

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1171
JUL 27 1989
NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kruempelman Farmhouse
other names/site number KEFM 103

2. Location

street & number 24 Ridge Road not for publication n/a
city, town Fort Mitchell vicinity n/a
state Kentucky code KY county Kenton code KY 117 zip code 41011

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
Historic Resources of Fort Mitchell, KY
Number of contributing resources previously listed in the National Register 0

4. 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. See continuation sheet.
Signature of certifying official David L. Morgan Date 7-19-89
State Historic Preservation Officer, Kentucky Heritage Council
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. 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:) _____
Patrick Andrews 9/8/89
Signature of the Keeper Date of Action

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 Victorian:
other: Victorian vernacular

Materials (enter categories from instructions)

foundation stone
walls brick

roof composition shingle
other stone, wood

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G n/a

Areas of Significance (enter categories from instructions)
architecture

Period of Significance
c. 1890

Significant Dates
c. 1890

Cultural Affiliation
n/a

Significant Person
n/a

Architect/Builder
unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS): n/a
 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:
Kentucky Heritage Council, Frankfort

10. Geographical Data

Acreage of property approx. 1 acre

UTM References

A

1	6
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7	1	2	1	2	0
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4	3	2	5	6	6	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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Covington Quad

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Margaret Warminski, Preservation Consultant
organization Northern Kentucky Area Development District date May 1989
street & number 7505 Sussex Drive telephone (606)283-1885, (606) 581-2883
city or town Florence state Kentucky zip code 41042

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National Register of Historic Places Continuation Sheet

Fort Mitchell, Kenton Co., KY M.P.S. Kruempelman Farmhouse

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Section 7. Description.

The Kruempelman Farmhouse, constructed in 1890, is a well-preserved brick dwelling of the I-house type. It is part of a twenty-six acre truck farm whose topography is characterized by gently rolling cropland devoted to vegetable and bedding plants. The house and its surrounding acreage are located within the corporate limits of Fort Mitchell, a suburban community of northern Kenton County, Kentucky, whose built environment is described in greater detail in the context statement. Because of its location adjacent to the Dixie Highway (U.S. 25 and 42), the area's major thoroughfare, the farmhouse enjoys great visual prominence. To the west of the farmhouse, across Ridge Road, is the proposed Old Fort Mitchell Historic District. Included in the nominated area is the house and its surrounding yard, which includes approximately one acre and is surrounded by a paved driveway that is roughly semi-circular in shape.

The farmhouse is located at the far western edge of the Kruempelman property. To the north of the house, just outside the paved driveway, stand two modern one-story cinderblock storage buildings and one historic outbuilding, a small brick meathouse. A modern house trailer is located at the far north end of the property, near St. John's Cemetery. No other outbuildings are present.

The Kruempelman Farmhouse is a center-passage dwelling whose single-pile main block stands two and a half stories high and exhibits a symmetrical five-bay facade. The house is built of soft, unpainted reddish-orange brick laid in common bond. It has a steeply-pitched, side-gabled roof clad in asphalt shingles. Two interior brick chimneys, topped by several courses of corbeling, stand in the gable ends. The east end wall is "blind." Behind the north wall of the main block stands an original two-story flounder ell with an interior chimney adjacent to the north wall, and a doorway in the east elevation. Adjoining the north wall of the flounder ell is a one-story shed-roofed lean-to, also original. A larger one-story frame lean-to, which may have been a later addition, adjoins the east wall of the rear block. Its east elevation incorporates a doorway, in which a modern door has been installed, and a window. The lean-to has been covered in aluminum siding and features an oversized canopy porch of recent vintage along its east elevation.

Windows are double-hung sash, with 2/2 lights employed in the facade windows and 1/1 sash in those of the rear and side elevations. Smooth sandstone lintels surmount the windows; those of the facade have a projecting ledge in the Greek Revival style, while those of the other elevations are plain and flush with the plane of the wall. Original exterior blinds are still in place.

Although the house was constructed in the late nineteenth century, it includes some features characteristic of dwellings of the Civil War era. An Italianate cornice of pressed metal, with gable-end returns and rectangular frieze windows, extends across the

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facade. The front doorway features a tripartite rectangular transom and flanking sidelights in the mid-century mode, and is of the type found on both Greek Revival and Italianate dwellings in the area. The original carved Eastlake-style door, with rectangular glass panel and sunburst motives, is still in place. Although the house's basic plan and some of its details resemble those of an earlier dwelling, it is not known whether it was designed to resemble the house it replaced.

Alterations to the farmhouse have been minimal. The one-story east lean-to, which may not have been original, was re-sided at an unknown date, and a metal canopy added. But because of its position behind the house's main blocks, the alterations to the lean-to do not seriously affect the integrity of the house as a whole. The front porch (which may also have been an addition) was remodelled with 1960's-vintage wrought-iron columns and a poured-concrete floor. But since the farmhouse as a whole is so well preserved, this minor and reversible treatment diminishes its integrity only slightly.

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Section 8. Significance.

The Kruemelman Farmhouse, constructed in 1890, is locally significant under Criterion C in the context of the architectural resources of Fort Mitchell as the area's finest surviving example of a rural vernacular dwelling. A brick single-pile, two-story dwelling of the I-house type with restrained Italianate detailing, it is characteristic of the area's rural dwellings. The Kruempelman Farmhouse has been well maintained and preserved, exhibits a high degree of site integrity, and has endured only minor, largely reversible alterations that do not measurably affect its integrity.

According to Henry Kruempelman, owner, the farm acreage was purchased by his family in 1830 and has remained in their hands since. It has been passed on from one generation to the next without exchange of money. Mr. Kruempelman believes the house was built in 1890 to replace an earlier one that was destroyed by fire. That house was located just to the east of the present dwelling. Mr. Kruempelman and his ten brothers and sisters were all born in the present farmhouse.

The Kruempelman property has been a truck farm, supplying fresh produce to Cincinnati market, since the last century. The previous farmhouse is depicted on Lake's 1883 Kenton County Atlas, with legend "G. Kruempelman." During the early twentieth century one acre of farmland was deeded by the family to the local streetcar company to be used for the Fort Mitchell car line right-of-way. When the streetcar line was abandoned, the land was returned to the family.

The Kruempelmans for many years have served as sextons of St. John's Catholic Cemetery, located on St. John's Road behind the farm. The farm's summer sales of fresh, home-grown produce and bedding plants have become a Fort Mitchell tradition.

Due to their location in a densely populated area adjacent to major transportation routes, both the farmhouse and surrounding acreage are threatened with possible redevelopment.

The Kruempelman Farmhouse is one of the few surviving rural vernacular dwellings in northern Kenton County. These farmhouses, which date from the mid-nineteenth through early twentieth centuries, were constructed when the area was still rural in character. Their surrounding acreage was cultivated for orchards or truck gardening or used for dairy farming. As suburban development began in the 1900's, and accelerated in later years, much of this farmland was gradually platted and sold as building lots. In some cases, the farmhouses were torn down. Others were demolished during the construction of Interstate 75 in the 1960's. Some farmhouses survived, however, albeit with diminished

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lots. With the exception of the Kruempelman Farmhouse, these houses' connection with their agricultural past has been diminished by the loss of farm outbuildings and/or acreage. Thus these residences survive as freestanding dwellings, notable primarily for their architectural significance.

The rural vernacular dwellings of northern Kenton County share a number of characteristics. All exhibit center-passage or, much less frequently, hall-parlor plans; side-gabled roofs, sometimes with centered facade gables; gable-end chimneys; and symmetrical three- or five-bay facades. The majority utilize frame construction. Although these houses as a group are functional rather than stylish in design, several exhibit restrained Italianate detailing including bracketed cornices and projecting window hoods.

Although houses of this type can be found in Fort Mitchell and in Lakeside Park, a comparatively small suburban community that adjoins Fort Mitchell on the south, the majority are located in Fort Wright (located just north of Fort Mitchell, along the Dixie Highway), perhaps because the former was not intensively developed until a much later date. One of Fort Wright's more noteworthy examples is the Kennedy-Gedge House (KEFM 142; c. 1875) on Rivard Avenue, an Italianate frame dwelling with three-bay facade, floor-to-ceiling first-story windows, centered gable, and bracketed cornice. Its integrity has been compromised by the addition of asbestos siding and of a one-story modern wing with adjoining concrete deck. The house at 410 Kyles Lane (KEFM 133; late nineteenth century) exhibits a three-bay facade and a polychrome slate roof with centered gable. Its integrity has been seriously diminished by the recent addition of brick veneer, replacement windows and a large-scale modern addition, and removal of trimboards. The Kyle-Knochelmann House (KEFM 130; mid-nineteenth century) on Kyles Lane, presently vacant, is an unadorned two-story dwelling with symmetrical five-bay facade. Its integrity has been disturbed by removal of porches, addition of stucco, and lack of maintenance. A much more intact example, constructed at a later date, is the Kuchle House (KEFM 136; 1904 and 1910) at the corner of Kyles Lane and Dixie Highway. The Kuchle House, a simple three-bay dwelling constructed of pressed brick, is presently under nomination to the Register as an individual property on the basis of its architectural significance. Despite the loss of site integrity caused by the construction of Interstate 75 nearby, the house itself exhibits a high degree of architectural integrity.

In Fort Mitchell the Peter Foltz House (KEFM 61; late nineteenth century) on East Orchard Road is a one-story vernacular frame dwelling in a good state of repair. However, numerous additions, constructed at various times, disguise the house's original plan and form. Another Foltz family farmhouse, the John Foltz House (KEFM 78; 1900's) on Dixie Highway, has been seriously compromised by alterations and additions necessitated by its conversion to business use, including the creation of a parking lot in its front yard. In the city of Lakeside Park, the Sanderson House (KEFM 195; late

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nineteenth century) on Dixie Highway is an Italianate brick center-passage dwelling remodeled in vaguely Colonial Revival style at an undetermined date, probably during the early twentieth century, with resulting loss of architectural integrity.

The Kruempelman Farmhouse is clearly characteristic of the area's rural vernacular dwellings in terms of plan, scale, materials and detailing. In addition, its state of preservation is unequalled among the other examples of the type. Because of the presence of a number of modern outbuildings, and the lack of historic outbuildings, the house's surroundings lack integrity and have been excluded from the nomination on that basis. However, they do present a unique and suitable setting for the house. In sum, the Kruempelman Farmhouse's architectural integrity, and the character of its setting, distinguish it from other examples in the local context.

Section 10. Geographic Information

Boundary Description:

Beginning at a point in the east line of Ridge Road, said point being 306 feet north of the Dixie Highway; thence north 41 degrees 36 minutes east, 135.83 feet along extreme South line of a ten-foot roadway; thence north 49 degrees 15 minutes west, 69.87 feet along extreme east line of a ten-foot roadway; thence south 88 degrees 28 minutes west, 142.17 feet along extreme north line of a ten foot roadway and to the east line of St. John's Road, south 36 degrees east, 178.12 feet to the place of beginning.

Included in the nominated area are the house and its surrounding yard: there are no outbuildings. Areas adjacent to the house are described in Section 7.

Boundary Justification:

The boundary, formed by a paved roadway, encloses the house and its surrounding yard and excludes the surrounding farm acreage on the north, east and south. It includes the area visually associated with the house and all the property contributing to the area of significance under which the house is being nominated.

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Kruempelman Farmhouse (KE-FM-103)
Historic Resources of Fort Mitchell, KY MPS

Photo 1

Fort Mitchell Multiple Properties Submission (same for all photos)

Kruempelman Farmhouse (same for all photos)

24 Ridge Road (same for all photos)

Fort Mitchell, Kentucky (same for all photos)

Margaret Warminski (same for all photos)

April 1986 (same for all photos)

Negative location: Kentucky Heritage Council, Frankfort, Kentucky (same for all photos)

Context view, showing house surrounded by farm acreage; looking north from Dixie Highway.

Photo 2

Facade and north elevation, looking east from Ridge Road.

Photo 3

East elevation, rear block and lean-to, looking west.