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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

JUL 8 1994

INTERAGENCY RESOURCES DIVISION NATIONAL PARK SERVICE

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 Kenyon Avenue Historic District other names/site number NA

2. Location

street & number See Continuation Sheet city, town Wilmore state Kentucky code KY county Jessamine code 113 zip code 40390

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s), district (checked), site, structure, object. Number of Resources within Property: Contributing 6, Noncontributing 0 buildings, sites, structures, objects, Total 6.

Name of related multiple property listing: NA

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 (checked) does not meet the National Register criteria. See continuation sheet. Signature of certifying official: David L. Morgan, Executive Director/State Historic Preservation Officer, Kentucky Heritage Council/State Historic Preservation Office. Date: 6/21/94.

In my opinion, the property meets (checked) 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. (checked) See continuation sheet. determined eligible for the National Register. (checked) See continuation sheet. determined not eligible for the National Register. removed from the National Register. other, (explain):

Autawell Hlee 6/5/94 Signature of the Keeper Date of Action



NATIONAL PARK SERVICE
TECHNICAL RESOURCES DIVISION

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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 EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Four Squares

Materials (enter categories from instructions)

foundation stone, concrete

walls brick, concrete

roof asphalt shingles

other _____

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

Areas of Significance (enter categories from instructions)

Community Planning and Development

Period of Significance

1870-1940

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

See continuation sheet

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Kenyon Avenue Historic District
Wilmore-Jessamine County, Kentucky

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Kenyon Avenue Historic District: Property Owners

Unless a second address is given after the owner's name, the mailing address of the owner is the same as the property address in the district in Wilmore, Ky. 40390.

1. 401 Kenyon
Oriental Missionary Society
P.O. Box A
Greenwood, Indiana 46412
2. 403 Kenyon
David McMillen
3. 405 Kenyon
Luis Veiga
4. 407 Kenyon
William Gould
5. 406 Kenyon
Ann Wicker Kuhn
6. 408 Kenyon
Roger Kusche

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Section 7: Description of the Kenyon Avenue Historic District

The Kenyon Avenue Historic District is in the town of Wilmore (population of 4215 in 1990) which is located in the southern part of Jessamine County in the Inner Bluegrass region of Kentucky. Wilmore is approximately 4 miles south of the county seat at Nicholasville and 4 miles north of the Kentucky River at High Bridge. The Kenyon Avenue District is composed of 6 properties, all single dwellings built between 1925 and 1940. All of these properties contribute to the character of the district. The district is roughly rectangular in shape and contains all or part of two city blocks or 1.5 acres on the north and south sides of Kenyon Avenue between College St. on the south and Maxey St. on the north.

The individual structures within the district are described in detail in the District Inventory which follows.

Architectural Inventory of Kenyon Avenue Historic District

Note: All National Register numbers refer to district map.

Source Summary: Kenyon Avenue Historic District

Key

NR#	National Register site number on district map
C	Contributing building
NC	Non-contributing building (Note: The main building on the property is listed first followed by the number of the contributing or non-contributing outbuildings.)
KHC	Site number assigned to building by the Kentucky Heritage Council for survey purposes
Address	Street address of the property
Map	Historic map on which the building first appears S-1929: shown on 1929 Sanborn Insurance Map S-: Sanborn Map
Sources	Other sources of information used to date or determine the original owners of the property

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Deeds: Deeds were traced to the original owner
of the property

<u>NR#</u>	<u>C/NC</u>	<u>KHC Survey #</u>	<u>Address</u>	<u>Sources</u>
1.	C	Js-W-109	401 Kenyon	S-1929 Deeds
2.	C	Js-W-110	403 Kenyon	S-1929 Deeds
3.	C	Js-W-111	405 Kenyon	Deeds
4.	C	Js-W-112	407 Kenyon	Deeds
5.	C	Js-W-113	406 Kenyon	S-1929
6.	C	Js-W-114	408 Kenyon	

Inventory: Kenyon Avenue Historic District

West side of Kenyon Avenue (south to north)

1. **401 Kenyon Avenue.**

The dwelling is a two-story, two-bay, frame, hip-roofed four square. A one-story porch covers entire first floor of the front facade. The dwelling is currently used as offices for a student organization at Asbury College.

2. **403 Kenyon Avenue.**

The dwelling is a two-story, frame, hip-roofed, four square. It is stucco with Mission style ornamentation in the parapets and detailing. A one-story porch covers half of the first floor of the front facade. There is a hip-roofed, weatherboarded garage on north side.

3. **405 Kenyon Avenue.**

The dwelling is a two-story, three-bay, Craftsman style central passage residence. Both poured concrete and weatherboarding are used on the exterior. A front-gabled, one-story porch covers the entry bay of the residence. Beneath the eaves of both the main block and entry are brackets.

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4. 407 Kenyon Avenue.

The dwelling is a two-story, two-bay, brick, hip-roofed four square structure. The terrace on front facade has a one-story, one-bay porch. There is a hip-roofed, weatherboarded garage on north side.

East side of Kenyon Avenue (south to north)

5. 406 Kenyon Avenue.

The dwelling is a two-story, brick, hip-roofed four square residence. A one-story porch covers the first floor of the front facade.

6. 408 Kenyon Avenue.

The dwelling is a two-story, three-bay, brick, hip-roofed four square residence. A one-story porch covers the first floor of the front facade. There is a hip-roofed dormer in the roof.

Integrity Considerations

Changes to buildings in the district since 1940 were inventoried in four categories: exterior fabric; alteration of building form; alteration of window size or location; alteration of the porch. An analysis of the inventory showed that none of the primary buildings in the district had changes in one or more of the categories listed above.

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Wilmore-Jessamine County, KentuckySection number 8 Page 1**Section 8: Significance of the Kenyon Avenue Historic District**

The Kenyon Avenue Historic District in Wilmore, Kentucky is locally significant under Criterion A for its association with a series of events which created its present form. The district contributes to our understanding of the historic forces within the context "The Development of Railroad Towns in Kentucky, 1870 to 1940". The Kenyon Avenue District retains a high degree of integrity relative to the aspects of setting, materials, and association.

The Development of Railroad Towns in Kentucky: 1870-1940

In the late nineteenth century, the major forces for railroad construction in Kentucky were the Louisville and Nashville (L&N) Railroad and Cincinnati Southern Railroad. Chartered by the Kentucky Legislature in 1850, the L&N Railroad was completed to the Kentucky-Tennessee line by 1859 and had twenty-four stations along the way. The Cincinnati Southern Railroad was authorized by Ohio law in 1869 to build a railroad through central Kentucky to Chattanooga. The Tennessee legislature approved the project in 1870, but bitter battles in the Kentucky legislature in 1870-71 kept Kentucky from approving the railroad line until February 1872.

Of the stations on the L&N Railroad line, five were located in existing county seats including Shepherdsville (Bullitt County), Elizabethtown (Hardin County), Bowling Green (Warren County), Munfordville (Hart County), and Franklin (Simpson County). Eight of the railroad stations were placed in communities which were already established, but were not county seats. For the remaining communities including Lebanon Junction, Bardstown Junction, Glendale, Sonora, Upton, Rowletts, Horse Cave, Smiths Grove, Oakland, Rich Pond, and Woodburn, the railroad provided the initial impetus for development.

Construction of the Cincinnati Southern through central Kentucky began in December 1873. Rough terrain south of Danville slowed progress and the entire route to Chattanooga did not open until early 1880. The Cincinnati Southern main line passed through 29 stations including seven county seats, five stage coach stops, and five crossroads communities. The remainder of the stations, including Sadieville and Wilmore, were new towns.

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The forms of the towns which developed in response to railroad access, such as Wilmore, were different from other Kentucky town forms. To understand how the mid- to late-nineteenth century towns which developed in response to the railroad were configured, and what their characteristics were, the Sanborn Fire Insurance Maps for Wilmore (1919, 1929) were compared to two other rural railroad towns: Sadieville (1895, 1901, 1908, 1929) in Scott County chartered in 1876 on the Cincinnati Southern Railroad and Lebanon Junction (1933) in Bullitt County chartered in 1859 on the Louisville and Nashville Railroad.

The new railroad towns began as Wilmore did, a flag stop at a point where the railroad crossed an existing well-travelled rural turnpike. In Wilmore, it was the Glass Mill Pike, a road which linked southern Jessamine County to Glass Mill which was located on Jessamine Creek approximately one mile east of the present town of Wilmore. In Sadieville, it was the Big Eagle Pike, a turnpike which followed the course of Big Eagle Creek in the northeast part of Scott County. In central Kentucky, farmers were early supporters of railroads because the terrible condition of the turnpikes after the Civil War made it difficult to transport their products to markets. The flag stops were utilized by farmers as shipping points for local produce, grain, and livestock.

As the flag stops developed into towns and lots for commercial and residential use were platted, the main street was laid out either parallel to the railroad tracks as in Sadieville or perpendicular to the tracks as in Wilmore and Lebanon Junction. The center of commercial activity for the town was indicated by two-story brick or frame buildings which were concentrated in a area usually one block deep on either side of the side of the tracks. The depots and commercial development were usually on the same side of the tracks. In none of the communities examined do the commercial districts appear on both sides of the railroad tracks.

The development of the flag stops into communities coincided with the emergence of general stores, a commercial entity which became more prevalent after the Civil War. With the division of large land holdings into smaller farms, commodities were needed in smaller quantities by individual farm families. Middlemen employed by the wholesale concerns located in the larger cities

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like Louisville travelled by trains to the towns in the rural areas. Each station and town represented an opportunity to establish an outlet for manufactured goods. In the railroad towns, the general stores were usually located near the railroad passenger and freight stations to be accessible to customers, shipping facilities, salesmen, and train travellers. The general store carried clothes, shoes, thread, tools, and food products. In Sadieville, Lebanon Junction, and Wilmore, the commercial buildings closest to the tracks were general stores.

The paragraphs which follow describe the physical characteristics of the railroad towns of Sadieville, Lebanon Junction, and Wilmore relative to the layout of commercial districts, residential development, and changes over time. In these towns the physical relationship of the commercial, residential, and industrial buildings to the railroad tracks and to each other communicates information about the history and function of these communities which is not usually covered in written histories.

In Sadieville, the 1895 map indicates a population of 500 and shows Main Street oriented north-south with commercial buildings on the east side of the street and the railroad parallel to it on the west. West of the tracks were industrial structures, but no additional commercial buildings. In the commercial district, there are three, two-story brick buildings housing general merchandise stores and three other frame buildings which contain a drugstore, hardware store, general store, and a post office. In Sadieville, the commercial buildings are free-standing and do not share common walls. Frame dwellings were located between the commercial buildings in 1895.

Consistent with Sadieville's use as an agricultural shipping point, there are three frame tobacco warehouses. One is south of the commercial area and adjacent to the railroad tracks and two others are located within a three block radius of the tracks. In 1895, the Sadieville Milling Co. was shown on the south end of the commercial area adjacent to the railroad. On the 1901 map of Sadieville, which still indicates a population of 500, additional frame dwellings have been added on the north end of main street and a sawmill/ planing mill has been built on Big Eagle Pike east of the railroad. By the turn of the century, all of the residential structures are mostly T-plans of frame construction. Most of the new residential construction occurred on the

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extension of Main Street and along the crossroad, Eagle Creek Pike. By 1908, the population of Sadieville reached 600 and the new buildings include the Neale Hotel adjacent to the railroad tracks, a creamery, two banks, fire engine house, a carriage shop and livery stable. In 1908, the dwellings in the commercial district have been replaced by commercial buildings. By 1929, Sadieville's population had decreased to 400, and the Sadieville Municipal Light Plant built.

In the 1933 map of Lebanon Junction, the one- and two-story, brick commercial buildings are on both sides of the west end of Main Street which is perpendicular to the north-south orientation of the railroad tracks. The commercial buildings are not free standing as the ones were in late-nineteenth century Sadieville, but are concentrated in blocks with common walls, a configuration similar to the one found in Wilmore. Adjacent to the tracks are warehouses and industrial enterprises related to the railroad including a lumber yard, grist mill, stock yards, ice and light company. There are residences on both the east and west ends of Main Street on both sides of the track, but the commercial buildings are only on the west side. All of the residential structures are of frame construction.

When the Cincinnati Southern Railroad secured right-of-way through Jessamine County in 1876, John D. Scott had extensive land holdings in the vicinity of what is now Wilmore. Scott lived in a house called "Belaire" which was located near the present site of Glide Crawford Hall on the campus of Asbury College. The railroad built its depot in 1882 to serve as a shipping point for the area and christened it Scott's Station. Despite Scott's attempts to persuade the railroad to fence its right-of-way, the company refused and several of Scott's prized jennets were killed by work trains. When Scott sued the railroad for damages, the company officials retaliated by changing the depot's name to Wilmore in honor of J.R. Wilmore, another owner of large tracts of land in the vicinity.

As was true for the other communities along the route, the Cincinnati Southern Railroad was Wilmore's link to the outside world. Adjacent to the tracks were stock yards and warehouses to accommodate the local farmers who shipped produce, grain, and livestock including horses, hogs, lambs, and cattle to Cincinnati or as far away as Nova Scotia. Glass Milling Company moved its operations from Jessamine Creek to the vicinity of the railroad

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circa 1907 to have better access for the distribution of its products. Powered by steam since 1887, the mill did not have to remain in the vicinity of the stream and wanted to save on the hauling costs from the former site one mile east of Wilmore to railroad. A spur was built from the railroad to the mill so that products could be directly loaded into cars (Jessamine Journal, June 7, 1907, p. 2).

Newspaper accounts in the 1880's reported that merchants such as R.J. Scott and W.C. Prather, and R.A. Dodd (the local express agent) had traveled to Cincinnati to buy Christmas goods for stores. Businessmen such as R.J. Curd travelled via the train to Florida on business trips for Glass Milling. Ministers, professors, evangelists, and Asbury students are often mentioned in transit via the railroad. Railroad brought visitors to Wilmore for revivals and to the Holiness Camp Grounds. To accommodate the travellers, the Sallee Hotel was built on Main Street, west of the concentration of commercial buildings. In the deed research, however, there were references to an earlier hotel which stood between the railroad and the present city hall building.

By 1896, Wilmore had two doctors, H.S. Crockett and H.L. McLean and one druggist O.C. Garvey. Edward S. Scott, son of John D. Scott, still continued to run the general merchandise store he had started in 1878 with J.A. Fisher. Another general merchandise store was run by the Curd brothers. The R.L. Joplin Company sold clothing and general merchandise from the Mercantile Building located on the south side of main west of the railroad tracks. Nunnally and T.S. Barr had a business which dealt in furniture, hardware, saddlery, and farming implements. They were also undertakers. Other businesses included a hotel, broom factory, cigar factory, three blacksmith shops, two livery stables, two milliners, two architects, two butcher shops, brick manufacturer, a green grocery, and another small store offering groceries and queensware.

In 1911, a fire in the business district destroyed most of the commercial buildings. After incorporation in 1918, the city bought a lot from the presbyterian church to build a structure which housed city hall, firehouse, and jail.

In Wilmore, as in Sadieville and Lebanon Junction, most of the dwellings are of frame construction except for the brick dwellings built on Kenyon Avenue. Unlike Sadieville, Wilmore did

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not experience a decline in population in the late 1920s and continued to grow from a population of 1500 in 1919 to 1800 in 1929, possibly due to the presence of Asbury College established in 1890 and Asbury Theological Seminary established in 1923. Evidence of this growth can be seen in the prevalence of bungalows and four square dwellings in the North Lexington Avenue District.

Other areas in Wilmore such as the North Lexington Avenue District include four squares, but the examples found on Kenyon Avenue are notable in Wilmore because they have fewer modern renovations and display more architectural ornamentation than is found on other domestic architecture within the community.

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Wilmore-Jessamine County, KentuckySection number 9 Page 1**Section 9: Bibliography**

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Section 10: Geographical Data
Acreage: 1.5

Wilmore USGS quad

UTM References

Point	Zone	Easting	Northing
A	16	705520	4193100
B	16	705520	4193180
C	16	705600	4193180
D	16	705600	4193100

Boundary Description

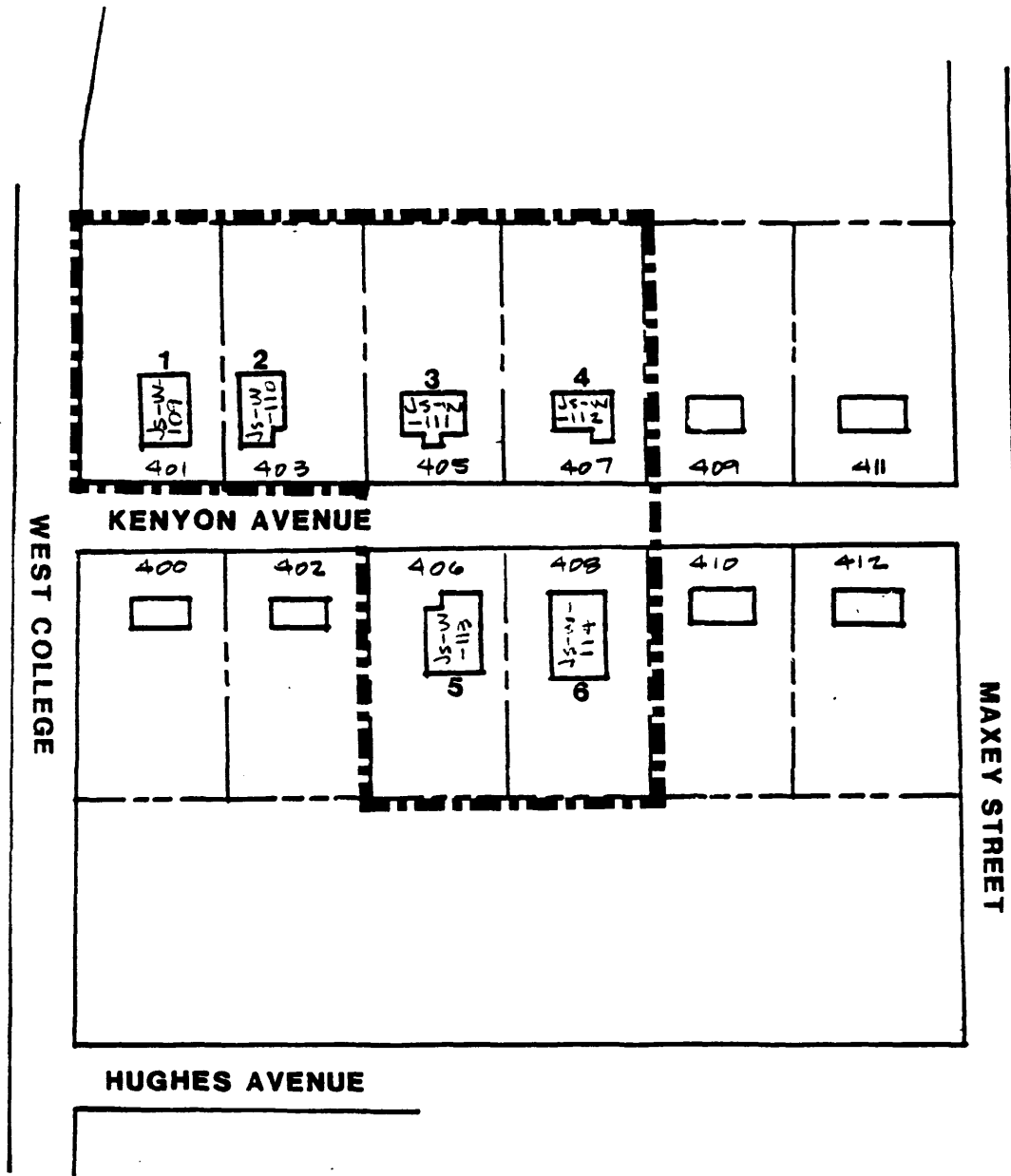
See attached district map which is based on the 1929 Sanborn Insurance Map and has a scale of 1 inch equals 100 feet.

Boundary Justification

The boundary excludes the post-1940 residential neighborhoods on the north, south, east, and west sides of the district.

KENYON AVENUE HISTORIC DISTRICT
WILMORE-JESSAMINE COUNTY, KENTUCKY

APRIL 1994



Kentucky Heritage Council
City of Wilmore
H. Powell & Company, Inc.

SCALE: 1"=100'-0"

REVISED 6/94



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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000841 Date Listed: 8/5/94

Kenyon Avenue Historic District
Property Name

Jessamine County KY State
County State

N/A
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 *Robert A. Coe*
Signature of the Keeper

8/5/94
Date of Action

=====

Amended Items in Nomination:

Statement of Significance: The period of significance is amended to read 1925-1940.

This information was confirmed with Marty Perry of the Kentucky State Historic Preservation Office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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PHOTO #: 1

GROUP NOMINATION: KENYON AVENUE HISTORIC DISTRICT
WILMORE, KENTUCKY

PHOTOGRAPHER: H. POWELL

NEGATIVE LOCATION: KENTUCKY HERITAGE COUNCIL

VIEW OR ELEVATION: EAST SIDE OF KENYON AVENUE, LOOKING SOUTHEAST
AT SITES #6 AND 5

PHOTO #: 2

GROUP NOMINATION: KENYON AVENUE HISTORIC DISTRICT
WILMORE, KENTUCKY

PHOTOGRAPHER: H. POWELL

NEGATIVE LOCATION: KENTUCKY HERITAGE COUNCIL

VIEW OR ELEVATION: WEST SIDE OF KENYON AVENUE, LOOKING SOUTHWEST
AT SITES #3 AND 4

PHOTO #: 3

GROUP NOMINATION: KENYON AVENUE HISTORIC DISTRICT
WILMORE, KENTUCKY

PHOTOGRAPHER: H. POWELL

NEGATIVE LOCATION: KENTUCKY HERITAGE COUNCIL

VIEW OR ELEVATION: WEST SIDE OF KENYON AVENUE, LOOKING SOUTHWEST
AT SITES #1 AND 2