O'Bannon. It was built in 1907 by a middle-class business owner who had lived in the city until building this house. It is one of several houses, not located in a subdivision, in this rapidly-changing area that can be determined to have been built, most likely, in response to the establishment of an interurban line through O'Bannon Precinct. While the Eitel house has lost much of its historic lot to recent development, it retains integrity of location, association, setting, and design. It therefore meets the criteria outlined in the property type discussion for the context, "Railroad and Interurban-related Development in the O'Bannon Precinct, Jefferson County, Kentucky, 1858-1935."

The site of the Eitel house was, in the nineteenth century, part of the J. H. Ward farm that was one of the large farm tracts in the O'Bannon Precinct. In 1864, 207 acres were divided among the heirs of J. H. and Elizabeth Ward. [Jefferson County Deed Book 119, p.401] Two tracts totaling 52 acres were later sold together by the heirs and these lots changed hands several times until 1907 with no indication that any improvements had been made to the property. In 1907 Otto F. and Nora Eitel bought 10.9 acres of one of these tracts from Hattie

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 14

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

and Joseph B. Ehrich for a "valuable consideration" and three promissory notes of \$467.00 each. [Deed Book 657, p. 362] In April 1908, the Eitels mortgaged the property to Louisville Title Company for \$3500.00 and agreed to keep the improvements insured to that amount. In 1908 Otto Eitel was first listed in the city directory as a resident of O'Bannon. Prior to that year he and his wife lived with his widowed mother, his brother and sister-in-law at 612 East Chestnut Street in Louisville.

At the time Eitel bought the land in O'Bannon he was an owner and president of Eitel and Cassebohm, a cigar manufacturing firm at 650 East Main Street in Louisville. Eitel, J. W. Ropke, and H. D. Cassebohm had established the business in 1894 as Eitel and Ropke. After Ropke's retirement in 1895, the name was changed to Eitel and Cassebohm. The firm was described in an 1895 publication as having secured "a liberal and influential patronage, not only in Kentucky, but in adjacent states." Eitel and Cassebohm were said to be "...expert cigar makers," and their "splendid cigars" were "...confidently recommended to retail tobacconists, hotel men, restaurant keepers, and the smoking public generally." [*Louisville of Today*, 1895.] Even allowing for the "puffery" of nineteenth-century business biographies, Otto Eitel would seem to have been a well-regarded and successful businessman. Unfortunately, Jefferson County tax records for the late 1890s, which could shed some light on Eitel's prosperity, have been destroyed.

Little can be learned of the Eitel family. Otto F. Eitel was born in 1870 in Louisville, the younger of two sons born to Karl Paul and Regina Eitel. The parents were natives of Germany who came to Louisville in the 1860s. Paul Eitel was a music teacher, a teacher, and later principal at St. John's School, located at Clay and Walnut Streets near St. John's Roman Catholic Church. The family lived in the same neighborhood in eastern Louisville on Clay Street and later on East Chestnut Street where the Eitel family continued to live after Paul's death in 1882. A number of German families lived in this part of Louisville and several German congregations built churches here. Otto Eitel and Nora Schoening were married on October 27, 1897 and lived in the family house on Chestnut Street until moving to O'Bannon Precinct in late 1907 or early 1908.

In the absence of family records and recollections of descendants, Otto Eitel's motivation for buying land fourteen miles from downtown Louisville, building a house on it, and moving to the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 15

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

country can only be conjectured. As stated elsewhere in this nomination, local newspapers, at the turn of the century, printed frequent articles about suburban development in rural Jefferson County. Through these articles and advertisements of property for sale, Eitel would have been aware of the country estates in Glenview, railroad communities like Anchorage, and middle class suburbs like Warwick Villa in rural Jefferson County in the late nineteenth century and early 1900s.

Through his business connections Otto Eitel may well have been acquainted with some of Louisville's well-to-do businessmen, and he would also have known of their moves out of the city to summer retreats and later to permanent residences. Assuming he read the newspapers, it is possible to hypothesize that he was concerned with the issues of health, sanitation, noise, and crowding in the city. As a middle-class businessman from a family of modest means, he would not have been able to afford to build or buy a house in Glenview or Anchorage. Warwick Villa would have been within his reach, but shortly after the turn of the century Warwick Villa's development stagnated and the suburb never quite lived up to its glowing ads.

The price of land in O'Bannon Precinct was probably a factor in Eitel's move from the city. The area was a rural, farming area. At the turn of the century only a few large farms had been broken in smaller tracts. Real estate speculators and subdivision developers had not yet come to the area. Otto Eitel paid \$1401.00, plus an unspecified "valuable consideration," for his 10.9 acres - about \$128.00 per acre. The Ehrichs (who sold Eitel the land) had bought two tracts totaling 52.5 acres the year before for approximately \$120.00 per acre. Jefferson County tax records for the late nineteenth century and early twentieth century have been destroyed, making it difficult to compare the values of real estate in different parts of the county. While Anchorage would have been too expensive, Eitel could have a piece of land, a house, and convenient transportation to his business in the city at least near that desirable enclave.

Probably Otto Eitel, in his move to O'Bannon, was simply (as Kenneth T. Jackson has written) fulfilling his "... dream of a detached house in a safe, quiet, and peaceful place [that] has been an important part of the Anglo-American past and a potent force in the development of suburbs." [Kenneth T. Jackson, "A Nation of Suburbs." *Chicago History*, Summer 1984.]

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 16

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

Whatever dreams and aspirations motivated Otto and Nora Eitel to move out of Louisville, they lived in the house at O'Bannon only until 1918. Then they sold it to John Fust and moved back into the city to a house in the Highlands. [Deed Book 895, p. 572] John Fust, owner of a grocery and general store in nearby Anchorage, would probably have traveled on the interurban between his house and the store in Anchorage. In 1925 Fust sold the house to Rose and Fred J. Eline. [Deed Book 1154, p. 577] A nephew of the Elines recalls visiting the house in the early 1930s and riding the interurban. An interurban stop named "Oakland" was across the tracks from the house. (Information from Dr. Alfred T. Wagner) The interurban through O'Bannon ceased operations by 1935, thus ending the property's association with the interurban. In 1946 the Elines sold the house and land to Arthur H. and Fernande Frenke. The Frenkes owned the property until its recent sale in 1998.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 17

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

BIBLIOGRAPHY

A Pictorial History of Electric Railways of Louisville. Southern
Traction Photo Publishers, n.d.

Brooks, Carolyn. National Register of Historic Places Nomination,
"Lindenberger-Grant House, Lyndon, Kentucky," 1996.

Ford, Henry and Ford, Kate. History of the Ohio Falls Cities and
Their Counties. Two volumes. L. A. Williams: Cleveland, 1882.

Jackson, Kenneth T. "A Nation of Suburbs." Chicago History, 23, no. 2
(Summer 1984).

Jefferson County, Kentucky Appraisal and Inventory Book 267, p.118.

Jefferson County, Kentucky Deed Books 119x401; 332x69; 574x467;
631x32; 635x570; 657x362; 678x254; 895x572; 1034x332; 1121x611;
1154x577; 2185x255.

Jefferson County, Kentucky Will Books 11, p.117; 58, p.308.

Jefferson County Office of Historic Preservation and Archives.
"Multiple Property Listing for Louisville and Jefferson
County, Kentucky, 1868-1940," 1988.

_____. National Register of Historic Places Nomination, "Audubon Park
Historic District," 1996.

Kentucky Heritage Commission. "Survey of Historic Sites in Jefferson
County, Kentucky," 1977.

Kentucky Legislative Research Commission. Informational Bulletin No.
41, 1965.

Louisville City Directories. Various years from 1858-1927.

Louisville of Today, 1895.

Louisville Transit Company. Records, 1866-1965.

Share, Allen J. *Cities in the Commonwealth: Two Centuries of Urban
Life in Kentucky.* University Press of Kentucky, 1982.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 18

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

Standard Pocket Street Directory of Louisville. Standard Printing Company, 1928.

Stilgoe, John R. "The Suburbs." *American Heritage*, 35 (Feb.-Mar.1984).

The (Louisville) Courier-Journal. October 8, 1896; July 1, 1900; June 29, 1902; October 8, 1911.

The Critic. May 29, 1892.

Travelers' Official Railway Guide of the United States and Canada, June 1868. Sanford, Cushing and Company, New York.

Travelers' Official Guide of the Railway and Steam Navigation Lines in the United States and Canada, June 1893. National Railway Publication Company, New York.

Maps and Plats

Beers and Lanagan. *Atlas of Jefferson and Oldham Counties.* Philadelphia, 1879.

Bergmann, G. T. *Map of Jefferson County, Kentucky.* Louisville, 1858.

Hardin, A. W. and Company, Surveyors. *Real Estate Atlas of Jefferson County, Kentucky,* 1927.

Jefferson County Plat and Subdivision Books, 1, p.233; 3, p.56.

Louisville and Interurban Railroad, LaGrange Division. Track Maps, 1923, 1924.

Louisville Title Company. *Louisville Title Company's New Map of Louisville and Jefferson County,* 1913.

Interviews

Calvert, James B. (railroad and interurban historian). Telephone interview by Mary Jean Kinsman, March 20, 1998.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 19

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

Castner, Charles B. (retired public relations director for the L & N Railroad). Telephone interview by Mary Jean Kinsman, May 7, 1998.

Eitel, Paul (great-nephew of Otto F. Eitel). Telephone interview by Mary Jean Kinsman, March 1998.

Frenke, Mrs. Martha (former owner of the Otto F. Eitel House). Telephone interview by Mary Jean Kinsman, March 30, 1998.

Wagner, Dr. Alfred T. (nephew of Rose Eline, an owner of the Otto F. Eitel House). Telephone interview by Mary Jean Kinsman, April 13, 1998.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 20

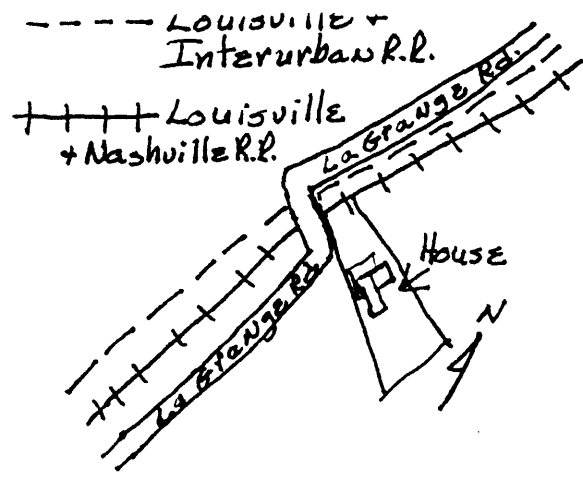
Eitel, Otto F., House
(JF-474) Jefferson Co., KY

BOUNDARY DESCRIPTION

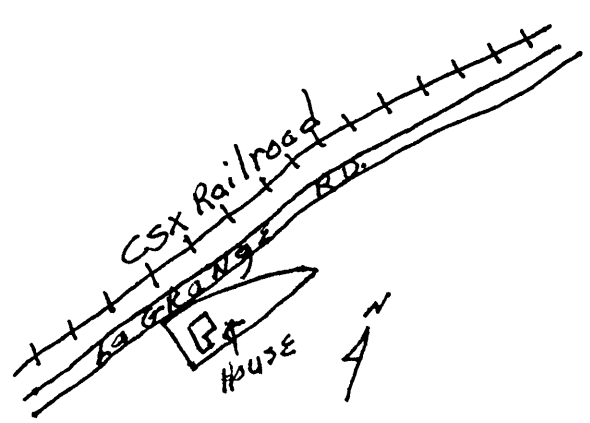
The area proposed for nomination is all of Lot 204, which is part of Tax Block 15, Tax Lot 48, in Jefferson County, Kentucky, recorded in Deed Book 7034, p. 791-794. Lot 204 contains 1.475 acres as shown on the attached Minor Subdivision Plat.

BOUNDARY JUSTIFICATION

The area nominated includes the remaining acreage, of the original 10.9 acres, historically associated with the Otto F. Eitel House.



OTTO F. Eitel House
and property
1907 - 1950s



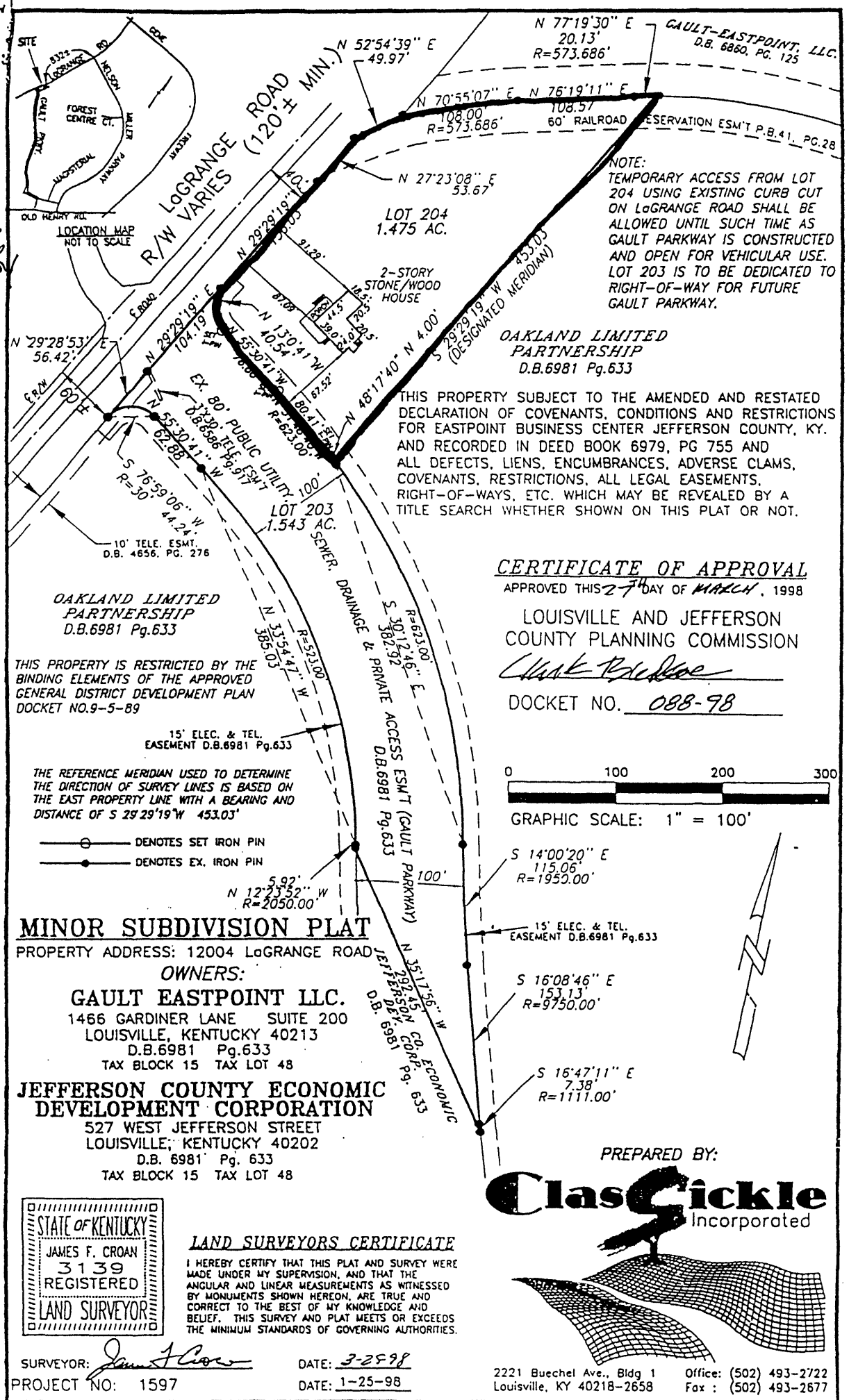
OTTO F. Eitel House and property,
Present site
After La Grange Rd. realigned
to southeast of railroad tracks
ca. 1950s.

Eitel, Otto F., House
Jefferson County, KY

Map showing
Nominated property

Lot 204
1.475 acres

Tax Block 15
Tax Lot 48



MINOR SUBDIVISION PLAT

PROPERTY ADDRESS: 12004 LaGRANGE ROAD

OWNERS:

GAULT EASTPOINT LLC.
1466 GARDINER LANE SUITE 200
LOUISVILLE, KENTUCKY 40213
D.B.6981 Pg.633
TAX BLOCK 15 TAX LOT 48

JEFFERSON COUNTY ECONOMIC DEVELOPMENT CORPORATION
527 WEST JEFFERSON STREET
LOUISVILLE, KENTUCKY 40202
D.B. 6981 Pg. 633
TAX BLOCK 15 TAX LOT 48

STATE OF KENTUCKY
JAMES F. CROAN
3139
REGISTERED
LAND SURVEYOR

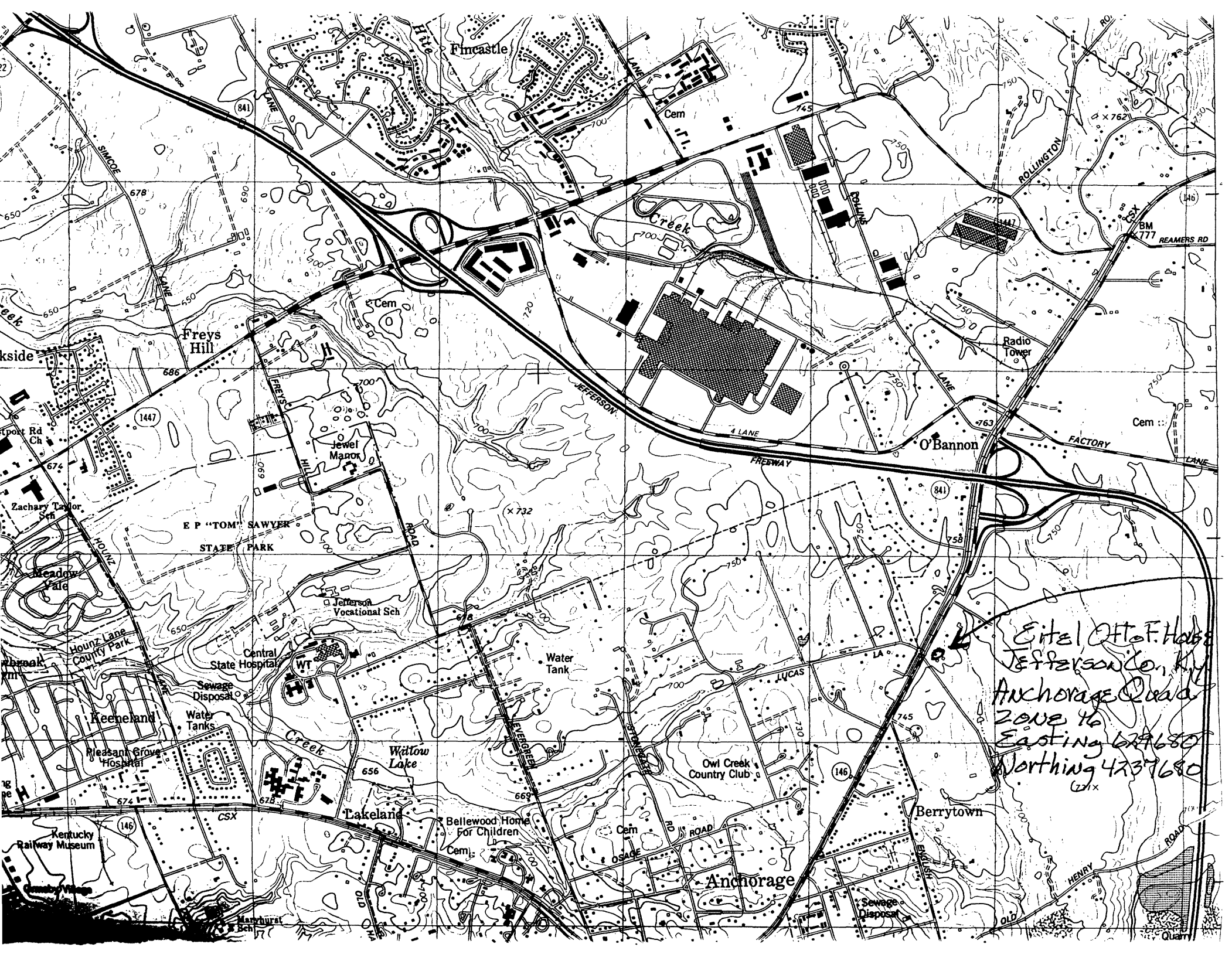
LAND SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE MADE UNDER MY SUPERVISION, AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

SURVEYOR: *James F. Croan*
PROJECT NO: 1597

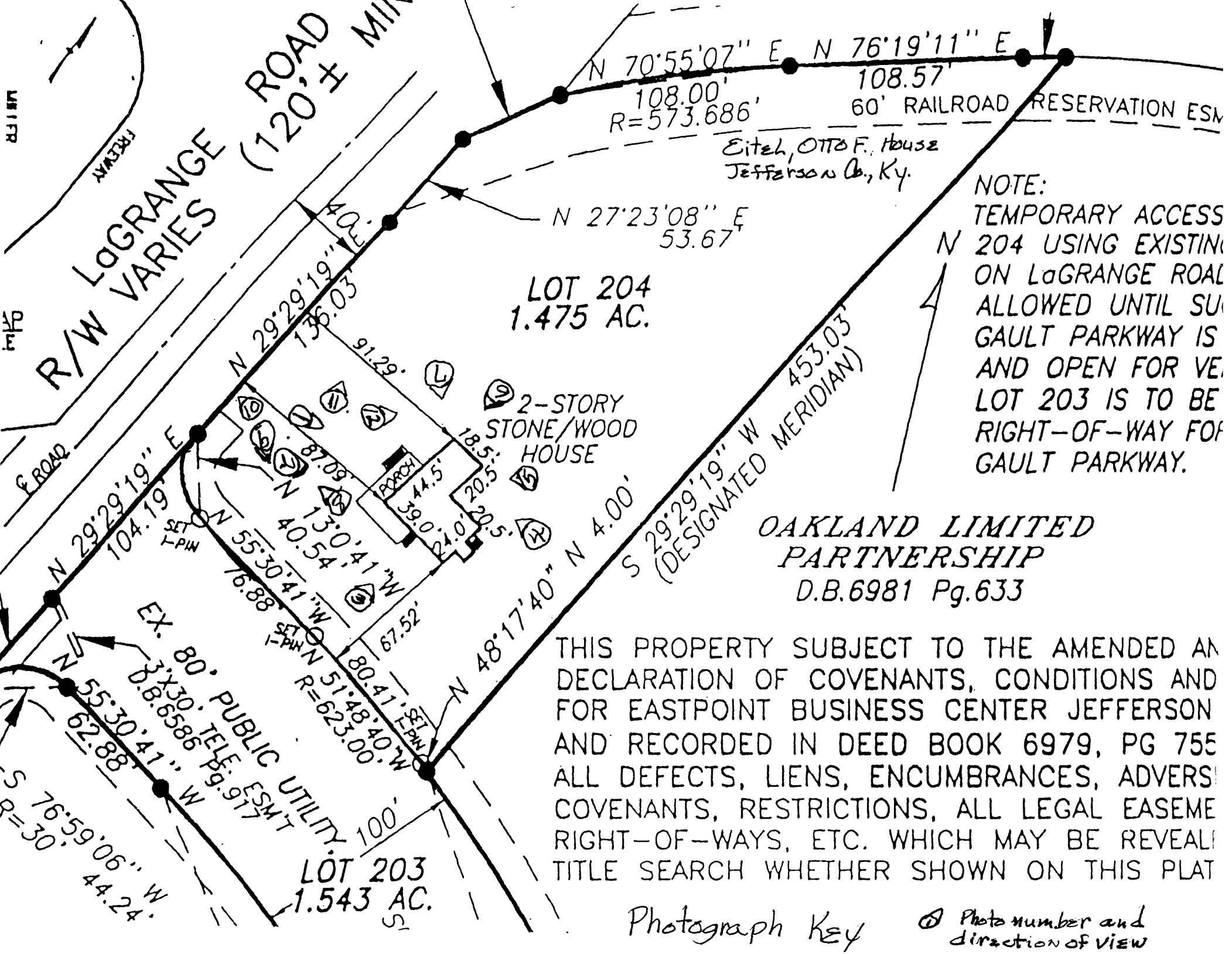
DATE: 3-25-98
DATE: 1-25-98

2221 Buechel Ave., Bldg 1 Office: (502) 493-2722
Louisville, KY 40218-2658 Fax: (502) 493-2677

088-98



Eitel Off. F. H. Hays
Jefferson Co., Ky.
Anchorage Quad
Zone 16
Easting 679680
Northing 4237680
WIX



R/W LOGRANGE ROAD (120' ± MIN) Varies

N 70°55'07" E 108.00' R=573.686'
 N 76°19'11" E 108.57'
 60' RAILROAD RESERVATION ESM

Eitel, OTTO F. House
 Jefferson Co., Ky.

NOTE:
 TEMPORARY ACCESS
 ON LOGRANGE ROAD
 ALLOWED UNTIL SU
 GAULT PARKWAY IS
 AND OPEN FOR VE
 LOT 203 IS TO BE
 RIGHT-OF-WAY FOR
 GAULT PARKWAY.

LOT 204
 1.475 AC.

2-STORY
 STONE/WOOD
 HOUSE

OAKLAND LIMITED
 PARTNERSHIP
 D.B.6981 Pg.633

THIS PROPERTY SUBJECT TO THE AMENDED AN
 DECLARATION OF COVENANTS, CONDITIONS AND
 FOR EASTPOINT BUSINESS CENTER JEFFERSON
 AND RECORDED IN DEED BOOK 6979, PG 755
 ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERS
 COVENANTS, RESTRICTIONS, ALL LEGAL EASEME
 RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALI
 TITLE SEARCH WHETHER SHOWN ON THIS PLAT

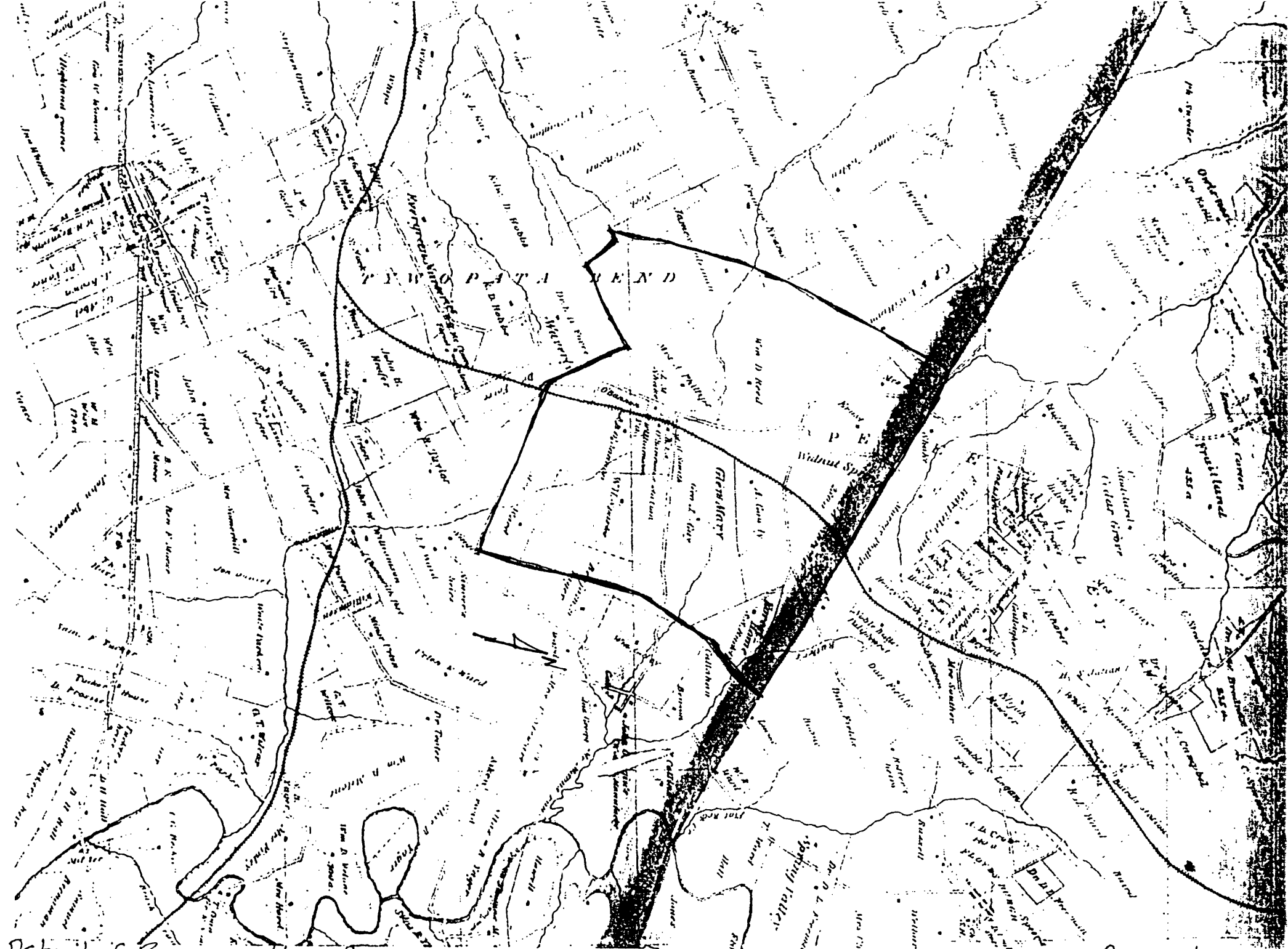
Photograph Key Photo number and direction of view

1/4
 FIREWAY
 R. ROAD
 N 29°29'19" E 104.19'
 N 29°29'19" E 136.03'
 N 29°29'19" E 91.29'
 N 29°29'19" E 40.54'
 N 55°30'41" W 76.88'
 N 55°30'41" W 62.88'
 N 55°30'41" W 44.24'
 EX. 80' PUBLIC UTILITY
 3'x30' TELE. ESM T
 D.B.6586 Pg.917

LOT 203
 1.543 AC.

S 29°29'19" W 453.03'
 (DESIGNATED MERIDIAN)

N 48°17'40" N 4.00'
 N 13°0'41" W 40.54'
 N 13°0'41" W 87.09'
 N 51°48'40" W 80.41'
 R=623.00'



Detail of BERGMANN MAP of
JEFFERSON COUNTY, KY. 1859

Figure 1

— : Area of O'Bannon Precinct
studied for historic context

The Filson Club
 INCORPORATED
 LOUISVILLE, KENTUCKY

Map showing O'BANNON Precinct 1879
 Boundary of area in O'BANNON Precinct
 studied for historic context; "Railroad
 and Interurban-related Development
 in O'BANNON Precinct, Jefferson County,
 Kentucky, 1858-1935."

Figure 2

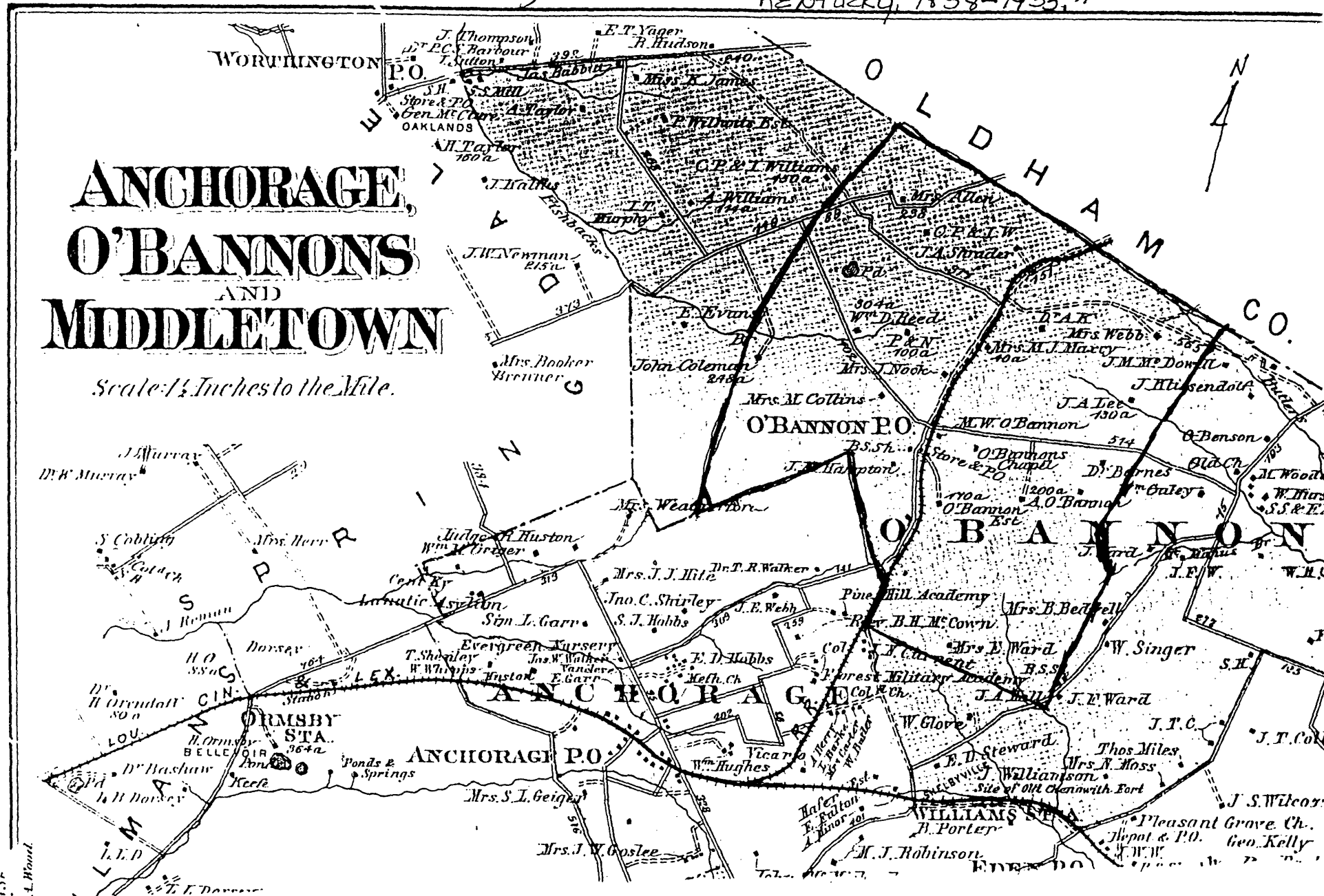
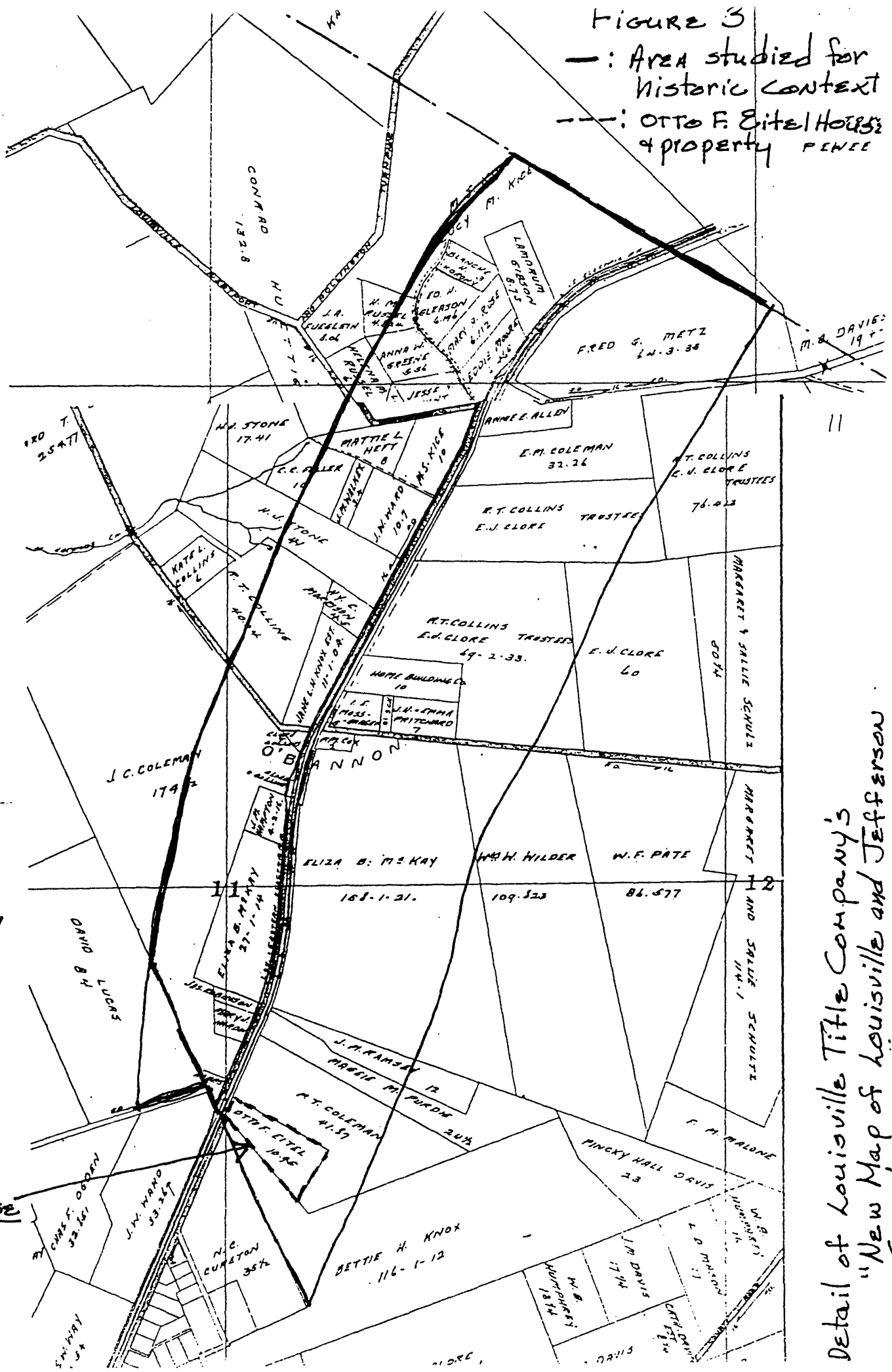


FIGURE 3

—: Area studied for historic context
---: OTTO F. EITEL HOUSE & property fence



Detail of Louisville Title Company's "New Map of Louisville and Jefferson

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page _____

Eitel, Otto F., House
(JF-474) Jefferson Co., KY

Photographic Identification Sheet

Same for all photos:

1. Property: Eitel, Otto F., House
2. Location: 12003 LaGrange Rd., Louisville (Jefferson County) Kentucky
3. Photographer: Mary Jean Kinsman
4. Date: February 1998; May 1998
5. Location of Negatives: Eastpoint House, LLC
1466 Gardiner Lane, Suite 200
Louisville, KY 40213-1988

- Photo 1: Front of house, camera facing southeast
Photo 2: Front and southwest side, camera facing southeast
Photo 3: Southwest side of house, camera facing northeast
Photo 4: Rear of house, camera facing northwest
Photo 5: Rear and northeast side, camera facing northwest
Photo 6: Northeast side and turret, camera facing southwest
Photo 7: Northeast side and front, camera facing south
Photo 8: Driveway, camera facing northwest toward LaGrange Road
Photo 9: Driveway and southwest yard, camera facing southwest
Photo 10: Driveway, LaGrange Road, and CSX Railroad tracks, camera facing northwest
Photo 11: Front and side yard, camera facing northeast
Photo 12: Side yard, camera facing east