

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1. Name of Property

historic name Martin Jeff (M.J.) Bannon House

other names/site number JF-157, Bit O'Heaven

2. Location

street & number 5112 Bannon Crossing (formerly 5810 Bardstown Road)

NA ☐ not for publication

city or town Louisville

NA ☐ vicinity

state Kentucky code KY county Jefferson

code 111 zip code 40291

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be consider significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title David L. Morgan, SHPO

Date 11-7-06

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 certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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):

for Signature of the Keeper

Date of Action

Daniel J. Vivian

12/29/06

Martin Jeff (M.J.) Bannon House

Name of Property

Jefferson County, KY

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-state
☐ public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

0

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

Category Domestic Sub-Category Single-family

Current Functions

(Enter categories from instructions)

Category Domestic Sub-Category Single-family

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th Century and Early 20th Century American Movements

Sub-Category American Arts and Crafts/Craftsman

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

Glazed brick façade

roof Terra Cotta Tile

other Vitrified Fire proof brick

Narrative Description

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

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Description

The Martin Jeff (M.J.) Bannon House (JF-157) at 5112 Bannon Crossing Road (formerly 5810 Bardstown Road), is a rectangular two-and-one-half-story brick building facing Bardstown Road. Originally the house sat in near isolation on an 18.11 acre parcel with landscaped gardens, a pool and carriage house. The house lot is now less than one-half acre, and the house is today surrounded by recent residential development. Former owners reduced the size of the property's cultural landscape in 2004. A driveway provides access to the property from Bannon Crossing Road.

The Bannon House sits on a brick foundation, over a poured concrete full basement. The building's façade materials are glazed bricks and combinations of brick and terra cotta tiles. The house exhibits a vibrant color palette, featuring glazed red/brown bricks, green terra cotta roof tiles, and buff bricks as a stringcourse, lintels and sills.

The front-gabled roof features wide overhanging eaves and large decorative brackets. The brackets are formed from molded sheet metal. Buff brick banding creates a horizontal element for the house. The green ceramic tiles feature terra cotta caps and a ridgeline. The tile roof creates texture and dimensionality to the house. The chimney is topped by three sloped terra cotta chimney pots.

A one-story one-bay porch covers the main entrance on the North facade. The structure is topped by green terra cotta tiles as found on the main roof. Intricate carved wood brackets support the gable overhang. The porch stretches west across the front of the house terminating in a curved corner. A short brick wall with decorative banding follows the curve. Terra cotta tiles cover the floor of the porch. The central wood door features art glass. The original glass was removed by vandals in the 1980s, but craftsmen created nearly identical replacement glass in 2006 using images taken from the property's historic survey form.¹

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The west façade of the house features a brick porte cochere providing a covered exit from the kitchen. The structure features battered brick piers and green terra cotta tiled roof with brackets. A band of buff-colored bricks accents the structure. Brick stairs lead up to the house on to a small porch. A glass block window on the basement window replaces earlier clear glass. A band of metal casement windows from the sun room stretches from north to south along the wall. A multi-paned wood door provided entry to the kitchen. One-over-one double-hung sash windows provide light to second story bedrooms and bath, and a band of metal casement windows bring light to an upper story sun room.

The south façade of the house features sunrooms on both the first and second stories, the rooms jutting from the south façade. On the first floor a brick porch provides access to the outside via a sunroom. Shed overhang roofs for the sunrooms depart from the tiled roofing found elsewhere on the house. These porches are covered by standing seam copper roofing, supported by brackets. The roof covers a central door flanked by multi-paned casement side lights. The porch is contained by a short brick wall accented by a band of decorative bricks. A metal-framed wood deck is attached to the south façade of the house, providing a second floor exit. An enclosed brick alcove on the south wall provides exit from the basement via a set of brick stairs. Bands of metal casement windows identify the sun rooms. Double-hung sash windows provide light to the bedrooms and bath. Glass block fills in the window openings for the basement.

The east façade of the house features double-hung sash windows on both the first and second stories. Glass block replacement windows fill-in the basement windows. A drainpipe from the gutter is attached to the wall.

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The interiors of the Bannon House reflect the Arts and Crafts style with its open floor plan and large ceiling beams in the dining room. The entry foyer separates the living and dining rooms with half walls supported by battered columns. The dining room is on the west side of the house. A sunroom extends from the dining room. The interior doors connecting the rooms have been removed at an unknown time.

The kitchen is accessed through a short hall through the dining room to the southwest corner of the house. The kitchen has been newly updated with a view toward period-appropriate cabinetry and fixtures. A sunroom provides a breakfast nook on the south façade at the rear of the kitchen. A terrazzo floor with multi-colored sunburst design is original to the house.

The living room is located east of the main foyer. The fireplace is the focal point in the living room, as intended by the Arts and Crafts style. The original hearth was removed by vandals in the 1980s, but a nearly exact replica was fabricated of glazed brick and marble in 2006 using photographs from the property's survey form.

An internal central staircase provides access to the upper floors. The bedrooms are on the second floor of the house. Bathrooms feature original tile and fixtures, along with recent updates. An attic on the upper one-half story is unfinished.

No additions have been made to the original footprint of the house. No outbuildings are associated with the house.

The Martin Jeff Bannon House underwent a preservation project beginning in 2004 resulting from the earlier sale and development of the property's outlying acreage. The developer purchasing the historic 18-acre property applied to the local planning and zoning board to upgrade the property's zoning. As a condition of that zoning change, the Board required that the Bannon House, and the Patrick Bannon House nearby (National Register listed, 1980), be

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preserved. While this enabled newer houses to be built between the Martin Jeff Bannon House and Bardstown Road, severing its visual connection with this primary travel artery, a drive way still provides vehicular access between the house and this road.

While the developer made the half-acre Martin Jeff Bannon House property available for sale at a nominal cost, he eventually had to give the house away to the current owner, due to the extensive work needed and relatively high rehabilitation costs. The terms of transfer stipulated that the current owner must follow the local landmark ordinance provisions in rehabilitating the building. In many instances, particularly with repair of the roof and fireplace, the owner exceeded the minimal requirements of the landmark ordinance.

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination if 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

Areas of significance

(Enter categories from instructions)

Architecture

Period of Significance

1911

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

NA

Architect/Builder

Unknown

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Statement of Significance

The Martin Jeff (M.J.) Bannon House, JF-157, built in 1911, is eligible for listing in the National Register of Historic Places and locally significant as an outstanding example of Arts and Crafts/Craftsman design for a residential building. The house meets National Register Criterion C in the area of Architecture for its ability to convey the distinctive characteristics of the Arts and Crafts style found in residences in Jefferson County. The M.J. Bannon House is significant within a context of "Arts and Crafts Residential Architectural Style in Jefferson County, Kentucky, 1900-1925." The Martin Jeff Bannon house is an exceptional example of regional artisanship and residential design in the Arts and Crafts style. Its architectural excellence places it far above comparable works in Jefferson County, with its contrasting brick detailing, wide overhanging eaves, decorative brackets, and tile roof—all architectural style innovations from the first decades of the twentieth century. The Martin Jeff Bannon House is significant for the quality and breadth of artistry present in this house. Moreover, the location of the house in a rural suburban setting is significant when compared to the overwhelming occurrence of the Arts and Crafts style in Louisville's urban neighborhoods. Rural, isolated examples of the style are unusual in the county.

"Arts and Crafts Residential Architectural Style in Jefferson County, Kentucky, 1900-1925"

Arts and Crafts Style Development in America

The American Arts and Crafts style had its roots in Southern California beginning in the 1890s. This style grew from a rejection of the formality and excess of Victorian residential architecture during a time when a middle-class was growing in America. The Arts and Crafts style showed an aesthetic "dramatically departing from customary American architectural practice in not

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borrowing directly from recognized antecedents". The Arts and Crafts architectural style in America marks the beginning of modern industrial design in the United States.ⁱⁱ This is somewhat ironic, as the design philosophy grew out of a disdain for industrial processes in favor of a return to a hand-crafted aesthetic.

The American Arts and Crafts movement was expressed in art, pottery, furniture, landscape design, textiles, metallurgy and glass roughly during the period 1900-1930. The English Arts and Crafts movement upon which it was based had been highly politicized, with the resulting designs serving as statements supporting the worker, and arguing for affordable housing for families. The American Arts and Crafts movement's initial proponents, like their British counterparts, railed against shoddy mass-produced goods from the many factories arising in the country. The Arts and Crafts approach to residential architecture encouraged design respectful of the integrity of the materials employed. Ultimately, American Arts and Crafts style proponents' refusal, "to take the role of a political force even vaguely reminiscent of its English antecedents had become obvious".ⁱⁱⁱ This movement in architecture in America focused on the aesthetic, rather than the political, and the style spread quickly through pattern books and popular magazines. The Arts and Crafts style, "remained a decorative fashion, a way of personalizing ... dwellings with folk art".^{iv} The style fell from favor some time in the 1930s, and was no longer in fashion by the 1940s.

Nationally recognized high style examples of Arts and Crafts architecture are found primarily in California. The firm of Greene and Greene developed this west coast version of the style, their designs regarded among the best in the United States. The brothers, Charles Sumner and Henry Mather Greene, combined elements of the English Arts and Crafts movement with the American Arts and Crafts promoted by Gustav Stickley, their "interest in Japanese-inspired wood construction, and their own training in the manual arts" during their high school years.^v They did not design brick houses - their designs were built of wood, with stone, brick and tile detailing, appropriate for the warm California climates. The Greene brothers' houses are "intricately detailed, expensive, and

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handcrafted both inside and out".^{vi} The Greens' commissions, among them the Gamble House, the Blacker House, and the Charles M. Pratt House, all in California, received national attention in architectural and popular magazines. These houses served as the height of the Arts and Crafts design movement, and such high style designs were all built by 1915.^{vii}

Arts and Crafts or Craftsman style houses share features such as low-pitched gabled roofs, an emphasis on horizontal design, exposed eaves with rafter tails, decorative beams and/or brackets under the eaves, and at least one porch which connected the house to the idea of nature and the outdoors. It is common for porch supports and chimneys in Craftsman-style houses to have battered or sloping sides. Façade materials include combinations of brick, stone, wood, and stucco, depending on locally available materials. Architects wanted the houses to appear as if they had grown right out of the ground. This organic approach to residential architecture used a color palette taken from nature for exteriors.^{viii} "In materials and form it is designed to lay easily within its natural surroundings, and appeals not only for its evocation of an effortless lifestyle, but for its apparent informality and semi-exotic picturesque qualities".^{ix}

Arts and Crafts styled homes featured open floor plans and built-in furniture. Houses often highlighted the beauty of natural woods showcased in moldings, wainscoting, and sometimes large ceiling beams in the living or dining rooms. The Arts and Crafts floor plans featured large living rooms with areas for reading, playing music and often room for a desk.^x

"Since the fireplace and hearth were so important as the center of the home and family, it received special attention. Made of brick, tile or rustic river stone the fireplace was often framed by symmetric bookshelves or even benches to create a cozy inglenook."^{xi}

Arts and Crafts Style in Jefferson County, Kentucky

The Arts and Crafts style in Louisville and Jefferson County didn't seem to experience mass acceptance. Moreover, the choice of Arts and Crafts design

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for rural and suburban homes in the county was less often made than that of the Colonial Revival style. Louisville architects and homeowners seldom selected the Arts and Crafts style, while its competing style, the Colonial Revival, was fully embraced. Popularized by the World's Fair of 1876, the Colonial Revival style never lost favor, perhaps because it was practical and efficient, and could allow, "Smaller and simpler modern houses ... (to) boast a respectable democratic heritage".^{xii} The interpretation of the Arts and Crafts or Craftsman style onto modest bungalows never seriously challenged the predominance of the Colonial Revival style in Jefferson County during the contextual period.

Louisville architect William J. Dodd provided an overview of the state of architecture in the community in 1891. In examining new styles on the scene in Louisville, Dodd praised the, "old English style of open timber construction, which showed the structural timbers on the outside, they being filled in with stucco in the form of panels, is probably the most beautiful and best adapted for rural architecture. The form of the low, spreading shingle roof seems suggested by the surroundings of undulating hills, wide-spreading, shady trees, and other forms in nature, and the effect is peaceful and restful."^{xiii} Dodd went on to comment on, "the opportunities... for combining colors in building materials the most pleasing results can be produced." Dodd praised terra cotta as a wonderful choice for adding color to residential architecture. "Terra cotta is, unfortunately, a material little used. It is less expensive than the red stone of which we see so much, and it is more durable than stone. Any color or combination of colors can be produced in this material, and, as it is modeled in the soft state, any carvings or moldings can be given a refinement of detail and a finish impossible of attainment in stone... All the terra cotta companies can afford to pay for molders who are educated artists in their work..."^{xiv} Dodd's expression here comes close to the original design philosophy which launched the Arts and Crafts movement in England.

Dodd continued, "But in this country we really have no rural architecture. Nearly all the good examples we have are to be found in the suburbs of large cities. ...there has grown up in parts of the country a beautiful style that is peculiar to

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America, and is known as the Colonial. This is an outgrowth of the influences of the classic and the French and the Adams English architecture. It is the development of the old Colonial houses of New England and of the Southern States. Though there was a marked difference of form between the houses of the two sections, made necessary by climatic influences, the same school of artisans built them and the same exquisite detail, which really gives the character to a building, appeared in New England and in the South. The Colonial is the only distinctly American type we have ever had."^{xv}

Survey Data

Two-hundred and six surveyed properties in Jefferson County are identified as featuring Arts and Crafts architectural styling. Of these surveyed properties, approximately 155 are located in the urban services district of Louisville, and the remaining fifty properties in the suburban or rural areas of the county.

The Arts and Crafts style was adopted in varying degrees across the community. Site visits and reviews of site files reveal a broad range of execution which has been labeled the Arts and Crafts style in Jefferson County. The survey data reveals that the Arts and Crafts style was chosen as appropriate overwhelmingly in urban neighborhoods, with fewer examples of suburban or rural locations.

Two sub-types of Arts and Crafts architectural style were identified in Jefferson County. The more prolific of the two sub-types is a one-story bungalow plan. The majority of the surveyed sites fit this category, which is a one-story or one-and-one-half-story floor plan, with minimal Craftsman details imposed. Houses are either frame or brick in construction, with design elements most often communicated with Arts and Crafts-inspired wide-overhanging eaves and brackets, Arts and Crafts- or Prairie-style fenestration patterns, and battered columns for porches and overhangs.

Nearly one-hundred sixty of the residences identified on historic survey as Arts and Crafts/bungalow styling are located within the dense urban

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neighborhoods of Crescent Hill, the Cherokee Triangle, the Shawnee neighborhood and the Beechmont area of Louisville. The majority of the urban examples of Arts and Crafts styling are located in National Register historic districts, or have been deemed eligible for listing in the National Register. No more than one-fifth of the urban examples have undetermined status regarding National Register listing. More representative survey work is needed to reveal the complete character and presence of Jefferson County's Arts and Crafts style houses.

The houses in the Cherokee Triangle identified as Arts and Crafts are all listed in the National Register in the Cherokee Triangle Historic District (1979). These houses are well-executed, architect-designed buildings. The buildings are two-and-one-half story, brick or stucco, with no frame examples. A row of Arts and Crafts styled houses extend along the 1400 block of Cherokee Road. They feature low-pitched rooflines with brackets and overhanging eaves. The details vary on these houses, and many combine a dominant Arts and Crafts styling with aspects of Colonial Revival, Tudor and Spanish Mission detailing. The house at 1442 Cherokee Road was designed by J.J. Gaffney, and features an arched window on the main façade framed by multi-colored glazed tiles and bricks as decoration. This brick decorative treatment suggests Moorish design elements.

The majority of buildings surveyed in the outlying areas have no determination of eligibility to the National Register. Houses identified along Cane Run and Greenwood Roads in southwest Jefferson are simple frame houses with little to no Arts and Crafts detailing, and a bungalow floor plan. Examples of the high style Arts and Crafts designed house are rare in rural or suburban Jefferson County. County The Martin Jeff Bannon House (JF-157), the Patrick Bannon, Jr. House (JF-156, NR listed 1980), and to a lesser degree the J.J. Gaffney House (JF-677, NR listed 1983) stand in a small category of houses designed in an exuberant, full-on Arts and Crafts style. The Martin Jeff Bannon House is arguably the best execution of the style in the rural sectors of the county. The decorative glazed brick façade, terra cotta tiled roof, and myriad brick and terra cotta details make it a stellar example of the style in comparison to high style examples

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featured in historic architecture style guides.^{xvi} The Patrick Bannon, Jr. House is also executed with a high degree of attention to details of the style, including glazed brick and terra cotta roofing tiles. The J.J. Gaffney House is a much smaller, one-story version of the style, but its attention to detail and high quality design and building materials elevates it above bungalow or craftsman house styles in the county. The home of architect J.J. Gaffney, it may contain identical building materials to the Bannon House. Gaffney is speculated to be the architect of the Bannon Houses.



Patrick Bannon, Jr. House



J.J. Gaffney House

History of the M.J. Bannon House

Martin Jeff (M.J.) Bannon purchased 18.11 acres of land along Bardstown Road on September 14, 1910 from Jake and Mary Greenberg. Bannon is believed to have gotten his house under construction and quickly completed it, in 1911.^{xvii}

Mr. Bannon's younger brother, Patrick, Jr. bought an adjoining parcel containing sixty-two (62) acres on the same day. The Bannon brothers and their father Patrick Bannon, Sr. all owned houses in the Portland neighborhood on Rowan Street at the turn of the century. Following the death of their father in 1906, the Bannon brothers moved from their dense urban neighborhood to new country

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homes out on Bardstown Road.^{xviii} This choice probably reflected some of the same suburban impulses that led many of Jefferson County's other industrialists to seek multi-acre residential retreats, with professionally landscaped grounds, outside the city—particularly in the county's eastern portions.

Martin Bannon was the superintendent and general manager of the P. Bannon Sewer Pipe Company, started by Patrick Bannon, Sr. The company was well known across the south, southwest and in many northern markets as a manufacturer of bricks, terra cotta products, and vitrified clay pipe.^{xix} The family also owned the Kentucky Vitrified Brick Company.^{xx} The "very superior clay for chimney tops, vases, window caps, brackets, and even garden statuary ... is found in the immediate suburbs of the city. Articles as durable and fine as any we ever saw, both of stone ware and terra cotta work, are daily turned out from our shops... Tiling for roofs is now made here (and) ... ornamental copings, cornices ... will doubtless stand as well as ... stone..."^{xxi}

The opening of the Interurban rail line along Bardstown Road into the city in 1908 connected this area of the county with downtown Louisville, eight-and-one-third miles southwest of the corner of Fifth and Jefferson Streets.^{xxii} The last of the interurban lines to open, it stopped at Bashford Manor Farm and in Buechel, where Mr. Bannon would have boarded, with the end of the line at Fern Creek. Service on the interurban ceased in 1930 due to lack of demand caused by the near-universal ownership of automobiles.^{xxiii} The Bardstown Turnpike, later called Bardstown Road, provided dependable travel throughout the nineteenth and twentieth centuries.

Evaluation of Significance of the Martin Bannon House

The Martin Jeff Bannon and Patrick Bannon, Jr. houses are quite similar in design and floor plan. Importantly, they share an exuberant use of glazed bricks and terra cotta building materials. The Patrick Bannon House, JF-156, was listed in the National Register in 1980. The adornment on the Martin Bannon House is directly linked to the business of its first owner, Bannon. The materials used to build the house were available from the Bannon companies. The architecture

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clearly reflects the tenets of the Arts and Crafts movement expounded by such American artisans such as Gustav Stickley, Elbert Hubbard, and Greene & Greene. Such qualities as natural materials, simplicity in design, and practicality reflect themselves in the designs of these houses. The setback allows privacy and isolation. The concept of privacy fits nicely into the tenets of the Arts and Crafts philosophy, which advocated a retreat from the city to quiet residential settings. The use of locally-derived materials, such as wood, brick, and stone, is a common technique of the Arts and Crafts style.

The tiled gabled roof and corbelled chimney with clay pots, combined with supporting knee braces, architecturally attempt to evoke a pre-industrial past, when emphasis was placed on artistry and manual arts. This philosophy would have been approved of by Bannon, a craftsman in his own right.

Evaluation of the Integrity of the Martin Bannon House

Location

The house maintains integrity of location. Although changes around the building have occurred, it maintains its original footprint. The importance of this location has to do with the evolution of Arts and Crafts design as found in rural Jefferson County.

Setting

The house now sits on a much smaller tract of land than at the time of construction. The setting for the house has shifted from an early suburban estate nestled into the landscape, to a modern suburban house lot. Landscape of a berm, evergreen and deciduous trees attempt to afford the seclusion once created by its distance from neighboring properties.

Materials

This house was constructed using top quality building material. Moreover, the variety and quality of materials used to create the Arts and Crafts stylistic details are rare on residential properties in Jefferson County. Vitrified glazed bricks, glazed terra cotta roof tiles, multiple colors for brick and terra cotta trim-work

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are exceptional in quality. Recent rehabilitation work done to the building has used top quality materials when required, and recycled historic building materials in most cases, preserving the integrity of materials.

Workmanship

The level of craftsmanship on this house is exceptional. This building contains many finely crafted details. The floor tiles, exterior brick walls, roof, and porches are all artfully finished. The craftsmen responsible for original construction paid close attention to detail, evidenced by the excellent condition of most elements of the house today. A recent rehabilitation of the building was executed with the highest levels of workmanship.

Design

No architect is officially associated with the design for the Martin Jeff Bannon House. Although it would have been possible for a builder to devise a design from existing pattern books, the nuanced and high style design for the house suggests the work of an architect. Local architect James J. Gaffney is speculated as a possible candidate for the credit. Gaffney designed the imposing glazed brick, tile-roofed St. James Catholic Church on Bardstown Road in the Highlands where Mr. Bannon was a parishioner. The building takes full advantage of the available tile and terra cotta materials available from the Bannon businesses. The designer artfully devised a strategy to plan a house with necessary features and good room flow, while highlighting the Arts and Crafts style. It is a remarkable house for accomplishing both well.

Feeling

The house continues to convey a feeling of the era and architectural style of its original construction. No additions have been built onto the house, allowing it clearly to communicate the designer's intentions. If the M.J. Bannon family were to return, they would feel as if they had come home. Even with the changes to the cultural landscape, the house maintains a sense of past time and place.

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Association

The change in setting has greatly reduced the association between the property and the early-20th-century suburbanization that Jefferson County's elites practiced. The house's historic situation along Bardstown Road has been greatly impacted. The open land between the house and the road is now occupied by modern house lots. The entrance to the property from Bardstown Road is preserved, although the original entrance drive has been shifted, widened and paved to accommodate residential traffic. The house has lost its association with its site, the gardens and cultural landscape having been demolished by former owners and the space now occupied by neighboring houses.

Summary

The Martin Jeff Bannon House as an example of the Arts and Crafts aesthetic exceeds the restrained approach to the style in most Arts and Crafts-styled residences Jefferson County. The Bannon House combines all aspects of the style – low-pitched gable roof, wide overhanging eaves, decorative braces at the roofline, porches, and battered columns. This house exceeds the design value of the others in the study group, with its high-quality building materials skillfully arranged. The color palette of the house's exterior further establishes it as a fine example of the style. It is notable that there was no established pattern of glazed ceramic exteriors on homes in Jefferson County following the construction of the Bannon Houses. Only a few other residential examples of the Arts and Crafts style approach the Martin Jeff Bannon House in their attention to detail.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Endnotes Page 1

- i Kentucky Survey Form
- ii Howe, pg. 318
- iii Wright, Gwendolyn. pg. 268
- iv Ibid. pg. 269
- v Howe, pg. 322
- vi Ibid., pg. 323
- vii Ibid.
- viii Birenberg, Wilmette Architecture: A Look at the Craftsman Style
- ix Howe, pg. 324
- x Birenberg
- xi Stermitz, T. " Arts & Crafts Movement, Craftsman Style Bungalows and the Ragtime Era". 2004.
- xii Wright, pg. 253
- xiii The Critic.
- xiv Ibid.
- xv Ibid.
- xvi McAlester, pp. 453-463; Howe, pp.318-326; Blumenson pg.
- xvii Kentucky Survey Form
- xviii Courier- Journal, February 7, 1906, "Funeral Friday Morning. Patrick Bannon Will be Buried from Cathedral). n.p; Louisville City Directories.
- xix Johnston, J. Stoddard. Memorial History of Louisville, pp. 521-522.
- xx Courier Journal, February 7, 1906.
- xxi History of the Ohio Falls Cities and Their Counties, pp. 81, 85.
- xxii Kleber, Interurbans, pg. 419; Deed Book 726, pp. 213-215.
- xxiii Forest, Lee. *Railway's appeal changed down the line*. The Southwest News. Volume 22, Number 3, Wednesday, February 29, 1984.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1
Martin Jeff (M.J.) Bannon House
Jefferson County, KY

Bibliography

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2
Martin Jeff (M.J.) Bannon House
Jefferson County, KY

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Rapier, Rebecca and Dean Doerrfeld. *Historic Documentation of the Patrick Bannon Carriage House in Louisville, Jefferson County, Kentucky*. Lexington, Ky: Cultural Resources Analysts, Inc., 2004.

Stermitz, T. " Arts & Crafts Movement, Craftsman Style Bungalows and the Ragtime Era". 2004.

The Critic. *Architectural Art: Improvement of the Character of Buildings Now Being Erected in Louisville; Decadence of the Misnamed Queen Anne and Rise of the Colonial Style – Some of the Abuses That are Seen in Houses; A Purely American Type*. Louisville: By the Author, August 9, 1981.

Thomas, Samuel W., Editor. Views of Louisville since 1766. The Courier-Journal, The Louisville Times. 1971.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 3
Martin Jeff (M.J.) Bannon House
Jefferson County, KY

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Martin Jeff (M.J.) Bannon House
Name of Property

Jefferson County, KY
County and State

10. Geographical Data

Acreage of Property

Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	6	6	2	0	0	5	2	4	2	2	6	5	8	0
	Zone		Easting						Northing						

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title

Donna M. Neary, President

organization Donna M. Neary, Inc. Historical Consulting date

September 17, 2006

street & number 1435 Willow Avenue telephone 502-235-5133

city or town Louisville state KY zip code 40204

Property Owner

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

name The Michael Quinlan Brain Cancer Foundation c/o Chris McClellan

street & number _____ telephone 502-454-0808

city or town Louisville state KY zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1
Martin Jeff (M.J.) Bannon House
Jefferson County, KY

Boundary Description

The property proposed for listing is part of a .61 acre parcel, defined by the Jefferson County Property Valuation Assessor with the Identification number **061901180000**. Within that area, the boundary proposed for the National Register includes only the house on that parcel, with the boundary line extending six feet beyond the walls of the house on all four sides of the building.

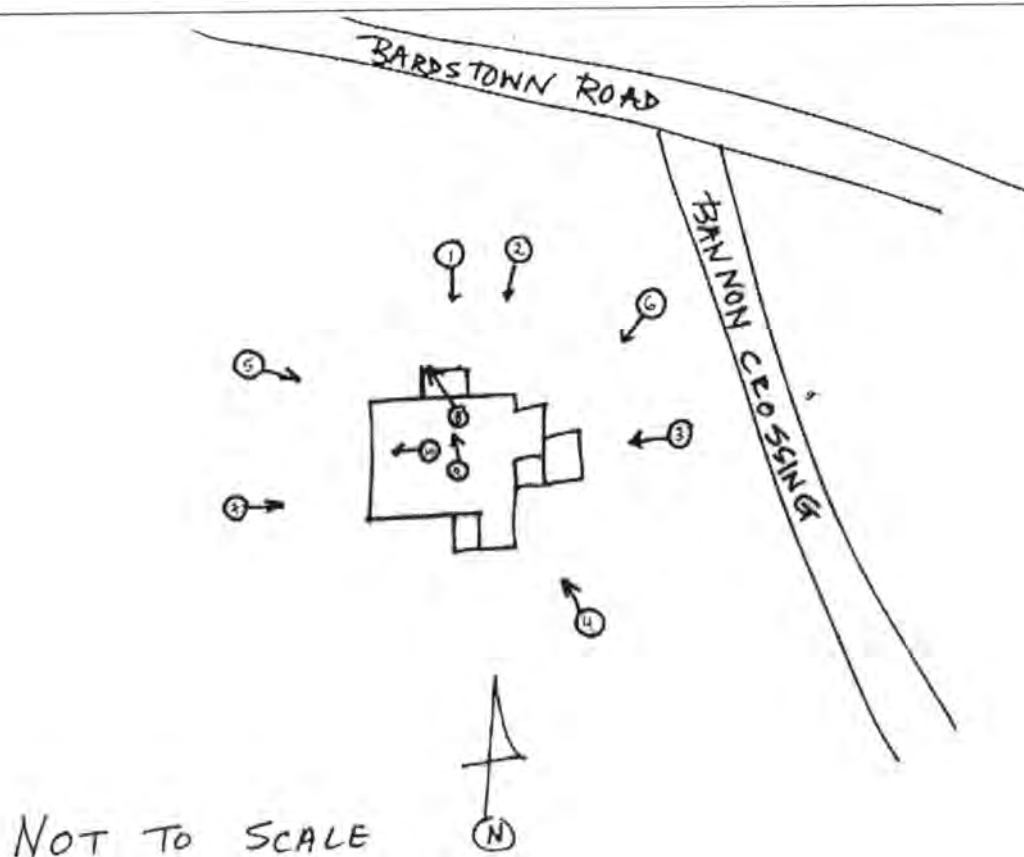
Boundary Justification

The proposed boundary is appropriate for conveying the architectural significance of the house. The cultural landscape once associated with the house is unrecognizable as recently subdivided house lots now occupy former gardens and open space. The proposed boundary recognizes the historic resource, omitting unsympathetic site development.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photograph Key Page 1
Martin Jeff (M.J.) Bannon House
Jefferson County, KY



10/18/2006

United States Department of the Interior
National Park Service

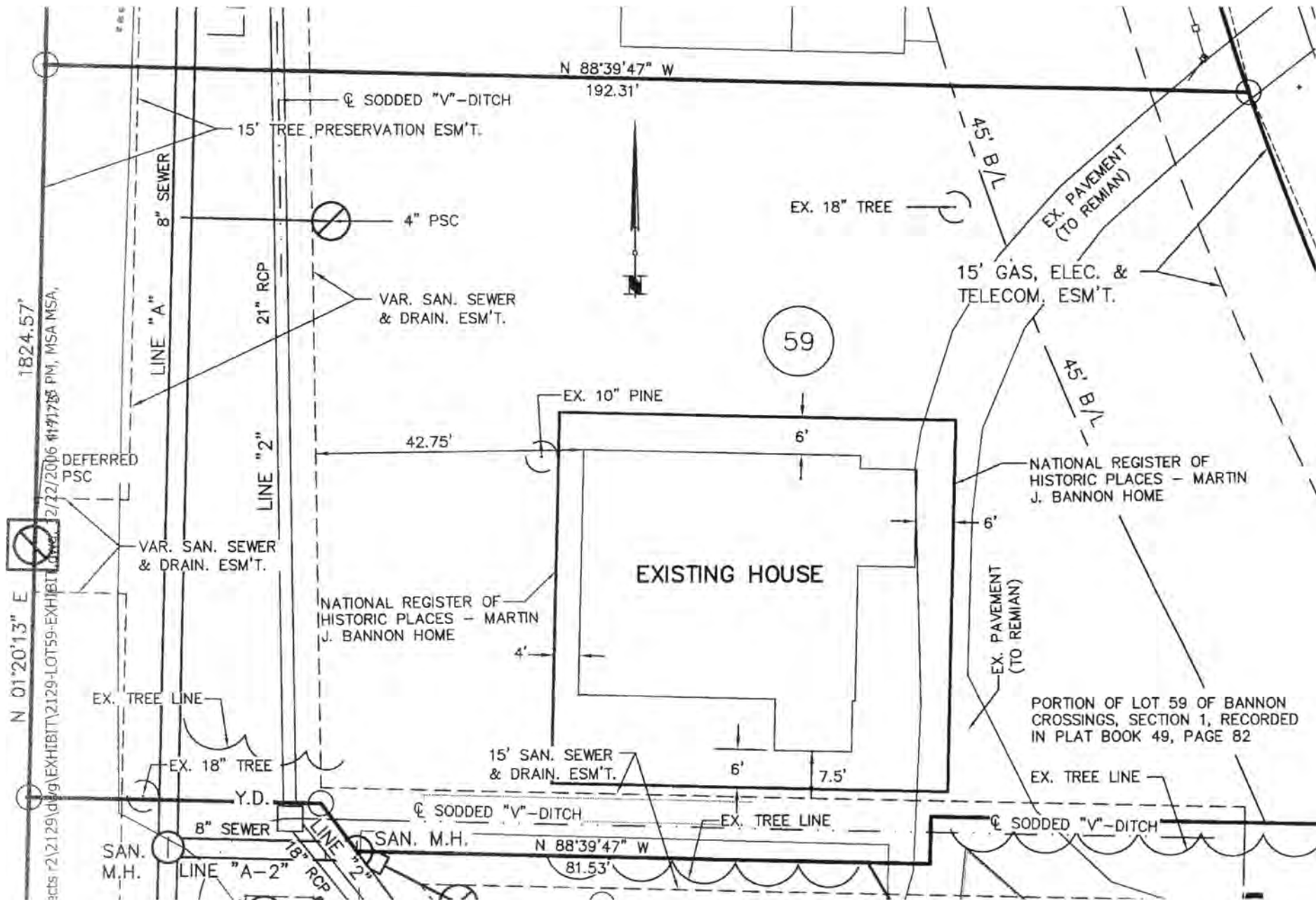
National Register of Historic Places
Continuation Sheet

Photographs Page 1
Martin Jeff (M.J.) Bannon House
Jefferson County, KY

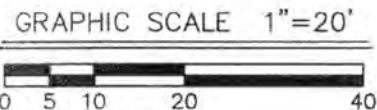
All photographs share the same information:

Photographer: Philip Vancelette
Date: September 15, 2006
Location of Negatives: Digital images

Camera Direction	Photo subject	Digital image title
1. Facing South	main façade	KY_JeffersonCounty_Martin(M.J.)BannonHouse_1.tif
2. Facing South	roofline detail	KY_JeffersonCounty_Martin(M.J.)BannonHouse_2.tif
3. Facing East	porte cochere	KY_JeffersonCounty_Martin(M.J.)BannonHouse_3.tif
4. Facing Northeast	South exterior	KY_JeffersonCounty_Martin(M.J.)BannonHouse_4.tif
5. Facing West	East façade	KY_JeffersonCounty_Martin(M.J.)BannonHouse_5.tif
6. Facing Southeast	bracket detail	KY_JeffersonCounty_Martin(M.J.)BannonHouse_6.tif
7. Facing West	chimney detail	KY_JeffersonCounty_Martin(M.J.)BannonHouse_7.tif
8. Facing North	main façade	KY_JeffersonCounty_Martin(M.J.)BannonHouse_8.tif
9. Facing Northwest	interior entry foyer	KY_JeffersonCounty_Martin(M.J.)BannonHouse_0.tif
10. Facing East	fireplace in Living Room	KY_JeffersonCounty_Martin(M.J.)BannonHouse_10.tif



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MSA, 1:1



**NATIONAL REGISTER OF
HISTORIC PLACES -
MARTIN J. BANNON HOME**

OWNER/DEVELOPER
DOMINION HOMES OF KENTUCKY
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KY 40223
(502) 226-4663



Mindel, Scott & Associates, Inc.
Planning - Engineering - Surveying - Landscape Architecture
Interior Consulting - Property Management
4515 Ridge Road, Suite 200, Louisville, KY 40223
Phone: (502) 491-1200 Fax: (502) 491-1201 Email: msa@msa-inc.com

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06001196

Date of Listing: December 29, 2006

Property Name: Martin Jeff (M.J.) Bannon House

County: Jefferson

State: Kentucky

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Daniel J. Vixen
Signature of the Keeper

December 29, 2006
Date of Action

Amended Items in Nomination:

Section 10. Geographical Data

The boundary description is hereby changed to read as follows: The boundaries of the property are shown on the site map included in the nomination. The property is part of a 0.61-acre parcel identified by the Jefferson County Property Valuation Assessor as number 061901180000.

[This change was made in consultation with and approved by the National Register staff of the Kentucky State Historic Preservation Office.]

The Kentucky State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Bannon, Martin Jeff (M.J), House

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Jefferson

DATE RECEIVED: 11/25/06 DATE OF PENDING LIST: 12/11/06
DATE OF 16TH DAY: 12/26/06 DATE OF 45TH DAY: 01/08/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001196

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT___DATE

ABSTRACT/SUMMARY COMMENTS:

The Martin Jeff (M.J.) Bannon House is locally significant under Criterion C as an example of Arts and Crafts-style residential architecture. Built in 1911, the house exhibits many of the hallmarks of the Arts and Crafts aesthetic, including wide overhanging eaves, decorative brackets, battered porch columns, a tile roof, terra cotta accents, and contrasting brick detailing. In a manner unusual for Jefferson County, the house was erected in a rural setting, but suburban development has transformed its surroundings in the decades since. The property retains integrity from its period of significance and reflects the architectural history of Jefferson County.

RECOM./CRITERIA Accept C
REVIEWER Daniel Vivian DISCIPLINE Historian
TELEPHONE (202) 354-2252 DATE 12/29/06

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 National Park Service.

















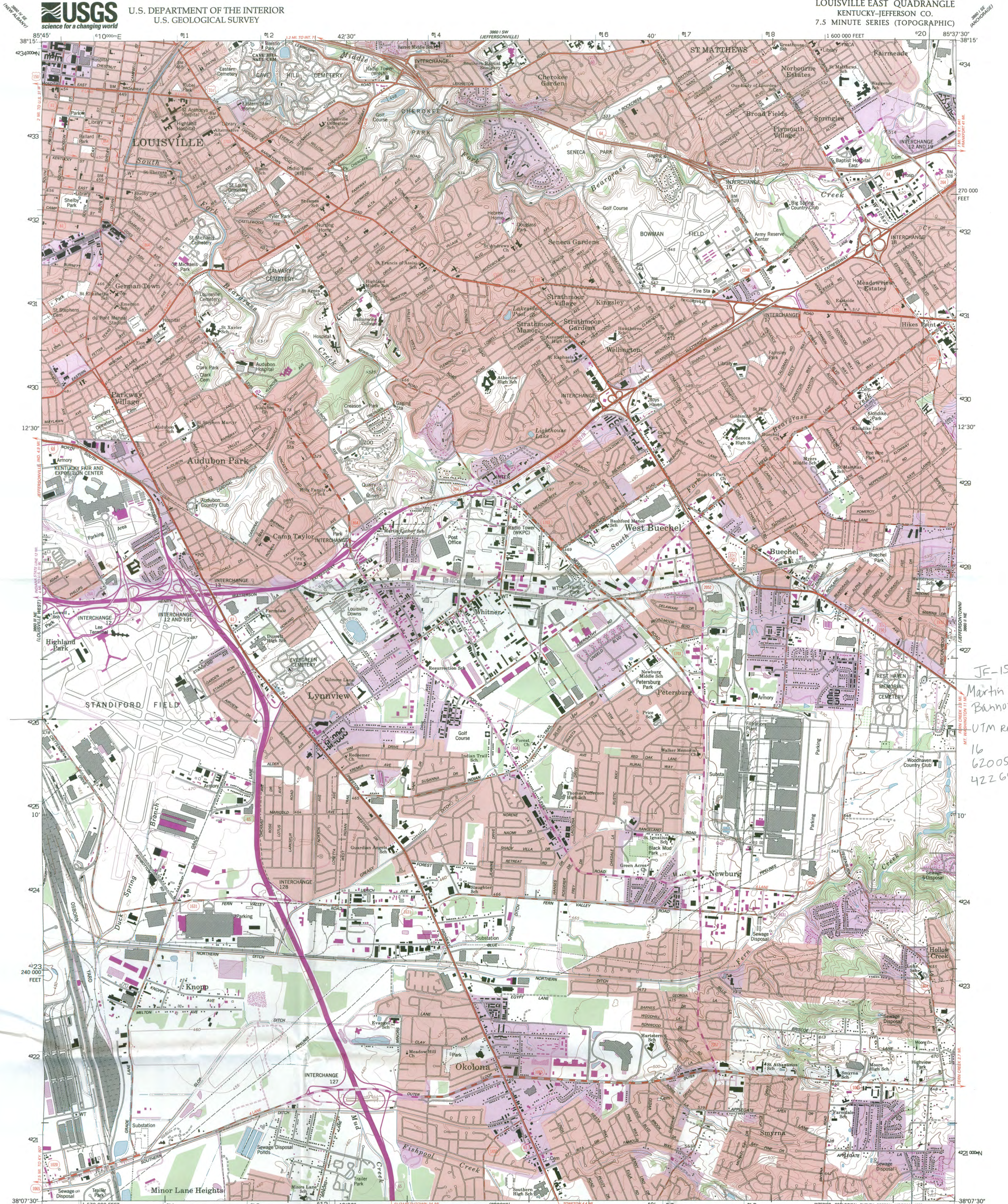




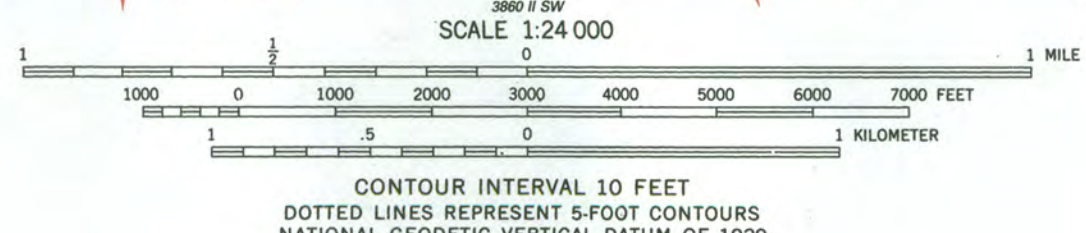
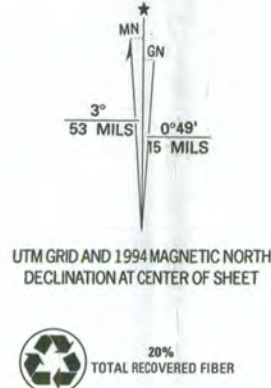


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

LOUISVILLE EAST QUADRANGLE
KENTUCKY-JEFFERSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



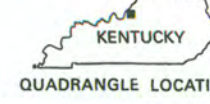
Maped by the Army Map Service and the Geological Survey
Revised by the United States Geological Survey
Control by USGS, NOS/NOAA, USCE, and the City of Louisville
Topography by photogrammetric methods from aerial photographs
taken 1947. Field checked 1950. Revised from aerial photographs
taken 1978. Field checked 1979. Map edited 1982
North American Datum of 1927 (NAD 27). Projection and
10 000-foot ticks: Kentucky coordinate system, north zone
(Lambert conformal conic)
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
Red tint indicates areas in which only landmark buildings are shown



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

Revisions shown in purple compiled in cooperation with
State of Kentucky agencies from aerial photographs
taken 1991 and other sources. This information not
field checked. Map edited 1994
Information shown in purple may not meet USGS content
standards and may conflict with previously mapped contours
Purple tint indicates extension of urban areas

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

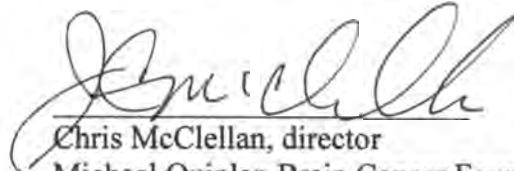


LOUISVILLE EAST, KY.
38085-B6-TF-024
1982
REVISED 1994
DMA 3860 II NW-SERIES V853

JF-157
Martin Jeff (MS)
Bannon House
UTM Reference
16
620052E
4226580N



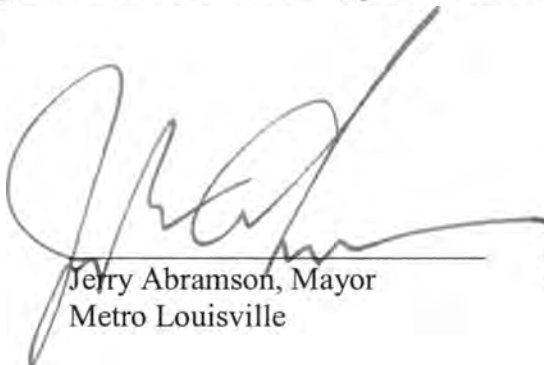
I, Chris McClellan, represent the ownership of the property proposed for National Register listing under the name Martin Jeff (M.J.) Bannon House, in Jefferson County, Kentucky. I waive the owner's rights to receive 30 days notice prior to the consideration of the nomination form at the September 28, 2006 meeting of the State Historic Preservation Review Board, as required by federal regulations 36 CFR 60.6.

 9-26-06
Chris McClellan, director Date
Michael Quinlan Brain Cancer Foundation (owner)

Notary seal


My commission expires 10-18-2008

I, Jerry Abramson, the chief elected local official of Metro Louisville, waive the local official's rights to receive 30 days notification prior to the consideration of this nomination form—Martin Jeff (M.J.) Bannon House, in Jefferson County, Kentucky—at the September 28, 2006 meeting of the State Historic Preservation Review Board. Federal regulations at 36 CFR 60.6 require at least 30-day notification prior to the Board meeting.



Jerry Abramson, Mayor
Metro Louisville

9-27-06
Date

Notary seal



LOUISVILLE, KENTUCKY
OFFICE OF THE MAYOR



JERRY E. ABRAMSON
MAYOR

September 27, 2006

David L. Morgan, Executive Director
Kentucky Heritage Council
300 Washington Street
Frankfort, Kentucky 40601

Dear Mr. Morgan:

I am pleased to have this opportunity to support the nomination of the Martin Jeff Bannon House to the National Register of Historic Places. Our continuing partnership to recognize and preserve Louisville Metro's historic places is important and greatly appreciated.

The Louisville Metro Historic Landmarks and Preservation Districts Commission recommended approval of this nomination on September 21, 2006. Please find enclosed a *Certified Local Government Review of National Register Nomination Report* indicating that recommendation as well as my recommendation that this nomination be approved. Also enclosed is a notarized notification waiver form.

The Martin Jeff Bannon House Nomination recognizes the historic and architectural significance of a special structure and helps a non-profit community organization realize a fundraising goal. I am pleased to support this National Register nomination.

Sincerely,

Jerry E. Abramson
Mayor

Enclosures



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
Secretary

November 7, 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 8 Kentucky properties approved at the 9/28/06 Review Board meeting:

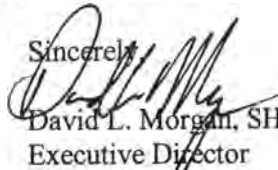
Trimble House, Ballard County, KY
West Millersburg Rural Historic District, Bourbon County, KY
Hood-Tucker House, Clark County, KY
Whitesell, Jesse, Farm (Name Change, Boundary Enlargement), Fulton County, KY
and Obion County, TN
Lyles, Pete, House, Graves County, KY
Bannon, Martin Jeff (M.J.), House, Jefferson County, KY
Campbellsville High School, Stadium, & Athletic Field, Taylor County, KY
Smiths Grove Historic District (Boundary Increase), Warren County, KY

Please note the Jesse Whitesell Farm is a property in both Kentucky and Tennessee. The documentation includes a 2-page comment from the Tennessee SHPO on the property's eligibility.

Enclosed is documentation on two other properties. The first requests a change in the status of two buildings within a listed property, the **Thomson Neighborhood District**, Clark County, Kentucky (91001925). Those two buildings, currently considered a single non-contributing building, are proposed to be reassigned to the status of two contributing buildings. Second is additional documentation to clarify questions raised by Dan Vivian on the recently submitted form, the **Wildcat Mountain Battlefield (Boundary Increase)**, Laurel County, Kentucky.

We appreciate your assistance with these actions.

Sincerely,


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



"Jett, Richard"
<Richard.Jett@louisville
ky.gov>

11/28/2006 10:39 AM
EST

To: "Perry, Marty \ (Heritage Council\)" <Marty.Perry@ky.gov>,
<jcmcclellan@msn.com>
cc: "Kennedy, Rachel \ (Heritage Council\)" <Rachel.Kennedy@ky.gov>,
"Donna Neary \ (E-mail\)" <willow435@bellsouth.net>, "Dan Vivian
\ (E-mail\)" <Dan_Vivian@nps.gov>
Subject: RE: Accelerated NR Review for Martin Bannon House, Jefferson
County

Marty (and Dan): Louisville Metro supports the process as outlined. Thanks for facilitating the expedited review.

Richard

From: Perry, Marty (Heritage Council) [mailto:Marty.Perry@ky.gov]
Sent: Tuesday, November 28, 2006 10:34 AM
To: Jett, Richard; jcmcclellan@msn.com
Cc: Kennedy, Rachel (Heritage Council); Donna Neary (E-mail); Dan Vivian (E-mail)
Subject: Accelerated NR Review for Martin Bannon House, Jefferson County

Chris/Richard:

I just got off the phone with Dan Vivian, discussing ways to accomplish the listing of the Bannon House by December 31. He recommended this sequence as the most viable among the different options under exploration:

- The property enters the Federal Register posting process today. He will request a shortened period of Federal Register posting based on my promise to send an SHPO request for a shortened posting period.
- He estimates the posting in the Federal Register will officially begin on December 5.
- The property should be finished with the Federal Register posting process no later than December 15.
- The first day that his office can consider the property for listing should be December 18. That leaves him with 2 working weeks to get the nomination its review and signature of listing. His current plan is to be in the office during some or all of that second week, December 26-29.

What is necessary to accomplish this sequence?

- I will compose the letter for David Morgan's signature ASAP, requesting this accelerated Federal Register posting and expedited staff consideration. If any signed waivers are to accompany this SHPO request, then those waivers must be sent along with the request. Those waivers would come from either the owner or the chief elected local official, or both.
- He suggested that the notarized letter from the owner is more desirable to add to the file to support the SHPO's request. Chris, can you sign and fax back to me the waiver which is attached below? Please follow-up by sending to me the original via US mail.

- He said that a similar letter from the Mayor is also desirable, but less needed than the waiver from the owner. Richard, unless you reply otherwise, I'll assume you'll prefer not to go to the Mayor to get a waiver in this case.

- I will fax the request letter and the waiver from the owner to him as soon as they are available, and then send them to Dan via US mail.

<<National Register waiver, Federal Register, owner.doc>>

Questions, anyone? Chris, thanks for following up quickly.

Marty Perry

National Register Coordinator

Kentucky Heritage Council

mail: 300 Washington Street, Frankfort KY 40601

phone: 502-564-7005 ext. 132 (fax: 502-564-5820)

e-mail: marty.perry@ky.gov

website: www.heritage.ky.gov



**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
Secretary

November 28, 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:

We request two actions on the recently submitted nomination for the **Martin Jeff (M.J.) Bannon House**, in Jefferson County, Kentucky: a shortened notice period in the *Federal Register* and expedited review by your staff. We request this on behalf of the owner, who is hoping to take advantage of the Kentucky Historic Preservation Tax Credit.

The property must be listed in the National Register on or before December 31, 2006 for the owner to take this credit. The owner's rehabilitation of this important property has gone beyond the rehab standard required by the local planning authority. Their work stands as a model of good stewardship for an architecturally significant property. My office has taken steps to facilitate this listing and we invite you to join us in acknowledging the accomplishment of this project.

Within this mailing is a waiver from the owner indicating their support for the expedited review.

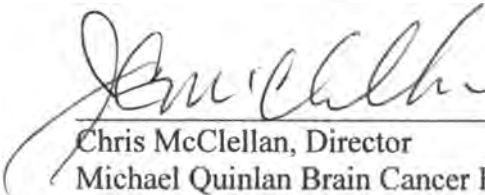
We appreciate your assistance with this listing.

Sincerely,

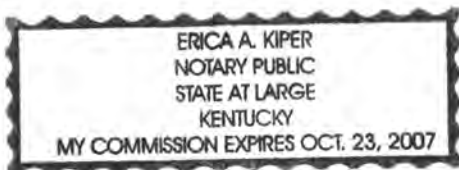
David L. Morgan, SHPO and
Executive Director
Kentucky Heritage Council



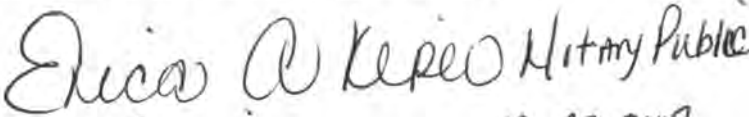
I, Chris McClellan, represent the ownership of the Martin Jeff (M.J.) Bannon House, a property in Jefferson County, Kentucky. I understand that the Kentucky State Historic Preservation Officer has nominated the Martin Jeff (M.J.) Bannon House to the National Register of Historic Places in accordance with the provisions of 36 CFR 60. I support the listing of the property in the National Register. Furthermore, in order to expedite the review of the nomination by the Keeper of the National Register, I endorse the State Historic Preservation Officer's request to shorten the standard 15-day commenting period as per the provisions of Section 60.13 of the National Register regulations.


Chris McClellan, Director
Michael Quinlan Brain Cancer Foundation (owner)

11-28-06
Date



Notary seal


My Commission Expires 10-23-2007

RECEIVED

NOV 20 2006

KY HERITAGE
COUNCIL