

United States Department of the Interior
National Park Service
**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



1. Name of Property

Historic name Mockingbird Valley Historic District
Other names/site number JF-945, JF-1006 through JF-1030, JF-1060 through JF-1160, JF-1172 through JF-1242, JF-1336 through JF-1362

2. Location

Street & number Various - List Attached on continuation sheet 2-1
Not for publication N/A
City or town Louisville vicinity X
State Kentucky code KY county Jefferson code 111
Zip code 40207

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.)


Signature of certifying official **David L. Morgan, SHPO**

7-20-06
Date

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

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

 entered in the National Register

 See continuation sheet.

 determined eligible for the
National Register

 See continuation sheet.

 determined not eligible for the
National Register

 removed from the National Register

 other (explain): _____

 Signature of Keeper

4/13/07
Date of Action

United States Department of the Interior
National Park Service

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Mockingbird Valley Historic District
Jefferson County, KY

Section 2, Location

Street & Numbers: bounded by Interstate 71 on the north, Brownsboro
Road on the South, Swing Lane and property lines on
the east, and Jarvis Lane and property lines on the West.

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5. Classification

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Ownership of Property

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
145	55	buildings
32		sites
		structures
		objects
177	55	Total

Number of contributing resources previously listed in the National Register 5

Name of related multiple property listing (N/A)

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6. Function or Use

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Historic Functions

Category Domestic/Single dwelling
 Social/Clubhouse

Current Functions

Category Domestic/Single dwelling
 Social/Clubhouse

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7. Description

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Architectural Classification

Italianate, Italian Renaissance, Colonial Revival, Dutch Colonial, French Eclectic, Mission,
International, Monterey, Modern

Material

Foundation Stone, poured concrete
roof Composite, slate, tile
walls Frame, weatherboard siding, brick veneer, stone, stucco

Narrative Description - SEE CONTINUATION SHEETS

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Section 7 Page 1

Mockingbird Valley Historic District
Jefferson County, KY

Overview

The Mockingbird Valley Historic District is a residential neighborhood five miles east of the center of downtown Louisville. The identity of Mockingbird Valley began to take shape in 1905, as owners initially purchased acreages from several large farms to establish a loose group of country estates. By the 1920s, a neighborhood of upper-class suburban developments had coalesced, which forms the basis for this district. The area proposed for listing is approximately 450 acres in size, bounded by Interstate-71 on the North, Brownsboro Road on the South, Swing Lane and property lines on the east, and Jarvis Lane and property lines on the West. Mockingbird Valley Road provides the spine of the district, extending through the entire district from the north boundary at Interstate-71 to Brownsboro Road on the south. The Ohio River is less than one-quarter mile north of the district. The Mockingbird Valley Historic District is comprised of 236 elements - 179 are Contributing and 57 Non-contributing to the district.

The undulating landscapes, sharp bluffs, a meandering creek-bed, stone outcroppings, floodplains and stands of trees are the character-defining features of this residential, suburban landscape. The district is marked by a consistently high-quality aesthetic in its curvilinear roadways, deep setbacks, architect-designed buildings and landscapes, and top quality building materials. An upscale neighborhood in Louisville, Kentucky, the historic district is a significant concentration of sites, buildings, and structures united historically, aesthetically and geographically. The district includes the contiguous, intact residential, recreational and cultural landscape resources in the historic neighborhood that evolved through subdivision of land. The built environment complements and enhances the natural setting in the district. Subsequent developments avoided subdivision signs or separate entrances to promote this sense of cohesion of a single neighborhood. That is, residents and developers treated new subdivisions as extensions of the existing Mockingbird Valley neighborhood. The overall historic character of the district remains strong and the architectural integrity of the district is good.

Description

Contributing elements include houses, outbuildings, vacant land, a cemetery, and a private club and its grounds. Non-contributing elements include new constructions, and buildings with incompatible additions or changes. New construction in the district follows the pattern set by the historic developments, respecting the topography and geography of the district, with compatible buildings fitted that coexist with rather than dominate the landscape. New construction follows the established patterns of the historic developments, retaining deep setbacks, omitting sidewalks along new streets, and maintaining quality building materials and traditional architectural designs. This allows the streetscapes of the Historic District to appear much as they did during the period of significance, even where there are non-contributing elements.

The district features flood plains and high bluffs. The earliest properties in the district, individually developed as estates, are situated along the top of the bluff, running along Mockingbird Valley Road. These properties include Rock Hill, JF-1193, The Duncan House, JF-945 and the Cox House, JF-1006. Because of the proximity of the Ohio River and the resulting flood plains, the houses along Mockingbird Valley are, out of design and necessity, high above the road on the bluff, and the frontage of properties, prone to flooding, are held as expanses of lawns, or meadows.

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Mockingbird Valley Historic District
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The Land Prior to Development of the Mockingbird Valley Historic District

The historic district was originally an area of fertile farmland owned by several prosperous farmers. Tracts owned by Lightfoot, Thompson, and Hewitt comprised the majority of the land from which the district was created. The Hewitt property, known as Rock Hill, contains the oldest house within the district, predating the period of significance for the district. The house, built circa 1840, commands a premiere view of the Ohio River from a high bluff, and the property line serves as a northern boundary of the district. The property continued importance within the district during the period of significance as the suburban home of the Callahan family. The Callahan family owned several large parcels of land throughout the nineteenth century, and into the twentieth.¹ The land has been subdivided in recent decades, with three house sites parceled off.

A farm known as "Sycamore" was a large landholding by W.L. Thompson, fronting on Brownsboro Road. Thompson's land ownership crossed Brownsboro Road.² The Thompson family's 345 acres of land in the historic district was sold to Richard Veech in 1833. Veech added to the tract to accumulate the 500-acre "Indian Hill Stock Farm".³ The land remained agricultural through the turn of the twentieth century. Cane Station Cemetery, on Brownsboro Road at Swing Lane, is a creation of a Thompson family member's will.⁴ The main house, now gone, fronted on Brownsboro Road.

The district is located on land transferred as the dower tract to Martha Lightfoot in 1823, on the death of husband Edward Lightfoot. Edward Lightfoot operated a large plantation on the site, and divided his land and slaves among his wife and his three living children. Members of the Lightfoot family are buried in the cemetery on the grounds of what since 1912 has been the Louisville Country Club.⁵ T. Lightfoot owned a large tract called Clifton on the southern border of the James Hewitt's property.⁶ The Lightfoot Land Company sold parcels along Mockingbird Valley Road in the 1900s. Parcels averaged between 15 and 20 acres of land, including those sold to Stuart Duncan in 1905, and Attila Cox, Jr. in 1905.

Historic District Development

The historic district was developed as a residential suburb between 1905 and 1955. Development in the district represents trends toward city planning embraced by local leaders in the early-twentieth century. Initial development along Mockingbird Valley Road was on land on the bluff, the highest point in the district. The district's is one of undulating landscape. It includes floodplains near the Ohio River and rises to a limestone bluff near the center of the district, and meanders in hills and valley as it approaches Brownsboro Road. Development moved from the center of the district outward as land fronting on Brownsboro Road became available for purchase.

The street grid in Mockingbird Valley began with Mockingbird Valley Road. Mockingbird Valley Road was originally only accessible from the north at River Road. The two lane road provided access to Rock Hill and later to other properties along Mockingbird Valley Road. The road was extended through south to Brownsboro Road with the developments of Mockingbird Hill and Green Hills Subdivisions. Roads were designed to intersect with Mockingbird Valley Road to provide connectivity throughout the neighborhood. This central access allowed development of Overbrook subdivision.

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Green Hills subdivision was platted in 1924 along Brownsboro Road. Proximity to mass transit routes and well-paved roads for automobiles are aspects of Green Hills. The subdivision featured curvilinear streets, an antidote to the rectangular grid found in Louisville streets. Set backs and placement of houses on lots were based on the community-wide Louisville Major Street Plan, a precursor for the Louisville and Jefferson County comprehensive plan for the city. This movement of residential development to a main thoroughfare signaled a shift from developing for individual property owners to developing for a suburban community in Louisville.⁷

Deep setbacks for buildings, required by deed restrictions, promoted a rural feeling and association within the district. Bridges from the period of significance are modest structures across main roads, and may feature modest balustrade when entering private properties. Open land is found throughout the district as lawn, forested lots and flood plain. This open land contributes to the district's neighborhood feeling. Houses sit an average of 100 feet from the centerline of Mockingbird Valley Road, the spine of the district, and deep frontages convey a pastoral setting. Entrance gates at individual properties and at subdivisions suggest building materials drawn from the immediate landscape.

The earliest houses along the bluff may face the main road below the house, or face inward to the property. The house at Rock Hill faces the Ohio River. In the case of the Duncan House, it faces the road far below, and the Cox House is visible as a side view from the road below. Houses built along Mockingbird Valley Road from the 1910s forward face the main road, set far back from it. Houses sited on the corner lots in the Green Hills and Mockingbird Valley subdivision face the curve in the road, at a slight angle on the lots. This provides a front view of houses to traffic passing on the right-of-way. Complying with yet another aspect of the Louisville Comprehensive Plan for new subdivisions, codified further by deed restrictions in the district, no sidewalks were constructed in Mockingbird Valley.

Mockingbird Hill subdivision was platted in 1926 on the western boundary of Green Hills. The development promoted deed restrictions, one being a minimum required setback for all buildings. The "Declaration of Restrictions" covered land uses as well as aesthetics. The guidelines intended to devise a neighborhood of "real architectural merit" with developers overseeing architectural plans, landscaping, expected property maintenance and the extension of infrastructure. The subdivision varies little now from its original construction.

Properties developed along Upper River Road, still a wholly private road, as individual estates. Built in the 1920s and 1930s, these properties followed the country estate pattern of development. Large main houses are complemented by one or more outbuildings and designed landscapes and gardens planned by architects and landscape architects. Located adjacent to the Louisville Country Club and Golf Course, these properties accessed main roads by way of the private drive through the club to Mockingbird Valley Road.

Many privately owned roads continue to provide access within the district - private ownership of main thoroughfares are rare in Jefferson County today. This arrangement came about from many large parcels within the district where houses stand several hundred feet from a public road. These roads were developed within subdivisions for access to main thoroughfares. Managed and maintained by private property owners, private ownership of roads has prevented systematic widening and modifying of roads to the comprehensive plan standards.

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Mockingbird Valley Historic District
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Architectural Overview

Buildings in the Mockingbird Valley Historic District represent designs popularized during the eclectic era of architecture in America from 1900 to 1950. The most popular architectural style found in the district is by far the Colonial Revival, with examples spanning the period of significance for the district. Other styles found in the district are Neo-Classical, Italian Renaissance, French Eclectic, Mission, Modernist, International, and Monterey styles. The majority of builders in Mockingbird Valley selected styles that complemented the existing neighborhood housing stock, rather than standing out as different or unusual. Two notable exceptions within the historic district are 34 Mockingbird Valley Drive designed by Samuel Mulloy, and 434 Lightfoot Lane, architect unknown, both designed in the modern, International style.

Colonial Revival Style

The Colonial Revival style was selected more than any other for residences in Mockingbird Valley. Variations on the style include Dutch Colonial, seen in the Duncan House, JF-945, individually listed in the National Register of Historic Places. The house at 3500 Basswood Lane, JF - 1013, is a two-story stone-faced house built in 1929, designed in the Colonial Revival style, architect unknown. The house is one of the few stone houses in the district, another being JF-1068 at 3300 Green Hill Lane, also designed in the Colonial Revival Style. JF-1014 at 3301 Brownsboro Road is the more typical Colonial Revival design, a two-story brick house with symmetrical fenestration. The house, designed by Louisville architect Stratton Hammond, features a full-height, frame, balustraded porch on the main façade. The house features decorative trim and a rounded gate providing rear access. JF-1077, at 3360 Green Hill Lane, was built in 1946 in the Colonial Revival style. This brick house is one-and one-half stories in height and features gabled dormers on the main façade, and asymmetrical entrance. Two houses built at the end of the period of significance are JF-1072, completed in 1951 with a rounded Colonial Revival portico at 3330 Green Hill Lane, and JF-1074 at 3340 Green Hill Lane, a brick one-story with columned, gabled porch built in 1953.

Neo-Classical Style

The Neoclassical Revival style in Mockingbird Valley is distinguished from those of the original period by roof-line balustrades. Other features include arched windows and side porches or wings on the main facades. The house at 41 Mockingbird Valley Drive, JF-1208, is a two-story yellow-glazed-brick house with a recessed main entrance, full height Ionic columns and a roof line balustrade. The house is one of the most elaborate examples of the style in the neighborhood. The house at 315 Jarvis Lane, built in 1934, JF-1085, features both roof-line balustrade and a low balustrade and gate at the rear of the house. The house at 320 Mockingbird Hill Road, JF-1173, was built in 1936. A brick house, it features a symmetrical main façade with central door, and is topped by a full-height portico with Ionic columns.

Italian Renaissance Style

The Italian Renaissance style was selected for two houses in the district. The Cox House at 389 Mockingbird Valley Road is sited above the road, and features a hipped roof with terracotta tiles. A large broken pedimented entrance and balustraded porch provide access to the yard, formerly an Olmsted Brothers designed landscape. The house, JF-1006, is individually listed in the National Register of Historic Places. The house at 3744 Upper River Road, JF-1236, built in 1922, is a fine example of the style. The design features a hipped roof with wide overhanging eaves and large chimneys. The recessed porch on the front façade is entered through a triple-arched opening. The house features landscaped grounds.

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Mockingbird Valley Historic District
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Tudor Style

The Tudor Style shared popularity with the Colonial Revival style across Louisville during the 1920s and 1930s. The style features an eclectic mix of medieval English building elements, including steeply pitched roof, prominent chimneys, bands of windows, and decorative half-timbering. The Tudor-styled houses in Mockingbird Valley tend to feature restrained decoration, such as JF-1071 at 432 Lightfoot Road. The two-story brick house features stucco and half-timbering over the main entrance. A steep roof pierced by steep gabled dormers and chimney tops the house, built in 1930. The house at 439 Lightfoot Road, JF-1074, built in 1928, features a stone veneer and bands of casement windows. A good example of the execution of Tudor Style in the neighborhood is found at 3201 Mockingbird Valley Lane, JF-1192, built in 1929. The one-and-one-half-story stone house features a prominent entrance with quoins and a steeply pitched slated roof.

Mission Style

One house in the district is designed in the Mission Style. The house, JF-1076, at 3355 Green Hill Lane was built in 1932. The one-and-one-half-story stucco house features a central, elaborate parapet. This style was in favor in the American west, at roughly the same pace of the popularity of the Colonial Revival in the Midwest and east. The mission style was not commonly chosen for houses in the Louisville area. The fact that it was chosen here speaks to the income levels of original homeowners, and their abilities to build whatever design they chose.

French Eclectic Revival Style

The French Eclectic Revival Style was selected by several home builders in Mockingbird Valley. The house at 3320 Green Hill Lane, JF-1070, is a one-and-one-half-story brick ranch built in 1949. The style is imposed on the house, and features arched dormers and an atypical front bay window. The two-story brick house at 3321 Green Hill Lane, JF-1071, was built in 1933 and features a mansard-roofed entrance and shuttered windows. The house at 429 Lightfoot Lane, JF-1117, is a two-story brick house that features a steep roofline. The arched dormers breach the cornice, and symmetrical wings grace the front façade. The house at 429 Mayfair Lane, JF-1153, is a two-story brick house. Three arched dormers pierce the roofline and a rounded door surround graces the front entrance.

Craftsman Style

The Craftsman style originated in California, an outgrowth of the work of architects the Greene brothers. The style is most often associated with a bungalow floor plan. It features wide overhanging eaves and brackets or braces at the rooflines. The style often features a combination of building materials, including stone, wood and stucco. Not a popular choice for houses in the neighborhood, the style was chosen for the home at 410 Jarvis Lane, JF-1067. The stucco house, built in 1910, features a side-gabled roof with eyebrow and shed-roofed dormers. A gabled overhang covers the main entrance.

International Style

The International style is represented by two houses in the historic district. The style never gained favor in the district, or in the city at large, and may have been regarded as too avant garde. The house at 34 Mockingbird Valley Drive, JF-1207, was designed by Louisville architect Samuel Mulloy and built in 1938. The building is topped by a flat roof, and is void of decorative detailing, featuring smooth, stucco walls. The house at 434 Lightfoot Lane, architect unknown, was built in 1937. This house is two-stories tall and features a central cylindrical entrance and a stucco exterior.

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Mockingbird Valley Historic District
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Monterey Style

The Monterey Style was popular in the American west in the mid-twentieth century. The style is a hybrid of Spanish adobe style with English house styles from the eastern United States. The style was chosen for suburban houses in the midwest and east during the post-World War II suburban housing boom, and includes the house at 3365 Green Hill Lane, JF-1078, built in 1955. This two-story brick house features a full-length upper story balustraded porch. The house style combined Spanish and English styles, with houses constructed at this time favoring English Colonial elements.

Outbuildings

Few outbuildings are located within the boundaries of the historic district. Of the outbuildings identified by historic survey, they are most often associated with the earliest properties in the historic district. For example, the Duncan property at 404 Mockingbird Valley Road features a two-story brick garage/barn and a small house in addition to the main house. The small number of outbuildings is explained by deed restrictions placed on lot development, and upheld by property owners. In Mockingbird Hill, for example, outbuildings and garages required review by the mortgage holder for location and building materials and design, and could not be built before a primary residence was constructed. In addition, no outbuildings could be erected on vacant lots or side yards. Building guidelines for outbuildings and garages required that they not be visible from the public's right of way. The complexity of approvals for garages and outbuilding may have led property owners to prefer the garage incorporated into the main residence by attached walls or walkways, or as part of the residential footprint, as found throughout the district.

Summary

The Mockingbird Valley Historic District developed over a fifty-year period through a sequence of contiguous residential subdivisions. The district testifies to a prevailing design ethos—a desire for high-quality design within a naturalistic setting in its curvilinear roadways, deep setbacks, architect-designed buildings and landscapes, and top quality building materials. An upscale neighborhood in Louisville, Kentucky, the historic district is a significant concentration of sites, buildings, and structures united historically, aesthetically and geographically. The district includes the contiguous intact residential, recreational and cultural landscape resources in the historic neighborhood that evolved through subdivision of land. Subsequent developments avoided subdivision signs or separate entrances to promote the sense of cohesion. The built environment complements and enhances the natural setting in the district. The overall historic character of the district remains strong and the architectural integrity of the district is good.

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Mockingbird Valley Historic District
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Mockingbird Valley Historic District Inventory

Order	JF ID	Title Address	Building										Date	On	Remarks	Style
			1	2	3	4	5	6	7	8	9	10				
1	JF1007	Unknown (1) LOT/SITE											X			Lot/Site
2	JF1008	Unknown (2) LOT/SITE											X			Lot/Site
3	JF1009	Unknown (3) LOT/SITE											X			Lot/Site
4	JF1010	Unknown (4) LOT/SITE											X			Lot/Site
5	JF1011	Unknown (5) LOT/SITE											X			Lot/Site
6	JF1012	Unknown (7) LOT/SITE											X			Lot/Site
7	JF1013	3600 Basswood Lane			X	X				Stone			X	1929	X	Colonial Revival
8	JF1014	3601 Brownsboro Road			X			X					X	1937	X	Colonial Revival
9	JF1015	3603 Brownsboro Road			X			X					X	1938	X	Colonial Revival
10	JF1016	3611 Brownsboro Road			X			X					X	1932	X	Colonial Revival
11	JF1017	3617 Brownsboro Road	X					X					X	1962	X	Ranch
12	JF1018	3641 Brownsboro Road			X			X					X	1930	X	Colonial Revival
13	JF1019	3645 Brownsboro Road			X			X					X	1930	X	Colonial Revival
14	JF1020	3647 Brownsboro Road			X	X							X	1940	X	Colonial Revival
15	JF1021	3651 Brownsboro Road			X	X							X	1925	X	Colonial Revival
16	JF1022	3653 Brownsboro Road	X					X					X	1961	X	Colonial Revival
17	JF1023	3645 Brownsboro Road											X			Lot/Site
18	JF1036	3600 Green Hill Ln.			X			X					X	1922	X	French Eclectic Revival
19	JF1040	3606 Green Hill Ln.			X					Stone			X	1924	X	Colonial Revival
		Outbuilding	X					X					X	1924	X	Outbuilding
20	JF1041	3620 Green Hill Ln.			X			X					X	1948	X	Colonial Revival
21	JF1042	3621 Green Hill Ln.			X			X					X	1939	X	French Eclectic Revival
22	JF1043	3630 Green Hill Ln.			X			X					X	1951	X	Colonial Revival
23	JF1044	3633 Green Hill Ln.			X	X							X	1937	X	Dutch Colonial Revival
24	JF1045	3640 Green Hill Ln.			X	X							X	1953	X	Colonial Revival
25	JF1046	3650 Green Hill Ln.			X			X					X	1951	X	Colonial Revival
26	JF1047	3655 Green Hill Ln.			X	X							X	1932	X	Mission
27	JF1048	3660 Green Hill Ln.											X	1948	X	Colonial Revival
28	JF1049	3668 Green Hill Ln.			X	X		X					X	1965	X	Colonial Revival
29	JF1053	2120 Indian Hills Trail	X					X					X		X	Utility
30	JF1054	2140 Indian Hills Trail											X			Lot/Site
31	JF1055	2140R Indian Hills Trail											X			Lot/Site
32	JF1056	315 Jarvis Lane			X			X					X	1954	X	Colonial Revival
33	JF1057	316 Jarvis Lane			X			X					X	1959	X	Colonial Revival
34	JF1058	317 Jarvis Lane			X	X		X					X	1967	X	Colonial Revival
35	JF1059	319 Jarvis Lane			X			X					X	1938	X	Colonial Revival
36	JF1060	321 Jarvis Lane			X			X					X	1937	X	Colonial Revival
37	JF1061	323 Jarvis Lane			X			X					X	1937	X	French Eclectic Revival
38	JF1062	325 Jarvis Lane			X			X					X	1937	X	French Eclectic Revival
39	JF1063	327 Jarvis Lane	X					X					X	1963	X	Colonial Revival
40	JF1064	400 Jarvis Lane			X			X					X	1948	X	Colonial Revival
41	JF1065	401 Jarvis Lane			X			X					X	1961	X	French Eclectic Revival
42	JF1066	403 Jarvis Lane			X	X							X	1941	X	Colonial Revival
43	JF1067	405 Jarvis Lane			X			X					X	1967	X	Colonial Revival
44	JF1068	407 Jarvis Lane			X	X							X	1940	X	Colonial Revival
45	JF1069	409 Jarvis Lane			X			X					X	1940	X	Colonial Revival
46	JF1070	410 Jarvis Lane			X								X	1910	X	Arts and Crafts
47	JF1068	411 Jarvis Lane			X			X					X	1939	X	Colonial Revival
48	JF1069	412 Jarvis Lane			X	X				Stone			X	1943	X	Colonial Revival
49	JF1067	412 Jarvis Lane			X			X					X	1930	X	Colonial Revival
50	JF1068	415 Jarvis Lane			X								X	1966	X	Colonial Revival
51	JF1069	407 Jarvis Lane											X			Lot/Site
52	JF1070	509 Jarvis Lane			X			X					X	1955	X	Second Empire Revival
53	JF1070	404 Lightfoot Road			X	X							X	1925	X	Colonial Revival
54	JF1071	405 Lightfoot Road	X					X					X	1962	X	Ranch
55	JF1069	411 Lightfoot Road			X	X							X	1915	X	Colonial Revival
56	JF1070	417 Lightfoot Road			X	X							X	1979	X	Colonial Revival
57	JF1071	421 Lightfoot Road			X			X					X	1957	X	Colonial Revival
58	JF1072	423 Lightfoot Road			X			X					X	1990	X	Colonial Revival
		Outbuilding	X							Stone			X	1920's	X	Outbuilding
59	JF1070	425 Lightfoot Road			X	X				Stone			X	1948	X	Colonial Revival
60	JF1071	428 Lightfoot Road			X			X					X	1928	X	Colonial Revival
		Outbuilding	X					X					X	1928	X	Outbuilding
61	JF1072	429 Lightfoot Road			X			X					X	1930	X	French Eclectic Revival
62	JF1073	431 Lightfoot Road			X			X					X	1947	X	Colonial Revival
63	JF1071	432 Lightfoot Road			X			X					X	1930	X	Tudor

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Mockingbird Valley Historic District, Jefferson County, KY

Mockingbird Valley Historic District Inventory

Index	JF ID	Full Address	Structure							Other	AlterY	AlterH	Date	Con	semiCon	Style
			T	F	E	W	B	S	C							
64	JF1072	434 Lightfoot Road			X			X				X	1937	X		Colonial Revival
65	JF1073	435 Lightfoot Road			X	X						X	1936	X		Neoclassical
66	JF1074	439 Lightfoot Road			X	X				Stone		X	1928	X		Tudor
67	JF1072	440 Lightfoot Road			X			X				X	1932	X		Colonial Revival
68	JF1073	441 Lightfoot Road			X	X						X	1928	X		Colonial Revival
69	JF1074	442 Lightfoot Road			X			X				X	1932	X		Colonial Revival
70	JF1075	443 Lightfoot Road			X	X		X				X	1984	X		Colonial Revival
71	JF1073	444 Lightfoot Road			X			X				X	1935	X		French Eclectic Revival
72	JF1074	445 Lightfoot Road	X					X				X	1991	X		Colonial Revival
73	JF1075	448 Lightfoot Road			X			X				X	1930	X		Colonial Revival
74	JF1076	465 Lightfoot Road			X			X				X	1939	X		Colonial Revival
75	JF1074	474 Lightfoot Road			X			X				X	1927	X		Colonial Revival
76	JF1075	478 Lightfoot Road			X			X				X	1951	X		Colonial Revival
77	JF1076	480 Lightfoot Road			X	X				Stone		X	1930	X		Tudor
78	JF1077	482 Lightfoot Road										X	-	X		Lot/Site
79	JF1075	484 Lightfoot Road			X							X	1936	X		Colonial Revival
80	JF1076	485 Lightfoot Road			X							X	1928	X		Georgian Revival
81	JF1077	490 Lightfoot Road			X			X				X	1938	X		Colonial Revival
82	JF1078	493 Lightfoot Road	X					X				X	1940	X		Colonial Revival
83	JF1078	495 Lightfoot Road			X			X				X	1926	X		Tudor
84	JF1077	499 Lightfoot Road			X			X				X	1929	X		Colonial Revival
85	JF1078	500 Lightfoot Road			X			X				X	1932	X		Colonial Revival
86	JF1079	501 Lightfoot Road			X			X				X	1929	X		French Eclectic Revival
87	JF1077	400 Mayfair Lane			X	X		X				X	1929	X		Colonial Revival
88	JF1078	401 Mayfair Lane			X	X						X	1938	X		Dutch Colonial Revival
89	JF1079	405 Mayfair Lane			X	X		X				X	1941	X		Colonial Revival
90	JF1080	408 Mayfair Lane			X			X				X	1929	X		Colonial Revival
91	JF1078	410 Mayfair Lane			X			X				X	1937	X		Colonial Revival
92	JF1079	411 Mayfair Lane			X	X		X				X	1949	X		Colonial Revival
93	JF1080	417 Mayfair Lane			X			X				X	1943	X		Colonial Revival
94	JF1081	423 Mayfair Lane			X	X						X	1949	X		Colonial Revival
95	JF1079	424 Mayfair Lane			X			X				X	1935	X		Colonial Revival
96	JF1080	426 Mayfair Lane			X			X				X	1959	X		Colonial Revival
97	JF1081	429 Mayfair Lane			X			X				X	1939	X		French Eclectic Revival
98	JF1082	431 Mayfair Lane			X			X				X	1941	X		Colonial Revival
99	JF1084	300 Mockingbird Hill Road			X			X				X	1936	X		French Eclectic Revival
100	JF1085	301 Mockingbird Hill Road			X			X				X	1938	X		Colonial Revival
101	JF1086	316 Mockingbird Hill Road			X	X		X				X	1935	X		Colonial Revival
102	JF1087	317 Mockingbird Hill Road			X			X				X	1935	X		Colonial Revival
103	JF1088	318 Mockingbird Hill Road			X			X				X	1937	X		Colonial Revival
104	JF1089	319 Mockingbird Hill Road			X	X		X				X	1936	X		Colonial Revival
105	JF1090	320 Mockingbird Hill Road			X			X				X	1936	X		Neoclassical
106	JF1091	321 Mockingbird Hill Road			X			X				X	1935	X		Colonial Revival
107	JF1092	322 Mockingbird Hill Road			X			X				X	1937	X		Colonial Revival
108	JF1093	323 Mockingbird Hill Road			X	X				Stone		X	1933	X		Tudor
109	JF1094	324 Mockingbird Hill Road			X	X						X	1947	X		Colonial Revival
110	JF1095	325 Mockingbird Hill Road			X			X				X	1935	X		French Eclectic Revival
111	JF1096	326 Mockingbird Hill Road			X			X				X	1936	X		Colonial Revival
112	JF1097	328 Mockingbird Hill Road			X			X				X	1949	X		Colonial Revival
113	JF1098	402 Mockingbird Hill Road			X			X				X	1948	X		Colonial Revival
114	JF1099	404 Mockingbird Hill Road			X			X				X	1963	X		Colonial Revival
115	JF1100	406 Mockingbird Hill Road			X			X				X	1942	X		Colonial Revival
116	JF1101	408 Mockingbird Hill Road			X			X				X	1939	X		Neoclassical
117	JF1102	410 Mockingbird Hill Road			X			X				X	1939	X		Colonial Revival
118	JF1103	412 Mockingbird Hill Road			X			X				X	1939	X		Colonial Revival
119	JF1104	414 Mockingbird Hill Road			X	X				Stone		X	1970	X		Colonial Revival
120	JF1105	416 Mockingbird Hill Road			X			X				X	1929	X		Colonial Revival
121	JF1106	418 Mockingbird Hill Road	X					X				X	1952	X		Ranch
122	JF1107	420 Mockingbird Hill Road			X			X				X	1928	X		French Eclectic Revival
123	JF1108	3200 Mockingbird Lane			X	X		X				X	1951	X		Colonial Revival
124	JF1109	3201 Mockingbird Lane			X	X				Stone		X	1929	X		Tudor
125	JF1110	3202 Mockingbird Lane										X	-	X		Lot/Site
126	JF1111	3205 Mockingbird Lane			X			X				X	1936	X		Colonial Revival
127	JF1112	1 Mockingbird Place	X					X				X	1984	X		Colonial Revival
128	JF1113	2 Mockingbird Place	X					X				X	1983	X		Colonial Revival
129	JF1114	3 Mockingbird Place			X			X				X	1985	X		Colonial Revival
130	JF1115	4 Mockingbird Place	X					X				X	1984	X		Colonial Revival
131	JF1116	5 Mockingbird Place	X					X				X	1987	X		Colonial Revival

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Mockingbird Valley Historic District, Jefferson County, Kentucky

Mockingbird Valley Historic District Inventory

Code	JF #	Full Address	1790	1800	1820	1840	1860	1880	1900	1920	1940	1960	1980	2000	Notes
132	JF1117	8 Mockingbird Place							X				X		Colonial Revival
133	JF1118	7 Mockingbird Place							X				X		Colonial Revival
134	JF1119	1401 Mockingbird Terrace Drive							X				-X		Lot/Site
135	JF1120	30 Mockingbird Valley Drive		X					X				X		Colonial Revival
136	JF1121	31 Mockingbird Valley Drive		X	X				X				X		Colonial Revival
137	JF1122	32 Mockingbird Valley Drive			X				X				X		Modern
138	JF1123	33 Mockingbird Valley Drive		X	X				X				X		Colonial Revival
139	JF1124	34 Mockingbird Valley Drive			X				X				X		Modern
140	JF1125	41 Mockingbird Valley Drive		X					X				X		Colonial Revival
141	JF1126	43 Mockingbird Valley Drive		X	X				X				X		Colonial Revival
142	JF1127	45 Mockingbird Valley Drive		X					X				X		Dutch Colonial Revival
143	JF1128	47 Mockingbird Valley Drive	X		X				X				X		Colonial Revival
144	JF1129	49 Mockingbird Valley Drive		X	X				X				X		Colonial Revival
145	JF1130	51 Mockingbird Valley Drive	X						X				X		Colonial Revival
146	JF1148	300 Mockingbird Valley Road							X				-X		Lot/Site
147	JF1149	301 Mockingbird Valley Road	X						X				X		Colonial Revival
148	JF1150	304 Mockingbird Valley Road		X					X				X		Colonial Revival
149	JF1151	310 Mockingbird Valley Road							X				-X		Colonial Revival
150	JF1152	318 Mockingbird Valley Road	X						X				X		Ranch
151	JF1153	320 Mockingbird Valley Road		X					X				X		Colonial Revival
152	JF1154	330 Mockingbird Valley Road		X					X				X		Colonial Revival
153	JF1155	334 Mockingbird Valley Road		X					X				X		Colonial Revival
154	JF1156	337 Mockingbird Valley Road							X				-X		Lot/Site
155	JF1157	339 Mockingbird Valley Road		X					X				X		Neoclassical
156	JF1158	341 Mockingbird Valley Road	X						X				X		Ranch
157	JF1159	343 Mockingbird Valley Road	X						X				X		Ranch
158	JF1160	345 Mockingbird Valley Road							X				X		Lot/Site
159	JF1161	347 Mockingbird Valley Road		X					X				X		Colonial Revival
160	JF1162	348 Mockingbird Valley Road		X	X				X				X		French Eclectic Revival
161	JF1163	350 Mockingbird Valley Road		X					X				X		Modern
162	JF1172	367 Mockingbird Valley Road		X	X				X				X		Modern
163	JF1006	369 Mockingbird Valley Road		X					X				X		Italian Renaissance
164	JF1174	391 Mockingbird Valley Road	X						X				X		Ranch
165	JF1175	392 Mockingbird Valley Road							X				-X		Lot/Site
166	JF1176	393 Mockingbird Valley Road		X					X				X		Colonial Revival
167	JF1177	395 Mockingbird Valley Road							X				X		Modern
168	JF1178	396 Mockingbird Valley Road							X				-X		Lot/Site
169	JF1179	397 Mockingbird Valley Road		X					X				X		Neoclassical
170	JF1180	401 Mockingbird Valley Road							X				X		Colonial Revival
171	JF1181	402A Mockingbird Valley Road		X	X				X				X		Stable
172	JF1182	402B Mockingbird Valley Road		X					X				X		Colonial Revival
173	JF1183	402C Mockingbird Valley Road	X						X				X		Colonial Revival
174	JF1184	402D Mockingbird Valley Road	X						X				X		Colonial Revival
175	JF1185	402E Mockingbird Valley Road		X	X				X				X		Colonial Revival
176	JF1186	402F Mockingbird Valley Road							X				-X		Lot/Site
177	JF1187	402G Mockingbird Valley Road							X				-X		Lot/Site
178	JF1188	402H Mockingbird Valley Road		X					X				X		Second Empire Revival
		Outbuilding		X					X				X		Outbuilding
179	JF1189	403 Mockingbird Valley Road							X				-X		Lot/Site
180	JF1190	404A Mockingbird Valley Road							X				-X		Lot/Site
181	JF904	404 Mockingbird Valley Road							X				X		Colonial Revival
		Outbuilding											X		
		Landscape											X		
		Garden											X		
182	JF1192	405 Mockingbird Valley Road		X									X		Colonial Revival
		Outbuilding	X										X		Outbuilding
183	JF1193	405A Mockingbird Valley Road		X					X				X		Colonial Revival
184	JF1194	406 Mockingbird Valley Road							X				-X		Lot/Site
185	JF1195	407 Mockingbird Valley Road	X						X				X		Colonial Revival
		Outbuilding	X						X				X		Outbuilding
186	JF1198	409 Mockingbird Valley Road							X				-X		Lot/Site
187	JF1197	409R Mockingbird Valley Road							X				-X		Lot/Site
188	JF1199	411 Mockingbird Valley Road	X						X				X		Modern
		Outbuilding	X						X				X		Outbuilding
189	JF1204	10 Mockingbird Valley Trail	X						X				X		Colonial Revival
190	JF1205	12 Mockingbird Valley Trail	X						X				X		Colonial Revival
191	JF1206	14 Mockingbird Valley Trail	X						X				X		Colonial Revival
192	JF1207	15 Mockingbird Valley Trail		X					X				X		French Eclectic Revival
193	JF1208	40 Mockingbird Valley Trail		X					X				X		Italian Renaissance
194	JF1209	44 Mockingbird Valley Trail	X						X				X		Italian Renaissance
		Outbuilding	X						X				X		Outbuilding

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Mockingbird Valley Historic District
Jefferson County, KY**Mockingbird Valley Historic District Inventory**

Code	JF#	FULL ADDRESS	Series				Construction				Other	Alter?	Alter?	Date	Con	NonCon	Style
			1	2	3	4	WD	BR	BV	CB							
		Outbuilding	X						X					1970's	X		Outbuilding
		Outbuilding	X						X					1970's		X	Outbuilding
195	JF1210	1 Overbrook Lane			X				X				X	1930	X		Colonial Revival
196	JF1211	3 Overbrook Lane	X						X				X	1950	X		Ranch
197	JF1212	4 Overbrook Lane	X						X				X	1952	X		Colonial Revival
		Outbuilding	X						X				X	1952	X		Outbuilding
198	JF1213	5 Overbrook Lane			X				X				X	1953	X		Colonial Revival
199	JF1214	6 Overbrook Lane			X				X				X	1949	X		Colonial Revival
200	JF1215	7 Overbrook Lane			X				X				X	1932	X		Colonial Revival
201	JF1216	8 Overbrook Lane	X						X				X	2000		X	Colonial Revival
202	JF1217	9 Overbrook Lane			X				X				X	1937	X		Colonial Revival
203	JF1218	10 Overbrook Lane			X				X				X	1841	X		French Eclectic Revival
204	JF1219	11 Overbrook Lane					LOT/SITE						X	-	X		Lot/Site
205	JF1220	12 Overbrook Lane			X				X				X	1996	X		Colonial Revival
206	JF1226	400 Swing Ln.	X						X					1951	X		Ranch
207	JF1227	448 Swing Ln.			X				X				X	1937	X		Colonial Revival
208	JF1228	448 Swing Ln.			X		X		X				X	1950	X		Colonial Revival
209	JF1229	450 Swing Ln.			X				X				X	1939	X		Colonial Revival
210	JF1230	452 Swing Ln.			X				X				X	1937	X		Colonial Revival
211	JF1231	454 Swing Ln.			X				X				X	1961	X		Colonial Revival
212	JF1232	458 Swing Ln.	X						X				X	1963	X		Colonial Revival
213	JF1233	460 Swing Ln.	X			X							X	1962	X		Colonial Revival
214	JF1234	3740 Upper River Road			X				X				X	1936	X		French Eclectic Revival
215	JF1235	3741 Upper River Road					LOT/SITE						X	-	X		Lot/Site
216	JF1236	3744 Upper River Road			X				X				X	1922	X		Italian Renaissance
217	JF1237	3750 Upper River Road		X					X			X		1922		X	Italian Renaissance
218	JF1238	3760 Upper River Road			X				X				X	1937	X		Colonial Revival
219	JF1239	3800 Upper River Road					LOT/SITE						X	-	X		Lot/Site
220	JF1024	3353 Brownsboro Road		X					X				X	1953	X		Colonial Revival
221	JF1353	3315 Brownsboro Rd	X						X				X	1951	X		Colonial Revival

Total Contributing Elements *	182
Total Non-Contributing Elements *	55
Total Elements *	237

**WD-Wood Frame, BR-Brick, BV-Brick Veneer, CB Concrete Block
Con-Contributing, Noncon-Noncontributing**

*** The resources in this inventory represent all elements located in the boundaries of the historic district. The total differs from the count on Page 2 of the nomination form for the following reason: The list of resources on Page 2 omits resources previously listed in the National Register, including the Cox House, JF-1006 and the four elements of the Duncan Estate, JF-904.

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8. Statement of Significance

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Applicable National Register Criteria

- ☒ 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

- ☐ 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.

Area of Significance Community Planning

Period of Significance 1905-1955

Significant Person N/A

Cultural Affiliation N/A

Architect/Builder (s) Hammond, Stratton; Clarke and Loomis; Davis, Brinton B.; Henry, A. Reed; Morgan, Frederick; Mulloy, Samuel C.; Olmsted Brothers; Cowell, Arthur; Haldeman, Anne Bruce

Narrative Statement of Significance

SEE CONTINUATION SHEETS

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9. Major Bibliographical References

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Previous documentation on file (NPS)

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

Primary Location of Additional Data

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

Name of repository: Kentucky Heritage Council, 300 Washington Street, Frankfort, KY
Louisville Landmarks Commission, 527 W. Jefferson St., Louisville, KY

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Section 8 Page 1

Mockingbird Valley Historic District
Jefferson County, KY

Statement of Significance

The Mockingbird Valley Historic District meets National Register Criterion A, and is locally significant within the Area of Community Planning, and within the context of "Suburban Development in Eastern Jefferson County, Kentucky, 1905-1955." The Mockingbird Valley Historic District is important for its ability to convey planned suburban development promoted by the city planning movement in Louisville, Kentucky during the period of significance. Comprised of all or portions of the historic Jarvis Addition, Jutte Subdivision, Mockingbird Hill Subdivision, Green Hill Subdivision, and Overbrook Subdivision, the historic district gained its cohesive identity as Mockingbird Valley during the Period of Significance. The historic district is significant for its execution of early planning concepts, adapted from national models being promoted at the time and which were later used as the basis for the County's official planning and zoning regulations. Developed during the city planning movement in America, Mockingbird Valley exists physically and aesthetically as a single historic district by adhering to deed restrictions that created a seamless flow of properties. Moreover, it was the systematic adoption of national planning models that was the significant activity in the district. This place was developed at a time when other subdivisions in Jefferson County were built in opposition to, or without regard for, nascent planning and zoning regulations.

Properties within the boundaries of the Mockingbird Historic District represent upper-class suburban development in eastern Jefferson County. Architect-designed houses and professionally landscaped lots and gardens were standard throughout the district during the Period of Significance. The Period of Significance for the historic district, 1905 to 1955, represents a period of eclectic architectural design in the United States. During the period, architects and home builders in Louisville mirrored the national trend of selecting revival styles from Europe and early America for modern homes. The Chicago World's Fair in 1893 popularized the trend, leading fair-goers who had seen the period designs at the fair to replicate them in towns across the country. What appears evident from architectural survey is the propensity toward European period house designs before World War I, such as the Italian Renaissance Cox House, JF-945, and a movement toward American period models for houses after the World War, as seen in JF-1068 at 3300 Green Hill Lane.

The city planning movements and suburban guidelines in Jefferson County allowed new development to proceed within the wide range of socioeconomic statuses of property owners. The ideals put forward in the city planning movement, that of providing safe, healthy and aesthetically pleasing communities, was realized in the Mockingbird Valley Historic District. Unlike subdivision of land in other eastern Jefferson county neighborhoods such as Crescent Hill and Cherokee Triangle, Mockingbird Valley began nearly as a clean slate. The off-kilter result of additions in those other areas, along Bardstown Road and Frankfort Avenue, led to alleys emptying into main streets, and streets dead-ending for seemingly no purpose. Where those earlier Louisville suburbs had developed on the fringes of an established street grid and infrastructure, developers of Mockingbird Valley took nearly vacant land and had the opportunity to adopt the subdivision guidelines set out by the Louisville Comprehensive Plan as intended.

The city planning movement in the United States, from the 1900s through the codification of a city-wide comprehensive plan in 1932 clearly influenced overall development of Jefferson County. Adopted by ordinance in 1932, it serves as a watershed for growth and development in the urban and suburban areas of the community. The goal of the comprehensive plan was to address "all those factors that affect the physical growth of the city."⁸

NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 2

Mockingbird Valley Historic District
Jefferson County, KY

This historic district witnessed a transition from individually designed suburban estates, whose owners developed individual parcels, to properties on planned lots developed according to an established street plan with deed restrictions for construction and landscaping. These two approaches were related, with single parcels tying into existing roads and relying on designers to lay out properties in aesthetically pleasing ways. Suburban development in the historic district evolved over time. Initially it followed the country estate model, one that developed self-contained parcels designed for distance and seclusion from neighboring properties. By the 1920s, development in the district consisted in subdivisions of multiple properties on smaller lots with close communication to neighboring residences, relying on shared views and vistas to preserve the earlier country estate ambiance.

Even with these two approaches, properties developed over the entire Period of Significance in Mockingbird Valley portray a cohesive design intent and execution. The vacant land and few houses and roads in Mockingbird Valley at the beginning of the Period of Significance allowed property owners to subdivide parcels and annex to the existing street grids, providing connectivity throughout the district. This successful connection of subdivision streets to one another throughout the Period of Significance creates a cohesive district within the proposed boundaries.

Research Design

This nomination advances our understanding of suburbanization in eastern Jefferson County within the period 1905 to 1955. The extensive research and fieldwork conducted in the completion of this document examines the significance of suburbanization in Jefferson County, and particularly as it relates to a specific geographic area known as the Mockingbird Valley Historic District. Resulting research addressed these questions

- What is significant about the suburban subdivision of land in eastern Jefferson County during the Period of Significance?
- What occurs within Mockingbird Valley that could be seen as important within Jefferson County's evolving subdivision process?
- Is it possible to identify historic district boundaries for the neighborhood?

The task of documenting and analyzing the history of movement from the urban core to outlying areas for other than agricultural enterprises is enormous, since subdivision of land in Jefferson County and development of properties in suburban locations has occurred in the county since its earliest settlement. Scholars have looked at these phenomena for decades.

Regional differences occur within the county due to topography, soil qualities and socio-economic status of inhabitants. Early planning documents for the city discuss the topographical diversity of the county, noting, "The contrast between the flat central and western section and the rugged areas to the east and south are sharp. Topography is always the principal factor which affects the form of the street layout and manner in which cities grow."⁹ These differences were used as dividers in the series of Survey Reports: East, West, and South, written by Preservation Alliance, and the Louisville Landmarks Commission staff.¹⁰ The *Louisville Survey East Report*, prepared by local historians and researchers enumerates subdivisions platted during the period of significance. The report provides local history of subdivisions from circa 1850 through circa 1970. At a time of distinct and separate municipal governments in Louisville, reports, architectural surveys and National Register nominations for properties outside the corporate limits were sponsored by Jefferson County Fiscal Court beginning in 1979. A multiple property nomination for "Suburban Development in Louisville and Jefferson County, 1868-1940", listed in the National Register in 1988, documents the nineteenth and early twentieth-century phenomenon of suburban development.

**NATIONAL REGISTER OF HISTORIC PLACES
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Section 8 Page 3**

Mockingbird Valley Historic District
Jefferson County, KY

Suburban migration patterns provide context for numerous National Register nominations for properties in Jefferson County.¹¹ In fact, thousands of historic resources in Jefferson County are listed in the National Register individually and as elements of historic districts located in suburban developments.¹² Historic districts such as Anchorage, Nitta Yuma, and Altawood, and individual properties, such as the Stuart and Annie Duncan Estate, and the Carrie G. Cox and Atilla Cox, Jr. Houses, are significant components of suburban expansion into the eastern region of the county. The country estates context written for properties in eastern Jefferson County explores suburban development in geographical proximity to the Mockingbird Valley Historic District. Suburban development in the historic district originated with the country estate context, one in which self-contained parcels were designed for distance and seclusion from neighboring properties. The district came to be dominated by subdivisions of multiple properties on smaller lots with closer communication between neighboring residences. The resulting nomination addresses these issues.

Selected Sources

The work of authors Delores Hayden, Kenneth Jackson, Gwendolyn Wright, Andres Duany, Jeff Slater and Elizabeth Plater-Zyberc, contributed to the development of this context. Primary sources consulted for this context include deeds and deed restrictions for properties in the district, city directories, maps, plats, county road records, government reports, aerial photography, local newspaper articles and period publications. Historic photographs, architects' plans and landscape architects' plans were available for several properties. The "Standard City Planning Enabling Act" and "Standard State Zoning Act" provided necessary national context. The Comprehensive Plan for the City of Louisville was an important document in the formulation of this context.¹³

A list of subdivisions developed from 1940 to 1965 in Jefferson County was prepared in 2005.¹⁴ During the Period of Significance, Grady Clay, author and urban observer, and Courier-Journal Real Estate Editor, studied patterns of development in suburban Louisville and Jefferson County and their impacts on the urban core. Clay's books, reports, and published articles were consulted in the preparation of this context.

Historic Context: "Suburban Development in Eastern Jefferson County, Kentucky 1905-1955"

Subdivision of land and construction of houses occurred across Jefferson County during the period of significance. The Louisville and Jefferson County comprehensive plan, adopted by local government, which included oversight of subdivision planning efforts, took several decades to arrive at codification. First publicly discussed in 1901, a planning committee formed to address city issues in 1908, and recommendation for a permanent commission was made in 1913. A committee to study the legalities of local planning and to draft legislation formed in 1922. The draft comprehensive plan written in 1925, led to formation of a temporary planning commission with zoning powers in 1927, and adoption of the comprehensive plan by ordinance in 1932. The formation of a permanent Planning and Zoning Commission in 1942 formalized the process of subdivision on suburban land.¹⁵

Louisville's Early Growth

The city of Louisville in Jefferson County, Kentucky was founded at the Falls of the Ohio, on the Ohio River in 1778. Early residents lived and worked in houses along Main and Market Streets. Jefferson County farmers owned land south, east and west of the city's core and developed their agricultural operations throughout the nineteenth century. The most profitable farms were located on the fertile soils in eastern Jefferson County, including Locust Grove (JF-524), Farmington, the Allison-Barrickman

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farm (JF-563), and Ashborne (JF-570) and Belleview (JF-453) the latter two on Upper River Road. An exception to this pattern is Riverside, the Farnsley-Moremeyn Landing (JF-13) in southwest Jefferson County. The Moorman family held nearly 1500 acres of land occupied with crops, harvesting lumber, and operating industrial and commercial enterprises such as soap making and offering a ferry.¹⁶

Access to the county seat at Louisville was possible by eight toll roads. All of the roads—Brownsboro, Bardstown, Lexington, Cane Run, Shelbyville, Preston, Poplar Level, and Jeffersontown—began at the Ohio River and fanned across the county. By 1830, the Commonwealth legislated macadamizing of roadways, a system of gravel construction to develop passable roads year-round. Not only did that legislation make travel to downtown courts and markets more accessible, it accomplished the reverse, of making access to the open land of the county attainable. Only the condition of the roads was governed by the state—no guidelines existed on location, connection, or width of roads until the twentieth century.

In addition to toll road access, the construction of rail lines in the county beginning in 1850 allowed reliable travel outside the city. In its earliest forms, those who sought life on the fringe were seeking a removal from the dirt and disease of urban centers, and distance from their "country cousins." The suburbs were planned to present the best aspects of both lifestyles.¹⁷ The suburbs were far enough away from the city to be in a "natural setting ... close enough to engage with urban life on a regular schedule."¹⁸ Many developers of suburbs of the 1850s sought to create community by including parks and common spaces.¹⁹ Residential developments outside the city's core not primarily associated with agricultural operations first occurred following the Civil War. An important example of this pattern is Anchorage, developed in eastern Jefferson County in 1868, featuring rail access to reach homes in the country and offices and amenities downtown.²⁰

By the 1870s, Louisville was an industrial center filled with factories making wagons, leather goods, farm implements, and tobacco products. These businesses took advantage of Ohio River access for transporting goods.²¹ In reaction to these conditions, subdivisions like Nittany Yuma and Glenview developed from the 1870s through the first half of the twentieth century, first as summer residences.²² Both were suburban locations, twelve and fifteen miles east of the urban core respectively. In eastern Jefferson County "Country Estates", as both Nittany Yuma and Glenview would be classified, became an option for wealthy Louisvillians during the period 1875 to before World War II. Country estates feature a main house and support buildings. Different from a farm, the owner did not rely on the land as a main source of income, and fertile land was occupied by designed landscapes and gardens, along with pasture and crops on some properties. Moreover, the high land values often supplemented the owners' incomes based on use. A large contiguous collection of these properties known as the "Country Estates of River Road" was listed in the National Register in 1999.²³

Developments on the eastern city limits include Crescent Hill, Clifton, and neighborhoods along Bardstown Road, including Cherokee Triangle and the original Highlands. Importantly, the construction of the Frederick Law Olmsted-designed parks and parkways of Iroquois, Shawnee and Cherokee by the first decade of the twentieth century provided new suburban developments on the city limits, sanctioned by city leadership. In fact, the entrance of the Olmsted firm as a public contractor led to numerous private commissions, many for country estates, suburban developments, and institutions in the county.²⁴

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The haphazard placement of roads in the city often made it difficult to travel between the city and the outlying areas on existing thoroughfares. Poorly planned development of industry and infrastructure from Louisville's beginning to the turn of the twentieth century blocked access across the city. In three major examples, constructions at the initial termini of Main, Market and Jefferson Streets hampered city expansion. The Stock Yards blocked development to the east, the railroad yards blocked the extension of Main and Jefferson Streets to the west. In fact, placement of these large complexes in the centers of these main roads at the city's outskirts proved shortsighted.²⁵

East of Louisville, large parcels of land occupied by Cave Hill Cemetery, Cherokee Park, and later, Seneca Park, prevented direct travel from the Highlands to Crescent Hill. No main roads were located in the parks, according to Olmsted's plan, or through the cemetery, a private holding. Travel to houses built in suburban locations in eastern Jefferson County required a circuitous route of nearly four miles east or west to bypass those amenities to get to a main road.²⁶ Further illustrating the point, Broadway terminated at the entrance to Cave Hill Cemetery, built in the 1840s. By 1900, city leaders viewed uninterrupted expansion of the city beyond its boundaries along existing main thoroughfares as problematic.²⁷

City Planning Begins in Louisville

In 1901, these shortcomings were topics for discussion, and local architect J.C. Murphy called for thoughtful development of Louisville. In a paper to the Engineers and Architects Club, he offered suggestions to the assembly, and called for the formation of an Art commission. His concept of civic art, thoughtful design of the city, was the precursor of the comprehensive plan for the community.²⁸ Murphy continued as an active proponent of city planning and was appointed chair of the Planning Commission in 1932.²⁹

This movement for city planning led to the formation of a City Planning Committee of the Engineers and Architects Club in Louisville in 1908. The Club lobbied Mayor Head to create the City Improvement Commission by ordinance in 1913. They further lobbied for the creation of a city plan for Louisville. A Committee on Housing and City Planning formed in 1919, studied conditions of housing, and provided public education on the necessity of adequate housing in the city. The committee lobbied the state legislature, and was instrumental in the passage of the Housing Law in 1919. A local housing ordinance took precedence over the law in Louisville in 1923.

The Commonwealth of Kentucky in 1922 provided local power to counties to create city planning commissions. The law, however, was "inadequate" for development in first class cities such as Louisville, according to city attorneys. Several new versions of the law were written and proposed for local adoption, but not until 1927 did local government pass the ordinance to create a Louisville and Jefferson County Planning Commission.³⁰ These guidelines were based on the nationally adopted "Standard Planning and Zoning Act" adopted by the Department of Commerce, spearheaded by Department Secretary Herbert Hoover. He served in the capacity for both Presidents Harding and Coolidge, leading a progressive activist federal agency. Secretary Hoover was fully involved in naming the committee to write the planning guidelines, and is credited with determining the direction of city planning in America.³¹

Following the creation of the Louisville and Jefferson County Planning Commission, a temporary zoning ordinance was proposed and adopted in 1927. Challenged in the Court of Appeals, the Court upheld the ordinance "designed to protect residential districts against the invasion of inappropriate uses until such time as a comprehensive plan could be prepared."³²

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City planners did not propose a reversal of existing mistakes, but a prevention of future mistakes by devising a city plan. Movement in and out of the urban core was the primary focus of the comprehensive plan. The first step proposed in gaining control of growth was to standardize the extension and development of roads and streets in the county. A key proposal of the comprehensive plan was universal review and supervision of the design and street layout of all subdivision plats filed in Jefferson County to create continuous, connected streets.³³

Residents of suburban developments at the turn of the twentieth century gained access to jobs, shopping, and other urban amenities and to homes in the suburbs by way of mass transit, and by 1913, via automobile. The streetcar, or interurban, remained a key marketing feature for developments such as Audubon Park in 1912, while at the same time garages were built on the house lots to accommodate automobiles.³⁴ Audubon Park was important too, as a suburb developed near a private club. The Audubon Park club opened in 1906, creating an open space ambiance only three minutes by streetcar from the city. The Louisville Country Club opened in 1912 in Mockingbird Valley. The country club presented an attractive feature for subdivisions in Mockingbird Valley, including Green Hill (1924) and Mockingbird Hill (1926).

Subdivisions such as Douglass, Belknap and Braeview emerged in the 1920s and 1930s in eastern Jefferson County, combining urban convenience with suburban ambiance. Developers of those neighborhoods set houses on wide lots with uniform, deep setbacks from streets.³⁵ Following established guidelines of the Major Street Plan for Louisville, these neighborhoods incorporated Olmsted-inspired curvilinear streets as opposed to the grid pattern typically used in the urban setting.³⁶ Not surprisingly, Frederick Law Olmsted, Jr. served as a member of the committee charged with writing the model planning and zoning statutes.³⁷ Curvilinear street patterns proved effective at slowing traffic, reducing through traffic, and adding a pleasing aesthetic to the developments.³⁸ The new restrictions called for wider lots with side yards to accommodate personal automobiles by incorporating driveways and garages.³⁹

The adopted guidelines set out a template for subdivisions to come. In addition to the overall plan, suburban developers devised deed restrictions and suburban restrictions to govern specific suburbs.⁴⁰ Home construction increased in the 1920s, reflecting the prosperity of the times.⁴¹ Development occurred along Frankfort Avenue and Lexington Road, and moved east into St. Matthews. During the 1920s the subdivisions of Green Hill (1924) and Mockingbird Hill (1926) got underway in eastern Jefferson County along Brownsboro Road. Louisville followed, "The early suburban pattern located the next ring of housing in walking distance to the city or to mass transit... 'distance from a streetcar or elevated line usually produced an inferior neighborhood; the urban landscape was characterized by bands of high-priced real estate.' "⁴²

Louisville During The Depression

During the period between 1928 and 1933, there was a 95 percent reduction in housing starts, and expenditures on home repairs plummeted. It was during this era between the world wars that the concept of the "model home" was introduced as an advertising tool. Full-scale homes were decorated and furnished on the site of the new subdivision development. The Worlds Fair of 1939 in New York featured the quintessential model home show in an exhibit called Town of Tomorrow where no less than 21 single-family homes were on display.⁴³ In Louisville, the concept was marketed in Mockingbird Hill as early as 1926, when the local newspaper built a highly publicized model home. The newspaper began coverage with the purchase of the lot, and followed the project through public tours at completion.⁴⁴

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The economic Depression set off in 1929 by the crash of the stock market affected housing starts in Louisville, but did not stop the housing construction market. Moreover, house construction continued through the 1930s, notably in middle-class suburbs of Audubon Park, Mockingbird Hill and Green Hills. In 1940, of the 111,234 Jefferson County houses listed in the census, ninety percent were located within the city limits of Louisville. Of those homes in the county, most were associated with farming operations. The entry of the United States into World War II in 1941 diverted energy from house construction to war efforts.

Louisville's Post World War II Development

The movement outside the urban core is a theme in Jefferson County from earliest settlement. Initially an agrarian undertaking, movement away from urban populations, industry and commerce motivated subdivision of land for residential development throughout the Period of Significance. By the end of the Period of Significance, suburbs incorporated urban amenities into developments, and shifted toward recreating aspects of a traditional city. The suburban landscape changed greatly from 1905 to 1955, as did residents' varying levels of dependence on the city.⁴⁵

Up until WWII, two-thirds of all homes were built by individual owners, or by a contractors who averaged five houses per year. By the end of the 1950s, two-thirds of all homes were built by large developers. These firms could handle all aspects of the real estate business, from permitting, to real estate sales, to providing financing for buyers.⁴⁶ Residential developments in Jefferson County, especially during the period following World War II, created suburban homes for diverse socio-economic populations in the western, southern, and eastern regions of the county. Following the end of the war, during the period 1945 to 1948, 9,200 permits were issued for new homes. During the 1950s, houses went up at an average of 5,400 annually.⁴⁷ This dramatic increase in house construction in Jefferson County followed a national trend, when between 1948 and 1958 twelve million people across the country built homes in the suburbs, the largest migration in the shortest time in United States history.

The population of Jefferson County increased by twenty five percent between 1940 and 1950, from 385,392 to 484,615. Population in the city limits continued to grow between 1940 and 1950, but at a smaller rate than the county, at 15 percent. A five percent increase of people living inside the city limits over the next decade signaled the movement of the city's population to the suburbs.⁴⁸

The availability of farmland for sale made suburban developments possible. Large farms were sold during the Period of Significance, clearing the way for large residential developments in every sector of the county. Those who moved to new houses in the suburbs were moving to new developments, unlike earlier suburbs completed in Louisville. These new developments for the most part weren't landscaped park-like settings accommodating grand architect-designed homes, such as those found in Anchorage, Nitts Yuma, or Altawood. Moreover, residents of suburban developments from the 1940s forward did not refer to their homes as in the country, as had early suburban dwellers.

Following the return of peacetime came an influx of veterans and their families into the housing market. Extended families shared cramped quarters, and temporary quarters converted from outbuildings and train cars were outfitted for growing families across the United States. Approximately five million homes were needed to meet the demand of the returning soldiers and their families. The passage of the Federal Housing Administration's Servicemen's Readjustment Act of 1944 made financing homes possible. As a result, housing starts nationally continued to rise with

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114,000 built in 1944, 937,000 in 1946, 1,183,000 in 1948, and 1,692,000 in 1950.⁴⁹ Across the county, big developers sold houses on lots. Most of them didn't build communities by adding public spaces, institutions, commercial and retail outlets to the subdivision. Unlike urban dwellers, suburban residents had to leave their subdivision to get services. Builders of suburban developments during this period often opted for septic systems instead of bringing sewer lines to their developments. Such cost-saving measures were advantageous for the builder, but left long-term maintenance chores for the residents. In fact, the burden was placed on federal, local and state governments to build the infrastructure to support these housing developments.⁵⁰

According to the Comprehensive Plan, road widening was a trigger for residential development of large parcels in the county. Road improvements generally included the entire road from the city limits to the adjoining county line, as it did with Taylorsville Road to the Shelby County line. Access to adequate roads drove suburban development in Jefferson County, with "The general opinion is that Louisville's outskirts are due for considerable lengthening to keep up with her growth and 'community fashion experts' predict that the irregular hemline will be back in vogue. The County is also engaged in buying rights-of-way needed for the Cross-County Highway which will follow existing roads where possible and eventually link Dixie Highway, (in the south) and U.S. 42 (in the east) as present plans mature."⁵¹ The construction of a by-pass, later known as Interstate 264, or the Henry Watterson Expressway, began in 1952 at National Turnpike in Okolona (south) and terminated at Bardstown Road (east).⁵² The road was completed by 1957, creating a bypass around the city limits.

A study conducted by the Bureau of Public Roads survey in 1941 looked at commuter patterns. The study found that 2100 suburban communities across the U.S. did not have access to public transportation. Most of the suburbs studied ranged in size from 2500 to 50,000 residents who were completely dependent on personal automobiles.⁵³ To overcome the shortcomings of the situation, men car-pooled to work, women at home walked or shared rides to shopping. The remote location of most of these suburbs led many families to purchase a second car.⁵⁴ During the Period of Significance, mass transit limitations in Louisville increased the purchases of automobiles for families making multiple trips to the city and other locations.⁵⁵ The high percentage of automobile ownership discouraged the improvement of mass transit outside the City. Families eventually followed federally-funded highways and turnpikes to their residences on the outskirts of the city limits. These homebuyers were not moving to the country, they were moving to new housing developments, similar in scale and appearance to city neighborhoods, minus some of the amenities found in the city such as parks, libraries, and mass transit lines.

Large out-of-town companies entered the Jefferson County subdivision market to take advantage of new home sales. The Crawford Company of Baton Rouge, Louisiana, was one of the South's largest home building companies. The firm purchased 230-acres near Bowman Field to build a 1000-house subdivision. The company's entrée into the housing market was noted as the first inroad into the local housing market by out of town companies. The plan called for the company to build a sewage plant for the subdivision, the first in Louisville's history to have its own plant.⁵⁶ By the following June, the company's plans had met opposition from neighbors and local building contractors. Local contractors cited the pre-fabricated work done in Louisiana as taking business away from local suppliers, and the handling of all mortgages by the company did not sit well with lending agencies in Louisville. Ultimately, the neighborhood was completed.⁵⁷

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Developers and builders provided houses across the county with prices ranging from \$9,000 to \$12,000 during the 1940s and 1950s in neighborhoods including Glengarry, Kaiser Court, Maple Grove, and Minor Lane Heights in south and west Louisville. In contrast, houses built in Mockingbird Valley Estates in the eastern county cost an average of \$60,000 during the same period.⁵⁸

History of Mockingbird Valley

Development of the Mockingbird Valley Historic District took place over a fifty-year period. The district began as a loose collection of individual properties developed independently by their owners. The property known as Rock Hill predates the Period of Significance, built circa 1840. The house was the centerpiece of the Hewitt property, and provided a year-round home. Beginning in the late-nineteenth and early-twentieth centuries, properties on the high bluffs along Mockingbird Valley Road were built as seasonal residences or country houses. The Carrie G. and Atilla Cox, Jr. House was built at 389 Mockingbird Valley Road in 1905 as the country residence for the Cox's on a 17-acre parcel. The Cox's maintained a city residence through the 1910s. The development of this property was similar to the individual approach of the county estate. Atilla Cox, Jr. hired architects Clarke and Loomis to design an Italian Renaissance styled house. Subsequent owners hired the Olmsted Brothers to design the landscape, and garden designers Arthur Cowell and Anne Bruce Haldeman designed gardens for the property. These first properties developed in the historic district set a tone for designing a rural ambiance ultimately planned for the historic district. Preservation of the existing cultural landscape appears to have been a priority, while designing landscape elements and gardens to enhance the pastoral setting of Mockingbird Valley Road. The 17-acre Cox site was subdivided in the 1970s and three house sites created. The new constructions are assessed as non-contributing due to age only, but promote similar elements of properties developed within the Period of Significance.

Properties within the historic district reflect design guidelines recommended in Louisville as early as 1901 and adopted by local ordinance in 1932, known as the Comprehensive Plan. Devised by Harland Bartholomew and Associates of St. Louis, Missouri, the comprehensive plan for Louisville extended five miles beyond the city limits, embracing the area that was to become Mockingbird Valley. The Mockingbird Valley Historic District is important for its use of deed restrictions and subdivision regulations to guide and control development. Owners used these tools to establish a uniform aesthetic in the district.

Developers of homes in the Mockingbird Valley Historic District used the burgeoning concepts of comprehensive planning and the Louisville and Jefferson County plan in its draft forms. This is important when one considers frequent occurrences of non-compliant "wildcat" developers who defied the planning commission's authority during the Period of Significance, and side-stepped formal application processes for subdivisions. By adopting the suburban design components of the city-wide comprehensive plan in its nascent stages, the developers of Mockingbird Valley were on the leading edge of a residential planning movement in Louisville. The developers' early adoption of the Major Street Plan⁵⁹ by 1930 provided flow and connectivity to Mockingbird Valley as a neighborhood, and to the adjoining streets, just as city planners envisioned. The Major Street Plan was initiated by Planners in Louisville and Jefferson County to "study...major thoroughfares...as the...first step in the preparation of the comprehensive city plan for Louisville. The differentiation of the streets in accordance with their proper function in the traffic circulation scheme logically should form the frame-work upon which to plan the other phases of civic development...(which include) Transportation, Transit, Zoning, Recreation, and Civic Art."⁶⁰

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The movement of land use from farms to estates occurred in eastern Jefferson County on properties identified as Country Estates from the late-nineteenth century to World War II. Historically serving agricultural uses, the fertile land in proximity to the Ohio River and major transportation routes became attractive for residential development on a commercial scale following a decline in farming following the Civil War. "The Country Estates of River Road Historic District" (National Register, 1999) documented a contiguous group of properties sharing this context in eastern Jefferson County. Those properties, developed independently of, but in close proximity to, one another, and relied on the same transportation routes and amenities.⁶¹

Annie and Stuart Duncan at 404 Mockingbird Valley Road started the trend toward suburban, year-round development in the historic district with their purchase of land in 1905, and the completion of their home in 1908.⁶² The Duncans moved to the 15-acre property from a house downtown. Mr. Duncan traveled by interurban railway to the city daily.⁶³ The Duncan's property followed the trend in Jefferson County for large-tract single-property suburban development during the first decades of the twentieth century. The Duncan property was the new wave of suburban development in the county. The Duncan property "is significant as a property which illustrates the transition from the development of country estates in Jefferson County...to the development of estates on standardized, subdivided lots."⁶⁴ Both the Duncan and Cox's houses were designed by Louisville architects Clark and Loomis, and sit atop the highest bluff near the center of the historic district.⁶⁵

Individual sites continued to develop in the country estate model into the 1920s, including 402 Mockingbird Valley Road known as "Random". The house built atop the bluff is a Colonial Revival buff, brick house. Built circa 1920 for Joseph and Elizabeth Scales, the house faces the long curvilinear drive that winds up the bluff on the 17-acre parcel. Philip Ewald owned the property from 1926 to 1934, adding the stables. Horses owned by the family are pictured in several photographs found in the stables. Photographs of members of what is believed to be the Ewald family feature a woman and child in a pony cart near the house, with household staff and others on the porch. The house was owned by Paul and Maryneal Bickel from 1940 to 1987, and is currently owned by their son Paul, III and wife Jackie Bickel. Five houses built by members of the Bickel family sit on subdivided parcels of the site. The subdivision of lots is a small-scale example of what occurred in the remainder of the district, in this case, for members of one family. The houses are on the final approach to the main house. One house is a non-contributing element in the district due to its age.

The location of Mockingbird Valley on the outskirts of the city of Louisville, with ready access to automobile transportation routes, allowed residents during the Period of Significance to live in the suburbs with nearby city amenities. Jarvis Addition at Brownsboro Road and Jarvis Lane was platted in 1916. The 200-acre subdivision was predicated on the death of landowner Joshua Jarvis. The land consisted of a dower tract for Hattie S. Jarvis, widow of Joshua G. Jarvis, plus three additional tracts. Joshua Jarvis previously sold a portion of his land to the Lightfoot Land Company in 1912. The 200-acre subdivision provided the first house sites within the historic district available to mass-market buyers. Engineers and Surveyors Stonestreet and Ford laid out the lots and streets in the Jarvis Addition. Much attention was given to the existing topography of the acreage in the Division. The subdivision of land was designed to provide adequate return for heirs in the eventual sale of land for residential construction lots. The division was finalized in Chancery Court with the stated goal:

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In setting apart to the widow her dower, they shall allot to her the mansion house and out buildings, and a sufficient number of acres of land surrounding same, quantity, quality and value considered, as will give her a one-third interest for life in the aforesaid tract of land, and in the division of the remainder among the heirs, quantity, quality and value shall be considered so that the heirs may be properly equalized.⁶⁶

The site of the Jarvis mansion, referred to in the division, is outside the boundaries of the district.

Three roads laid out in the division provided access to all tracts. The roads are Jarvis Lane, the extension of Mockingbird Valley Road to Brownsboro Road, and Madelle Avenue. Three properties within the district are part of the Jarvis Addition.

Multi-lot parcels were subdivided from large tracts. Roads and amenities were offered to homebuyers, not unlike other developments around the county. Required deep setbacks followed the patterns developed by the Cox and Duncan houses, and served to convey the appearance of country lanes and a pastoral setting. The country estates developed early in the Period of Significance served as models for the overall district development. This was achieved by placement of deed restrictions on individual properties within subdivisions. In this way, the shared vistas of the district projected a unity—that of an unplanned pastoral setting. Private frontages took on a quasi-public feel as they swept toward the roadway. No sidewalks were ever planned for the streets in the district, a subtle design cue to project a rural rather than urban ambience.

The subdivision for Green Hills was filed in 1924. Adjacent to Mockingbird Hill on the eastern boundary, the subdivision, bounded by Mockingbird Valley Road, Lightfoot Road, a parcel held by the Lightfoot Land Company, and Brownsboro Road, and featured similar set-backs from the road. Green Hills developers Perkins and Shallcross marketed the subdivision as "A community of distinctive homes for Discriminating People." The brochure features a rural image where residents would find polo fields, golf and tennis available "for sport and diversion". The development provided, "Charm of setting, lending itself only to the more beautiful homes, is the distinctive feature of Green Hills. With all the peace and beauty of country life, it affords every advantage of the city, and is but a fifteen-minute drive from the downtown district."⁶⁷ The homes of both Perkins and Shallcross were featured in the Green Hills brochure. The ambience of country life for the suburban development was key to its marketing efforts. Deed restrictions insured that the development would retain that ambience, and thus, its marketability. Lots were sold into the 1950s.

Interest in the Mockingbird Valley area heightened when Fidelity and Columbia Trust Company purchased land for a subdivision called Mockingbird Hill, and hired realtors Bushnell and Ivins, comprised of J.C. Ivins and J.W. Bushnell, to market the lots. The firm sold "Building Lots and Suburban subdivisions exclusively, and held the exclusive rights to sell the lots within Mockingbird Hill."⁶⁸ The Mockingbird Hill Subdivision was praised for its attractive design at its inception in 1926. The 54-acre tract at the intersection of Brownsboro Road and Jarvis Lane had, "rolling, tree-spotted slopes ... being converted into sites for residences of the highest character". Featured in the Herald-Post, the new subdivision was touted as, "destined to be one of the city's residential show places".

Amenities included paved driveways, city water, gas and electrical lines, brought to each of the 62 building lots. "Building lines have been so planned as to enable every residence to command a view of the entire surrounding countryside. Restrictions that assure a harmonious environment are planned so that Mocking Bird Hill will be a beautifully blended whole".⁶⁹

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Building restrictions were set out at the time of development, and Fidelity communicated with buyers to confirm they were followed. Buyers were required to submit building or architect plans to Fidelity, the mortgage holder, for review. Fidelity employed architect Frederick Morgan to review submitted plans. The houses in the district built during the Period of Significance are overwhelmingly Colonial Revival in style. The presence of Morgan, a prolific and successful Louisville architect specializing in Colonial Revival designs, assured that houses of broad appeal would be constructed. The mortgage company maintained a high level of interest in the design of the properties in the development, down to the sizes of rooms, and floor plans. The reach of the deed restrictions is clear in a letter to Mr. and Mrs. Henry Brooks, owners of Lot #36 of the development, in 1933 from the Vice President of the mortgage company:

In our judgment the residence will have a much greater commercial value (an item of great interest to us as owners of the subdivision) if the dining room were at least 13 feet 6 inches long. This would be possible by shifting the partition between the living room and the dining room, making the living room 21 foot long. This takes two feet off the living room and adds it to the length of the dining room. The two feet off the living room would be scarcely noticeable, yet the addition of the two feet to a 11 foot six inch dining room would be very noticeable.⁷⁰

Mockingbird Hill garnered more attention than other Louisville suburbs developed during the 1920s due to the involvement of the Courier-Journal and Louisville Times newspapers in its early development. The newspaper's owners purchased "the highest lot" in the subdivision to build a seven-room Colonial Revival brick demonstration house, at Brownsboro Road and Jarvis Lane. The goal of the project was to answer "every question" about real estate and home building. The project was a public service, inspired by President Franklin Roosevelt's push for economic stability and encouragement of local leaders to show signs of improvements in local communities.⁷¹ The house was to "be Exhibit A in the building industry's argument that a home can be built for less money now than two or three years ago or a year hence. It's going to back up the contention of realtors that now is the time to buy real estate. It will be another link in the ever-lengthening line of economic events that show times are getting better in Louisville and Jefferson County, in Kentucky, and in the Nation."⁷² The newspapers followed the progress of the project and featured tours of the house when completed. Construction continued throughout the 1930s in the historic district during a time of infrequent housing starts in Jefferson County.

Overbrook Subdivision was developed in 1929. From Mockingbird Valley Road, a small bridge crosses Beargrass Creek onto Overbrook Road, and the road climbs to a bluff. The road winds up the bluff, providing access to 12 house sites along the road. Buyers in Overbrook at the time of development conformed to a stringent set of guidelines intended to create rural ambiance in the subdivision:

Since it is the intention of these restrictions that residences of real architectural merit, good design and suitable material shall be erected in Overbrook, no residence, dwelling house, automobile garage or other building, walks, fences, walls, driveways, trees, plantings, landscaping, grading, sloping, or elevations shall be made, erected, remodeled, or buffered, or permitted to be built, take place, or remain upon said premises, and no sidewalks shall be built in front of said premises, unless approved by the grantor, and the plans and specifications for new work and changes proposed from the existing conditions,

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showing plan, nature, kind, size, shape, height, material, color scheme, and allocation of same shall be submitted to and approved in writing by the grantor, and a copy thereof approved and filed permanently with said grantor...⁷³

The road through Overbrook is a private road, set out in the deeds. The private ownership of roads in the district is higher in incidence than other areas in the county.⁷⁴ Property owners along roads pooled resources to maintain and repair roads. This in turn provided control of the appearance of the road and the roadway. This high incidence of private road ownership allows owners to continue to control of many rural lanes found throughout the district.

Club Lane formerly served as a community green space for Mockingbird Valley children known as Anne's Acres. Fifteen buildings on Club Lane were developed in the 1960s with deed restrictions similar to other properties in the district. Developers of Club Lane required uniform setbacks for houses, although not as deep as those within older subdivisions in the district. These properties will achieve the fifty-year mark within the next 10 years, allowing them to be placed within the district boundary. The properties along Club Lane continue to promote a pastoral ambiance, and portray the character-defining features of the district, which continued in developments through the 1960s.

New subdivisions developed in the district within the last several decades are assessed as non-contributing to the historic district. The recent residential subdivisions include architect-designed houses within designed landscapes, similar in concept to contributing elements to the district.

Evaluation of Significance

The Mockingbird Valley Historic District is significant as a cohesive collection of properties that convey suburban planning principles in Jefferson County. Each of the elements within the district, and most visibly along Mockingbird Valley Road, convey the importance of setback, placement of buildings on the lot, and compatibility of design achieved by deed restrictions and developer compliance. The creation of this neighborhood within a carefully crafted idyllic setting evolved throughout the twentieth century in a planned, thoughtful manner. The goal seems to have been that of preserving the pastoral bucolic setting. The aspects of location, association, design, workmanship, materials, setting, and feeling are strong throughout the proposed district. Character-defining features of the district include deep lot setbacks, natural stone outcroppings, sinkholes and quickly-changing land elevations, historic bridges, Beargrass Creek, high quality and local building materials, and high quality design workmanship.

Properties within the historic district reflect design guidelines recommended in Louisville as early as 1901 and adopted by local ordinance in 1932, known as the Comprehensive Plan. Devised by Harland Bartholomew and Associates of St. Louis, Missouri, the comprehensive plan for Louisville extended five miles beyond the city limits, embracing the area that was to become Mockingbird Valley. The Mockingbird Valley Historic District is important for its use of deed restrictions and subdivision regulations to guide and control development, intended to establish a uniform aesthetic in the district. Property owners within the district promoted and perpetuated these restrictions throughout the period of significance.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 8 Page 14

Mockingbird Valley Historic District
Jefferson County, KY

Properties within the boundaries of the Mockingbird Historic District represent upper-class suburban development in eastern Jefferson County. Architect-designed houses and professionally landscaped lots and gardens were standard throughout the district during the Period of Significance. The city planning movements and suburban guidelines in Jefferson County allowed new development to proceed within the wide range of socioeconomic statuses of property owners. The ideals put forward in the city planning movement to provide safe, healthy and aesthetically pleasing communities realized in the Mockingbird Valley Historic District. The area identified as the historic district became known as Mockingbird Valley during the Period of Significance, 1905-1955. This contiguous collection of properties is significant for their ability to convey a cohesive development, achieved through deed and subdivision restrictions. The suburban development was planned for longevity that is borne out by the families who have stayed in the district and grown children of those families who have returned and purchased homes.

Mockingbird Valley is important for its ability to convey the aesthetic elements of rural character in a suburban development on the perimeter of the city. Character-defining features of the suburban development contribute to Mockingbird Valley's ability to convey a pastoral, country-place ambiance. Character-defining features of the cultural landscape includes Beargrass Creek, natural stone outcroppings, mature tree growth, undulating landscapes, fall-away lots and narrow roads. Mockingbird Valley design achieved the result of a rural, unplanned approach at growth, by including shared views and encouraging invisible property lines. These innovations in suburban development were possible by design review and oversight carried out within each new development. In this way, developers of residences in the Mockingbird Valley historic district succeeded in providing a sub-urban, pastoral, country atmosphere for residents living 10 minutes from downtown Louisville.

Mockingbird Valley Historic District is one of the most successful suburban developments in Jefferson County in terms of its adherence to the subdivision guidelines in the Comprehensive plan, and its aesthetics, architectural design, quality of construction and maintained integrity. Moreover, preservation of the rural ambiance, while providing proximity to primary transportation routes, close access to schools, churches, commercial and retail outlets and the downtown core, created a unique, successful suburban development.

Mockingbird Valley serves as a precursor of community design review in Jefferson County, in this case, carried out during the Period of Significance by property owners and developers of the historic district. Design review provisions and restrictions imposed on individual subdivisions worked to preserve and enhance property values in the entire historic district. During the Period of Significance, land developers in the historic district exhibited an overall intention to identify character-defining features of the area and to preserve and enhance those through road placement, bridge crossings, and deep set backs from Mockingbird Valley Road. Implementing the ideal of the comprehensive plan, the subdivisions in the district provided shared views as private properties stretched into the public or common space creating apparently seamless vistas. The development of comprehensive planning standards during the Period of Significance may be credited for the seamless flow of major streets throughout the district.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 8 Page 15

Mockingbird Valley Historic District
Jefferson County, KY

Integrity Considerations

The Mockingbird Valley Historic District is significant in the area of Community Planning and Development of Suburbs in eastern Jefferson County, Louisville, Kentucky. The district conveys a strong sense of the period of significance through its buildings, sites, structures and cultural landscapes. This district provides a tangible connection to suburban development in the community during the period 1905 to 1955, and visibly reflects the overall physical appearance seen during the period of significance. This historic district is distinguished from other Jefferson County suburbs by its high level of integrity. Integrity is achieved by assessment of the qualities of location, design, setting, materials, workmanship, feeling, and association.

Location

The district is located on the former municipal boundary of the city of Louisville. The boundaries that historically identified the district are intact. The majority of buildings within the district experience integrity of location. The location and appearance of streets and building setbacks have remained constant. Historic transportation routes such as Brownsboro Road and Mockingbird Valley Road maintain relationships to the properties in the district.

Setting

The setting of the district is a powerful feature of its identity. The district's properties were designed to provide a pastoral ambiance within commuting distance to Louisville. The district was created by developers and property owners' reliance on deed and subdivision restrictions that set guidelines for streets, yards and open space. Subdivisions within the district incorporated natural features such as creek beds and stone outcroppings and mature tree stands into the plans. New small-scale elements such as fences, swimming pools, and parking areas are relegated to the rears of properties. Open frontages and yards and deep setbacks on main streets and roads continue to reflect historic building restrictions.

Association

The district maintains continued residential use and adherence to historic design restrictions. These unchanged land uses enhance the integrity of the district. The Mockingbird Valley Historic District conveys the period of significance despite changing patterns of ownership. The district continues to convey the design principles used to shape the subdivisions within the district.

Design

The form, plan and spatial organization of the Mockingbird Valley Historic District are intact. Design in the district resulted from conscious planning decisions set out by developers based on city planning principles. Deed restrictions and subdivision restrictions served to establish arrangement and design of buildings and landscapes. Buildings in the district were evaluated for alterations, and assessed accordingly. Overwhelmingly, changes to buildings in the district are small-scale, rear façade changes. Those buildings with major additions or changes were deemed non-contributing to the district.

Workmanship

High-quality workmanship and maintenance of properties are evident in the historic district. Intentional design and good artisanship are evident in the buildings, landscaping, bridges, roadways and other features of the district. Historically planted trees and vegetation have been maintained, and replaced with appropriate plantings when necessary.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Section 8 Page 16

Mockingbird Valley Historic District
Jefferson County, KY

Materials

Buildings, landscapes, and access roads are constructed of high quality materials. Brick is a common choice for houses within the district. The majority of buildings within the district retain original exterior materials from the historic period. Landscape vegetation includes trees and plants from the period of significance, and replacement vegetation in similar scale and species. Natural stone outcroppings convey a natural sense of materials within the district.

Feeling

The Mockingbird Valley Historic District conveys the feeling of pastoral Jefferson County. The feeling is evoked by the physical characteristics that convey the district's sense of time and place. The preservation of deep setbacks and original road paths provide a sense of timelessness to the district. The district continues to provide the feeling of the twentieth century suburb it was designed to be.

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CONTINUATION SHEET

Endnotes

Page 1

Mockingbird Valley Historic District,
Jefferson County, KY

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- ¹ Beers and Lanagan Map of Jefferson County, 1879.
 - ² Bergmann Map. 1858.
 - ³ Jefferson County Deed book, MM, Page 188.
 - ⁴ Jefferson County Will Book.
 - ⁵ Jefferson County Division Book 1, page 123.
 - ⁶ Bergmann Map. 1858.
 - ⁷ Jefferson County Plat Book 6, Page 103, Green Hills Subdivision, 1924; Louisville and Jefferson County Planning and Zoning Committee; Major Street Plan for Louisville.
 - ⁸ Louisville and Jefferson County Planning and Zoning Committee. Book 1, page 2.
 - ⁹ Ibid., page 5.
 - ¹⁰ Louisville Landmarks: Louisville Survey East Report, Louisville Survey West Report, Louisville Survey South Report.
 - ¹¹ Multiple Property Listing: Suburban Development in Louisville and Jefferson County, 1868-1940.
 - ¹² Ibid.
 - ¹³ Louisville and Jefferson County Planning and Zoning Committee. Book 1, page 2.
 - ¹⁴ Neary, Master List of Residential Suburbs, Jefferson County, Kentucky, 1945-1965. Unpublished. 2005.
 - ¹⁵ Louisville and Jefferson County Planning and Zoning Committee. Book 1, page 2.
 - ¹⁶ Neary, Historic Jefferson County. 2000.
 - ¹⁷ Hayden, Dolores. Pg. 23.
 - ¹⁸ Ibid. 24
 - ¹⁹ Ibid. 45
 - ²⁰ Anchorage. Louisville Encyclopedia. Page 33.
 - ²¹ Neary, Donna. Wirth Lang, Louisville Leather Company. National Register nomination. 2000.
 - ²² Neary, Donna. Nitta Yuma. Louisville Encyclopedia.
 - ²³ Brooks, Carolyn. Country Estates of River Road. National Register Nomination. 1999.
 - ²⁴ Kramer, Carl. Louisville's Olmstedian Legacy.
 - ²⁵ Jefferson County Planning Commission Book 1, page. 3.
 - ²⁶ Ibid, page 3.
 - ²⁷ Comprehensive City Plan of Louisville, page 2.
 - ²⁸ Ibid, and Louisville and Jefferson County Planning Commission Book 1, page. 3.
 - ²⁹ Ibid., page. 2.
 - ³⁰ Louisville and Jefferson County Planning Commission Book 1, page. 4.
 - ³¹ Knack, et. al. The Real Story Behind the Standard Planning and Zoning Acts of the 1920s page 3.
 - ³² Ibid.
 - ³³ Ibid.
 - ³⁴ Hanna, Kelley and Donna Neary. Audubon Park Historic District. National Register nomination. 1999.
 - ³⁵ Kramer, Carl. Neighborhoods. Louisville Encyclopedia.
 - ³⁶ Kramer, Carl. Neighborhoods. Louisville Encyclopedia.
 - ³⁷ Knack, et. al. The Real Story Behind the Standard Planning and Zoning Acts of the 1920s, page 3.
- NPS Form 10-900-a
(8-86)
- OMB No. 1024-0018

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CONTINUATION SHEET

Endnotes

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Mockingbird Valley Historic District,
Jefferson County, KY

- ³⁸ Comprehensive Plan, 1932.
- ³⁹ Jefferson County Planning and Zoning documents.
- ⁴⁰ Overbrook Deed Restrictions, Mockingbird Hill Deed Restrictions.
- ⁴¹ Kramer, Carl. Louisville East. Page. 98.
- ⁴² 181 Jackson
- ⁴³ 187 Jackson
- ⁴⁴ Courier-Journal
- ⁴⁵ Kramer, Carl. Louisville East. Page. 98.
- ⁴⁶ 132 Hayden
- ⁴⁷ United States Census Records, 1940, 1950, 1960.
- ⁴⁸ United States Census Records, 1940, 1950.
- ⁴⁹ Jackson, pps. 230-32
- ⁵⁰ Hayden, pps. 132,152
- ⁵¹ Courier-Journal, Feb. 1952
- ⁵² Ibid.
- ⁵³ 189 Jackson
- ⁵⁴ 161 Hayden
- ⁵⁵ Comprehensive Plan, page .
- ⁵⁶ Clay, Grady. Courier-Journal, "Southern Firm Planning 1,000 Houses Here" November, 1952.
- ⁵⁷ Clay, Grady, "Louisiananans Planning 1,200-House Subdivision Here Meet Opposition", June 21, 1953.
- ⁵⁸ Overbrook Deed Restrictions, Mockingbird Hill Deed Restrictions.
- ⁵⁹ Ibid., pp. 1-3.
- ⁶⁰ Comprehensive Plan, page .
- ⁶¹ Brooks, Carolyn. The Country Estates of River Road Historic District National Register nomination. 1999.
- ⁶² Neary, Donna. Duncan, Annie and Stuart National Register nomination. 2003.
- ⁶³ Ibid.
- ⁶⁴ Ibid.
- ⁶⁵ Neary, Donna. Cox, Carrie G. and Attila Cox, Jr. National Register nomination. 2005.
- ⁶⁶ Jefferson County Court, Chancery Branch, Second Division. Document 95084.
- ⁶⁷ Perkins Shallcross Corporation. Letter to Mr. and Mrs. Edward Bulkey, July 9, 1928.
- ⁶⁸ Company stationery, Letter to The Fidelity & Columbia Trust, July 10, 1934.
- ⁶⁹ Mocking Bird Hill Destined To Be Show Place of City. Louisville Herald Post. October 17, 1926.
- ⁷⁰ Letter to Mr. and Mrs. Henry Brooks from Fidelity and Columbia Trust, June 20, 1933.
- ⁷¹ Crowds Flock to Demonstration Home to Inspect Newly-Finished Structure. Courier-Journal. October 8, 1933.
- ⁷² Courier-Journal. Demonstration Home to Be Built By courier-Journal and times. June, 1933.
- ⁷³ Declaration of Restrictions Overbrook Subdivision. Deed Book 1406, page 116.
- ⁷⁴ Interview with Patrick Dominick, Sabak, Wilson and Lingo.

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CONTINUATION SHEET
Section 9 Page 1

Mockingbird Valley Historic District
Jefferson County, KY

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Jefferson County, KY

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10. Geographical Data

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Acreage of Property
Approximately 450 acres

UTM References: All points on Jeffersonville Indiana-Kentucky quad map

All coordinates in zone 16					
	Easting	Northing		Easting	Northing
A:	615 450	4238 120	G:	615 520	4235 530
B:	615 930	4237 480	H:	615 200	4236 000
C:	616 410	4236 760	I:	614 720	4236 200
D:	615 840	4236 770	J:	614 660	4236 620
E:	615 620	4236 380	K:	614 220	4237 110
F:	616 180	4235 770			

Verbal Boundary Description – See Sketch Map titled “Mockingbird Valley Historic District Boundary.”

Boundary Justification

The boundaries include all the buildings, outbuildings, landscapes, gardens, creek-bed and roads that have historically been part of Mockingbird Valley. This contiguous group of buildings and cultural landscape features are important to Mockingbird Valley during the period 1905 through 1955. Excluded on the east are the Indian Hills neighborhood, and properties North of Interstate-71, west of Jarvis Lane and South of Brownsboro Road that do not share historical context or community identity with Mockingbird Valley.

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11. Form Prepared By

=====

Name/title	Neary, Donna M. with Jessica Cook	Date	November 6, 2006
Organization	Donna M. Neary, Inc.	Telephone	502/235-5133
Street & number	1435 Willow Avenue	Zip code	40204
City or town	Louisville	State	KY

=====

Property Owner

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Multiple Property Owners –List of owners available from SHPO

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photos

Page 1

Mockingbird Valley Historic District,
Jefferson County, KY

The information is the same for all photographs:

Photographers: Jessica Cook and Donna Neary
Dates: Between May 2005 and December 2005
Location of Negatives: Digital images - Disks on file with NPS

1. KY_JeffersonCounty_MockingbirdValley1 - Mockingbird Valley Road, facing Southwest
2. KY_JeffersonCounty_MockingbirdValley2 - 7 Overbrook Road, Facing West
3. KY_JeffersonCounty_MockingbirdValley3 - 10 Overbrook Road, Facing North
4. KY_JeffersonCounty_MockingbirdValley4 - 336 Mockingbird Hill Road, Facing Northwest
5. KY_JeffersonCounty_MockingbirdValley5 - Louisville Country Club, Facing Northeast
6. KY_JeffersonCounty_MockingbirdValley6 - 3301 Brownsboro Road, Facing North
7. KY_JeffersonCounty_MockingbirdValley7 - 326 Mockingbird Hill Road, Facing East
8. KY_JeffersonCounty_MockingbirdValley8 - 389 Mockingbird Valley Road, Facing South
9. KY_JeffersonCounty_MockingbirdValley9 - Mockingbird Valley Road, Facing South
10. KY_JeffersonCounty_MockingbirdValley10 - Mockingbird Valley Lane entrance, Facing North
11. KY_JeffersonCounty_MockingbirdValley11 - 410 Jarvis Lane, Facing West
12. KY_JeffersonCounty_MockingbirdValley12 - 411 Jarvis Lane, Facing East
13. KY_JeffersonCounty_MockingbirdValley13 - 411 Lightfoot Lane, Facing East
14. KY_JeffersonCounty_MockingbirdValley14 - 434 Lightfoot Lane, Facing South
15. KY_JeffersonCounty_MockingbirdValley15 - 429 Lightfoot Lane, Facing East
16. KY_JeffersonCounty_MockingbirdValley16 - 417 Mayfair Lane, Facing Northeast
17. KY_JeffersonCounty_MockingbirdValley17 - 474 Lightfoot Lane, Facing West
18. KY_JeffersonCounty_MockingbirdValley18 - 511 Jarvis Lane, Facing North
19. KY_JeffersonCounty_MockingbirdValley19 - 413 Jarvis Lane, Facing East
20. KY_JeffersonCounty_MockingbirdValley20 - 32 Mockingbird Valley Drive, Facing East
21. KY_JeffersonCounty_MockingbirdValley23 - 3201 Mockingbird Lane, Facing Southeast
22. KY_JeffersonCounty_MockingbirdValley24 - 3311 Brownsboro Road, Facing North
23. KY_JeffersonCounty_MockingbirdValley25 - 3365 Green Hills Lane, Facing North
24. KY_JeffersonCounty_MockingbirdValley26 - 3500 Basswood Lane, Facing North
25. KY_JeffersonCounty_MockingbirdValley27 - Cane Station Cemetery, Facing East
26. KY_JeffersonCounty_MockingbirdValley28 - Upper River Road, Facing Southeast
27. KY_JeffersonCounty_MockingbirdValley29 - Upper River Road, Gates, Facing North
28. KY_JeffersonCounty_MockingbirdValley30 - Mockingbird Valley Road, Beargrass Creek, Facing East

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Photos

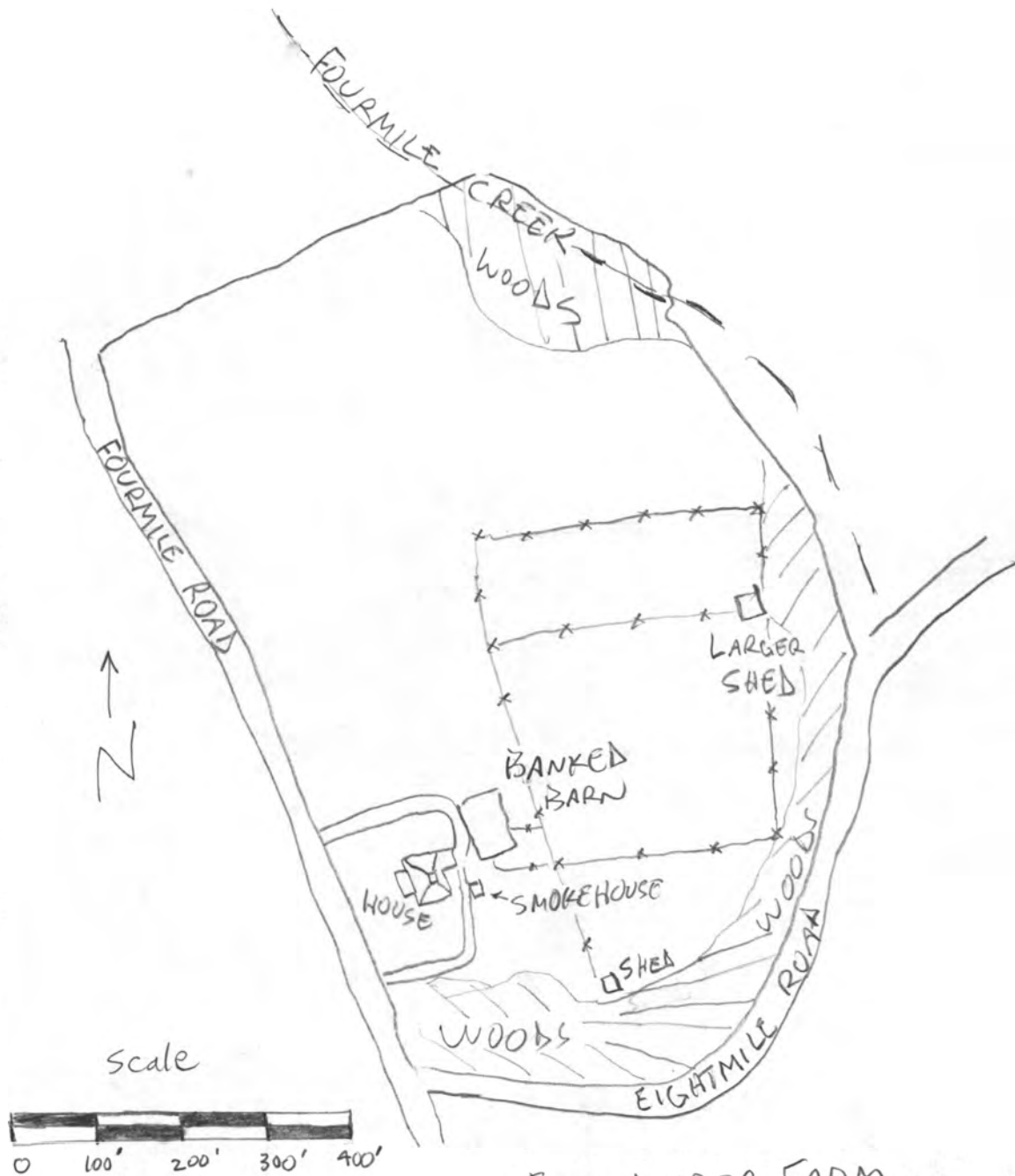
Page 1

Mockingbird Valley Historic District,
Jefferson County, KY

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Dates:	Between May 2005 and December 2005
Location of Negatives:	Digital images - Disks on file with NPS

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5. KY_JeffersonCounty_MockingbirdValley5 - 32 Mockingbird Valley Drive, Facing
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8. KY_JeffersonCounty_MockingbirdValley8 - 3740 Upper River Road, Facing East
9. KY_JeffersonCounty_MockingbirdValley9 - 410 Jarvis Lane, Facing West
10. KY_JeffersonCounty_MockingbirdValley10 - 411 Jarvis Lane, Facing East
11. KY_JeffersonCounty_MockingbirdValley11 - 315 Jarvis Lane, Facing East
12. KY_JeffersonCounty_MockingbirdValley12 - 389 Mockingbird Valley Road, Facing South
13. KY_JeffersonCounty_MockingbirdValley13 - Mockingbird Valley Lane entrance, Facing
14. KY_JeffersonCounty_MockingbirdValley14 - 434 Lightfoot Lane, Facing
15. KY_JeffersonCounty_MockingbirdValley15 - 417 Mayfair Lane, Facing
16. KY_JeffersonCounty_MockingbirdValley16 - 511 Jarvis Lane, Facing Southeast
17. KY_JeffersonCounty_MockingbirdValley17 - Gates, Upper River Road, Facing North
18. KY_JeffersonCounty_MockingbirdValley18 - 474 Lightfoot Lane
19. KY_JeffersonCounty_MockingbirdValley19 - Beargrass Creek, Facing East
20. KY_JeffersonCounty_MockingbirdValley20 - 3300 Brownsboro Road, Facing North
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26. KY_JeffersonCounty_MockingbirdValley28 - Cane Station Cemetery, Facing East
27. KY_JeffersonCounty_MockingbirdValley29 - 3365 Green Hills Lane, Facing
28. KY_JeffersonCounty_MockingbirdValley30 - Upper River Road, Facing North






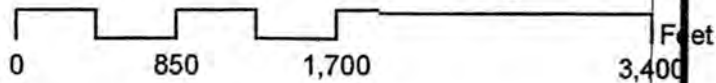
JOHN WEBER FARM
CAMPBELL COUNTY, KY
SKETCH MAP



4

Legend

-  Parcel Lines
-  Mockingbird Valley Historic District
-  Non-Contributing



Mockingbird Valley Historic District Boundary



Jefferson County, Kentucky

Photo Locations
Map

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Mockingbird Valley Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Jefferson

DATE RECEIVED: 8/02/06 DATE OF PENDING LIST: 8/25/06
DATE OF 16TH DAY: 9/09/06 DATE OF 45TH DAY: 9/15/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000815

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Return. Please see attached comments.

RECOM./CRITERIA _____

REVIEWER

Daniel Vivian

DISCIPLINE

Historian

TELEPHONE

(202) 354-2252

DATE

9/5/06

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

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



**The United States Department of the Interior
National Park Service**

**National Register of Historic Places
Evaluation/Return Sheet**

Property Name: Mockingbird Valley Historic District
Jefferson County, Kentucky

Reference Number: 06000815

Reason for Return:

This nomination is being returned because of substantive and technical errors. Based on the information provided, it appears that some portions of the nominated property may meet Criterion A. The nomination, however, does not justify the boundary selected, nor does it provide an adequate description of the resources present. In addition, our review found two technical errors. We recommend that the property be carefully reevaluated and the nomination revised in accordance with the comments provided below before it is resubmitted.

Property Boundary

The proposed boundary includes several large concentrations of resources that do not contribute to the significance of the property. These are found at: 1) the far northwest corner of the district immediately south of Mellwood Avenue, 2) along Club Lane, 3) along Mockingbird Valley Green, and 4) along the western edge of the district at the intersection of Jarvis Lane and Woodlea Lane. The verbal boundary justification does not provide a compelling rationale for including these resources in the district. We recommend that the property be carefully reevaluated and the boundary revised to exclude these four areas. The boundary should encompass but not exceed the full extent of the historically significant resources that collectively comprise the district. It should be large enough to include all historic features of the property but should not include resources or land areas that do not currently meet the National Register criteria, even if there is reason to believe that they may acquire significance at a later date.

The inclusion of the small L-shaped area at the northwest corner of the district, where Interstate 71 crosses Mockingbird Valley Road, also appears questionable. Is this area effectively cut off from the district by the highway? Has it lost its association with the rest of the district? If so, the boundary should be revised to exclude it. In fact, given the concerns noted above about the neighboring resources along Mellwood Avenue, it may be advisable to redraw the boundary to exclude both of these areas.

Once a new boundary has been established, the verbal property description and the verbal boundary justification under Section 10 of the registration form should be revised accordingly.

Property Description

The narrative property description (Section 7) provides detailed information about some elements of the property but relatively little about others. Most of the information provided pertains to the landscape, the topography, and features such as buildings setbacks, road patterns, and lot sizes. The focus on these elements is understandable, given that the property is believed to be significant as an example of early suburban development. Nonetheless, a comprehensive description of the entire property must be provided, inclusive of contributing and noncontributing resources. This is not only essential for documenting the current appearance of the property, but it also provides a basis for evaluating its integrity. At present, the buildings within the district are not adequately described. Only a few houses are discussed in any detail (see, for example, Section 7, page 3), and the tabular property inventory of buildings (Section 7, pages 5-9), while helpful, is insufficient by itself. We recommend that the nomination be revised to describe the buildings present as well as any other resources that may have been overlooked. It appears that the nomination should be revised to provide either a complete property inventory of buildings, with a short description of each, or a summary overview describing representative examples of the most common architectural styles and building types and descriptions of prominent, unusual, or otherwise noteworthy buildings. The latter option seems most appropriate, given the general character of the property, but either is acceptable.

Technical Errors

Under Section 2 of the registration form, "various – list attached" is entered in the street and number data field. This does not adequately describe the location of the property. We recommend that this entry be revised to provide a rough description of the district boundary.

Under Section 6 of the registration form "Residential" and "Club" have been entered as the historic and current functions of the property, without any accompanying subfunctions. Based on the information provided, it appears that these should be revised to read as follows:

- Domestic/single dwelling
- Social/clubhouse

If the property has any other historic or current functions, they should also be entered before the nomination is resubmitted.

Photographs

The photographs submitted with the nomination do not meet the National Register standards for photodocumentation. Black-and-white photographs printed on chromogenic paper are essentially color photographs and thus cannot be considered archivally stable. Photographs submitted as official documentation must be either: 1) produced from silver-emulsion black-and-white film and printed on fiber-based or resin-coated (RC) black-and-white paper, or 2) produced from digital images and printed with an ink and paper combination that independent laboratory testing has shown to be capable of lasting seventy-five years or more without showing significant signs of deterioration. Current requirements for photographs submitted as official documentation, including a list of accepted ink and paper combinations for prints produced from digital images, can be found on our website at the following address: www.cr.nps.gov/nr/policyexpansion.htm. We recommend that new photographs meeting the current requirements be obtained and submitted with the revised nomination.

We hope you find these comments useful, and please feel free to contact me if you have any questions. You may reach me at (202) 354-2252 or by email at <Dan_Vivian@nps.gov>. We look forward to receiving a revised nomination.

Daniel Vivian, Historian
National Register of Historic Places

September 5, 2006

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

NAME: Mockingbird Valley Historic District

MULTIPLE
NAME:

STATE & COUNTY: Kentucky, Jefferson

DATE RECEIVED: 04/10/2007 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/25/2007
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000815

NOMINATOR: STATE

DETAILED EVALUATION: Y

___ACCEPT ___RETURN ___REJECT___DATE

ABSTRACT/SUMMARY COMMENTS:

Significant example of upper-class residential suburb (Criterion A). Design and development reflect comprehensive planning initiatives, suburban ideals, and popular tastes in architectural style and landscape design. Retains integrity from period of significance.

RECOM./CRITERIA

Accept A

REVIEWER

Daniel Vivian

DISCIPLINE

Historian

TELEPHONE

(202) 334-2252

DATE

4/13/07

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

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















































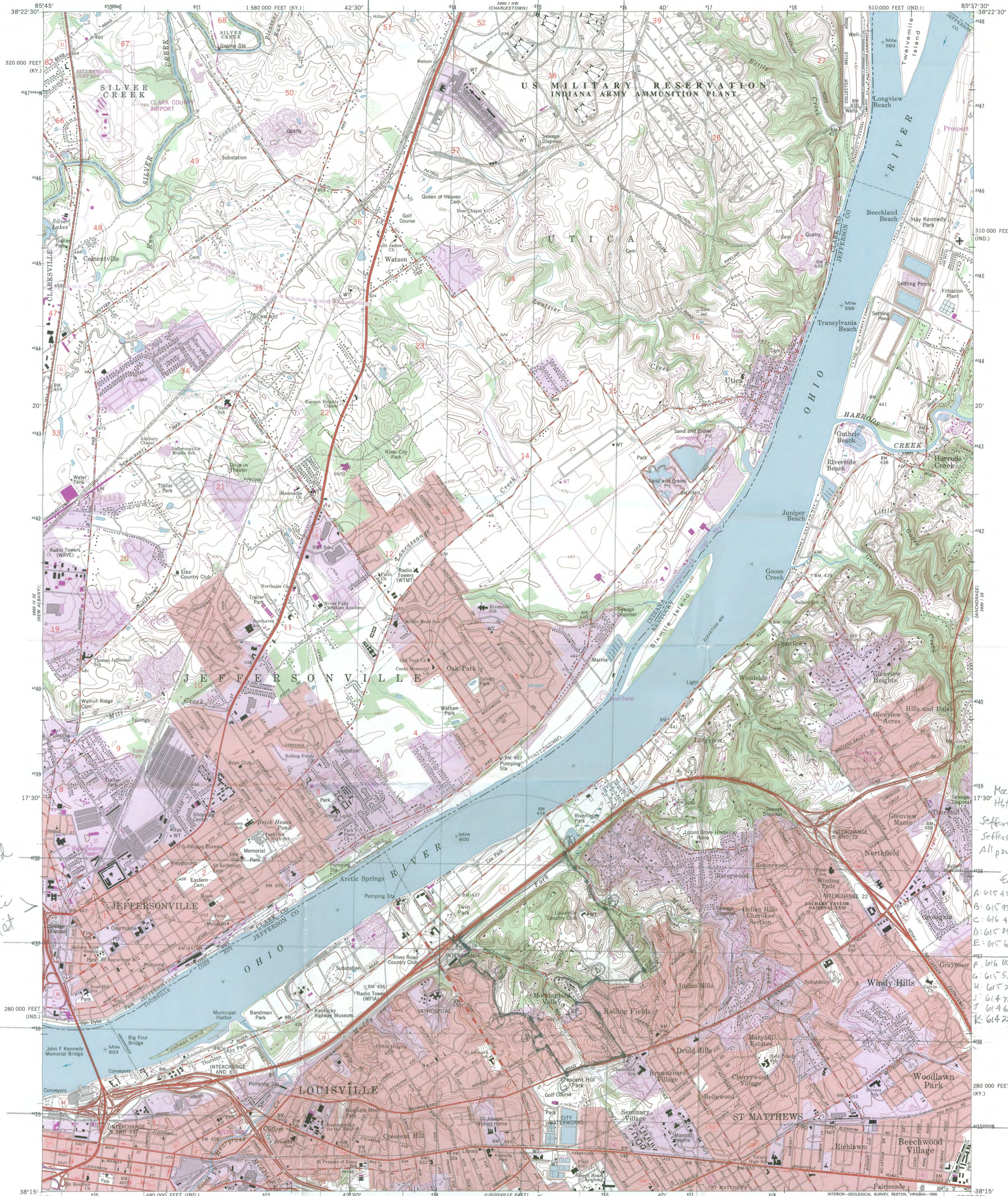












Produced by the United States Geological Survey in cooperation with Indiana Department of Natural Resources and Kentucky Geological Survey
Topography in Indiana by planetable surveys 1937. Topography in Kentucky by photogrammetric methods from imagery dated 1949. Field checked 1950. Revised from imagery dated 1978. Field checked 1979. Map edited 1982
North American Datum of 1927 (NAD 27)
Projection: Indiana coordinate system, east zone (transverse Mercator)
10 000-foot ticks: Indiana coordinate system, east zone and Kentucky coordinate system, north zone
Blue 1000-meter Universal Transverse Mercator ticks, zone 16
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 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
Indiana area lies within Clark Military Grant
Dotted land lines established by private surveys

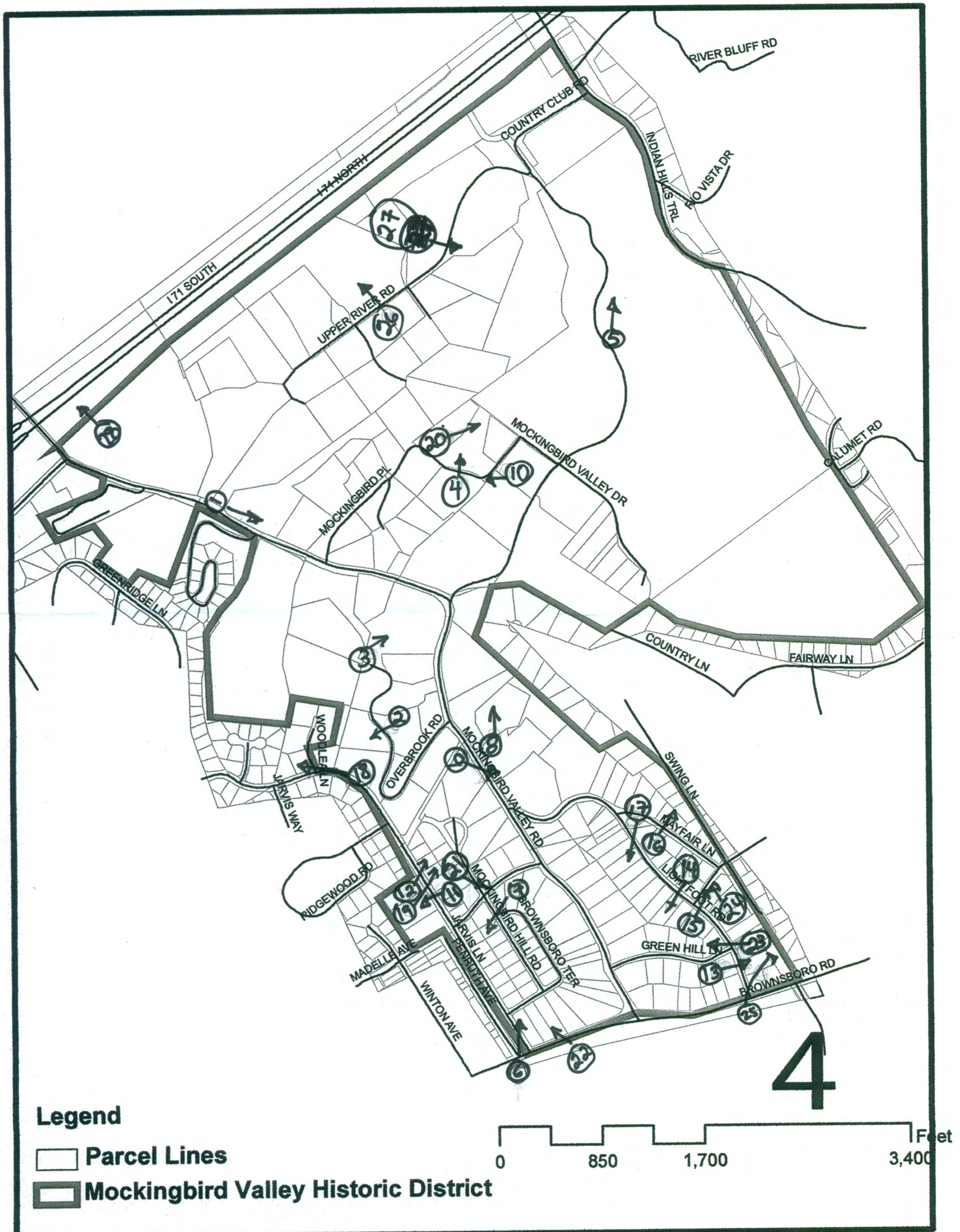
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092,
INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204,
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with State of Indiana agencies from imagery dated 1992-93 and other sources. Map edited 1995
Information shown in purple may not meet USGS content standards and may conflict with previously mapped contours

JEFFERSONVILLE, IN-KY
38085-C6-TF-024
1993
DMA 3860 1 S-SERIES V851



Mockingbird Valley Historic District Boundary

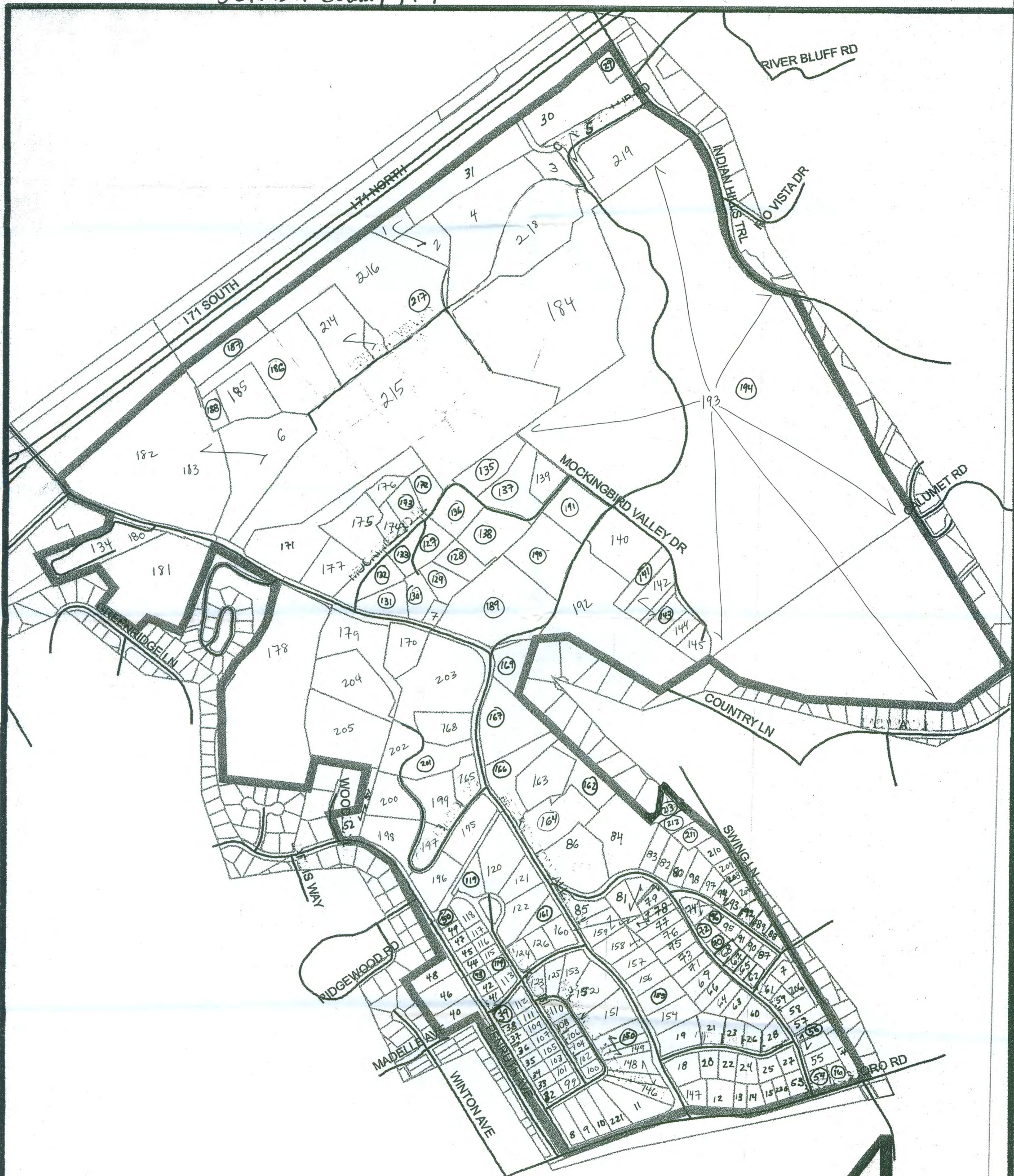


Jefferson County, Kentucky
Photo KEY



Mockingbird Valley Historic District Boundary

Jefferson County, KY



Legend

Parcel Lines

Mockingbird Valley Historic District

Non-Contributing





**Mr. Stewart Ogden
710 East Second South, Ste 5C
Salt Lake City, Utah 84102**

June 9, 2006

Marty Perry
National Register Program Coordinator
Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

**Re: Objection to Designation of a Portion of 402B Mockingbird Valley Road as
Part of Mockingbird Valley Historic District**

Dear Mr. Perry:

I am the owner of that certain real property located at 402B Mockingbird Valley Road in Louisville, Jefferson County, Kentucky (the "Property"), which is currently being proposed for inclusion in the Mockingbird Valley Historic District, which is being considered for designation with the National Register of Historic Places by the Kentucky Heritage Council. Please accept this letter as my formal objection to the inclusion of a large portion of the Property in that designation, with the exception of the 100 foot buffer area designated as a setback at the frontage of the Property along Mockingbird Valley Road, which setback area is recommended by the Mockingbird Valley Neighborhood Plan which was recently approved by the Louisville and Jefferson County Planning Commission on May 18, 2006.

The National Register of Historic Places Registration Form for the Mockingbird Valley Historic District proposed that my Property will be included in the designation, but the form is somewhat vague as to whether the existing house at the Property is to be included in that designation. As noted above, the undersigned objects to the inclusion of the house or any portion of the actual land on the Property, other than the area within the recommended 100 foot setback off of Mockingbird Valley Road, within the Historic District. The undersigned has current plans to develop the Mockingbird Springs subdivision on a portion of the Property pursuant to a pending application with the Louisville and Jefferson County Planning Commission, under its

Docket No. 10-15-06, and the designation of the Property within the Historic District could have a significant and material adverse impact on the development of the that Subdivision.

It would be appreciated if you could place this objection of record at the meeting of the Kentucky Heritage Council to be held on June 14, 2006, at 10:00 a.m., at the Letcher County Tourism Building, 229 Main Street, Whitesburg, Kentucky. If you have any questions or comments regarding this formal objection, please contact either the undersigned at (801) 583-4410, or my attorney, Anthony L. Schnell, Stoll Keenon Ogden PLLC, 2000 PNC Plaza, 500 West Jefferson Street, Louisville, Kentucky 40202, at (502) 560-4219.

Very truly yours,


Stewart Ogden

cc: Anthony L. Schnell, Esq.
Richard T. Jett, Historic Preservation Officer,
Louisville Metro Planning and Design Services

RECEIVED

JUN 22 2006

KY HERITAGE
COUNCIL

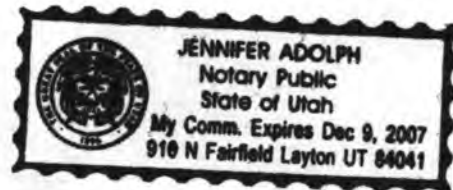
State of Utah

County of Salt Lake

On this 15 day of June, in the year 2006, I certify that the
preceding or attached document, is a true, exact, complete and unaltered photocopy made
by me of objection to historic registration, presented to me by the document's
(Description of document)
custodian, Stewart Ogden and that, to the best of my knowledge, the
(Name of custodian)
photocopied document is neither a public record nor a publicly recorded document,
certified copies of which are available from an Official source other than a notary.

Jennifer Adolph
Notary Public

December 9 2007
Commission Expires





COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL

Ernie Fletcher
Governor

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

George Ward
~~XXXXXX~~
Secretary

David L. Morgan
Executive Director and
State Historic Preservation Officer

July 6, 2006

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

Dear Dr. Matthews:

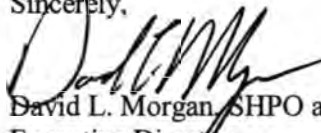
Enclosed are nominations for Kentucky property approved at the 6/14/06 Review Board meeting:

- ✓ **Mockingbird Valley Historic District**, Jefferson County, KY
- Portland Proper**, Jefferson County, KY
- Whitesburg Commercial District**, Letcher County, KY
- Tate Building**, Madison County, KY
- Martin County Courthouse**, Martin County, KY
- Wooldridge-Rose House**, Oldham County, KY
- Modern Automotive District**, Warren County, KY

The Board approved two forms proposing boundary increases to properties already listed:
Wildcat Mountain Battlefield (Boundary Increase), Laurel County, KY
Battle of Tebbs Bend (Boundary Increase), Taylor County, KY

We appreciate your assistance with these nominations.

Sincerely,


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



September 5, 2006

Mr. John W. Roberts
Acting Chief
National Register/NHL Registration
National Park Service
1849 C. St., N.W. 2280
Washington, D.C. 20240

RE: National Register Nominations; Jefferson Co., KY

Dear Mr. Roberts:

River Fields is a 47-year old land and river conservancy organization working in the Ohio River Corridor in the Louisville region. Our advocacy work includes historic preservation and in that capacity we have sponsored several National Register nominations in the region and have participated in numerous Section 106 processes for federal undertakings in or affecting the river corridor.

We are writing to support the nominations to the National Register of Historic Places of the Mockingbird Valley Historic District (06000815) and Portland Proper (06000812). The Mockingbird Valley District touches on and is located in the Upper River Road Scenic Byway corridor, Jefferson County's only such-designated corridor. Located just minutes from downtown Louisville, the neighborhood retains its rural landscape and feeling, as well as the influences of the Olmsted firm who worked in the neighborhood and the adjacent National Register-listed Country Estates of River Road. In 1999, the National Trust for Historic Preservation included the Upper River Road corridor and its historic resources in its "11 Most Endangered List" due to threats from public works infrastructure, which remain threats today. National Register listing would further the neighborhood's goals of developing tools to preserve and enhance its setting.

Portland Proper, located in the River Corridor just east of downtown Louisville, was one of the earliest settlements at the Falls of the Ohio, the only non-navigable portion of the Ohio River. The area features the Portland Marine Hospital and was named a Preserve America community this year. National Register listing will help in the revitalization and renewal effort underway in this oldest of Louisville neighborhoods.

Thank you for this opportunity to comment on these two important neighborhoods in Louisville.

Sincerely,

Meme Sweets Runyon
Executive Director



**COMMERCE CABINET
KENTUCKY HERITAGE COUNCIL**

Ernie Fletcher
Governor

The State Historic Preservation Office
300 Washington Street
Frankfort, Kentucky 40601
Phone (502) 564-7005
Fax (502) 564-5820
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George Ward
Secretary

April 6, 2007

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

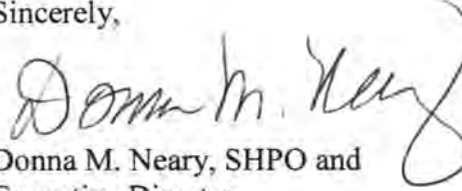


Dear Dr. Matthews:

Enclosed is documentation for the **Mockingbird Valley Historic District** in Jefferson County, Kentucky. The form addresses the issues raised in the return comment letter. The district boundary has been adjusted and justified according to the guidance in that letter. The description has been enhanced. Section 2, Location, and Section 6, Function, have been revised according to the comments. Finally, new black-and-white photographs and digital media submitted according to National Register requirements.

We appreciate your assistance with these actions.

Sincerely,


Donna M. Neary, SHPO and
Executive Director
Kentucky Heritage Council