

United States Department of the Interior
National Park Service

JUL 27 1989

National Register of Historic Places
Registration Form

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 Fort Mitchell Heights Historic District

other names/site number n/a

2. Location

street & number vicinity of Park Road and Summit Lane not for publication n/a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

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>22</u>	<u>6</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>23</u>	<u>6</u>	Total

Name of related multiple property listing:
Historic Resources of Fort Mitchell

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.

David L. Morgan
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:)

Allyson Byers _____ 9/8/89
Signature of the Keeper Date of Action

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic; single dwellingDomestic; multiple dwelling

Current Functions (enter categories from instructions)

Domestic; single dwellingDomestic; multiple dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow/CraftsmanColonial RevivalTudor Revival

Materials (enter categories from instructions)

foundation concretewalls brickclapboardroof asphalt shingleother 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 ; Other:

Community development

Significant Person

n/a

Period of Significance

c. 1857-1935

Cultural Affiliation

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

See overview form.

See continuation sheet

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 # _____

- Primary location of additional data:
- State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Specify repository: Kentucky Heritage Council

10. Geographical Data

Acreage of property approximately 30

UTM References

A

Zone Easting Northing

C

B

Zone Easting Northing

D

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 No. 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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Fort Mitchell, Kenton Co., KY, M.P.S.

Fort Mitchell Heights Historic District

Section number 7 Page 1**Summary**

The Fort Mitchell Heights Historic District is a compact, well-defined residential area that includes two distinct sub-areas; the Fort Mitchell Heights Subdivision and the adjacent Porter-Tranter estate. Sited on a hill overlooking the Dixie Highway, the Fort Mitchell Heights Historic District includes an array of large-scale residences, most of which date from the mid-1910's through the 1920's. Excellent examples of the Colonial Revival can be found in the district, as well as distinguished Tudor Revival and Craftsman residence. The Fort Mitchell Heights Historic District includes 29 buildings, 24 of which are primary buildings. The district has been well preserved, and 23 of its elements contribute to its significance.

Location

The Fort Mitchell Heights Historic District is the smallest of the three districts nominated as part of the Fort Mitchell Multiple Multiple Properties submission. It is roughly rectangular in shape and is bounded by Barrington Road on the east, Dixie Highway on the south, and Fortside Drive on the west (see map 1). To the north of the district is a 1920's-vintage residential neighborhood of modest stature; to the east and south, along Dixie Highway, is a highway-oriented commercial area of recent vintage. Just west of the district, across Fortside Drive, are a residential subdivision and apartment complex dating from the 1960's. The Fort Mitchell Heights subdivision includes two streets, Summit Lane and Park Road, which intersect in a T-shaped pattern. Summit Lane, which parallels the Dixie Highway, is a dead-end street whose eastern terminus is formed by the Porter-Tranter estate. Park Road runs in an approximately north-south orientation from Summit Lane and curves toward Fortside Drive. The Porter-Tranter estate, which forms the eastern boundary of the district, is an approximately ten-acre greenspace that includes three houses (KEFM 6, 114) and three subsidiary buildings along the crest of a wooded slope.

Although the district's built environment has much in common with that of the city's other historic areas, Fort Mitchell Heights displays a stylistic consistency and a uniformity of scale not seen in the other two districts. It is also distinguished by its unusual topography and its self-contained, relatively isolated site.

Historical and Architectural Development**Early History (c. 1857-1899)**

The easternmost portion of the Fort Mitchell Heights Historic District was once part of the estate of Samuel Kennedy, a major landowner in the area out of whose holdings much of the adjacent city of Fort Wright was carved. Between 1859 and 1866, a 38 1/2 acre section of the Kennedy land in the vicinity of the old Fort was gradually purchased by

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Fort Mitchell, Kenton Co., KY, M.P.S. Fort Mitchell Heights Historic District

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William S. Porter, and became known as the "W. S. Porter Place (see 1883 Atlas--map 3)." Porter was a pioneering photographer whose best known work is an 1840 panoramic view of the Cincinnati riverfront taken from a hilltop in Newport. In 1857, Porter commissioned James W. McLaughlin, one of Cincinnati's most famous nineteenth century architects, to build the house now known as 1850 Dixie Highway, the Porter-Tranter House (KEFM 114). A lease agreement entered into by Porter with Cincinnati capitalist David Sinton in 1875 mentions the house, as well as fruit trees and a fence.

In 1885, Porter and his wife moved to Cincinnati where they opened a new photo studio in that city's Walnut Hills area. They then sold the Lexington Pike property to the Tranter family of Covington. The Tranters were also famous in their own right, being proprietors of the Mitchell-Tranter steel mill at Third and Philadelphia Streets in Covington. The Tranters resided on this hilltop until the early 1900's, and christened the old Porter house "Idlewild." After the Tranters' tenure, the property passed into the hands of the Crowe family.

Early twentieth century (c. 1910-1929)

In 1910, the Tranter heirs sold approximately two-third of their acreage to a real estate syndicate called the Fort Mitchell Land Company, composed of affluent residents of that newly-incorporated city. Later that year the syndicate platted Fort Mitchell Heights, the city's second subdivision, while retaining a large buffer of land around the three Tranter houses as open space. This new neighborhood offered proximity to the Fort Mitchell streetcar line as well as commanding views of the scenic valleys to the north and the Lexington Pike to the south. It is likely that its historical associations also must have increased its desirability as a place of residence. Fort Mitchell Heights, developed continuously from the World War I era through the 1920's, gradually evolved into the city's most exclusive residential area. As in Old Fort Mitchell, lots were generous in size. Houses were sited with deep, even setbacks; because of the topography, most rear yards sloped sharply and have to this day been left in a natural, wooded state.

In keeping with the neighborhood's exclusive status, dignified and rather conservative designs were favored. In contrast to the lively eclecticism of some of other areas of the city, the majority of homes built on "The Heights" were variations on the Colonial Revival. One of the finest of these is the John Milburn House (KEFM 104; 1921-22) at 123 Park Road (corner Summit Lane). The Milburn House, designed by Covington architect Guy Burroughs, was advertised in the June 9, 1922 edition of the KENTUCKY POST as "Another New Kentucky Home." It is a large center-passage residence of wire-cut brick, with a tall arched window centered over its main doorway. Restoration of the Milburn House, including re-creation of its original landscape plan, is in progress. The George Hill House (KEFM 81) at 301 Summit Lane is somewhat similar in plan and execution to the Milburn House and may also be the work of Guy Burroughs. Finely-executed period details

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include splayed jack arches with stone keystones, dentil moldings, and a screened sunporch with Doric columns. The Hill House dates from 1910 and is believed to be one of the two oldest homes in the district. The Addicks House (KEFM 106) at 134 Park Road is another notable interpretation of the Colonial Revival. Monumental in aspect and cubic in form, it features an Ionic portico and original window blinds.

In addition to the Colonial Revival, several other styles are represented in the district. The McBurney House (KEFM 108) is a well-preserved, locally rare example of a stone house whose design is reminiscent of the traditional stone farmhouses of the Southeastern United States. The sole multi-family residence in the Heights is the Lee Hoefinghoff House (KEFM 103), a party-wall duplex whose eclectic design exhibits the influence of the Italian Renaissance mode. The Lee Hoefinghoff House exhibits arcaded inset balconies or "sleeping porches" and a green Mission tile roof. The Rivard House (KEFM 199) at 319 Summit Lane exemplifies the Tudor Revival style yet is embellished with such unexpected touches as a red tile roof. Its facade is ornamented with diapered masonry and ceramic plaques. A more traditional approach to the Tudor Revival mode was favored by the family who commissioned the distinguished home located at 307 Summit Lane (KEFM 126). Its facade displays massive stone chimneys and external half-timbering of complex pattern.

The Craftsman style is represented by several residences in the district. The Raymond Schwybold House (KEFM 105), simple in design and monumental in scale, features a full-width arcaded brick porch. The Albert Koenig House (KEFM 110), one of the city's finest Craftsman-inspired dwellings, has broad, overhanging eaves with exposed rafter tails. A large wooden awning, supported by massive braces, graces the front entry. The Crigler House (KEFM 109) is a Craftsman-inspired American Foursquare dwelling of center-passage plan with flanking one-story solariums. The influence of the Craftsman style is also evident in the eclectic design of 315 Summit Lane (KEFM 127), which also incorporates elements of the Tudor Revival mode.

The Porter-Tranter estate is a major visual element of the district, and contributes to its unique sense of place. The three large houses of the estate, some of the last surviving large-scale residences of the Dixie Highway, are sited on a deep, wooded hillside with ponds and gazebo. Despite its proximity to the busy Dixie Highway, this acreage remains a quiet oasis, as well as a greenspace of major importance. The estate, which extends to Barrington Road on the east, is encircled by an old wooden fence. According to local tradition, its winding drive is visible on Union army maps of the old Fort.

The old Porter-Tranter residence (KEFM 114) is a side-gabled frame I-house, three bays wide. Its porches (side and rear) and door awnings are embellished with a profusion of sawwood trim. An inset "cutaway" balcony can be seen on its upper east face, and a screened double gallery on the west. The house received a Colonial Revival facelift

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under the Tranters' tenure at the turn of the century, including a new doorway with "flattened" elliptical fanlights, and flanking multi-pane sidelights. An entry portico of restrained design also was added.

In the early 1900's, the Tranters built two additional homes on their property for family members. Both 1860 and 1870 Dixie Highway (both KEFM 6) are imposing two-story Colonial Revival brick residences of center-passage plan. The latter, to which a full-height portico was later added, is known as the Tranter-Crowe House. It gained local fame as the home of Brady Black, editor for many years of the KENTUCKY ENQUIRER newspaper.

Most of Fort Mitchell Heights' historic houses are large in scale, standing two- or two-and-a-half-stories in height with subsidiary wings or additions. An important exception is presented by the Brookfield House (KEFM 107), a comparatively modest one-and-a-half-story Colonial Revival dwelling.

Integrity

The Fort Mitchell Heights District has been very well preserved. Of the district's 24 primary buildings, 20 (83%) contribute to its significance. The district also includes four minor buildings (carriage houses, garages and sheds), two of which (50%) are contributing elements, and one contributing structure, a gazebo. Only three buildings--142 Park Road, 129 Park Road, and 211 Summit Lane--must be considered non-contributing due to age since they are less than 50 years old. Of these, 129 Park Road is a one-story dwelling of recent vintage. But the latter two were designed in a "traditional" style and thus are not discordant elements. Although their exact construction dates have not yet been determined, both were built sometime after the publication of the neighborhood's first street directory in 1938. Only one other residence, 318 Summit Lane, must be considered non-contributing due to severe alteration. In all, 23 (79%) of the district's resources contribute to its character.

Conclusion

The Fort Mitchell Heights Historic District retains much of its original ambience. Most of the residences in the district have been carefully preserved, and new construction has been limited. The status conferred by National Register designation should further ensure the district's preservation for the future.

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-
1. 204 Summit Lane 1910's C
Francis D. Crigler House
Two-story brick Craftsman residence of center-passage plan with flanking one-story solarium wings, hipped roof and gabled dormers. Double-hung sash windows have a configuration of nine panes in the upper sash and one in the lower. Wooden awning shelters main doorway. Constructed in the 1910's for physician Francis D. Crigler.
 2. 310 Summit Lane 1910's C
Albert J. Koenig House
Two-story brick Craftsman dwelling with truncated hip roof, accented by exposed rafter tails and shed dormers; one-story solarium wing features segmentally-arched windows. Asymmetric facade suggests a side-passage plan. Main doorway features a wooden awning and Colonial Revival-style multi-pane sidelights. Constructed for meat dealer Koenig and his wife Clara.
 3. 316 Summit Lane 1910's C
Raymond L. Kaiper House
Tudor Revival dwelling of asymmetric plan, two stories high with steeply-pitched side-gabled roof. Facade dominated by a two-and-a-half-story gabled projecting pavilion whose second story includes a small oriole bay. Lower story of house faced with brick, upper with stucco and decorative half-timbering. Original owner was Raymond L. Kaiper, referred to in city directories as "secretary," and his wife Mary.
 4. 318 Summit Lane 1910's N-C
L. B. Wilson House
Two-story brick Craftsman residence with hipped roof. New oversized windows and modern additions have rendered it non-contributing. Home of L. B. Wilson, owner during the 1930's of radio station WCKY in Cincinnati.
 5. 211 Summit Lane c. 1960's N-C
Modern Colonial Revival two-story brick dwelling with full-height portico.
 6. 213 Summit Lane c. 1920's C
Center-passage Colonial Revival residence, two stories high, faced with brick. Symmetrical five-bay facade and side-gabled roof.
 7. 301 Summit Lane c. 1910 C
George Hill House
Two-story brick Colonial Revival dwelling of center-passage plan with side-gabled slate roof bearing a trio of pedimented roof dormers. Screened porch, borne by Doric columns, adjoins west elevation. Splayed jack arches with

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keystones surmount the multi-paned windows; mutule blocks enhance the cornice line. Constructed for Covington entrepreneur George Hill; believed by owners to be one of two oldest dwellings in district. Attributed to local architect Guy Burroughs.

8. 307 Summit Lane c. 1910 C
Keane House

Two-story Tudor Revival dwelling of asymmetric plan with side-gabled roof and massive fieldstone gable-end chimneys. Exterior of house faced with pressed brick and false half-timbered stucco. Two steeply-pitched gabled projections dominate the facade. Occupied during the 1930's by Alice G. Keane, widow of Alex.

9. 315 Summit Lane 1910's C
William S. Groom House

Eclectic dwelling whose design combines elements of the Craftsman and Tudor Revival styles. It stands two stories high with a gently-pitched hipped roof. Faced with white stucco and decorative half-timbering of geometric pattern, its asymmetric facade features grouped casement windows. Constructed for William S. Groom.

One-story frame three-car garage, 1920's. (C)

10. 319 Summit Lane 1920's C
Rivard House

Tudor Revival dwelling with steeply-pitched gabled roof clad in red clay Mission tile. Asymmetric facade is dominated by twin two-and-a-half-story gables. Exterior faced with light-brown pressed brick and accented by brightly-colored ceramic tile plaques. Occupied for many years by the Rivard family.

11. 122 Park Road 1910's C
Raymond Schwybold House

Brick Craftsman residence of large scale, low and broad and form, two stories high with low-pitched hipped roof, gabled dormers, and broad, overhanging eaves. Symmetrical five-bay facade with centered doorway. Full-width arcaded porch, constructed of brick, extends across facade. Constructed for Raymond Schwybold and his wife Blanche.

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12. 124 Park Road 1942 N-C
One-and-a-half-story brick Colonial Revival dwelling, constructed in 1942.
Modern garage (N-C)
Modern storage building (N-C)
13. 128-130 Park Road 1920's C
Lee Hoefinghoff House
Two-family party-wall duplex built to resemble a large single-family residence; the sole multi-family dwelling in the district and one of the few in city exhibiting elements of the Mediterranean Revival style. Asymmetric facade, faced with pale-colored pressed brick, is dominated by a two-and-a-half-story projecting gabled pavilion adjoined by two-tiered porches. Windows are multi-pane casement sash and are shaded by canvas awnings; some windows are arched. Steeply-pitched side-gabled roof is clad in green tile. Constructed 1920's for investment counselor Lee Hoefinghoff and his wife Clara: the couple resided on one side and rented out the other.
14. 134 Park Road c. 1910 C
John Addicks House
Two-and-a-half-story Colonial Revival center-passage residence, cubic in form, covered in white stucco. Gently-pitched side-gabled roof with returned and denticulated cornice, shed-roofed dormers. Large 8-1 double-hung sash windows flanked by wood shutters with cut-out designs. Single-bay entry portico borne by pairs of Tuscan columns. Doorway enhanced by semi-circular fanlight with tracery, multi-pane sidelights. Constructed for John Addicks, whose occupation is not listed in city directories.
15. 123 Park Road 1921 C
John Milburn House
Two-story Colonial Revival dwelling of large scale, faced with wire-cut brick of subtly varied hues, displaying a symmetrical five-bay facade. The side-gabled slate roof features gabled dormers and gable-end chimneys. Flanking one-story wings frame the main block and a flagstone-paved terrace adjoins the facade. The main doorway is flanked by brick pilasters and is surmounted by a pediment and semi-circular fanlight; a tall arched window is centered above in second story. Designed by architect Guy Burroughs in partnership with John Henri Deekin. Restoration, including re-creation of the original landscape plan, in progress. Constructed for physician John Milburn and his wife Grace.
16. 129 Park Road c. 1960's N-C
Modern one-and-a-half-story Colonial Revival residence with attached garage.

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17. 131 Park Road 1920's C
Clifford W. Kaiper House
Tudor Revival dwelling of complex plan and large scale, two-and-a-half-stories high, faced with brick and false half-timbered stucco. A single two-and-a-half-story gabled pavilion dominates facade. Segmentally-arched main doorway with tabbed fieldstone surround; wood casement windows with leaded glass panes. Constructed for furniture dealer Clifford W. Kaiper and his wife Virginia.
18. 141 Park Road 1920's C
Herman Hoefker House
Two-story Tudor Revival dwelling, faced with brick and half-timbered stucco. Steeply-pitched side-gabled roof with gable-end chimneys.
19. 138 Park Road 1920's C
Brookfield House
Small-scale one-and-a-half-story frame Colonial Revival dwelling of center passage plan. A trio of gabled dormers project from the front slope of roof of the side-gabled roof. Integrity somewhat diminished by addition of aluminum siding.
20. 142 Park Road 1910's C
Alex McBurney House
Two-story dwelling of rambling plan, unique in city in its use of locally-quarried fieldstone as a building material. Overhanging second story of main block sheathed in wood shingles. The steeply-pitched side-gabled roof features massive interior chimneys. A screened veranda adjoins the facade. Constructed c. 1910's for Alex McBurney (occupation not known), and after his death continued to be occupied by his widow Florine.
21. 1850 Dixie Highway c. 1857; 1900's C
Porter-Tranter House
Two-and-a-half-story, center-passage frame side-gabled mid-nineteenth century dwelling of the I-house type, embellished with a bracketed cornice and wooden doorway awnings. Cut-away inset balcony, with spindlework porch, in second story. Screened galleries with turned posts and spindled balustrades adjoin the west elevation. House underwent a sophisticated Colonial Revival remodelling c. 1900's, which added a new main doorway with elliptical fanlight; new, larger facade windows; and a classically-inspired entry portico. Designed c. 1857 by Cincinnati architect James W. McLaughlin for W. S. Porter, one of the area's first photographers and proprietor of a photo gallery in Covington. In late 1880's house and surrounding acreage purchased

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by the Tranter family, owners of the Mitchell-Tranter steel mill in Covington.

One-and-half-story side-gabled frame carriage house, clad in board and batten siding; 1800's. (C)
Wooden gazebo, c. 1900's. (C)

22. 1860 Dixie Highway c. 1910; c. 1960's C
Tranter House

Two-story Colonial Revival center-passage dwelling similar to 1870 Dixie Highway, but without portico. Side-gabled main block is adjoined on the east by a one-story solarium and on the west by a two-story wing, which in turn is adjoined by a one-story recent addition whose presence only slightly compromises the integrity of the structure as a whole. Constructed c. 1910 for the Tranter family.

23. 1870 Dixie Highway 1910-11 C
Tranter-Crowe House

Colonial Revival two-story center-passage dwelling of large scale, constructed of brick with gently-pitched side-gabled roof and large shed-roofed dormer. Three-bay facade with flanking one-story wings. Centered doorway framed by semi-circular fanlight and flanking sidelights. Full-height portico with balustraded upper deck may have been added at a later date, possibly 1920's; its presence does not significantly diminish house's integrity. Constructed 1910-11 for the Tranter family; purchased in 1924 by the Crowe family and in 1960 by Brady Black, editor for many years of the KENTUCKY ENQUIRER. House is said to be built upon the former site of Fort Mitchel.

24. 150 Park Road 1920's C

Two-story brick Colonial Revival center-passage dwelling that features a steeply pitched hipped roof crowned by a cupola.

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Section 8. Significance.

The Fort Mitchell Heights Historic District, one of three districts nominated from the Fort Mitchell Multiple Properties submission, is locally significant under Criterion C in the context of the residential development of Fort Mitchell as a distinguishable entity of residential buildings dating for the most part from c. 1908-1925. Represented in the district are excellent examples of the Colonial Revival, Tudor Revival and Craftsman modes as well as distinguished eclectic and Victorian-era dwellings. Also included in the district is the Porter-Tranter estate, a greenspace of major importance developed between c. 1857 and 1920. The Fort Mitchell Heights Historic District is also significant under Criterion A in the context of the community development of Fort Mitchell as the city's second-oldest subdivision, platted in 1910. The district's period of significance begins in 1857, the approximate construction date of its earliest building, and ends in 1925, the estimated date of construction of its most recent contributing building. The district's architectural and historical significance in its local context is discussed in greater detail in the context statement.

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Section 10. Geographic Information.

Boundary Description:

Beginning at a point in the north line of the Dixie Highway, at its point of intersection with the west line of Barrington Road; then proceeding in a westerly direction along the north line of the Dixie Highway to its point of intersection with the east line of Fortside Dr.; then in a northerly direction along the east line of Fortside Dr. and crossing Summit Lane to the point of intersection of the east line of Fortside Dr. with the north line of Lot 63, Fort Mitchell Heights Subdivision (this being the rear line of a property known as 142 Park Road, and the northwest corner of said lot); then in an easterly direction along the north (rear) lines of Lots 63, 69, 70, 71, 72 and 73, Fort Mitchell Heights Subdivision, to the extreme northeast corner of irregularly-shaped Lot 73 (this being its point of intersection with the north line of Park Road); then proceeding in a southerly direction across Park Road to a point in its south line, this point being the extreme northeast corner of irregularly-shaped Lot 53, and adjacent to a right-of-way formerly dedicated for park purposes; then proceeding in an easterly direction along the north line of Lots 51, 50, 49, and 48 to the eastern boundary of Lot 48, this being the eastern corporation line of the city of Fort Mitchell, and the west boundary line of a property located in the City of Fort Wright and known as 1870 Dixie Highway; then in a northeasterly direction along the west line of 1870 Dixie Highway to its northwest corner; then in an easterly direction with the north (rear) lines of the properties known as 1870, 1860, and 1850 Dixie Highway to the west line of Barrington Road; then proceeding in a southerly direction with the west line of said road to its point of intersection with the north line of the Dixie Highway; the place of beginning.

Boundary Justification:

The nominated area includes all that is associated with the district's historical development and possessed of architectural integrity to convey significance under Criteria A and C. The boundaries of the district were chosen to include the areas traditionally known as the Fort Mitchell Heights neighborhood and the Porter-Tranter Estate and to exclude adjacent areas of lesser integrity or different land use. The district's irregular north boundary is drawn along the north (rear) lot lines of two homes on Park Road, and then continues eastward along the north (rear) line of the historic Porter-Tranter estate to the intersection of that line with the west line of Barrington Road. To the west of the district--across Fortside Drive--is a residential subdivision dating from the 1960's. The Dixie Highway on the south, and Barrington Road on the east, separate the district from an area of intensive, highway-oriented commercial use. To the north of the district there is located a 1920's-vintage

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residential development of more modest scale and lesser integrity. Areas adjacent to the district are further described in Section 7.

UTM References:

Zone 16 Covington Quadrangle

	Easting	Northing
A =	712820	4326000
B =	712360	4325680
C =	712160	4326020
D =	712640	4326300

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Fort Mitchell Heights Historic District

Section number Photos Page 1

Photo 1

Fort Mitchell Multiple Properties Submission (same for all photos)

Fort Mitchell Heights Historic District (same for all photos)

North side Summit Lane

Fort Mitchell, Kentucky (same for all photos)

Margaret Warminski (same for all photos)

April 1986

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

301 Summit Lane

Facade view of the George Hill House, 301 Summit Lane, looking south.

Photo 2

South side Summit Lane

April 1986

Block view of the south side of the 300 block of Summit Lane, looking southeast, with 307 Summit Lane in foreground.

Photo 3

North side Summit Lane

April 1986

Block view of the north side of the 300 block of Summit Lane, looking northeast. In foreground is the Albert J. Koenig House, 310 Summit Lane; at right, the Raymond L. Kaiper House (316 Summit Lane) and the L. B. Wilson House, 318 Summit Lane.

Photo 4

123 Park Road

April 1986

View of the John Milburn House at 123 Park Road, looking northwest.

Photo 5

142 Park Road

November 1985

Facade view of the McBurney House at 142 Park Road, looking north.

Photo 6

1870 Dixie Highway

April 1986

View of the Tranter-Crowe House at 1870 Dixie Highway, looking north from Dixie Highway.

Photo 7

128-30 Park Road

April 1986

View of the Lee Hoefinghoff House at 128-30 Park Road, looking northeast.