

1309

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mayhugh, John Clifton and Ann Catherine, House
other names/site number Hartman House, BE-855

2. Location

street & number 133 North Main Street n/a not for publication
city or town Walton n/a vicinity
state Kentucky code KY county Boone 015 zip code 41094

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 considered significant nationally statewide locally. (See continuation sheet for additional comments.)

David L. Morgan 10-6-05
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. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Edman H. Beall _____
Signature of Keeper Date of Action
Edman H. Beall 11.25.05

5. Classification

Ownership of Property

(Check as many boxes as apply)

- x private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- x building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	3	structures
0	3	objects
1	6	Total

Name of related multiple property listing

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

Historic and Architectural Resources of the County of Boone,
Kentucky, 1789-1950.

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

domestic: single dwelling

Current Functions

(Enter categories from instructions)

domestic: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century American Movements:
Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation	concrete
roof	asphalt
walls	brick
other	brick, stone, concrete

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- 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

(Enter categories from instructions)

Architecture

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Nicholson, George (builder)

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 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

- x State Historic Preservation Office
Other State agency
Federal agency
Local government
University

Name of repository: Kentucky Heritage Council

10. Geographical Data

Acreage of Property six-tenths of an acre

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	Walton Quad
1	16	707060	4305070	3			
2				4			

See continuation sheet.

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 Margaret Warminski, Historic Preservation Consultant

organization Boone County Historic Preservation Review Board Date June 5, 2005

street & number 340 East Second Street telephone 859-581-2883

city or town Newport state KY zip code 41071-1702

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Thomas and Lynne Lubrecht

street & number 133 North Main Street telephone 859-485-4991

city or town Walton state KY zip code 41094

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Mayhugh, John Clifton and Ann Catherine, House
Walton, Boone County, Kentucky

7. Statement of Description

Summary. The John Clifton and Ann Catherine Mayhugh House (BE-855) is a brick bungalow built in 1929. It is a one-and-a-half-story dwelling with concrete foundation, brick-veneered walls, and a low, gabled roof covered in asphalt shingles. The façade, which faces east, is covered by an attached, brick porch with stout posts and broad, clipped gable. The house features double-hung sash windows with multi-light upper panes over single lights, and an arched doorway with beveled-glass panels. The house is located on the west side of North Main Street in Walton, Kentucky, at the southwest corner of Bedinger Avenue. The surrounding neighborhood, developed for the most part in the early 20th century, is primarily residential, with pockets of commercial buildings. The John Clifton and Ann Catherine Mayhugh House lot includes six noncontributing support resources: three cisterns, two small, prefab sheds and an in-ground swimming pool. The house has seen only minor alterations since its construction. It is in very good condition.

Setting. The John Clifton and Ann Catherine Mayhugh House is located at 133 North Main Street (U.S. 25, the Dixie Highway) in Walton, at the southwest corner of Bedinger Avenue. It anchors the north end of a block of residences developed in the late-19th and early-20th centuries, including a large Queen Anne residence and several bungalows. To the north, across Bedinger Avenue, is a mid-19th century center-passage residence on a large lot. Opposite, on the east side of North Main Street, is a row of small businesses housed in nondescript one-story structures of the late-20th century.

The Mayhugh House occupies an approximately L-shaped lot, comprising six-tenths of an acre. It faces a trimmed lawn planted with flowering and evergreen shrubs and trees. Plantings include a tall pine tree planted in the 1930s, large magnolia trees dating from the 1950s, and a dense, almost sculptural taxus hedge. Directly behind the house is a short concrete driveway. On the west side of the drive is an in-ground swimming pool installed in 1982, surrounded by a wood plank fence with iron gate. Large viburnum bushes are planted around the pool, screening it from view. There are three octagonal concrete cisterns on the property: two in the back yard and a third near the pool, which was used for draining pool water for reuse. At the south end of the property are two small, prefab garden sheds.

According to deed records, the land on which the Mayhugh House sits was originally part of the

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Mayhugh, John Clifton and Ann Catherine, House
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large real estate holdings of the Bedinger family, for whom Bedinger Avenue is named. In 1918, a tract of land along the west side of North Main Street, south of Maple Street (now Bedinger Avenue) was platted as the Fairview Addition to Walton, Kentucky. Block "A," which includes the Mayhugh House, consisted of 27 lots, most of which were uniformly 25 feet wide and 150 feet deep. Six lots were bought by J. Clifton Mayhugh and his wife, Ann Catherine Mayhugh. Lots 1, 2, 19 and 20 were purchased by John Clifton Mayhugh in 1925, ostensibly for \$1.00. Lots 3 and 4 were purchased by Ann Catherine Mayhugh in 1931. The house, occupying lots 1 and 2, was built for the Mayhughs in 1929.

As purchased in 1929 to 1931, the Mayhugh House originally included two acres of land, a far larger parcel than any of the other properties in the Fairview Subdivision. The comparatively large lot reflected the owners' relative affluence, which was also reflected in the house's large scale and high-quality materials. The owners might also have sought to capitalize on the development boom in Walton by aggregating lots to sell later at a profit.

Exterior. One of the most visually interesting bungalows in Boone County, the John Clifton and Ann Catherine Mayhugh House features three distinct roof forms: a side gable over the main block; a low-slung hip, with overhanging eaves, over the rear section; and a low, broad, clipped gable, faced with false half-timbered stucco, over the porch. The house stands one-and-a-half stories high, three bays wide and two bays deep. The walls are light-brown brick veneer laid in running bond. An almost-full-width porch extends across the facade; it features brick haunches with concrete copings, a concrete floor, an openwork brick balustrade, and stout square brick posts. The haunches are curved and the copings twisted: a bricklayer's tour-de-force. Windows, found singly and in pairs, contain 12/1, 10/1 and 6/1 panes. Square-paned casement windows are used in the attic story. The main entrance is centered on the facade. It features an arched door with beveled glass panels. A similar door can be found at the secondary entrance in the north elevation. The rear entrance features a three-panel door, also with a panel of beveled glass.

Interior. The house includes approximately 3,300 square feet of living space, including the basement. It is built with two wythes of brick over hollow-core tile block. Three steel I-beams span the width of the house. The house retains its original plaster walls and ceilings and heart-pine floors. It features simple, mitered-corner woodwork and raised-panel doors, some of which retain milk-glass knobs. The original cast-iron radiators remain in place throughout.

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The house contains six primary rooms: a living room, dining room, kitchen, and three bedrooms, along with one-and-a-half baths. Focal point of the living room is a fireplace with mottled-finish green and gold Arts and Crafts tiles and Tudor-arched firebox. It is embellished with Art Nouveau floral accent tiles. The fireplace once contained electrified firelogs. Above it hangs a frameless mirror that dates from the 1940s. The floor is covered with a "wood rug" of narrow, tongue-and-groove oak flooring in a mortised pattern. As built, a door opened into the master bedroom from the north wall; it was closed off at an unknown date.

The dining room features a double-action door with brass push-plate and handle. The center section of the floor, designed to be covered with a carpet, is heart-pine, with a border of tongue-and-groove oak around the edges. The north end of the room was closed off at an unknown date to create a hallway, but the wood flooring pattern indicates the room's original dimensions. The hallway features beaded wood wainscoting.

An archway leads from the dining room into the kitchen at the rear. It has recently been sympathetically renovated with new, glass-fronted wood cabinets. A recessed niche now houses the refrigerator. The house originally had a pantry, which was later made into a wet bar; it now houses a half-bath. An archway, like that in the dining room, opens into the original breakfast room, at the rear of the house. Now used as a small office, it features salvaged wood cabinets.

Between the dining room and kitchen is a transverse hallway featuring an ornate telephone niche with unique Moorish arch. Along the north side of the house are three bedrooms. The finished attic houses a fourth bedroom. The full basement includes an incinerator with patent dates of 1914 and 1918. It also has a platform for an AC Delco generator that is no longer in place.

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8. Statement of Significance

Summary. The John Clifton and Ann Catherine Mayhugh House (BE-855) meets Criterion C and is significant in the Area of Architecture. The house meets the registration requirements for Property Type I N, "Bungalow" as outlined in the National Register Multiple Properties Documentation Form, "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950" (NR, 2000). The Mayhugh House has been evaluated in the context of "Bungalows in Boone County, c. 1915-1940." It is a significant example of the bungalow, the county's most popular house type of the early-20th century. It is notable for its low profile and complex roofscape, which give it a distinctive silhouette. The house was constructed using high-quality building materials and technologically innovative features, many of which came from the original owner's lumber business. These included steel I-beams, heart-pine floors, an incinerator and three cisterns. It was constructed by George Nicholson, Boone County's master builder of the early-to-mid-20th century, who constructed a large number of schools, churches, bridges, residences and commercial buildings in Boone and Kenton counties. The house is very well preserved, retaining all of its windows, doors and original masonry treatments as well as numerous interior features. In addition to the house, the nominated area includes three concrete cisterns, an in-ground swimming pool and two modern prefab sheds, all of which are noncontributing. The house's period of significance is 1929, the year of its construction.

Bungalows in Boone County, c. 1915-1940

From c. 1915 to 1940, hundreds of bungalows were built across Boone County. In "cornfield" developments on the edges of towns, on progressive farms, on vacant lots in river towns, and on the five-acre "farmettes" of rural commuters, Boone County builders constructed these sturdy dwellings to meet the demand for up-to-date, comfortable, efficient new homes.

The vast majority of the bungalows built in the county were simple, boxlike dwellings, one- or one-and-a-half stories in height, with gently pitched, front- or side-gabled or hipped roofs. The most common manifestation is a side-gabled dwelling, one-and-a-half stories high, with dominant roof dormer and engaged porch. This familiar bungalow type is sometimes called the "dormer front bungalow." While they shared a basic form, Boone County bungalows of this type

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were individualized by dormer type (gabled, shed or hip; single or paired), porch type and placement (full- or half-width, engaged or attached, open or enclosed), and materials (frame, brick, stucco or concrete block, alone or in combination).

Walton, which was the largest town in Boone County during the early 20th century, is a showplace for house styles of the 1900s to 1930s. On South Main Street are three typical examples of the dormer-front bungalows built in Boone County during the 1910s, 1920s and 1930s. The houses at 106 (BE-930), 108 (BE-931) and 116 South Main (BE-944) are frame dwellings with broad front porches and dominant gabled dormers. They have undergone cosmetic alterations such as residing or window replacement but retain their overall integrity of form. All are contributing elements of the South Main Street Historic District, which was listed in the National Register in 2005.

Two well-preserved houses located side by side on Walton's North Main Street exemplify the dormer-front bungalow type with a higher level of detail. The C. Scott Chambers House and Funeral Parlor (BE-861; National Register, 2000) is a stucco-clad residence whose roof sweeps forward and overhangs a recessed front porch, supported by four brick pillars. The roof surface is punctuated by a gabled dormer with triple window. The John Clifton Mayhugh House (BE-369; National Register, 1989) is a stucco-clad dwelling with dominant front dormer, built in 1926. John Clifton Mayhugh and his wife resided here for three years before moving to their larger and more imposing new residence at 133 North Main.

A few more adventurous bungalows of the 1920s and 1930s, such as the John Clifton and Ann Catherine Mayhugh House, "broke the box" with more imaginative plans and roof forms. Most are associated with George Nicholson. Similar in design to the Mayhugh House, albeit smaller in scale and somewhat simpler in execution, is the Nicholas Blau House (BE-881) in Walton. Built by Nicholson in 1929, it exhibits a pyramidal roof, rambling plan, and arcaded brick porch. The Blau House is also being nominated to the National Register under Criterion C as a significant example of the bungalow in Boone County.

Three additional examples, smaller and plainer than the Blau and Mayhugh residences, were surveyed in Walton and Florence. All feature low-pitched, hipped roofs with no dormers. The Charles Carlisle House (BE-941) in Walton is a compact brick bungalow with a spreading roof that extends over the half-width, entry porch. It was built by George Nicholson in the late 1920s

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or early 1930s. The Carlisle House, which retains its integrity of design and materials, is a contributing element of the South Main Street Historic District. Near-twin houses on Shelby Street (BE-976 and -978) in Florence, built around the same time as the Carlisle House, are a pair of modest dwellings of compact plan with broad-arched attached porches. Their builder is unknown. Surveyed in 1994, the Shelby Street houses were judged to lack sufficient distinction for individual National Register listing.

Many Boone County bungalows include elements of the Craftsman style in the form of exposed rafter tails, vertical window muntins, and battered porch posts. The Craftsman influence is best illustrated by two National Register-listed properties, both listed in 1989. The Chandler House (BE-371) in Walton is noteworthy for its unusual asymmetrical composition. The façade pairs a trabeated main entrance with a large, large four-part window, and a projecting, gabled porch with a dominant roof dormer. The Clinton Blankenbeker House (BE-368) in Florence features a gabled projecting wing with screened porch and open brick terrace. A gently pitched side-gabled roof of Mission tile covers the structure. The brick garage matches the house in materials and was built at the same time.

Bungalows may also include muted references to the Colonial Revival, in the form of Tuscan porch posts and trabeated entances with flanking sidelights, or even the Tudor Revival, in the form of arched doors, and stuccoed, half-timbered gables. Often these references were combined, reflecting the cross-fertilization of these popular styles in suburban domestic architecture. The John Clifton and Ann Catherine Mayhugh House clearly illustrates this trend. While its low-slung form, clipped gable, wide eaves and sturdy porches clearly hearken to the Craftsman aesthetic, its multi-paned windows and false half-timbering clearly represent a borrowing from other house fashions.

Historical Development. As mentioned previously, this house was built for John Clifton Mayhugh and his wife, Ann. They moved here in 1929 from 113 North Main Street (BE-369), which was built for them three years earlier. The couple had two children, a boy and a girl. Mayhugh owned one of the first automobiles in Walton and used to take his family for Sunday drives along the Dixie Highway, one of the first paved roads in the county.

John Clifton Mayhugh (1893-?) was the proprietor of a building materials business that appears to have been founded by his family in the late-19th or early-20th centuries. The business included

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lumberyards and planing mills in Walton and in nearby Nicholson in Kenton County. The 1927 Sanborn Fire Insurance Map of Walton indicates that Mayhugh's Walton yard was located conveniently across the street from his house, which may have partly explained his choice of site.

In 1942 the Mayhughs sold the house to John W. and Eloise Hartman. John W. Hartman (1911-?) was the proprietor of a home heating oil distributorship in Kenton County. The couple owned the first television set in Walton, and in the 1950s neighbors used to crowd into the living room to watch TV shows. The Hartmans also raised hunting dogs and kept them in a kennel on the property.

The house remained in the Hartman family for six decades. From 1998 to 2001 it was sporadically occupied and began to deteriorate. The present owners purchased the house from the Hartman descendants in 2001.

Integrity. The John Clifton and Ann Catherine Mayhugh House has been very well preserved, retaining character-defining features as well as a wealth of decorative detailing. The house is virtually unaltered on the exterior, apart from the replacement of the original tile roof with asphalt shingles at an unknown date. While this minor change has reduced the house's visual richness, it has not significantly diminished its integrity. The house's front and rear porches, double-hung wood windows and arched doors remain intact. It also retains numerous interior features including millwork, flooring, doors, hardware, rough plaster walls, and an art tile fireplace. It is in very good condition. Although the house's lot has diminished over time, it retains enough land to provide a suitable setting. Therefore the house retains a high degree of integrity under all its aspects.

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9. Sources or Repository

Boone County deed and plat books. Boone County Clerk's Office, Burlington.

Boone County Historic Preservation Review Board. *Historic Structures of Boone County, Kentucky*. Burlington, Kentucky: Boone County Fiscal Court, 2002.

Kentucky Historic Resources Inventory Forms for Boone County. Kentucky Heritage Council, Frankfort.

Lubrecht, Thomas, owner. Personal communication to Margaret Warminski, January 15, 2005.

Taylor, David. "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950." National Register multiple properties nomination, 1999. Kentucky Heritage Council, Frankfort.

Sanborn Map Company. "Walton, Kentucky," fire insurance maps. New York: Sanborn Map Company, 1921, 1927.

United States Federal population census for Boone County, 1920, 1930. Microfilm, Kenton County Public Library, Covington.

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Mayhugh, John Clifton and Ann Catherine, House
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10. Geographic Data

Boundary description. The John Clifton and Ann Catherine Mayhugh House is located within the corporate limits of Walton, Kentucky. It comprises Lots 1, 2, 3, 4, 19 and 20 of the Fairview Addition. The property proposed for listing is designated 078.09-10-001.00 by the Boone County Property Valuation Assessor. Please refer to map with boundary line drawn.

Boundary justification. This boundary includes all the land presently associated with the John Clifton Mayhugh House. It includes sufficient land to provide a proper setting for the house while excluding surrounding property now under different ownership or not historically associated with the house.

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Additional Documentation

Photograph Key

Name of property: John Clifton and Ann Catherine Mayhugh House (same for all photographs)

Location: 133 North Main Street, Walton, Boone County, Kentucky (same for all photographs)

Photographer: Margaret Warminski (same for all photographs)

Date taken: January 2005 (same for all photographs)

Location of negatives: Boone County Planning Commission, Burlington, Kentucky (same for all photographs)

View: Main (east) façade, looking west from North Main Street.

Photo 1

View: Main façade and south elevation, looking northwest.

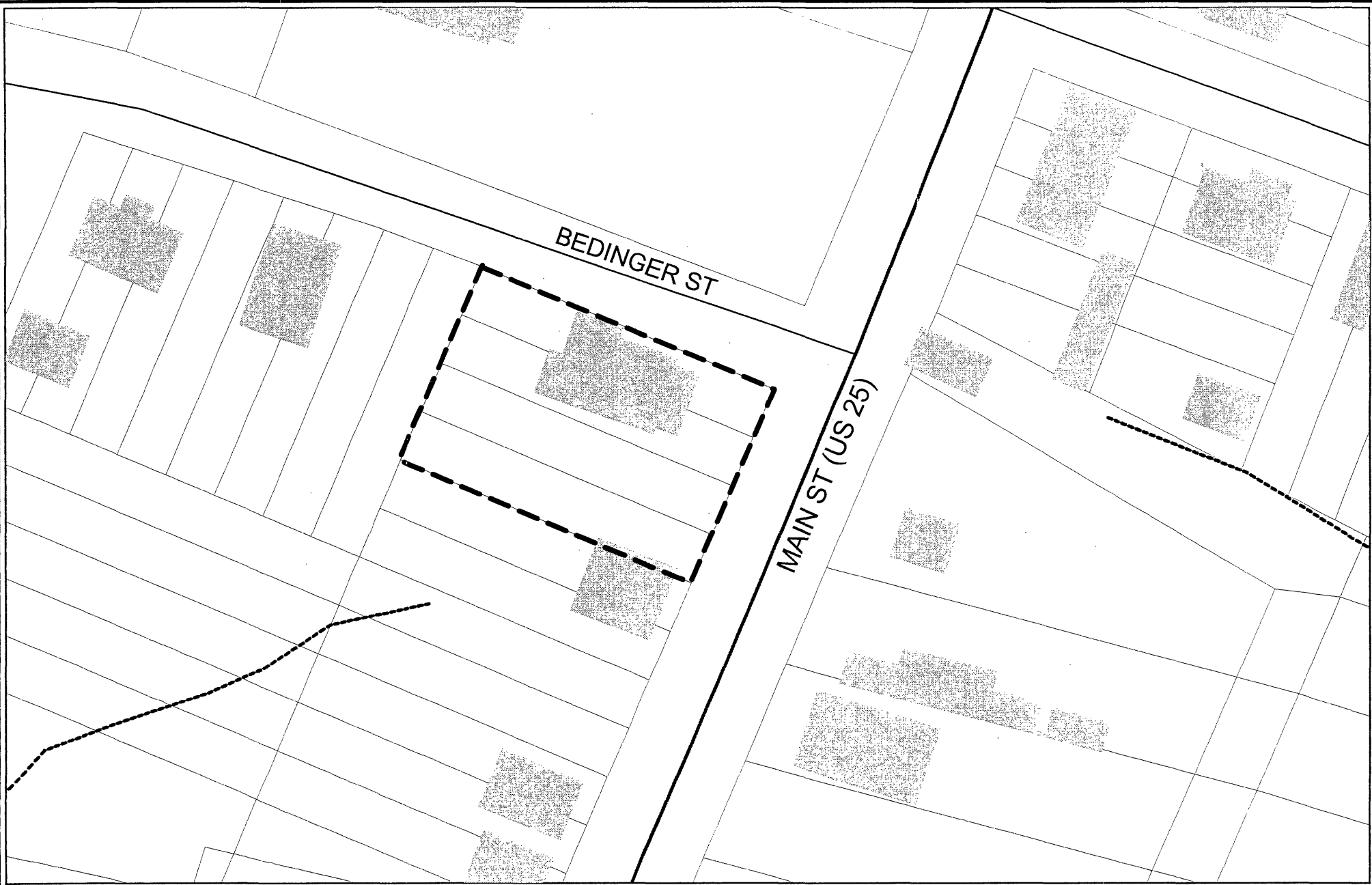
Photo 2

View: Rear (west) elevation, looking southeast.

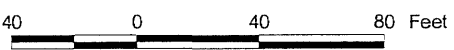
Photo 3

View: View of living room, with art tile mantelpiece. Looking south.

Photo 4



John Clifton and Ann Catherine Mayhugh House (Be-855)
133 N. Main St., Walton, Boone County, KY
Parcel 078.09-10-001.00



Produced by the
Boone County Planning Commission
March 2, 2005

