

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED AUG 18 1980
DATE ENTERED DEC 1 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Woodward Heights Neighborhood Historic District

AND/OR COMMON

2 LOCATION

Roughly bounded by High, Merino, and Pine Sts.

STREET & NUMBER

See 10.

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Lexington

VICINITY OF

6th

STATE

CODE

COUNTY

CODE

Kentucky

021

Fayette

067

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME See continuation sheets

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Fayette County Courthouse

STREET & NUMBER

215 W. Main St.

CITY, TOWN

STATE

Lexington

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE See individual Survey forms

DATE

March, 1980

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	Varies	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD		<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR		<input type="checkbox"/> UNEXPOSED	
<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> RUINS		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Woodward Heights Neighborhood consists of approximately 100 buildings, nearly all dwellings, located on a raised point of land directly southwest of downtown Lexington. It consists of the lots on both sides of West High and Maxwell Sts., which join at the west end of the district and become the Versailles Road or Pike (Photo 3), and on Merino St. and Madison Place between Maxwell and High. North of High Street the land falls off sharply into the valley of the Town Branch--the South Fork of Elkhorn Creek--which still contains some old warehouses and other remains of its early industrial role (Photo 1). Another creek came into the Town Branch from the southeast; a railroad track along it, paralleled by Combs Street, forms the southwest corner of the district; within the district at this point are two structures remaining from the Lexington or Southern Ice Company, one of them located on Cross Street, a short block that connects Maxwell and Combs. The south boundary of the district is Moloney's Alley, which divides the properties between Maxwell and West Pine Street. (Although the properties on the north side of Pine between Merino and High were part of the original subdivision of the neighborhood, they are not included in the district, as they were not consistently built up and have suffered several losses; moreover, individual structures on Pine Street have been surveyed as part of this old but very uneven section of Lexington; on the other hand, the north side of High Street, also not in the subdivision, developed naturally along with it). The east boundary of the district from Moloney's Alley to Maxwell is Merino St. (there is a new office structure on the southeast corner here), and the rear of the property lines on the east side of Merino from Maxwell to High. East of this last block to South Broadway is the vast, flat concrete parking lot of the new Lexington Civic Center complex (Photo 2) located on the edge of the valley at the west end of the downtown area northeast of the district; it includes a convention hall, an arena, shopping center, and hotel. The ground descends sharply on the north side of High Street, so that a number of the cottages there have a single story on the front and two or more full stories on the rear; most of the houses on the south side of High, particularly at the west end, are set high above street level. The land also slopes downward on the south side of Maxwell to (and beyond) Moloney's Alley, although the houses are basically at street level (Photo 32). Thus, there are fairly obvious boundaries on all sides, reinforced by the current neighborhood association.

The core of the district is "Botherum," a quaint one-story house, mostly constructed of stone about 1850 for a prominent attorney (341 Madison Place, listed on the National Register March 7, 1973; Photo 19). The oldest structure in the district, however, is one of its outbuildings, which probably dates from the early 19th century (817 Maxwell; Photo 24). At the northeast edge are two other ante-bellum buildings, the ca. 1818 Watt-Saunier House (703 W. High, listed on the Register December 16, 1977; Photo 5), and the Young House (628 W. High; Photo 4), built in the mid-1840s on part of the large residential lot of Col. Robert Patterson, on whose 400-acre land grant most of the district is situated. Nearly all the other residences in the district were erected between the late 1880s, when Johnson's heirs sold his 36-acre property to developer J.C. Woodward--and World War I, with several later dwellings, a 1930s addition to the ice factory at the west end, and a new office building at the corner of Merino and High Streets. The houses are either brick or frame, of varying size and style, although within a fairly limited range of late 19th and early 20th century styles, often mixed.

(continued)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE The present

cohesive Woodward Heights neighborhood has resulted almost by a fluke from the levelling of a vast residential area between Merino and South Broadway for parking of the Lexington Civic Center in the late 1970s. It happens to correspond very closely, however, with the historic Woodward Heights Addition that was developed about 1890 from the former estate of brilliant lawyer and banker Madison C. Johnson, around his fascinating and still well-preserved ca. 1850 mansion known as "Botherum." This valuable land, only a few blocks from the downtown center of the city, but with handsome planting and only a couple of older residences on the outskirts, became available after Johnson's death in 1886; it created a windfall for the developer, J.C. Woodward, who laid out about seventy-five well-situated building sites. It was soon built up with a variety of large brick and more modest frame cottages, taking pretty much its present physical form before World War I. A fairly homogeneous socio-economic cross-section--largely tradesmen and industrialists rather than professionals, and including a number of families related by marriage and business association--remained until World War II; since then the area has deteriorated and several of the residences were replaced or altered for institutional use. Recently, however, as a result of the increased visibility ironically provided by the adjacent parking lot, as well as because of the natural advantages of the site on a point of higher land bordered by major thoroughfares, and its proximity to downtown Lexington, the neighborhood has regained its identity with an influx of new owner-occupants, especially young professionals, concerned with restoration and preservation of the original character of the area.

* * * * *

According to Wooley, this area is the northeast or "town" corner of a 400-acre tract granted Col. Robert Patterson, one of the founders of Lexington, about 1776. Patterson had a log cabin (now relocated on the Transylvania University campus) just east of the district, as well as a later Federal brick residence, now gone. His heirs sold a 286-acre tract including this district in 1813 to Richard Higgins and Lewis Sanders, both very active early Lexington entrepreneurs; Sanders sold his half-share to Higgins in 1814. Higgins divided much of the tract into lots and a good deal of residential construction occurred southeast of the district, of which a number of early dwellings remain on Spring St., two blocks east of Merino. The latter was laid out about 1814 as part of a land boom on the outskirts of Lexington brought about by inflation during the War of 1812, and was supposedly named by merchant John Carty in reference to contemporary speculation in high-priced Merino sheep in which several local investors lost considerable sums, according to Perrin and other 19th-century sources.

The two earliest structures in the district may date from this phase. The small one-story brick building now 817 Maxwell St. (Photo 24) has a brick elegantly inscribed "J.C. Cock" in its narrow Flemish-bond east wall. It was probably built for John Cock

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Approx. 24 1/2 acres

UTM REFERENCES

A	16	719020	4214080	B	16	718740	4213840
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	16	718500	4214105	D	16	718735	4214335

VERBAL BOUNDARY DESCRIPTION

The district begins at the intersection of Merino and W. Maxwell Sts.; then eastward along the southern property line of 370 Merino; then north along the rear property lines of lots on the east side of Merino and continuously along the east side of the property at 628 W. High St. to High St.; then southwest along the front of 628 and 630 W. High St.; then north, west, and south around the property (already listed on the National Register of Historic Places) at 703 W. High St.; then southwest along the front of the lots at 710, 718, 722 W. High St. and along part of the north (see continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES (see continuation sheet)

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Walter E. Langsam, Architectural Historian

ORGANIZATION

Lexington-Fayette County Historic Comm.

DATE

March, 1980

STREET & NUMBER

253 Market Street

TELEPHONE

255-8312

CITY OR TOWN

Lexington

STATE

Kentucky

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Donna C. Hopkins

TITLE

Acting State Historic Preservation Officer

DATE

7-10-80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

12/1/80

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST:

David Hunt McCalland

DATE

12.1.80

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET	Woodward Heights	ITEM NUMBER	PAGE
<u>WEST HIGH STREET</u>		805	2
		805	2
628 E. Carroll & Frances E. Hale 423 S. Broadway 40508		809	2
630 Samuel & Irene P. McPheron 1939 Clays Mill Road 40503		811	2
703 Dorothy Saunier Offield 703 W. High St. 40508		816-	2
710 George Gumbert 3337 Lansdowne Dr. 40502		820	2
717 Department of Transportation		817-	2
719 Department of Transportation		819	2
718 George Gumbert 3337 Lansdowne Dr. 40502		822	2
721 Kentucky Utilities One Quality Street 40507		828	2
722 Charles E. Boggs & Barton Simpson 722 E. High St. 40508		831	2
723 Kentucky Utilities One Quality Street 40507		832	2
725 " "		838	2
727 " "		835	2
729 " "		839	2
731 D.H. Warren 731 W. High St. 40508		841	2
733 Elzie C. & Hazel V. Pitts 733 W. High St. 40508		843	2
735 " "		844	2
801 " "			

(continued)

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WEST HIGH ST. (Cont.)

- | | | |
|--------|-----|--|
| | 304 | William Griffin
1256 Colonial Dr. 40504 |
| 847 | | William C. & Betty Hall
3343 Keithshire Way 40503 |
| | 308 | Harold Cottrell
308 Madison Place 40508 |
| 848 | | O.B. McGray
RFD #5
Nicholasville, Ky. 40356 |
| | 309 | Nancy Moore
309 Madison Place 40508 |
| 849 | | Patricia B. Gordon
1034 Castleton Way 40502 |
| | 311 | John & Jane Thurman
311 Madison Place 40508 |
| 852 | | William Bashford
P.O. Box 4304 40544 |
| | 312 | Bob Kaftan
312 Madison Place 40508 |
| 843 | | Patricia B. Gordon
1034 Castleton Way 40502 |
| | 318 | Verna Jacobs
111 Conn Terrace 40508 |
| 854 | | Robert Adams
1950 Pershing Dr. 40504 |
| | 321 | Zella Mills
327 Merino St. 40508 |
| 856 | | Henry N. Williams
856 W. High St. 40508 |
| | 324 | Verna Jacobs
111 Conn Terrace 40508 |
| 857 | | Gentry & Alice Gordon
1034 Castleton Way 40502 |
| | 325 | Ethel Davis
325 Madison Place 40508 |
| 859 | | " " |
| | 330 | Mark & Lynn Grindon
330 Madison Place 40508 |
| 864 | | William B. Bryant
864 W. High St. 40508 |
| | 331 | Paul Johnson & Tony Austin
331 Madison Place 40508 |
| 885-99 | | Department of Transportation
915 |
| | 333 | Charles D. Henry
613 Lakeshore Dr. 40502 |
| 902 | | Grocers Ice & Cold Storage Co.
609 E. Main St.
Louisville, Ky. 40202 |
| | 336 | Thelma M. Sparks
336 Madison Place 40508 |

MADISON PLACE

- | | | |
|-----|-----|--|
| 300 | | William Griffin
1256 Colonial Drive 40504 |
| | 340 | J.C. Hendren
127 Idle Hour Dr. 40502 |
| 303 | | " " |
| | 341 | Charles D. Henry
613 Lakeshore Dr. 40502 |

(continued)

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<u>MADISON PLACE (Cont.)</u>		802	Bessie Marcum Price Rd. 40508		
344	Pelikan Partners 4216 Rolling Hills Dr. 40511	808	Margaret E. & Mary J. O'Connell 808 W. Maxwell 40508		
349	David Swenson 349 Madison Place 40508	812	Lawrence W. Morton 1565 Wellesley Dr. 40504		
352	Pelikan Partners 4216 Rolling Hills Dr. 40511	817	Bruce D. Pederson 817 W. Maxwell 40508		
355	" "	818	Lawrence W. Morton 1565 Wellesley Dr. 40504		
356	Mary S. Courtney 356 Madison Place 40508	821	James Ham c/o Nannie Ham 331 W. Pablo Lakeland, Fla. 33803		
<u>W. MAXWELL ST.</u>		822	Paul E. & Evelyn Warden 822 W. Maxwell 40508		
640	Louis E. & Nancy J. Fister 3491 Castleton Way N 40502	823	Lawrence W. Morton 1565 Wellesley Dr. 40504		
700	Elmer D. & Michael D. Huskisson 700 W. Maxwell 40508	826	Bruce W. Carey 334 Dudley Rd. 40502		
705	Lawrence W. Morton 1565 Wellesley Dr. 40504	627	O.B. McRay RFD #5 Nicholasville, Ky. 40356		
706	Mrs. Nina Mills 706 W. Maxwell 40508	833	Lawrence W. Morton 1565 Wellesley Dr. 40504		
711	Lawrence W. Morton 1565 Wellesley Dr. 40504	834	Byron A. & Eloise M. Wiseman 999 Edgewater Dr. 40502		
712	Joseph R. Dietz 712 W. Maxwell 40508	837	Harold B. Kemper 3514 Maidstone 40503		
716	Lawrence W. Morton 1565 Wellesley Dr. 40504	838	J.E. Richmond 838 W. Maxwell 40508		
722	Margaret Melville 722 W. Maxwell 40508				
726	Rosa Combs 726 W. Maxwell 40508				

(Continued)

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<u>W. MAXWELL ST. (Cont.)</u>		341	Steve Pulliam c/o Pro Shop - Lexington Civic Center 40508		
841 Lawrence W. Morton 1565 Wellesley Dr. 40504		342	James Butler & Elizabeth McMurtry 342 Merino 40508		
<u>MERINO STREET</u>					
314 Thomas Mayhugh 314 Merino St. 40508		347	Clyde Tucker c/o Jack Tucker 309 Jesselyn 40503		
316 William Burchard 116 Mechanic 40508		348	Butler & McMurtry 342 Merino 40508		
320 Lawrence W. Morton 1565 Wellesley Dr. 40504		351	August Bablitz 351 Merino 40508		
321 Dr. George Gumbert 3337 Lansdowne Dr. 40502		352	Buzz Sawyer 352 Merino 40508		
323 Carl Bryant 269 Melbourne Way 40503		355	Bruce Moore, Sr. 355 Merino 40508		
324 Jim & Bill Howard c/o Howard & Howard 111 Cheapside 40507		356	Vacant Lot - Housing Aid Corp.		
327 Zella Mills 327 Merino 40508		360	Kemper & McLaine 3514 Maidstone 40503		
328 James Treadway 2210 Bahama Rd. 40504		364	John Cooper 811 W. High St. 40508		
333 Carl Bryant 269 Melbourne Way 40503		365	Steve Pulliam c/o Pro Shop-Lexington Civic Center 40508		
334 Leslie Purvis 334 Merino 40508		367	Lutic May c/o Mrs. Barbara Osborne RFD #3 Box 352-4 Shelbyville, Ky. 40065		
337 Katherine Randolph 337 Merino 40508		368	Lawrence W. Morton 1565 Wellesley Dr. 40504		
338 John Maloney 338 Merino 40508					

(cont.)

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CONTINUATION SHEET Woodward Heights TEM NUMBER 7 PAGE 2

Of interest are the few surviving old stable/coachhouses or garages, particularly the conspicuous brick one west of 722 High, with its attractive double doors (Photo 7); an imposing yellow brick stable behind 316-18 Madison Place, with a large dormer probably originally intended to provide access for hay storage (photo 16); and a pair of board-and-batten garages between Botherum and Maxwell St.

Few houses have been lost within the district, except for one on each block, and a few others on the north side of High Street where the Jefferson Street Viaduct, currently being replaced and enlarged, crosses the valley from West Main Street. Part of the ice company complex along the railroad tracks has been levelled, and several other houses have been replaced. On the whole, however, the rate of survival--in spite of the deteriorated condition of a number of the dwellings--has been remarkable for an area so near the downtown.

The houses are set fairly regularly quite close to each other and the street, but not oppressively so, and there are some ample sideyards and a few vacant lots to provide relief. Botherum itself is set back some distance from the street under sizeable trees, and its original front facing High St. has recently become more visible through the demolition of an interesting Shingle Style house to the north. There are other adequate plantings, and the area is increasingly well-maintained.

There are few intrusions within the district, the ice plant being an integral part of its original economic structure. A one-story recent cinderblock house (#305) is out of place on Madison Place, but adjacent to an early T-plan cottage of similar scale (311 Madison Place; Photo 17). The former fire station on the northeast corner of Maxwell and Merino is also in scale. A motel-like apartment block has replaced several cottages on the north side of High St. (#817-19). The recent office building at the corner of High and Merino is fairly compatible (Photo 6).

It must be admitted that a considerable proportion of the houses in the district have undergone alteration, mostly since World War II. A majority of the frame buildings has been re-sided and nearly all the original slate roofs have been replaced. Some of the original porches have been removed or replaced, although the number and quality of the surviving porches is one of the outstanding features of the district. Most of the brick surfaces (and stone trim) have been painted, with some fortunate exceptions, and the recent renovations have tended toward piquant color combinations on both frame and brick structures. There have been some attempts at authentic restoration, however, such as the removal of paint from the brick walls of the Williamson house (722 W. High St., which has also benefited from its owners' concern for authenticity in both interior and exterior detail; Photo 7), and the current reconstruction of the delightful two-story porch of 348 Merino St. (Photo 30). Overall, a remarkable number of original dwellings have survived with enough evidence in terms of ornament and material remaining to provide a basis for continuing rehabilitation.

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Woodward Heights Neighborhood Historic District
Fayette County, Kentucky

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

INTRUSIONS

710 W. High Street
817 W. High Street
305 Madison Place
370 Merino Street

Office Building
Apartment Complex
Cinder Block House
Former Fire Station

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CONTINUATION SH Woodward Heights ITEM NUMBER 8 PAGE 2

(also spelled Cocke, Cocks, or Cox), who died in 1814. One of the early merchants of Lexington, he established what is claimed to have been one of the earliest flour mills in Kentucky on the Town Branch at Cox Street, a lane named for him that meets High Street near the intersection of Maxwell at the west edge of the district. The other early 19th-century building in the district is the fine Federal-style Watt-Saunier House at 703 W. High Street, built about 1818 for ropemaker Henry Watt, who had his hemp factory adjacent. The house has been occupied since before the turn of this century by members of the Saunier family, long-time iron-workers (see National Register form; Photo 5; both these structures are shown on the ca. 1855 and 1871 bird's-eye views listed as Maps I and II).

In 1845 Charles Young, a "turner," bought a strip of land on the Patterson home tract, on the east side of Merino facing High Street, and built the one-and-a-half-story house in Greek Revival style (although its form is still Federal) at 628 W. High St. (Photo 4). In the same year prominent attorney and banker Madison C. Johnson bought several of the remaining Higgins lots amounting to about 36 acres to the west of Merino between High and Pine Streets as his "suburban" estate.

Here about 1850 (a datestone is labelled 1851) Johnson had the fascinating residence known as Botherum--supposedly after a character named "Counsel Botherum" in one of Fielding's plays (as yet unidentified)--erected by local builder-architect John McMurtry, who included it in an 1887 list of the more prominent among his numerous works (see Maps I and II; Photo 19). It seems likely that Johnson himself, a cultivated man, played a part in the unique design of the house. Originally U-shaped, it combines Graecian, Roman, and Gothic elements in a picturesque congeries topped by a delicate wrought octagonal parapet, which is said to have provided Johnson, an amateur astronomer, with a platform for viewing the heavens. The house was surrounded by famous gardens, as well as at least one greenhouse shown in mid-19th-century views of the property. McMurtry and Johnson also remodelled the Cock outbuilding to face the open courtyard at the rear of the main house. A charming one-room frame structure with imitation rustication and quoins is also located at the southwest corner of the house; it is said to have housed a former slave of Johnson's who remained attached to him after emancipation; both of them played parts in James Lane Allen's once-famous story, "Two Gentlemen of Kentucky," which suggests that both became increasingly anachronistic, although in fact Johnson had a devoted circle of friends and was still president of the prosperous Northern Bank of Kentucky at his death in 1886.

Johnson's heirs sold the estate to J.C. Woodward, who had a farm named "Stonewall" on the Paris Pike and was possibly connected to Mrs. Eliza Brand Woodward, an intimate friend of Johnson's. The 1877 map shows a number of lots laid out along the west side of Merino and the adjoining south side of High, but only the house long occupied by dry-goods merchant John W. Appleton at the corner of the two streets seems to have been constructed. Just before his death Johnson sold the property just west of

(Continued)

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Appleton's to members of the Williamson family, lumber dealers who had extensive mills in the valley below. They erected in 1889 a matching (but inverted) pair of flamboyantly composed and ornamented residences, of which one, 722 West High, remains (Photos 1 and 7). Probably the climax of pre-Richardsonian residential architecture in Lexington, it has extraordinary pipelike brackets linking the elements of the angular composition of gables and bays, huge transomed double windows, and an elaborate porch; there are also dramatically overscaled interior features.

An 1887 map of the city shows the area labelled "J.C. Woodward, Woodward Heights," with "Park Place" (now Madison Place) already cut through. Woodward had already begun selling off individual properties around the main house, having had Maxwell St. continued west to High and Madison Place opened east of the house. (It was evidently also Woodward who had the courtyard of the Johnson house filled in to form a dining room and may have made other changes, such as raising a dome to a skylight in the impressive entrance hall probably originally lit from the courtyard.) Much of the property--extending north to High, east to Merino, and south to Pine St. (although Pine never developed as fully as the rest of the area)--was platted in fairly large lots in 1887. Some additions and changes, mainly of numbering, were made in 1890, leaving only the necessary land around the main house (Map III). The remaining lots were sold on April 11 and 12, 1890, as described partially in The Lexington Leader on April 11, before the sale was over. According to Simpson, Woodward, who had bought the property from the heirs for a little over \$18,000, reaped a total of over \$90,000 before leaving town to tend his investments in Nashville, Tennessee.

Several of the larger brick houses and perhaps a few of the smaller seem to have been built before the 1890 sale. Among this early group, which have low hipped roofs, rather simple massing, and mostly plain segmental-arched openings, but originally had fanciful turned, chamfered, and spindled Eastlake or Queen Anne woodwork in porches and brackets over canted corners, are 300, 316-18, 324, 330, and 336 Madison Place (Photo 15); the Hennessy/Bain House at 351 Merino, described in an interesting 1890 advertisement (Photo 28); and perhaps the Denton house at 822 Maxwell (Photo 25). Most of the area was built up by the turn of the century, with a few additions, particularly along the north side of High St. (the latter was not in the Johnson-Woodward property and may have been considered part of the Herlihy Subdivision, which extended northward down the hill to Manchester Avenue near the Town Branch, but forms an integral part of the district visually and geographically).

The larger and more elaborate houses built after 1890 tended to be along Madison Place facing Botherum with a few comparable examples at the ends of Madison on Maxwell and High Streets and on Merino. Many of these have a Richardsonian character, with rough stone lintels and sills, often segmental or round arches, and some turrets or other features breaking the skyline of the basically pyramidal roof. Largest and most elaborate of these is the house affectionately known in the neighborhood as "The Monster" at 802 Maxwell (Photo 23), which seems almost a deliberate display of Richardsonism and Chateausque features, including both stone and terracotta trim, with

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Romanesquoid columns and multiple arches. Nearby at 722 Maxwell is an intriguing but provincial house with a diagonal bay turning into a conical turret above the roofline, from which a chimney springs; it also has an interesting metal stair oriel on the west side. Opposite on the corners of Madison are the Byrns House with its varied gable treatments and volutes over the parlor windows (#356; Photo 21), and the pair of houses built by realtor B.F. Sawyer on the corner of the Botherum grounds, with window surrounds of graduated stones and quoins (#s 349 and 355; Photo 20). Other vaguely Richardsonian buildings are on the corner of High and Merino (Photo 4) and the grocery-store residence at Maxwell and Merino (Photo 22). Among the more interesting designs in the district is the two-story brick double-house at 816-20 High, half of which was originally occupied by important educator Massillon A. Cassidy (Photo 10).

From the start there were also frame T-plan cottages or larger houses along Merino, the west end of the district on High and Maxwell, and even one (#311) on Madison Place (see Photos 27, 29, 17). A number of these cottages, particularly ^{on} Merino, had various extensions of the basic plan-type ^{and} were elaborately trimmed. Perhaps the most appealing of these is at the northwest corner of Merino and Moloney's Alley; it was first occupied by John D. Walker, a vice-president of the Blue Grass Tobacco Co. (413 Merino; Photo 31). Later somewhat enlarged, it has an octagonal parlor with tall conical roof, surrounded by a delightful porch. Most of these cottages have late Italianate or High Victorian Gothic trim, with some Eastlake elements. On Madison and Merino (Photo 28) are also some larger two-story frame T-plan residences, including the very lavishly ornamented Hal Pettit Headley House at 344 Madison, which retains a fascinating spindled porch, several baywindows and an oriel, and an interior with remarkable parquet-bordered floors, many period mantels, and a dining room whose walls and ceiling are entirely panelled in unpainted tongue-in-groove siding (Photo 18).

The post-1900 larger houses tend to be somewhat simpler, with less wood trim and more compact compositions. Transitional are the two pyramidal-roof brick cottages at the ends of Madison Place: the Burger House at 726 Maxwell, whose Palladian dormer against the huge roof provides a focal point for Madison Place, and which sports fine interior woodwork, stained-glass, and an unexpected skylight over the central hall; and the more complex house at the southwest corner of High and Madison, whose corner turret, bays, and gabled dormers fit well the conspicuous site (Photo 8). Other more vertical townhouses, some with slightly Neo-Classical trim, are 312 and 331 Madison Place (Photo 14).

The north side of High St. and the western end of the south side, as well as the far west end of Maxwell, have a somewhat different character from most of the rest of the district, with short rows of more modest vernacular dwellings, many dating from the early 20th century. Three pyramidal-roof cottages at the north end of Madison Place belong to the type promoted by the Combs Lumber Co. (Photo 9); others are

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standard T-plans. On the high south side, among a few earlier large brick and frame residences (Photo 11), are several fairly intact and well-designed gambrel-roofed or "Dutch Colonial" houses from the first decade of the century (Photo 11). On Madison near Botherum are two yellow brick houses dating from the 1910s (Photo 17), and several standard wirebrick bungalows and duplex apartment buildings filled in gaps on Merino (Photo 26) and Maxwell.

There have been several non-residential structures and uses in the district, and some related buildings remain, including the former grocery-residence at Maxwell and Merino (Photo 22). The triangle of land between Maxwell, Cross (sometimes spelled Crost), and Combs Avenue along the railroad tracks was the location of several industrial facilities, including the Jones & Denton lumber yard, several of whose owners lived in the area, and at one time the Combs Lumber Co. (several members of the Combs family also lived on Maxwell), and eventually the Lexington (later Southern) Ice Company. Two of the ice company's structures survive at 848-54 Maxwell St.--a long, low stone and brick structure, built before 1919--and the ca. 1934 plant at Cross and Moloney's Alley (see Photo 3). Conspicuously situated, these industrial buildings are slated for adaptive use.

There have also been a few other educational and other institutions in the district. A new house at 818 W. Maxwell was labelled "Associated Charities" on the 1907 Sanborn map, and a cottage perhaps to be identified with the present 833 Maxwell was listed as "Professor J.M. Scott's School" in the early 1890s. At the turn of the century the Young house (628 High) apparently also served as the kindergarten for the Dudley School at Mill and Maxwell. The Appleton and former Williamson house at High and Merino were linked to form an "Old Ladies' Home", replaced not long ago by a fairly compatible two-story office building of glass and concrete with an extruded metal screen harmonizing with the surrounding trees (Photo 6).

A post-World War I building at the northeast corner of Merino and Maxwell was for some time a fire station. Several of the residences in the area, particularly along Madison and High Streets, have served other institutional (church-related) purposes, rather to their physical detriment, until recently.

The Campbell Memorial Chapel, an off-shoot of the Second Presbyterian Church, was donated in the early 1890s by William R. Campbell, another lumber man who lived in the area, as a memorial to his wife. Located near the intersection between High and Maxwell Streets, it was replaced by a filling station, which has in turn recently been levelled, as have some of the warehouses and other industrial buildings to the west of the district near the Versailles Road Viaduct over the area known as Irishtown and Davis Bottom.

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The Woodward Heights (or Botherum) area seems to have had a special socio-economic character, at least from its original development about 1890 until well after the turn of the century. Although the range of affluence must have been wide, from wealthy to modest, the occupations were perhaps more limited. There seem to have been almost no members of professions, in terms of the law and medicine, such as are found in such concentrations in the Northside, although there were some educators, no doubt because of the relative proximity to the University of Kentucky. There were few or no bankers, except perhaps for members of the prominent Bain family who had a number of houses in the area.

There were, however, many prosperous merchants, both retail and wholesale, and a number of industrialists. The latter were concentrated in the tobacco and other farm-related businesses, particularly in supplying tobacco hogsheads. Most frequent were lumber dealers, including the Williamsons, whose mansions at 718 and 722 W. High obviously displayed the skills of their yards, located below in the valley between High and Main Sts.; Jones & Denton mentioned above, whose yards were also nearby; William Campbell (344 Madison; later 721 W. Pine) and his partner J.W. Hodges (722 Maxwell), and Frank F. Waller (346 Madison), who later acquired their business; and J.T. Jackson (344 Merino). A surprising number of grocers also lived in the area, ranging from the largest wholesalers to the proprietors of small corner groceries in the neighborhood or nearby. Several among the more modest occupants were involved with the railways that surrounded the area on several sides. There were a number of horsemen and farmers, perhaps some of them retired, including members of the well-known Headley and Curtis families (344 Madison and 802 Maxwell, respectively), and Robert L. Baker (316-18 Madison).

Another striking feature of the early development of Woodward Heights is the close relationship of many of the residents in terms of both family and business association. Several of the latter have been mentioned, and there are other examples, such as at least two members of the Spencer and Watkins firm who manufactured and sold boots and shoes (Watkins was the son-in-law of architect John McMurtry). The famous horseman Hal Pettit Headley lived in the fancy frame house at 344 Madison for a few years after his marriage to Mattie Lee Byrns, daughter of grain dealer Robert Byrns, who lived at the northeast corner of Madison and Maxwell (then next door; 352 Madison).

Others moved around several times within the district, such as popular druggist Henry M. Hubbard, who lived nearby before building himself the yellow-brick house at 325 Madison Place, and Calvert T. Roszell, who lived at 333 Madison and later at Botherum, and whose parents had lived at 711 Maxwell (the father, S.S. Roszell, was deputy sheriff of Fayette Co. and long-time manager of the Kentucky Singer Sewing Machine Co.).

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Calvert T. Roszell also married into the Bain family, who provide the most ubiquitous example of this kind of family propinquity. They were descended from Patterson Bain, one of the most prosperous pioneer merchants of Lexington, best-known as a hat manufacturer. (His hat business may in fact have been carried on by the Hiram Shaws, who lived for almost 30 years in the late 19th century in the Young house at 628 W. High, and may also have been connected by marriage.) Among the Bains who lived in the district were popular temperance lecturer (also a farmer and banker), Col. George Washington Bain, for whom the large 1888 house at 316-18 Madison Place was built, and later at 333 Madison; his sons, banker and auctioneer George A. at 347 Merino, and Harvey W., at 351 Merino; and his daughter Anna Roszell. Other connections may emerge as deeds and directories are scrutinized further.

Among the first residents of Woodward Heights were the Rev. Robert T. Mathews and his family. A popular pastor of the Central Christian Church, he was responsible for the erection of the present magnificent Richardsonian Romanesque Church on East Short St. There seem to have been few other clergymen in the district, however, although among professors at the University of Kentucky were Merry (probably Meriwether) L. Pence (364 Merino), professor of physics, and Joseph Morton Davis, professor of mathematics (340 Madison). Massillon A. Cassidy, long-time superintendent of Fayette County education, has already been mentioned (320 High). (The specific occupations and other information on the earlier residents of the district can be traced on the individual state survey forms.)

Several of the tradesmen who lived in the district at the turn of the century were active in local politics, and at least one, J.E. Cassidy (368 Merino), became mayor; during his "progressive" administrations before World War I, according to Kerr, he was responsible for the viaducts that connected High Street in the district to Main Street and other northwestern roads, as well as other public works.

There are many recent new owner-occupants in the area, who have formed a very active neighborhood association, which includes some of the older residents. In the last couple of years multiple-unit absentee and institutional ownership have in general been replaced by owner occupancy and reduction in the number of living units per building. Renovation and restoration have been attempted in a number of instances, abetted by an overall awareness of the improvement of the neighborhood as a whole, which may soon again become one of the most desirable, attractive, and well-maintained, as well as conveniently located, architecturally rich, and identifiable neighborhoods in the city.

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side (facing High St.) of 300 Madison Place; then northwest ^{east} along the east side of the property at 731 W. High St.; then along the very irregular rear boundary lines of the properties on the north(west) side of High St. to Cox St. and along the (south)west side of the property at 859 W. High St.; then southwest around the property at the acute-angled intersection of High and Maxwell Sts. and continuing in a curved line in a southeasterly direction to include the structure at 848-54 W. Maxwell St. to Cross St.; then south along the west side of the property at 408-412 Cross St. to the corner of Moloney's (or Maloney's) Alley; then along the rear property lines of the lots on the south side of Maxwell to Merino St.; then northward to Maxwell, including 413 Merino at the northwest corner of the alley, to the point of departure.

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ADDENDUM

8 Statement of Significance

The Woodward Heights Neighborhood includes a fairly complete spectrum of 19th- and early 20th-century Lexington residential architecture, particularly at the turn of the century. The record begins with the diminutive J. C. Cock building (perhaps originally a mill office) and continues through the 1817 Federal-style Watt-Saunier House and the rather plain Greek Revival Charles Young House (see below). "Botherum" itself is one of the first truly eclectic architectural landmarks in Lexington, combining Greek or Classic Revival, Italianate, and Gothic elements in a unique pastiche. The remainder of the area is rich in examples of domestic architecture over a fairly broad socio-economic range, from high-style to modest vernacular, erected from about 1890 until shortly after World War I. These include various combinations of Richardsonian Romanesque, later Shingle Style, Queen Anne or Eastlake, and early Arts and Crafts and Georgian Revival style phases. Several are among the most lavish and characteristic of their kind in the city; others are modest in scale but elaborately ornamented, perhaps reflecting the high proportion of lumber dealers, constractors, and members of the building trade who lived in the area at the turn of the century. Although a number of porches and other trim have been lost, there remains a good deal of wood porch ornamentation and variegated siding, as well as some striking use of brick and stone trim, much of it provincial but distinctive in character. From the period of World War I are several bungalows and yellow-brick Colonial Revival houses, all compatible in scale with their neighbors. This is also true of the few non-residential structures, which include the former ice manufacturing and storage buildings (now being renovated as workshops) on a long-time industrial site in the southwest corner of the district, as well as the recent office building at High and Merino streets.

10 Verbal Boundary Description

The district begins at the intersection of Merino and W. Maxwell streets; then eastward along the southern property line of 370 Merino; then north along the rear lines of lots on the east side of Merino and continuously along the east side of the property at 628 W. High St. to High St.; then southwest along the front of 628 and 630 W. High; then north, west, and south around the property (already listed on the

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National Register of Historic Places) at 703 W. High; then southwest along the front of the lots at 710, 718, 722 W. High and along part of the north side (facing High) of 300 Madison Place; then northwest along the east side of the property at 731 W. High; then along the very irregular rear boundary lines of the properties on the north(west) side of High to Cox St. and along the (south)west side of the property at 859 W. High; then crossing W. High to the east side of High, proceeding south to the intersection of High with Maxwell; crossing W. Maxwell to a point 10' west of the northwest corner of the Ice Storage Co. building (848-54 W. Maxwell); then proceeding south to a point 10' from the southwest corner of the building; turning east and extending across Cross Street to the north side of Maloney Alley to Merino Street; then north along the west side of Merino to the point of beginning.

Official Map
Bohemian Neighborhood
Historic District Proposal
5/11/1980
929

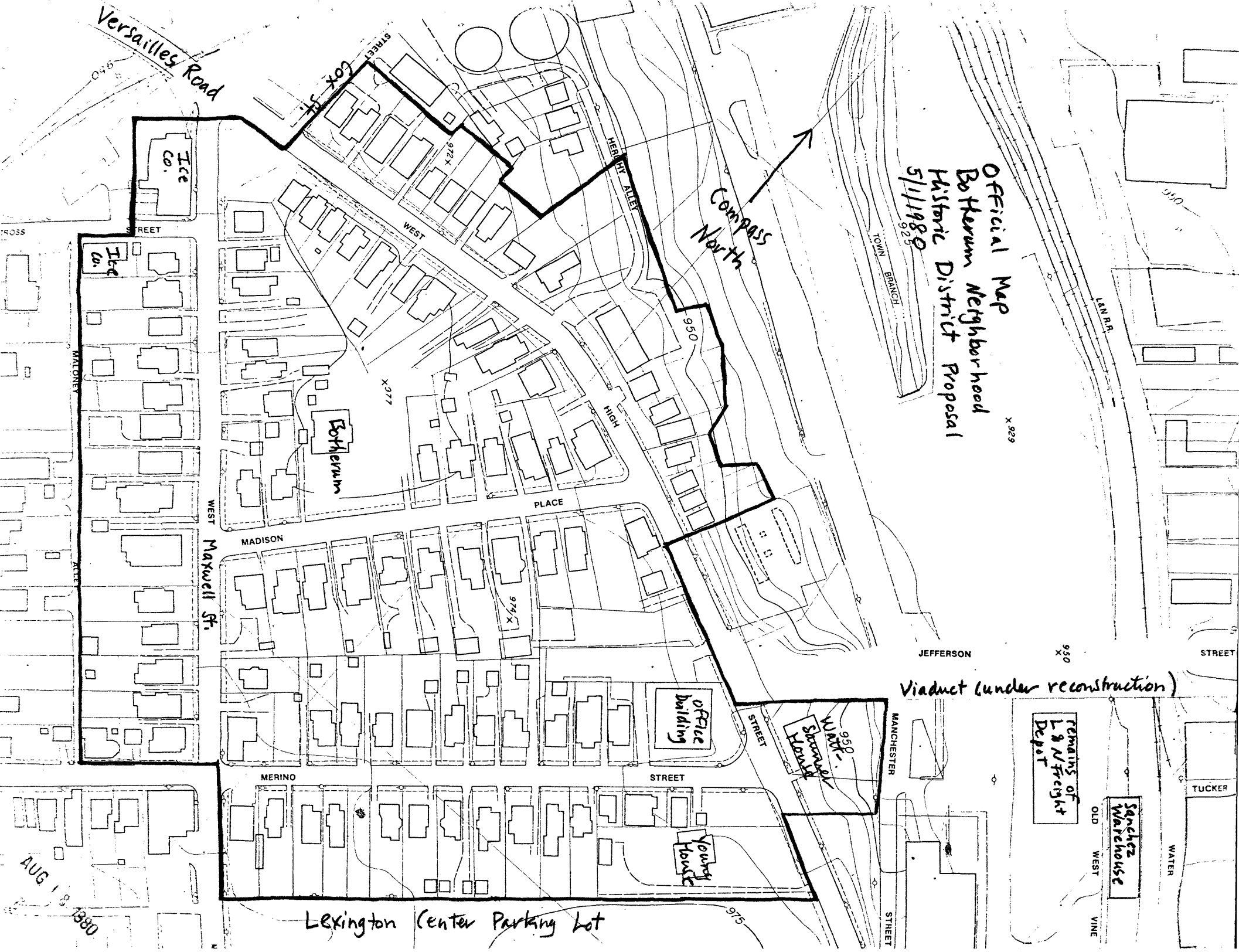
Compass
North

Versailles Road

Lexington Center Parking Lot

Viaduct (under reconstruction)

AUG 18 1980



Ice Co.

Ice Co.

Bohemian

Office Building

Young House

Sanchez Warehouse

REMAINS OF
L & N Freight
Depot

950
West
Spray
House

X977

974 X

950

950

950

950

TOWN BRANCH

JEFFERSON STREET

MANCHESTER STREET

STREET

TUCKER

WATER

OLD WEST VINE

WEST Maxwell St.

MADISON

MERINO

STREET

PLACE

HIGH

WEST

STREET

MALONEY

WEBER AVE

COX ST

Woodward Heights Neighborhood Historic District

Lexington

Fayette

Kentucky

Map V - Detail of Planning Commission Map showing
boundaries of district.

Date: 1976

Scale: No scale (reduced)

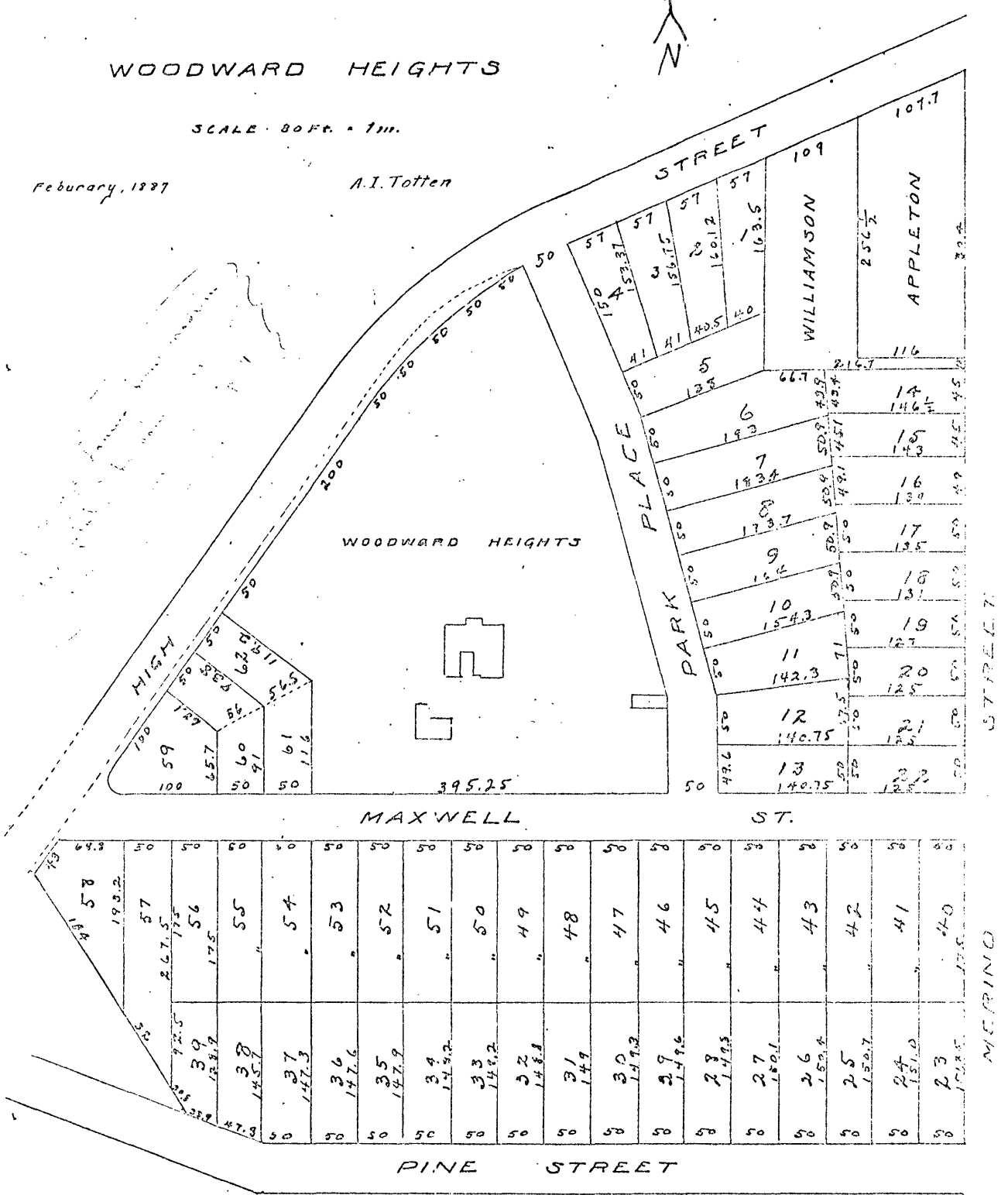
DEC 1 1980

WOODWARD HEIGHTS

SCALE 80 FT. = 1 IN.

February, 1887

A.I. Totten



State of Kentucky
Fayette County

I, Theo. Lewis clerk of the County Court of Fayette County do hereby certify that the foregoing plat was this day produced in my office by J. W. Woodward, and ordered to be recorded. Whereupon the same has been duly recorded this 21st day of February 1887.

Theo. Lewis Clerk

AUG 18 1880

III
Map III

Woodward Heights Neighborhood Historic District

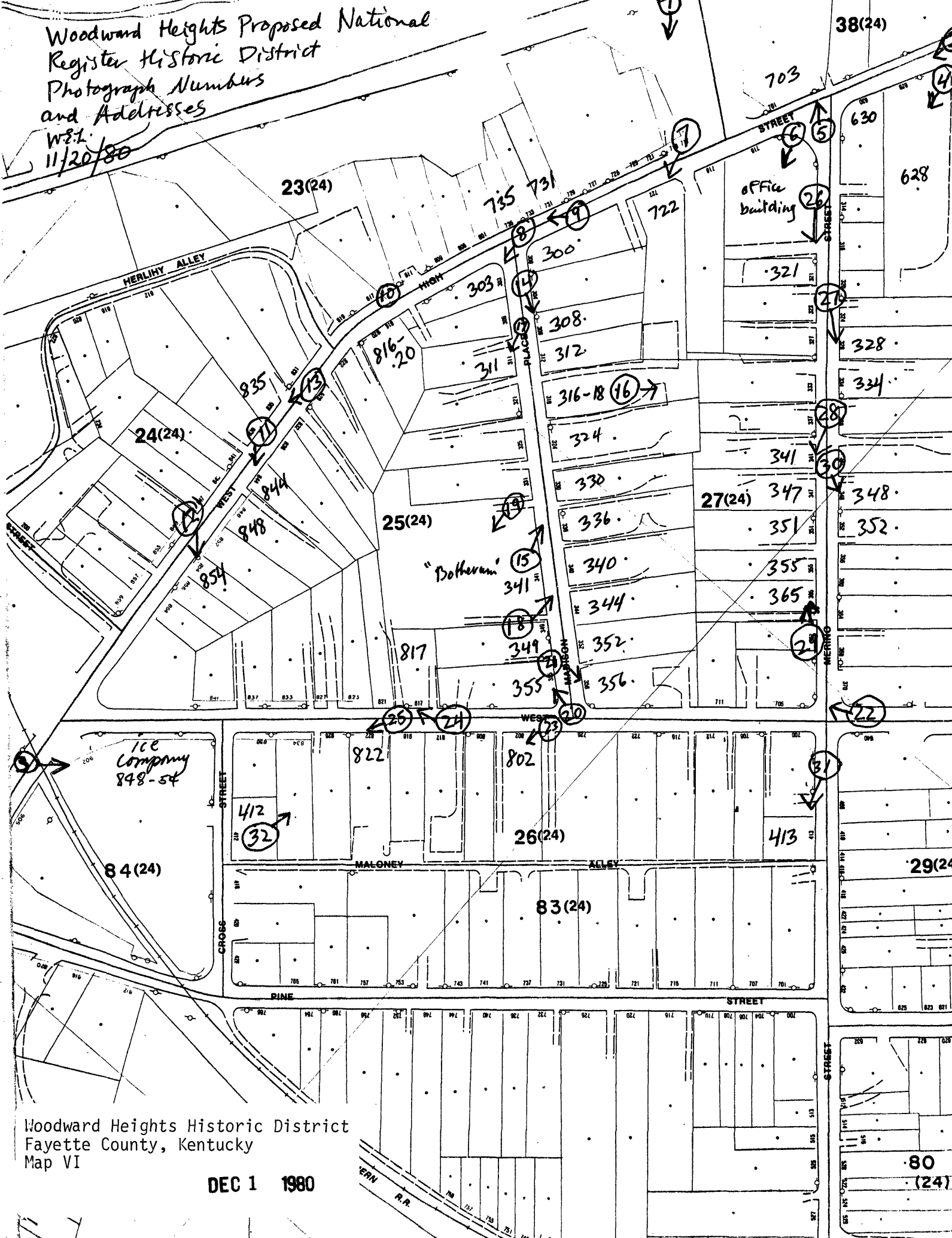
Lexington
Fayette
Kentucky

Original plat map of Woodward Heights Subdivision

Scale - unknown
Date - 1887

DEC 1 1980

Woodward Heights Proposed National
 Register Historic District
 Photograph Numbers
 and Addresses
 W.S.L.
 11/20/80



Woodward Heights Historic District
 Fayette County, Kentucky
 Map VI

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