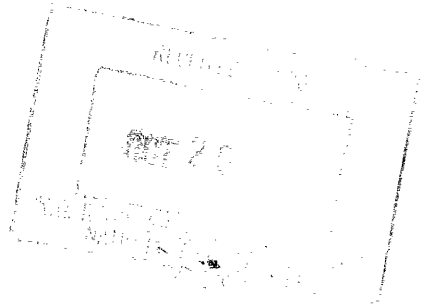


1768



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

1. Name of Property

Historic name Stuart E. and Annie L. Duncan Estate
other names/ "El Nido" /site number JF-945

2. Location

Street & number 404 Mockingbird Valley Road
City or town Louisville not for publication N/A
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.)

David L. Morgan 10-21-02
Signature of certifying official **David L. Morgan, SHPO** 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.

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):

Daniel J. Vinton 3/12/03
for Signature of the Keeper Date of Action

5. Classification

Ownership of Property

private
 public-local
 public-State
 public-Federal

Category of Property

building(s)
 district
 site
 structure
 object

Number of Resources within Property

Number of contributing resources previously listed in the National Register None

Contributing	Noncontributing
<u>3</u>	<input type="checkbox"/> buildings
<u>1</u>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>4</u>	<u>0</u> Total

Name of related multiple property listing:

Suburban Development in Louisville and Jefferson County, Kentucky, 1868 – 1940

6. Function or Use

Historic Uses

Domestic – single dwelling
Domestic – secondary dwelling
Landscape - garden

Current Uses

Domestic – single dwelling
Domestic – secondary dwelling
Landscape - garden

7. Description

Architectural Classification Colonial Revival

Materials	foundation	Concrete
	roof	Asphalt Shingle
	walls	Stucco over frame

Narrative Description: See Continuation Sheets

8. Statement of Significance

Applicable National Register Criteria

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

Areas of Significance

Community Planning and Development

Period of Significance 1908 - 1954
Significant Dates 1908
Significant Person N/A
Cultural Affiliation N/A
Architect/Builder Unknown
Landscape Architect Brinton B. Davis, garden house and garden plan

Narrative Statement of Significance See Continuation Sheets

9. Major Bibliographical References See Continuation Sheet

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: _____

10. Geographical Data

Acreage of Property Approximately 15 acres

UTM References

	Zone	Easting	Northing	Quad: Jeffersonville
1	<u>16</u>	<u>614168</u>	<u>4237874</u>	
2	<u>16</u>	<u>614329</u>	<u>4237630</u>	
3	<u>16</u>	<u>614287</u>	<u>4237562</u>	

Verbal Boundary Description:

The proposed boundaries are Tract I and lots 74 – 79 known as Tract II and Tract D of the Duncan Property as described in Deed Book 3872, Page 88. See the Sketch Map labeled "Proposed National Register Boundaries of the Stuart E. and Annie L. Duncan Estate".

Boundary Justification

The Boundary encompasses the land historically associated with the Duncan Estate and includes the main house, outbuildings, formal garden and landscaped site developed as a country estate.

11. Form Prepared By

name/title	Donna M. Neary				
organization	N/A	date	July 27, 2002		
street & number	1435 Willow Avenue	phone	502-456-9488		
city or town	Louisville	state	KY	zip code	40204

Property Owner

name	Anne Stuart Duncan	telephone	502-452-9642		
street & number	404 Mockingbird Valley Road				
city or town	Louisville	state	KY	zip code	40207

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Narrative Description

This nomination for the Stuart E. and Annie L. Duncan Estate in Jefferson County features a main house, a barn, a carriage house, and the remnants of a formal garden. The estate was also known as "El Nido", meaning "Nest" or "Hiding Place" in Spanish. The name takes into account the location of the property on top of the bluff overlooking the surrounding area.

The Stuart E. and Annie L. Duncan Estate is an approximately 15-acre property located on a parcel adjacent to Mockingbird Valley, an early twentieth century suburban development located in eastern Jefferson County. The Duncan Estate is located approximately four miles from downtown Louisville and was one mile from the Louisville city limits when completed in 1908. The author of the landscape design is unknown.

The bluff provides views of the bottomlands and the Ohio River. The Duncan property features a view of the Ohio River and the surrounding area from its elevated vantage point, a sought after feature of country estates located in proximity to the river (Brooks, Section 7, Page 8). The Water Tower, a National Historic Landmark, is in view from the front porch during the fall and winter seasons. The property has a remarkably long view of the Ohio River and the shoreline of Indiana.

The property is accessed from a somewhat hidden entrance from Mockingbird Valley Road. Mature tree and shrub growth protects the main house from view of the road below. An internal road heads in a southerly direction near the eastern boundary of the property. The road was originally designed to be shared with the property to the east of the Duncan Estate. The neighboring estate was sold in the last decade and the main house and support buildings replaced by multifamily residential units. These new buildings are visible from the Duncan Estate during fall and winter months.

A mortared stone retaining wall runs along the property line on Mockingbird Valley Road. Native stone is used in other areas of the property to provide visual clues of boundaries, to separate areas on the property, and to add visual interest. A stone retaining wall is placed below the main house and provides a fortress-like detail to the house on the hill.

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The asphalt paved road climbs the bluff with a gradually increasing grade that loops through the site. Large deciduous trees including Maple, Oak and Black Walnut climb the steep grade from the road to the bluff-top. Conifers and Evergreens, such as Magnolia, Cedar, and American Holly are planted near the top of the bluff. The road is lined with deciduous trees, and features a slight switchback as it approaches the main house. The road creates the contours of the formal garden area as it meanders past the main house. The main house and formal garden are separated by the internal roadway. The internal road proceeds south and passes the barn/garage/carriage house. The support building is sited only a short walk from the main house, but the curving road blocks the view of the outbuilding.

The property was designed to feature expanses of lawn near the main house and the formal garden. The planting around the front of the house framed the front porch. Original foundation plantings were informal and featured hosta, and creeping vines. During the growing season, metal wire trellises carried climbing roses across the front of the house. The plantings were supplemented by hanging ceramic pots of annuals, and large ceramic pots on the porch filled with Boston Fern and tropicals, such as palm (Duncan family photographs).

The rear of the house was framed by evergreen foundation plants. Metal trellises carried vines on either sides of the porch overhang. A spur of the roadway curves toward the back door. A berm planted with evergreen shrubs separates the spur from the main drive.

The Greenleaves Subdivision was platted adjacent to the Duncan Estate in 1954. Mr. Duncan bought seven lots, Tract D and Lots 74-79, in 1954. The carriage house and portion of the garage addition are located on lot number 79 of the subdivision. Deed research did not explain why the buildings which are contemporaneous with the house were located on a lot subdivided nearly fifty years later. However, Mr. Duncan purchased the platted lots on his southern boundary line to provide a buffer for his property. The construction of Greenridge Road also allowed Duncan to extend his internal driveway onto lots 78 and 79 of the subdivision to provide a secondary access on the southern boundary. Mature Cedar, Oak and Maple trees provide a screen for the southern boundary of the property. The majority of lots have never been built on (except for 78 and 79), and project a park-like setting to the houses on Greenridge Road.

Integrity Considerations

The estate maintains integrity of location, setting, association, feeling, design, workmanship and materials. Buildings and land features occupy the same areas as they did at the time of construction, a registration requirement of the country estate property type. No known landscape architects have been associated with the design for the estate. However, review of historic photographs in comparison with the landscape today show a planned approach to the layout of buildings, roadways, features and plantings.

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Stuart E. and Annie L. Duncan Estate/ "El Nido", Jefferson County, Kentucky
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The stone retaining walls are intact and provide definition to the estate and its features. An integral feature of this estate, the river view, is remarkably intact today, owing to the elevated bluff upon which the house is sited. "El Nido" continues to communicate the integrity of feeling that the name suggests. This estate on the bluff was created, and continues to serve as a hiding place from the hustle and bustle of the city and adjoining suburbs for its residents.

Resource Inventory

All resources have been determined to be contributing elements to the estate. The estate remains a single family dwelling, with a caretaker residing in the carriage house.

**1. Main House – Contributing
1907-1908**

Architect Unknown

This two and one half story residence features Dutch Colonial Revival style details. The architect for this building and the barn/carriage house/garage are unknown. The house was originally clad in horizontal siding with shingles on the upper stories. The lower stories were painted white and the upper story shingles were dark-stained. The house features a gambrel roofline, and a hipped roof dormer with wide overhanging eaves. At some point in the years following construction, Stuart Duncan had the siding and shingles removed and the exterior clad in stucco. He reportedly saw a house being clad in stucco and made arrangements to have the exterior of his house reclad (Ann Stuart Duncan interview with Sarah Almy).

The house is designed with two main facades. The more formal façade faces northwest, and is dominated by a full length porch. The formal façade features Colonial Revival detailing. The second story continuous dormer is fitted with wide overhanging eaves, detailed with ornate brackets. The façade is divided into three bays, with a central entrance. The porch is supported by Ionic columns. The Porch acts as an extension of the house, serving as rooms during the warm months. The north side of the porch has been enclosed, and is fitted with screens. The rear façade faces southeast.

The rear section of the house is fitted with a side gambrel roof, topped by a continuous dormer. This façade provide the first view of the house to visitors, and was the view of the house from the formal garden. This view of the house was featured on a family Christmas card.

The double-hung sash windows are fitted with working frame louvered shutters. A polygonal bay on the north façade showcases the dining room windows. Four large capped chimneys pierce the roof.

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Integrity Considerations

The main house maintains integrity of design, workmanship and association. The stucco cladding was added at Mr. Duncan's request after seeing a home with a stucco exterior according to daughter Anne Duncan. This change was made during the period of significance, and reflects the property owner's efforts to present an affluent, and stylish home, in keeping with other country estate houses in the area. The common façade treatments for country estate main houses were brick, stone, stucco, some frame and also combinations of building materials on the same house (Keys, et. al).

**2. Barn – Contributing
1907-1908; circa 1920**

The gambrel-roofed frame barn mirrors the roofline of the main house. The building is two stories. The upper story provided storage for farm vehicles and equipment. The lower story, with a walkout entrance, maintains a milking parlor. The building is fitted with large doors on the west end, and small square casement windows on the north and south facades.

**3. Carriage House - Contributing
1907-1908; circa 1920**

The carriage house is fitted with a clipped gambrel, or jerkinhead, roof and is located south of the barn. The main façade faces south. The side gable is accented by a multi-pane fixed window. Other windows are double-hung sash.

Integrity Considerations

The support buildings retain integrity of location, setting, materials, association, workmanship, feeling and design. These buildings were connected by the construction of a five-bay garage following the family's acquisition of automobiles, believed to be circa 1920. The garage bays are fitted with fireproof tiles. Although the addition of the garage bays connected two formerly free standing buildings, the change was undertaken within the period of significance and add to the area of significance of this property within community development and planning. Private automobiles became available soon after construction of the estate was completed. The addition of garage space to the barn clearly indicates the importance of the automobile to the significance of this property, as a means of connecting the family to the city for employment, goods and services.

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4. Garden – Contributing Site
1907-1908 – ongoing
Architect Brinton B. Davis

The skeletal framework of the garden from the period of significance is visible. In comparison, only five country estates in Jefferson County listed in the National Register retain formal gardens, including Lincliff Jf-531 and Drumanard JF-565. The Garden at "El Nido" occupies its original area across the looping internal road from the rear of the main house. The designer of the garden plan is believed to be prolific architect Brinton B. Davis. Davis proposed a garden plan which included an elaborate frame garden house with pergola. The Duncan's accepted the plan for the garden house. It appears they may have modified the plan as proposed by Davis, comparing historic photographs with the plan. Davis' plan featured the garden house and a pergola as the central feature, flanked by symmetrical quadrangles (Davis, garden plan). The garden that was installed appears to follow the plan, with the addition of circular pathways in the center of the quadrangle beds (Duncan Family photographs).

Brinton Davis is recognized by architects and historians as an important architect in the development of buildings in Louisville, Kentucky. Davis was responsible for notable, large scale projects in Kentucky, Illinois and other states. Among his most well known projects include municipal contracts such as the Armory in Louisville at Sixth and Walnut Streets (now Muhammad Ali Boulevard), and the remodeling of the Jefferson County Court House following a fire in 1905. Davis also designed hotels and office buildings, as well as accepting residential commissions. (Jeffrey, p.239).

The entrance to the formal garden is marked by stone steps. The main house and garden are separated by a berm, originally planted with small shrubs. Today a large evergreen blocks the view of the garden. The formal garden is bounded on the west by a stone retaining wall complete with steps for entering the garden from rear. A stone retaining wall separates the functions of the barn from the main house and formal garden.

The frame garden house was designed to be on axis with the back door of the house. A small porch fitted with a pediment with Doric columns visually carries the house toward the formal garden. The design of the garden house served to bring the house and garden together, although never actually touching. The garden house featured a pergola that stretched nearly the entire length of the formal garden, approximately forty feet. The pergola and garden house were planted with Wisteria and flowering vines (Duncan family photographs). A remnant of the garden house still stands and has been recently refurbished.

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A stone retaining wall runs along the western edge of the garden. The wall breaks for a set of steps and leads into the garden, parallel to the garden house. Stone walkways and steps are believed to remain in the garden, but covered over with growth.

No plant list has been discovered for the property. However, photographs show a garden filled with perennials. Large butterfly bushes are surrounded by a variety of lilies. Gladiolas, daffodils, peony plants and forsythia are evident in the photographs taken shortly after construction. It also appears from later photographs that a rose garden was put into the formal garden area by the 1950s (Duncan family photographs).

Integrity Considerations

The garden maintains integrity of place, setting and association. The garden is not currently maintained as it was during the historic period of significance, but it reflects the historic plant materials that were prolific during its peak. As is common with formal gardens associated with country estates, this garden has been modified over time (Keys, et. al.) illustrated by the change to a rose garden. Trees including Oak, Holly, and Maple trees are in evidence. Perennial plantings and shrubs such as Hydrangea, Crepe Myrtle, and several varieties of lilies continue to bloom. Garden sculpture such as the original sundial garden furniture are in declining condition but retain integrity of location and feeling. A remnant of the garden house provides a good sense of integrity as the focal point of the historic garden, documented in historic photographs. The garden meets the registration requirements for country estates. The registration requirements allow a formal garden to exist in ruins, while continuing to contribute to the proposed National Register property (Keys, et. al.).

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Statement of Significance

The Stuart E. and Annie L. Duncan Estate is eligible for listing in the National Register of Historic Places for its local significance under criterion A. The Duncan Estate, also known as "El Nido", is being nominated within the Context "Country Estates in Jefferson County, Kentucky" during the period from 1908 to 1954. The nominated property is significant for its role in community planning and development.

The Stuart E. and Annie L. Duncan Estate is significant within the property type of country estates as an example of the transition from development of estates on large, undeveloped and remote areas of the county, to the development of smaller estates on standardized, subdivided lots close to the city limits. The Duncan Estate is an excellent example of country estates which bridge these periods. "El Nido" portrays a step in the evolution of country estates available only to the extremely wealthy to a suburban option for the middle classes who developed the ideal on fewer acres and with fewer support buildings and features.

The beginning date for the period of significance is the year the Duncan's moved in to their newly completed estate. The ending date represents the year Mr. Duncan purchased lots from the planned Greenleaves Subdivision to buffer his property. The Greenleaves Subdivision was platted in 1954 on the southern boundary of the Duncan property. *Stuart Duncan purchased the lots to provide a buffer from the encroaching suburban development. Moreover, the annexation of the land laid out as the Greenleaves subdivision by Louisville in 1941 made the development of the Post World War II subdivision possible because of the availability of city sewers (Courier-Journal, May 11, 1941: Section 2, Page 10, Column 1).* The availability of sewers, versus the need for septic tanks which necessitate large lots for settling tanks, made small tract suburban developments possible in the areas once reserved for large acreage estates. The effect was accessibility of the suburban country life to the middle classes on smaller tracts near major automobile routes. The Duncan Estate was particularly vulnerable to this community planning change because of its close proximity to the city limits. This caused Mr. Duncan to actively protect his estate by purchasing the lots that threatened to alter the estate he and his wife had worked so diligently to create.

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The Duncan Estate, when compared with other country estates previously listed in the National Register, represents the interpretation of the property type on the boundary of the corporate limits of the city of Louisville. Where earlier country estates were developed far from the city limits in a truly rural setting, the country estates developed as permanent homes during this period of suburban expansion filled the voids of land left between the city and the more remote estates. The Duncan Estate does not appear to be a unique example of the phenomenon, but appears to be one of several such properties identified in Jefferson County. Several country estates fitting this description are found along Lime Kiln Lane in Jefferson County, and along Mockingbird Valley. None of the comparative properties have been listed in the National Register, nor have they been the subject of architectural survey. However, initial assessment by the State Historic Preservation Officer of Kentucky has indicated that properties along Mockingbird Valley Road appear to be eligible for the National Register within a country estate context.

The country estate developed by the Duncans was less than one mile from the densely populated urban neighborhoods known as Clifton and Crescent Hill. In addition, this property is important within the period of country estate development in eastern Jefferson County, identified as 1904 to 1929 (Brooks, Section 8, Page 17). Country estates developed near the Ohio River during that period relied on the interurban rail lines to provide daily access to the city from eastern suburbs like Mockingbird Valley.

Stuart E. and Annie L. Duncan through family ties and high level employment with a local paint manufacturing company, were in a position to develop their country estate. The development of country estates reflects the ability of the property owner to fund the land acquisition, design, construction and maintenance. In addition, individual wealth governed the extent of development and in some cases the acreage acquired for the properties.

Country Estate Registration Requirements

The registration requirements for Country Estates were developed as part of the "Suburban Development in Louisville and Jefferson County, Kentucky, 1868 – 1940." The Country Estate property type has been used for nominating numerous properties in Jefferson County, including a historic district identified as the "Country Estates of River Road", in 1999. Development of a Country Estate was a costly undertaking, and one that took great attention to detail.

Of the features that may be found on a rural or suburban residential development, two main features must be present for a property to qualify as a county estate. These features are a main house, often with support buildings - including barns, carriage houses, and garages - and a designed historic landscape. These features are important because they establish the country estate as a residential development with a view toward planned design including building arrangement and plantings.

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The Registration Requirements for country estates requires that the main house is in its original location with few alterations and changes, and is most often sited to provide a scenic view of the surrounding natural environment, and to create privacy. Distance from the noises, smells and events of the city are noted as an important feature in the development of country estates. For this reason remote locations were sought for development of estates. And additions or changes occurring during the period of significance with quality design and materials may be considered contributing to the site.

Because a designed landscape has such an important role in the assessment as a property as a country estate, the skeletal framework of the landscape, including mature trees, original roadways, walls, and pathways are expected to be present. A formal garden is not required for classification as a country estate. Importantly, formal gardens aren't found on all country estates, as they only gained popularity in the early twentieth century. The condition of an existing formal garden may range from pristine to a state of ruins, and continue to qualify as a contributing element. This takes into account the nature of a garden as a living feature, prone to disease, neglect and change over time.

The main house is often architect designed, and the landscape may be designed by a landscape architect, or may be a combination of ideas brought by the property owner and implemented by a landscape gardener (Keys, et. al.) Country Estates are expected to possess integrity of design, materials, and workmanship. The country estate relies on these characteristics to communicate the ideals expressed in the context of stylized buildings and landscapes.

Historical Context: Country Estates in Jefferson County Developed Between 1904 and 1929
Country Estates began as a residential pattern in Jefferson County in the 1860s. The development of suburban residential options was made possible by improved modes of transportation. The suburban movement was made possible by "Upper-class Louisvillians (who) followed national patterns in taking advantage of easy rail access to develop residences and estates in the scenic countryside outside their urban workspaces" (Keys, et. al.). Early country estates were developed as summer homes for wealthy Louisville families. It was difficult for families to live in the homes year-round because of limited transportation options. Country estates developed in the Upper River Road area during the nineteenth century relied on the Louisville, Harrods Creek and Westport Railroad.

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Changing labor patterns following the end of the Civil War led to changing land use patterns in Jefferson County. Large expanses of prime farmland became available for estate development when farming became less profitable at the end of slave-based agriculture. The increase of manufacturing interests in Louisville created a moneyed class of Louisvillians who could afford the land and had the resources to develop estates. The suburban movement was also encouraged by prevailing medical theories of the day: cities caused illness, and rural settings were preferred for healthy living.

The Interurban Rail line was completed to Upper River Road by 1906. The completion of the line to Upper River Road connected the land purchased for the Duncan Estate to downtown Louisville, and the entire interurban system which spoked out in several direction from the central city.

The Louisville Interurban purchased the Louisville, Harrods Creek and Westport Railroad line from Zorn Avenue to its terminus in Prospect, Ky. This allowed the residents of existing country estates to continue their lifestyle of city employment and country living. This expansion of the rail line encouraged a second wave of country estate development in eastern Jefferson County.

Soon after completion the interurban increased service from four trips per day to hourly service along the line. This increased service made developing permanent homes in eastern Jefferson County more practical. Families living in established neighborhoods in Old Louisville and along Broadway began moving to eastern Jefferson County, transporting urban architectural styles to rural settings (Keys, et. al.) The arrival of the automobile in the 1910s and 1920s provided the owners of country estates a revolutionary transportation option. Suburban property owners became in control of their own schedules, no longer completely dependent on interurban schedules. The advent of the automobile also led to addition of garages as support buildings on country estates.

History of the Stuart E. and Annie L. Duncan Estate/ "El Nido"

Stuart E. and Annie L. Duncan purchased the first tract of land that became their country estate in 1905. The Duncans purchased other tracts adjacent to their property over the next several decades with the final parcels recorded in 1954.

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Mr. Duncan was the Assistant Secretary of the Peaslee Gaulbert Paint Company when he and wife Annie L. Duncan bought the property on Mockingbird Valley Road. The company offices were located at Fourth and West Main Streets, only several blocks from the family's residence in Old Louisville. He had moved up through the company beginning as an office boy and became the president of Peaslee Gaulbert paint Company in 1926.

When the Duncans sold their home on Sixth Street to purchase land to develop their version of the country estate, they took part in what has been called an "out-migration from the city's most prestigious late nineteenth-century and turn of the century neighborhoods... (including) Old Louisville" (Brooks, Section 8, Pages 17-18) The expansion of service of the Interurban to stops near the Duncan home facilitated the move, allowing Mr. Duncan to ride the interurban between his home and downtown Louisville. Initially, Mr. Duncan traveled to the interurban stop by carriage, and was picked up at the stop in the evening. The number of stops on the interurban was increased to 32 stops by the 1920s.

The Duncan's choice of land put them closer to the city limits than most other country estates developed during the same time frame. The suburban development known as Mockingbird Valley was platted in 1905 as large estate lots, near historic neighborhoods known as Crescent Hill, Clifton and Germantown. These lots were attractive because of the river views afforded by the high bluffs they occupied. The bluffs provided a luxurious view along Upper River Road from Mockingbird Valley northward.

Jefferson County saw the development of several country estates during the same period as the Duncan Estate. Comparison with those country estates further illustrates the transition period represented by the Duncan Estate. Winkworth, JF-533, developed on a 55-acre tract between 1906 and 1910. The property is much larger and contains more features than the Duncan Estate. The house is designed in the Georgian Revival style. The property has a view of the river, and the landscape plan is credited to Bryant Fleming. The property known Lincliff, JF-531 is listed in the Country Estates of River Road National Register nomination. The property was developed in 1912 and is considered to be one of the most intact country estate properties within the Upper River Road corridor. The property, developed as a fifty-plus acre estate, still maintains the 15-acre core of the estate. Both properties were developed within two miles of the Duncan Estate.

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These comparisons illustrate the evolving interpretation of the country estate in Jefferson County from the traditional rural model, to the country estate developed near the city limits with geographical and economic constraints posed by the property owners. The Duncan Estate , or "El Nido," represents the evolution of the county estate in the early twentieth century on smaller parcels, and with fewer appurtenances, but with similar aspirations expressed by the earliest suburban dwellers, to create rural-like suburban settings for their residences.

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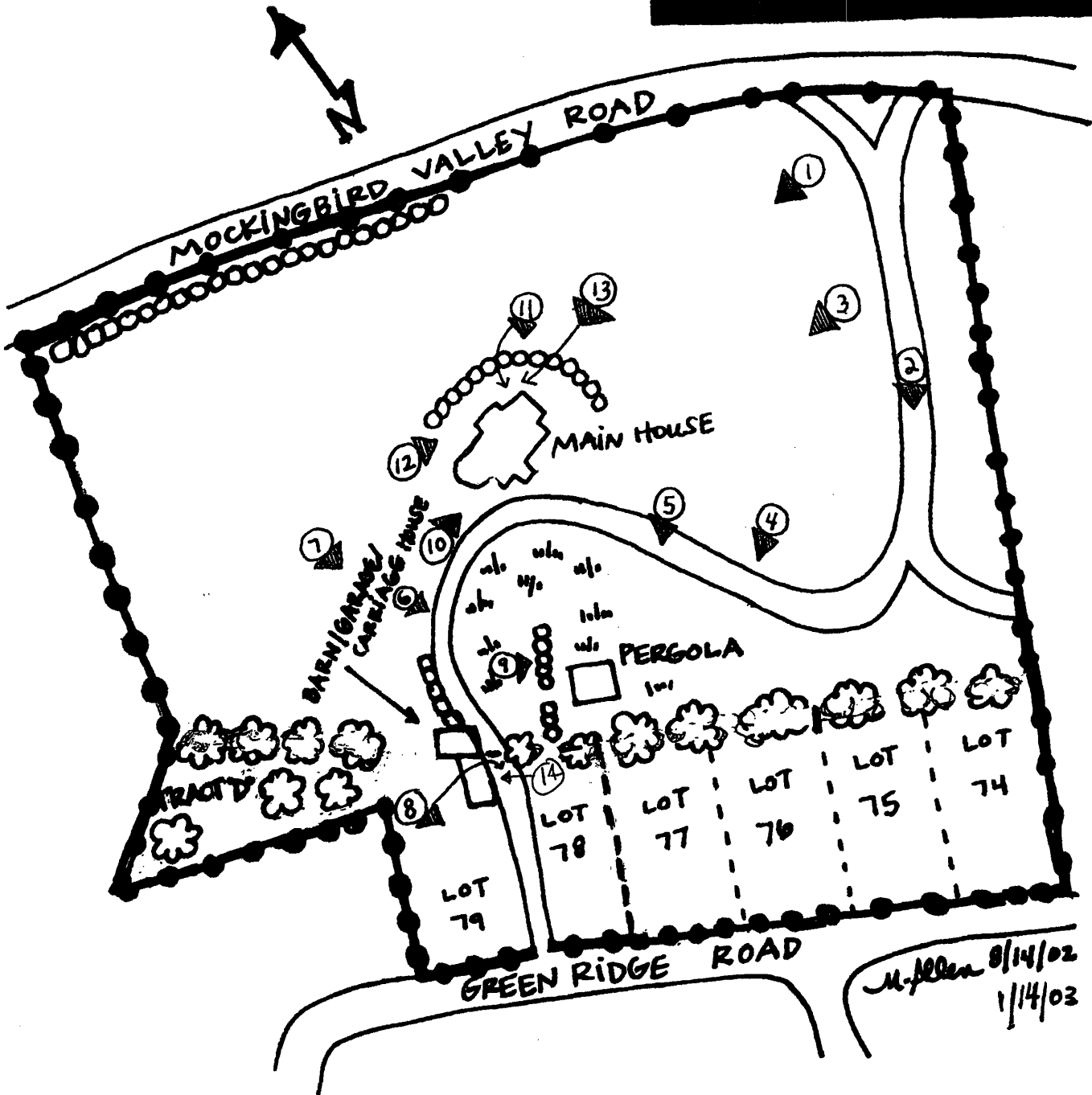
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PROPOSED
BOUNDARIES OF:

Stuart E. and Annie L.
Duncan Estate, "El Nido"
404 Mockingbird Valley Rd.
Jefferson Co., KY

KEY

- Ⓜ➔ Photo Key
- Perimeter of Duncan property and
- Boundary of NR nominated area
- Greenleaves lots owned by Duncan
- Stone fence/wall
- ⊥ Ruins of formal garden
- ☼ Mature tree growth



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Photographs

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Stuart E. and Annie L. Duncan Estate/ "El Nido" , Jefferson County, Kentucky

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The Following information pertains to all photographs:

Photographer: Donna M. Neary
Date: June, 2002
Negative Location: Photographer

PHOTOS:

- 1) Facing Northwest
- 2) Facing Southeast
- 3) Facing Northwest
- 4) Facing South
- 5) Facing East
- 6) Facing South
- 7) Facing Southeast
- 8) Facing Southwest
- 9) Facing East
- 10) Facing Southeast
- 11) Facing Northwest
- 12) Facing Northwest
- 13) Facing Northwest
- 14) Facing North
- 15) Facing East