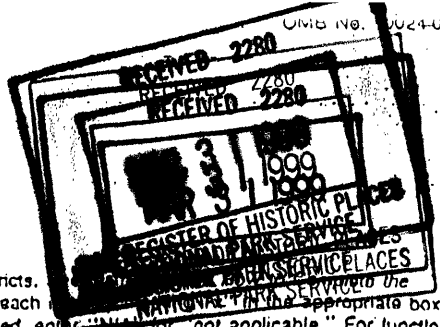


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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This form is for use in nominating or requesting determinations for individual properties and districts. Complete each item by entering the information requested. If an 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 Country Estates of River Road

other names/site number N/A

2. Location Along River Road and Wolf Pen Branch Road from Longview Lane

street & number to about 500 ft. west of US Highway 42 Not for publication

city or town Glenview and Harrods Creek vicinity

state Kentucky code KY county Jefferson code 111 zip code 40222 & 40027 & 40025

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.)

David L. Morgan, SAPO Executive Director, KHC 3-10-99
 Signature of certifying official/Title Date
Kentucky Heritage Council/State Historic Preservation Office
 State of 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 official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register
 - other, (explain) _____

Edson H. Beall Signature of the Keeper 4-29-99 Date of Action

Name of Property

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
29	30	buildings
25	4	sites
7	11	structures
0	0	objects
61	45	Total

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

Louisville and Jefferson Co., Ky. MRA

Number of contributing resources previously listed
in the National Register

82

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic - single dwelling

Domestic - secondary structure

Landscape -garden

Current Functions
(Enter categories from instructions)

Domestic - single dwelling

Domestic - secondary structure

Landscape - garden

7. Description

Architectural Classification
(Enter categories from instructions)

Early Republic - Federal

Mid-19th Century - Greek Revival

Late 19th & 20th C. Revivals - Colonial Revival

Materials
(Enter categories from instructions)

foundation BRICK

walls BRICK

roof WOOD - weatherboard, shingle
STONE - slate

other STONE
BRICK

Narrative Description

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

Name of Property

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.

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 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)

Landscape Architecture

Architecture

Transportation

Community Planning and Development

Period of Significance

1875 - 1938

Significant Dates

1875; 1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fleming, Bryant (landscape architect)

Olmsted Brothers (Landscape architects)

(see continuation sheet)

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:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

Jefferson County Office of Historic Preservation and Archives

10. Geographical Data

Acreage of Property Approximately 700 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 6	6 1 8 9 0 0	4 2 4 2 8 6 0
	Zone	Easting	Northing
2	1 6	6 2 0 5 0 0	4 2 4 2 3 4 0

3	1 6	6 2 0 4 3 0	4 2 4 3 1 8 0
	Zone	Easting	Northing
4	1 6	6 1 6 9 0 0	4 2 3 8 8 2 0

See continuation sheet

Verbal Boundary Description

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

5 16 6 1 6 4 4 0 4 2 3 9 4 0 0

Boundary Justification

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

11. Form Prepared By

name/title Carolyn Brooks; Historic Preservation Consultant

organization _____ date November 30, 1998

street & number 1288 Bassett Avenue telephone 502 456-2397

city or town Louisville state Ky. zip code 40204

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 SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 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 Projects (1024-0018), Washington, DC 20503.

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Architectural Classification continued:

Late 19th and 20th C. Revivals: Tudor Revival
Craftsman
Other - Eclectic

Materials continued:

foundation: STONE
CONCRETE

walls: STUCCO
STONE-limestone

roof: CERAMIC TILE
ASPHALT

other: WOOD
METAL

Section 8

Architect/Builder continued:

Hutchings, John Bacon (architect)
Hutchings, Eusebius T. (architect)
Dodd, William J. (architect)
Morgan, Frederic (architect)
Coffin, Marian (landscape architect)
Cowell, Arthur Westcott (landscape architect)
Buck, Lawrence (architect)
Gray, George Herbert (architect)
Collins, Val (architect)
Arrasmith, William (architect)

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DESCRIPTION

The Country Estates of River Road historic district consists of all or portions of a string of contiguous estates, many with designed landscapes, that are located in Jefferson County northeast of Louisville. The properties vary in size from about three to over forty acres. The estates range in date from about 1875 to 1938 and stretch in a line along the Ohio River bottom lands and the steeply-rising river bluffs behind them. In many cases the primary residences on these estates are oriented to the river and sited on promontories providing dramatic river views. In addition to the primary residence on each estate, many also retain such historic features as entry gates, interior roadways, formal gardens, terraces, carriage houses and/or garages, barns, cottages, and other elements associated with the designed landscapes of the "country estate" property type as defined in the Louisville and Jefferson County MRA. Also included in the district as contributing properties are a small group of associated historic resources including a railroad station, a social club, and a privately-built school which relate to the country estate theme. Non-contributing resources consist primarily of residences and supporting elements on the estates such as garages, swimming pools, greenhouses, etc. that have been built since 1938. The district includes 197 individually identified resources. Of these 82 contributing resources and 9 non-contributing resources have already been listed in the National Register. The resources newly proposed for listing include 29 contributing buildings, 25 sites, and 7 structures. Non-contributing elements include 30 buildings, 4 sites, and 11 structures.

The property in this district includes the most intact portion of a unique and extremely significant historic cultural landscape along the Ohio River and upper River Road. The district consists of a corridor of land oriented roughly southeast - northwest. It fronts on River Road and Wolf Pen Branch Road, in one section, on the Ohio River and extends from Longview Lane on the southwest to Harrods Creek on the north. The district is approximately three miles long and varies from about a third of a mile wide at its southwestern end to nearly a mile wide near its northern edge. Its southeastern boundary, along the length of the corridor away from River Road, is determined by the extent of the intact and contributing historic property still associated with each estate.

The area in the district is comprised of two discrete

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geological zones. The first consists of the flat alluvial bottom land and low terraces that run along the Ohio. A few minor and often dry stream beds run southwest through the lower portion of this area near the foot of the bluffs, feeding into the Muddy Fork of Beargrass Creek which continues along the same path and joins with the other forks of Beargrass Creek to the southwest of the district. River Road more or less parallels the Ohio through this bottom land, in some places closely hugging the shore and in others veering inland to follow a low ridge. The now-abandoned right-of-way for the railroad/interurban line flanks the base of the bluffs. (See Figure 1) This bottom land which serves as the foreground for the views from the bluff-top estates is primarily open, still functioning in its historical agricultural capacity in a few locations, and in others serving as playing fields and open space. A few sections have reverted to second growth woods. Several of the contributing resources in the district including the Jesse Chrisler House, the Louis Wymond House, the River Valley Club, the Hugh Schwab House, and Ashbourne are situated on high points of land in this alluvial plain. Prominent historic entrance gates along River Road and Wolf Pen Branch Road mark the access to six of the estates and to the Glenview neighborhood. Other estates are accessed from the narrow lanes leading back from the river including Longview Lane, Glenview Avenue, and Avish Lane.

The second geological zone consists of the rolling plateau to the southeast of the bottom land which rises rather precipitously from the alluvial plain forming a prominent bluff that runs southwest-northeast through the district. The steep face of the bluff is primarily wooded, with areas of exposed rock from the early quarrying activity along River Road and from grading done to provide for the roadways that snake up to the residences above. The portion of the plateau located in the district is generally very rugged in character with frequent ups and downs caused by the presence of many sink holes and sharp valleys cutting down to the bottom lands. The plateau is drained by two substantial water systems. Goose Creek is formed from north (Little Goose Creek) and south (Goose Creek) forks which join together in the district on bottom land just north of Lime Kiln Lane and empty into the Ohio close by. Harrods Creek, a larger drainage system which forms a portion of the north boundary of the district, empties into the Ohio just over a mile north of Goose Creek near the intersection of River and Wolf Pen Branch roads. Several east-west roads, some of which connect River Road to Brownsboro Road, cut down to River Road

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in the district through breaks in the bluffs. These include Longview Lane at the southwest edge of the district, Boxhill Lane, Woodside Road, Rockledge Drive, Glenview Avenue, Lime Kiln Lane, Avish Lane, and Wolf Pen Branch Road.

Many of the properties within this district have previously been listed in the National Register either individually or as part of a district. These include seven residences with some of their surrounding property, a school, and four historic districts: Nitta Yuma Historic District, Harrods Creek Historic District, Glenview Historic District and Drumanard which together within their boundaries include twenty buildings and structures with Jefferson County survey numbers. These resources are being reconsidered as part of a more comprehensive effort, a proposed "Country Estates of River Road" district, in order to document their statewide significance as a group of contiguous country estates, to further document the previously downplayed significance of their important designed historic landscapes, and to facilitate the nomination of other contiguous resources with related significance that have not yet been listed.

The seven-hundred-acre area included in the district has not changed a great deal since 1938, the end of its period of significance. All of the estates are still single-family residences surrounded by all or substantial portions of their original acreage. Only in two instances in the district has the main residence of an estate been demolished, necessitating the exclusion of much of its site from within the boundary. The roadways leading to the main residences and the drives that access the service elements on the properties are in most instances essentially unchanged. Many of the support buildings such as carriage houses, barns, and workers' cottages are still in place. The framework of the designed landscapes including terrace and formal garden retaining walls, bridges, paths, hedges, and specimen shade trees and evergreens remain. In many cases intentionally designed viewsheds and vistas are still intact. The greatest changes involve the plantings in the formal gardens which in nearly all instances have been modified and simplified to reflect the practicalities of today's gardening practices. In two instances extensive non-historic formal gardens have been created, although in one instance, at the Bingham-Hilliard House, the garden is one designed for the house at the time of its construction but not executed until 1965.

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The great majority of residences in the district, dating from 1900 through 1938, are large high-style two- and two-and-a half-story architect-designed houses. They range in style from Colonial, Georgian, and Tudor Revival to Craftsman and to eclectic mixes that use elements from several of these. Not surprisingly, in these rather grand houses, decorative detailing used to highlight porches, porticos, doors, windows, chimneys and roofs is extensive, often drawing on carefully researched historical references. For wall surfaces and trim, building materials include brick, stone, stucco, and half-timbering or a mix of several of these. Roofs are finished primarily with slate and tile.

There are also a few wood-framed houses, all dating to the nineteenth century. In two instances early- to mid-nineteenth century wood-framed farm houses have been adapted as estate dwellings. Ashbourne, built before 1830, has Federal detailing, and the Jesse Chrisler House is a simple, yet finely detailed, Greek Revival-influenced residence. Three other wood-framed houses in the district are the Gavin Cochran House, the James Todd House, and the Edward L. Strater House, each believed to have been built in the 1870s. The Cochran and Todd houses were each developed as the central element for one of the first generation of country estates designed specifically for summer living. The Strater House, which also became the principal residence for a country place, was altered and added to on its original site and then moved to its present site in 1928 where it was made the center of a second estate.

Designed landscape features are extensive. With the exception of the properties located in the flood plain, all of the houses are approached by long drives or lanes that shoot back in a straight path from River Road to the foot of the bluff, sometimes bridging a dry creek or small stream before snaking up the face of the bluffs with much use of stone retaining walls and dramatic hairpin turns. Some of the houses have defined forecourts surrounded by low retaining walls as at Rockledge, Glen Entry and Winkworth. Cobble Court's, as the name suggests, has a high surrounding wall and cobblestone paving. Others, such as Bushy Park-Melcombe, Lincliff, Allenwood, and Drumanard are approached by a driveway loop. Particularly on the river side, many of the houses are tied to the landscape by one or more levels of terraces, most frequently with a grass surface and low brick or stone retaining walls. Five of the houses and estates in the district have remaining historic

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formal gardens: Lincliff, Bushy Park-Melcombe, the Gill House, the Harris-Mullins House, and Drumanard. Other landscaping features frequently present include the once ubiquitous winding path (in most cases totally overgrown) leading from the house down to the railroad right-of-way, entrance gates, and park-like areas with specimen shade trees, evergreens and sweeping vistas. A few of the largest of the existing trees, including many of the fine beech trees, predate the development of the estates, but the majority were carefully selected, located, and planted as part of the landscaping of each grounds. At Winkworth a formal grass panel flanked by driveways and trees leads from a set of gates to the house. At Melcombe an outdoor theater based on a Roman model provides a dramatic addition to the landscape. Service structures include carriage houses and/or garages, barns, worker's cottages, sheds and greenhouses grouped in various combinations on the different estates.

Registration Requirements

This district is almost totally comprised of a group of country estates, a property type defined in detail in the context "Suburban Development in Louisville and Jefferson County, Kentucky: 1868-1940," a part of the Louisville and Jefferson County, Kentucky Multiple Property Listing. That document states: "a Country Estate is composed of two integrated elements: a primary residence, many times with dependencies, and a designed historic landscape. A formal garden is an optional component, favored in the 20th century, which links the two required elements by serving as an outdoor extension of the formal organization of rooms within the main dwelling [F II, pp. 1-2]."

It is this consultant's view that a formal garden is one possible element frequently found within the designed landscape of a country estate, but this small difference in definition does not negate the requirement for the two essential elements: the principal residence, generally of large size and architectural distinction, and the designed landscape, be it planned in total by a formally trained landscape architect or worked out by the owner with or without the help of a landscape gardener.

The context points out that the country estate is often sited to afford a scenic view but at the same time a great measure of

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privacy [F-II, p. 2]. It should be noted that the tranquil nature of the surroundings, away from the bustle and noise of city streets, is also an important feature of a country estate. In addition to the principal residence, the country estate also has support buildings which have changed somewhat in their makeup over time. The late nineteenth century estates frequently have smokehouses, spring houses, carriage houses and barns. By the 1920s the carriage house is evolving into a garage and by the 1930s it is likely to be attached to the house. Gardener's cottages and greenhouses become frequent features in the twentieth century to support the upkeep of the grounds and formal gardens. These service buildings are usually carefully designed to complement the style of the main house and to fit into the designed landscape of the estate [F-II, p. 3].

As stated in the property type description, "a Country Estate is expected to be in its original location with its primary and many of its secondary buildings intact. Few alterations are to be expected to be found in these buildings, though building additions of high quality workmanship and materials are present with some examples. The site plan and landscaping are anticipated to be as originally designed, though mature with regard to the landscaping. An exception may be that formal gardens exist only in ruins [F-II, p. 4]".

Section F-IV, Registration Requirements, lays out the aspects of integrity to be considered in evaluating the significance of Jefferson County country estates and has been used to determine the contributing nature of the properties and individual elements in this district. Integrity of location and setting are essential for a country estate to be a contributing resource, because the essence of a country place is so much about the interrelationship of a house set in a designed landscape. In some instances country estates have been considered contributing resources even when some of their original acreage has been lost if the core elements of the setting, the house and its immediate environs, and such resources as driveways, support buildings, significant viewsheds, and historic plantings are still in place. In one instance in this district, individual elements from an estate where the main house has been destroyed have been indicated as contributing because they connect other estates and support the overall setting of the district.

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Strong integrity of design, materials, and workmanship are also very important for the resources in this district because the defining characteristics of a country place include a finely-styled house set in a designed landscape. No expense has been spared in the development of these properties, and the majority originally exhibited design and workmanship of the highest quality, both in their buildings and their landscapes. It is essential that they still convey strong evidence of that initial quality. Estates may be listed for their architectural or their historical significance, determining to a certain extent the necessary degree of integrity of design, materials, and workmanship required to render the property or its individual elements contributing.

Individual integrity issues have been addressed in the Resource Inventory below. Please note that a designed landscape has been indicated in the inventory only when an identified landscape architect has been associated with it or when there are a significant number of clearly designed features such as roadways with elaborate stone retaining walls, bridges, and formal gardens. It is understood that all of these houses are set into a carefully manipulated landscape, but it was not thought helpful to draw specific attention to it in every case.

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RESOURCE INVENTORY

The existing parcels of land included in the district have been grouped together under the country estate or other historic resource they were associated with during the period of significance for this district. Parcel numbers are legal block and lot identifiers taken from the Jefferson County Property Valuation Office. These correspond with numbers indicated on the district sketch map included with the nomination. The inventory lists contributing (C) and non-contributing (NC) elements on each parcel (B=building, Si=site, St=structure, O=object) and Jefferson County survey numbers and indicates resources previously listed in the National Register (NR). Wherever possible resource numbers and non-contributing properties have also been indicated on the sketch map.

Parcel No.	Contributing/ Non-contributing	Resource No. and Description
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Blankenbaker Station (JF-658, NR), 21 Poplar Hill Road

Estate developed for Christine Belknap Robinson, daughter of W.R. Belknap, and her husband, Charles Bonnycastle Robinson, a stockbroker, in 1916. Land earlier was part of Lincliff (JF-531) and includes some tree plantings probably associated with its early landscaping. Some of grounds have been subdivided for non-historic houses in Poplar Hill Court. Landscape architect for grounds unknown. House sits back from edge of bluff about 400 feet and has commanding view of river. Undulating lawn extends from terrace on river side to bluff. Stone entrance gates and loop drive provide access to front of house.

1726-2	C-B	1. Main house, 1916. 2 1/2-story, Colonial Revival house finished with fieldstone. Architect: George Herbert Gray of Gray and Wischmeyer.
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Lincliff (JF-531, NR), 6100 Longview Lane

Fifty-plus acre estate developed for William R. Belknap, president of Belknap Hardware, and his wife, Juliet. Land purchased in several segments beginning in 1905. Preliminary plan for grounds prepared by Olmsted Brothers in 1905. Main drive and some tree plantings based on this plan. Belknap severed association with Olmsteds in 1906 before house was built. Landscape architect of extensive designed landscape unknown, possibly Bryant Fleming. Oral history credits Fleming with work on property in 1930s or early 1940s. Over 15 acres remain with house. Note: Lot 11-317, which contains a house built in the early 1990s is no longer included within the boundary of Lincliff.

11-24	C-B	2. Main house, 1911-1912. 2 1/2-story, Georgian Revival house with stucco finish and limestone trim. Architect: William J. Dodd of McDonald and Dodd with plan input from Olmsted Brothers.
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- C-B 3. Carriage house, ca. 1912. 2-story stuccoed structure with side-facing gable roof, three carriage bays and living unit at east end. Part of original service court for estate.
- C-B 4. Generator house?, ca. 1912. Wood-framed, gable-roofed structure located to south of carriage house.
- NC-B 5. Greenhouse with attached potting shed, 1960s? L-shaped, gable-roofed structure to northeast of house.
- C-Si 6. Designed historic landscape, 1906 - 1915?; 1930s. Estate grounds include main entrance gates with high stone piers and iron gates and grille work, rear gates with low stone wall, original driveways, a grass terrace on the river side of the house with low cast-stone retaining walls, walled formal gardens (an Italian water garden and a boxwood garden with walls, entrance gates and sculpture niches probably dating from ca. 1912 and plantings dating from late 1930s), the remains of a grass tennis court and viewing area, and sweeping lawns with a few carefully placed shade trees.
- 11-102 C-B 7. Cottage, ca. 1912. One-story, hip-roofed structure with stucco finish. Front entrance altered and with non-historic additions. Designed by Dodd for gardener or another employee.
- 11-212 C-B 8. Cottage, ca. 1912. Pair to cottage described above. Retains front entrance; garage added to west side in 1960s.
- C-B 9. Barn, ca. 1912 with additions. Gable-roofed barn with board-and-batten siding. During construction of I-71 during 1970s moved to present location south of carriage house from original site a little farther to the south.
- NC-B 10. Greenhouse, 1960s? Large, partially below ground-level structure located to south of carriage house.

Ladless Hill (JF-532, NR), 6501 Longview Lane

Estate developed for Alfred Brandeis, president of A. Brandeis and Son and an organizer and director of the Lincoln Savings Bank and Trust Company. Land purchased in pieces beginning in 1898 and containing over 60 acres at one point. First house on site burned. Long curving drive leads from valley up to house which is sited atop bluff overlooking river and fields below. Stone steps wind up hill to house from stone gateway at earlier interurban station stop.

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- 11-115 C-B 11. Main house, 1911-1912. 2 1/2-story residence with Craftsman styling, stucco walls and tile roof. An arched porte-cochere leads to service court. Designed by architects McDonald and Dodd.
- C-B 12. Garage, 1915-1920? One-story, hip-roofed structure with weatherboard siding and classical detailing.
- C-St 13. Passenger shelter, 1912-1920? Small, open, frame structure with hipped roof built near earlier interurban stop.
- NC-Si 14. Formal garden, 1950s; 1980s-90s. Sunken garden with central pool and surrounding terraces on north side of house. Garden designed by landscape architect, Henry Fletcher Kenney, in 1950s and substantially reworked in the 1980s and 1990s by present owners. Some of terracing may date to Brandeis ownership of house.

Jesse Chrisler House-Longview Farm (JP-457, NR), 4506 River Road

House built ca. 1850 by Jesse Chrisler as center of gentleman farm. Located on high point of bottom land below bluff. In 1916, Chrisler heirs sold property to Isaac Hilliard, a partner in the family brokerage firm of J.B. Hilliard and Son. Renamed Longview Farm, the property was developed as a country estate by the Hilliard family, in whose ownership it still remains. Little remains of formal gardens designed by Anne Bruce Haldeman in 1930s. Note: Only house and immediately surrounding outbuildings set in one square acre centered on house are currently listed in National Register.

- 11-251 C-B 15. Main house, ca. 1850. Two-story, frame, Greek Revival house with five bays, finely-detailed recessed front entrance, hipped roof and rear ell.
- C-B 16. Slave or servants' dwelling, ca. 1850 - 1875? One-story, four-bay, frame cottage with gable roof and central stone chimney.
- C-B 17. Servants' cottage/garage, ca. 1920. 1 1/2-story, frame structure with weatherboard siding built into hill. Hip-roofed section with sash windows is cottage; two-level garage is attached. Built by Isaac Hilliard soon after buying property.
- C-B 18. Shed, 1920s. Three-bay, shed-roofed structure with corrugated metal siding.
- 11-78 C-Si 19. Field separated from residential lot by row of large shade trees at west end.
11-108 Agricultural land planted in corn in early years by Hilliards and later kept in pasture. Land provides important documentation of open bottom lands that formed foreground of viewshed from estates on bluffs.

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- NC-B 20. Gardener's cottage, late 19th century; 1998. One-story, frame cottage probably originally housing farm workers. Used as gardener's cottage by Hilliards. House is being significantly altered as nomination is prepared in November, 1998.
- No parcel # C-St 21. Longview Lane. Portion of historic lane leading back to Lincliff entrance is included in district. In 19th c. lane served as farm road for Chrisler property and later became an access road for Ladless Hill, Lincliff, and other properties along the road.

Winkworth-William B. Chess Estate (JF-533, NR), 3200 Boxhill Lane

Estate developed for William B. Chess, president of the Chess and Wymond Cooperage Co., beginning in 1906. Initial plans for driveway and grounds by Cecil Fraser. Preliminary plan prepared by Olmsted Brothers in 1906. Driveway approach to house designed by Olmsted firm. Gardens, terraces and other features designed by Bryant Fleming ca. 1910-1911. In 1946, William Marquis of Olmsted Brothers praised estate as "best in Louisville" in terms of design, setting and plant materials [Job File 3214, 7 Sept. 1946]. Original 75 acres reduced to eight when property subdivided as Boxhill in 1958.

- No parcel # C-St 22. Boxhill Lane, ca. 1906 - 1910. Road serving subdivision is original drive for Winkworth. Included in road right-of-way are a number of historic features associated with original designed landscape including imposing brick entrance gates, a small bridge with balustraded sides over Muddy Fork of Beargrass Creek, stone retaining walls along road as it ascends bluff, and a terraced overlook to the south of the drive on an axis with the mall leading to the house.
- 1516-30 NC-B 23. House, 4620 River Road, 1982. Contemporary house built on land associated with Winkworth. Located in flood plain and set on high foundation.
- NC-B 24. Garage. One-car, gable-roofed, wood-framed structure.
- 1516-2 NC-B 25. House, 3226 Boxhill Lane, 1977. One-story, wood-framed, modified Cape Cod.
- NC-B 26. Barn/garage. 1960?
- 1516-33 NC-B 27. House, 3211 Boxhill Lane, ca. 1970. Two-story, frame house with Colonial Revival references built on land associated with Winkworth.
- NC-B 28. Stable, 1970s? Small frame structure with gable roof and vertical board siding.
- 1516-7 C-B 29. Main house, 1906-1910. Two-story, Georgian Revival-style, brick house with central pedimented portico. Second floor added to west wing in 1956 and east-end enclosed porch added in 1980s. West wing of house may incorporate earlier structure. Architect not known.

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- C-Si 30. Designed historic landscape, ca. 1910 - 1911. Grounds have many historic landscaping features associated with Bryant Fleming-designed landscape including low stone-walled terraces to the north and east of house, formal forecourt with surrounding low brick wall, tree-lined mall with double driveways, pond with water cascade, path winding down to interurban line.
- NC-St 31. Swimming pool, 1980s. Centered on one of historic terraces to northeast of house and replacing former fish pool.
- NC-B 32. House, 1960s. Small, brick, gable-roofed house adapted from earlier service building and built on approximate site of original carriage house.
- C-B 33. Greenhouse, 1920s? Large, rectangular, steel-frame structure.
- 1516-4 C-Si 34. Open field with scattered shade trees historically associated with Winkworth and now owned by River Valley Club. Present landscape similar to historical setting.
- 1516-27 C-Si 35. Wooded riverfront lot historically associated with Winkworth and now owned by River Valley Club.

River Valley Club (JF-801), 4701 River Road

Club established in 1914 and clubhouse built shortly after on riverfront property belonging to W.E. Chess. Wooden docks historically lined river in front of club house. Club purchased 11 acres comprising lot 11-113 in 1942 and lots 1516-4 and 1516-27 in 1969.

- 11-113 C-B 36. Club house, 1914; rebuilt in close to original form after ca. 1928 fire. English Cottage-style, wood-framed structure set at river's edge on massive poured-concrete foundation. Non-historic additions on east end. Design attributed to Bryant Fleming of Townsend and Fleming.
- NC-St 37. Swimming pool, 1950s.
- C-St 38. Tennis courts. 1910s; 1990s. Located on club land on south side of River Road. Historic courts are in original location. One has all-weather surface installed in 1998.

Louis Wymond Estate (JF-456), 4801 River Road

Estate developed for Louis Wymond, vice president and later president of the Chess and Wymond Cooperage Co. Land purchased from 1902 - 1910 and house completed about 1912. River Road moved to south ca. 1913 to expand

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house grounds on north side of road. Bryant Fleming was landscape architect. Plans exist for forecourt and entrance gates and wall along River Road. House dramatically located right at river's edge on high, level, natural terrace. Lawn surrounds house on three sides with large trees providing protection along edge of property.

- 11-351 C-B 39. Main house, 1912. 2 1/2-story house in Craftsman style with Tudor Revival influences. Rough stucco finish on first floor and shingles above. House constructed of reinforced concrete with two basement levels. Garage added in 1997. Lawrence Buck, a Chicago architect, designed house.
- C-Si 40. Designed landscape, 1913-1914. Elements include high wall and entrance gates; terrace at west end of house with steps leading to river; and forecourt with central pool for fish and low balustraded walls and shallow steps to lawn level. May all date to ca. 1913-1914 when Fleming plans were prepared.
- NC-St 41. Swimming pool, 1997.
- NC-B 42. Storage shed, 1997. Single-bay, gable-roofed structure with shingle siding located at southwest end of property.
- 11-1 C-B 43. Barn/carriage house, ca. 1912. 1 1/2-story, gable-roofed structure with stucco finish on first floor and narrow weatherboards above. Located at northeast end of property in service area along with garage and gardener's cottage.
- C-B 44. Garage, ca. 1920s? Three-bay, gable-roofed, concrete-block structure with corner quoins and shingles in gable ends.
- NC-B 45. Gardener's cottage, 4811 River Road, ca. 1912. Original frame house with board-and-batten finish has been added to and remodeled a number of times and little resembles its original appearance.
- 11-7 C-Si 46. Open field historically associated with the Wymond House and earlier used for light agriculture.
- No parcel # C-St 47. River Road, early 1800s; 1914. Portion of River Road from southwest end of lot 1516-27 to east end of lot 11-1 is included in district. The curve in road in this section dates to 1914 when Louis Wymond paid to have roadbed moved southeast to give him more land adjacent to his house.

Cooper-Hewett Estate (JF-542, NR, demolished about 1990)

Summer estate with frame house built ca. 1899. Purchased by Robert and Alice Carrier in 1911 and developed with

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an extensive designed landscape by Bryant Fleming at that time. House demolished about 1990 and new houses built around existing landscape features. Major portion of property has been excluded from district.

2456-1 NC-Si 48. Open field historically associated with Wymond House and purchased before 1928 by new
2456-2 owners of Carrier property. Historically has provided foreground view for designed
2456-3 landscape on bluff above. Now divided into three lots. Dumping of fill on land to raise
ground level has rendered site non-contributing, although it still retains much of its
original open character.

No C-St 49. Portion of Woodside Road. Narrow, tree-lined lane served as access road to Woodside
parcel # (JF-534, NR) and after 1899 as access road to houses in Woodside subdivision including
Cooper-Hewett House. Trees date to ca. 1900 or before.

Rockledge (JF-544, NR), 3 Rockledge Drive

Estate developed for George W. Babcock in 1911-1912. South portion of property was subdivided in late 1990s, but area containing house, carriage house and known historic landscape features remains intact. Landscaping plans have not been found, but designed landscape around the house almost certainly the work of Bryant Fleming.

No C-St 50. Rockledge Drive, ca. 1911. Original approach drive to house, now also serving new
parcel # subdivision on south end of property. Road crosses flood plain and then ascends bluff,
making several hair pin turns, on road bed that has been quarried from face of bluff.
Historic retaining walls remain in place.

11-324 C-Si 51. Open field historically associated with Rockledge and serving as part of the viewshed
11-325 from the terrace on the north side of house.

11-322 C-B 52. Main house, 1911-1912. Three-story, Tudor Revival residence with much high-style
picturesque detailing. House set very close to edge of bluff. Large wing added to
northeast end dates to ca. 1986. Designed by Townsend and Fleming with the Louisville
firm of Meyer and Brenner as associate (supervising) architects.

C-B 53. Carriage house/garage, 1911-1912. Service building in same Tudor Revival style and
constructed with same building materials as main house.

C-Si 54. Designed landscape, 1911-1912. Features include a stone-walled entry forecourt, winding
paths between the house and carriage house, an overgrown path down to the interurban
right-of-way, north terraces on two levels overlooking the river, and plantings of
large shade trees (beech, ash, tulip poplar) and hollies around the several sink holes
that characterize the site.

NC-St 55. Swimming pool, ca. 1986. Pool added to lower of two historic terraces on river side
of house.

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Hugh Schwab House (JF-545-NR), 4812 River Road

Country house built for Hugh M. Schwab, president of the Puritan Cordage Mills, in 1928. Located on a naturally high terrace in the alluvial flood plain in an area relatively immune to flooding. House replaced wood-framed cottage on site. Large, level lawn at southwest end of house surrounded by privacy hedge of evergreens.

- 11-90 C-Si 56. Grassed area with scattered shade trees and small decorative pool which dates back to earlier wood-framed house. Lot associated with Schwab House since its construction.
- 11-2 C-B 57. Main house, 1928. 2 1/2 story, Tudor Revival-style stone house with irregular massing. Designed by architect, W. Earl Gore, active for only a few years in Louisville and about whom little is known.
- C-B 58. Garage, 1928. 1 1/2-story, three-bay garage with hipped roof. First floor has stucco finish with wood shingles above. Second floor has living quarters.
- NC-St 59. Swimming pool, 1980s?

Harris-Mullins House (JF-549, NR - Glenview Historic District), 4314 Glenview Avenue

House possibly built for Credo Harris, review editor of the Louisville Herald. After 1924, the home of S. Clay Lyons, a broker in the W.L. Lyons brokerage. House located in flood plain near entrance to Glenview.

- 5-10 C-B 60. Main house, ca. 1914. A highly eclectic stucco house with strong Spanish Revival influences including a round-arched front loggia and a tile roof. Architect unknown.
- 5-11
- C-B 61. Stable, 1920s? Small frame structure with board-and-batten siding and gable roof.
- C-B 62. Gardener's cottage, 1920s? Small frame building with gable roof, weatherboard siding, an exterior rear chimney, and a row of Tuscan columns supporting a front portico.
- C-Si 63. Formal garden, 1928. Historic garden designed by Arthur Cowell featuring an oval plan, a crazy-paved walkway, a pool at one end, metal entrance gates with Gothic arches and a variety of boxwoods, evergreens, and fruit trees.

Thruston Morton House (JF-672, NR - Glenview Historic District), 4316 Glenview Avenue

House built for Thruston Ballard Morton, grandson of S.T. Ballard, and Belle Clay Morton, daughter of S. Clay Lyons, on land originally associated with the adjacent Harris-Mullins House (JF-549). Morton had an illustrious career in public office, including service as a U.S. Senator from Kentucky. Although not a country estate, this house has been designated a contributing building because it is already listed in the National Register and

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because it fits within the pattern identified in the statement of significance of second or third generation house construction on family land.

- 5-27 C-B 64. Main house, 1935-1936. Two-story, brick house with some Colonial Revival detailing. Rear ell added ca. 1941. Designed by builder, Jackson Stoepler. Immediate surroundings of house including brick paths and terraces landscaped by Anne Bruce Haldeman in 1936.
- 5-26 NC-Si 65. Lot behind house was purchased by present owners in 1970s and developed as garden with peripheral surround of large trees. Historically part of agricultural bottom land belonging to Maj. Charles J.F. Allen.

Glenview Station (JF-550, NR - Glenview Historic District), 4328 Glenview Avenue

Second station at this approximate location built to serve passengers of the Louisville, Harrods Creek and Westport Railroad.

- 5-12 C-B 66. Station, ca. 1887. One-story, rock-faced limestone-block structure with hipped roof. Located on lot associated with Allenwood (JF-546) since at least 1912.

Allenwood (Eleven Hearths)-C.J.F. Allen Estate (JF-546, NR - Glenview Historic District), 4020 Glenview Avenue

Estate developed for Major Charles James Fox Allen beginning in 1901. Original land holding consisted of over forty acres. After Major Allen's death in 1911, the land was divided among his three sons and two additional residences were built. Land consists of rugged, primarily-wooded hill with flood plain to north.

- 5-9 C-Si 67. Bottom lands. Presently consists of pasture (east portion) and woodland (west portion) which provides foreground view for houses atop bluffs. Historically planted in corn and later, a pasture, it was partially reforested by the early 1930s. The west half of the imposing rough-cut limestone-block entrance gates (ca. 1910 - 1915) to Glenview are located on this property.
- 11-339 C-B 68. Main house, 1901. 2 1/2-story, eclectic house with Shingle-style and Colonial Revival-style influences and finished with stone, shingle, and half-timbering. Designed by architect, John Bacon Hutchings.
- C-Si 69. Designed landscape. Grounds around house include steeply winding drive with ca. 1920 railing of heavy chain links hung between concrete posts, deep sink holes with turf finish and terrace area to east of house with battered stone retaining walls and ca. 1930 swimming pool.

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- 11-340 C-B 70. Generator house, ca. 1901. One-story, L-plan structure with jerkinhead hipped roof and shiplap siding.
- NC-B 71. Lennox Allen studio, ca. 1937. Small, brick-veneered artist's studio enlarged and altered in 1970s or 1980s.
- 11-341 NC-B 72. Carriage house, ca. 1901. Totally remodeled into large house in 1970s.

Robinswood-Arthur D. Allen Estate (JF-539, NR - Glenview Historic District) 4008 Glenview Avenue

Estate developed for Arthur D. Allen, son of C.J.F. Allen, between 1911 and 1912. Un-utilized plans for a library pavilion and gardens by Bryant Fleming (recently destroyed) suggest he may have had some involvement in the layout of the grounds.

- 11-329 C-B 73. Main house, ca. 1912. Large, 2 1/2-story, brick house with Georgian Revival styling. Large lateral wing added ca. 1931. Designed by architect E.T. Hutchings, possibly in collaboration with his father, J.B. Hutchings.
- C-B 74. Artist's studio, 1920s. Small brick building.
- C-B 75. Playhouse, 1920s? Small brick building.
- NC-St 76. Swimming pool, 1980s?
- NC-St 77. Entrance gates, 1994. Brick piers with iron gates.
- 11-281 C-B 78. Carriage house, 4010 Glenview Avenue, ca. 1912. 1 1/2-story, Tudor Revival structure that has been sensitively remodeled into a residence.
- 11-77 NC-B 79. 4006 Glenview Avenue, 1995. Very large, sprawling, 1 1/2-story, red brick house with contemporary styling. Built on portion of lot once associated with Robinswood (JF-539).

Glen Entry-Lafon Allen Estate (JF-547, NR - Glenview Historic District), 4326 Glenview Avenue

Estate developed for Judge Lafon Allen between 1911 and 1913, on land earlier owned by his father, C.J.F. Allen. House sits dramatically at edge of bluff on wooded property at end of long, steep, winding driveway. Some of land historically associated with house has reverted to Allenwood (JF-546).

- 5-30 C-B 80. Main house, 1911-1913. Three-story, Tudor Revival house with extensive detailing. Rock-faced limestone foundation and first floor; stucco, and half-timbering above. Designed

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by E.T. Hutchings in collaboration with his father, J.B. Hutchings.

- C-B 81. Storage shed (original function unknown), ca. 1913. A gable-roofed, stone structure with random-laid rough-cut block walls, a Tudor-arched door, and half-timbering in the gable end.
- C-Si 82. Designed landscape, ca. 1913. Elements still associated with house on lot 5-30 include a forecourt with a surrounding stone wall and terraces on the north (river) side of house.
- NC-St 83. Swimming pool, 1970s. Located on lower of two terraces.
- 5-12 Remainder of designed landscape (#82) including bold stone entrance gates at Glenview Avenue, steeply winding drive to house and abandoned tennis court are now located on lot 5-12.

Garnett Cook House-Cobble Court (JF-548, NR - Glenview Historic District), 4318 Glenview Avenue

House built in 1938 for Caroline Allen Cook and her husband, Garnett Cook, by her father, Judge Lafon Allen. Property was part of Glen Entry (JF-547) until house was built. Located in the wooded glen directly along Glenview Avenue below Glen Entry. Designed landscape is work of Olmsted Brothers (Job # 9484 - 42 plans on file at Olmsted Archives). Although on a smaller piece of property than a typical country estate, this property has been designated significant because it fits within the pattern of second and third generation residential construction identified in the statement of significance and because of its extremely intact Olmsted-firm-designed landscape.

- 5-23 C-B 84. Main house, 1938. Two-story, Tudor Revival house finished with brick, stucco, and half-timbering. Designed by Frederic Morgan of firm, Nevin and Morgan.
- C-Si 85. Designed landscape, 1938. Features include a walled, landscaped forecourt with an ornate iron gate and a cobbled pavement, various plantings and a carefully manicured treatment of a stream that runs along the front of the property.

Bushy Park-Melcombe (JF-551, 553, 554, NR - Glenview Historic District), Glenview

Estate developed from 1909 - 1911 for Charles T. Ballard, president of Ballard Flour Mills, on land earlier part of the Fincastle Club. Approximately forty-acre property stretches up from glen along Glenview Avenue to top of bluff on north side of road where main house is located. In 1918 property was sold to Judge Robert Worth Bingham. Bingham bought adjoining Humphrey property (former site of Fincastle Club House) in 1928. Roadways laid out by Cecil Fraser. Olmsted Brothers prepared plans for Ballard property which were rejected. Marian Coffin plans for grounds and two gardens were implemented between 1912 and 1916. A third garden by Coffin

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on neighboring Humphrey property has been removed.

- 11-311 C-B 86. Main house, 1910-1911. Very large, formal, two-story, brick house with Georgian Revival styling and a classically-detailed stone portico on the front. Designed by John Bacon Hutchings.
- C-Si 87. Designed landscape, 1910-1916; 1920s. Grounds consist of wooded area, areas of open park with carefully placed trees and controlled vistas, and formally landscaped areas. At the west end of house with view of river is grassed terrace. "Secret garden" designed by Coffin and reworked by several other landscape architects is located behind house; tennis court and formal garden (ca. 1912-1916) with basilica plan and pergola at north end are situated on two terraces to southeast of house. Main drive winds up to house making a wide loop in front. Imposing brick and limestone entry gates (1920s) with iron gates mark main entrance at Glenview Avenue. Abandoned swimming pool (1921) with two dressing rooms once linked by pergola is located in wooded ravine below and west of driveway. Landscaping of this lot blends seamlessly into that of 11-6 which has been associated with house since 1928.
- 11-6 C-B 88. Garage/carriage house, ca. 1911? Large, two-story brick structure with gable roof and wide segmental arched opening for auto access. Similar in style to main house, but may have been built ca. 1928 when Bingham acquired land it is located on.
- C-B 89. Barn, ca. 1911? Double barn. Two attached gable-roofed, two-story barns with board-and-batten siding.
- NC-Si 90. Pond, 1970s. Created by damming stream that runs through property.
- C-B 91. Humphrey-Bingham House (JP-553, NR), 1916. Tuscan-style cottage with stucco finish and tile roof built by Mary Churchill Humphrey for her daughter. Wing added in 1970s when Barry Bingham, Sr. and his wife, Mary, moved there.
- C-St 92. Amphitheater (JP-554, NR), 1928. Roman style theater designed by Thomas Hastings of Carrere and Hastings after original at Fiesoli, Italy. Built on foundation of Pincastle Club House-Judge Humphrey House.
- 11-128 NC-B 93. Edith Callahan House, 1950. Small, one-story, gable-roofed brick house with more recent alterations. Built for a friend of the Bingham and designed by architect, Louise Leland, partner of Anne Bruce Haldeman.

Lansdowne-Samuel Thruston Ballard Estate

Estate developed for S. Thruston Ballard on over 100 acres overlooking Ohio River. First house built 1899 -

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1901; destroyed by fire in 1906. Second house on site demolished in 1976. Extensive grounds included formal gardens (some of which remain surrounded by modern subdivision), farm land and buildings, etc.

1698-12 C-Si 94. Bottom land pasture. Land historically associated with Lansdowne, a portion of which
1698-10 still retains its open pasture. Northeast section has reverted to scrub forest. Serves as foreground view for houses on bluff. Northeast side of historic stone entrance gates to Glenview located on parcel 1698-12 (See #67). North side of main entrance gates to Lansdowne located on lot 1698-10.

NC-B 95. Barn, ca. 1977. Non-historic, gable-roofed barn with board siding located on 1698-12.

5-19 C-Si 96. Bottom land pasture with large pond put in place by S.T. Ballard. Used to store water to be pumped to main house. Note: only flood plain portion of this lot included in district. Frequently, this meadow was used for playing fields for the Ballard School.

NC-St 97. Parking lot, 1990s. Asphalted lot at foot of bluff used by Chance School located on bluff above.

No C-St 98. Glenview Avenue. Historic road dating back at least to 1850s and Berry Hill plantation.
parcel # Narrow lane has served estates at Glenview since area was first developed at the turn of the century.

No C-St 99. Lime Kiln Lane. Historic road dating back to first half of 19th century that still
parcel # retains its narrow width. Historically and presently provided access to Ballard School and Bare Acre Farm.

Rogers Clark Ballard Memorial School (JF-555, NR), 4200 Lime Kiln Lane

Consolidated school for the Harrods Creek area built to replace four one-room schools. Constructed on land donated by S. Thruston Ballard as a memorial to his young son. Operated as public school until 1956. At present home of Chance School. Main building sits at edge of bluff with imposing stone staircase leading up from interurban right-of-way which ran along base of bluff.

5-28 C-B 100. Main building, 1914. 2 1/2-story, stone, Craftsman-style structure. Architect: John Bacon Hutchings.

C-B 101. School Building, 1927. Two-story building of same stone which housed kitchen, lunchroom, gymnasium, and two additional classrooms.

NC-B 102. School building, 1996. Large two-story building attached to historic school by enclosed second-floor-level sky-bridge.

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Bare Acres Farm-Henry Strater Estate, (JF-789), 5609 River Knolls Drive

Estate developed on site of earlier farm for Henry Strater of Strater Brothers Tobacco Company, beginning in 1905. Approximately forty-acre property was laid out and landscaped with assistance of Olmsted Brothers. Property was subdivided and developed beginning in 1956 as River Knolls. House sits back from bluff behind sweeping lawn punctuated by sink holes.

- 1514-8 C-B 103. Main house, 1905-06. Two-story, stone and shingle house with Craftsman styling. Prominent porte-cochere protects front entrance. House lost top story to fire in 1956 and has addition from 1980s, but is historically significant as the main house for one of the string of estates in the district and because of its documented association with the Olmsted Brothers, who were closely involved in decisions regarding its siting, layout, and finish materials [Olmsted Job File # 3039. John C. Olmsted to Henry Strater, 14 Nov. 1905]. Architect: Val Collins.
- NC-B 104. Garage, 1960s. Three-bay, gable-roofed structure with shingle siding attached to main house by covered walkway.
- NC-S 105. Swimming pool, ca. 1960.
- W007-1 C-Si 106. Playing field. Open field historically and presently used for sports by Chance School. Land was owned by Henry Strater and provided foreground vista from his house on bluffs above.

Theodore Mueller Estate-Shady Brook Farm (JF-556, NR - Harrods Creek Historic District), Avish Lane

Country estate first developed for Charles G. Strater of Strater Brothers Tobacco Co. in 1905-1906. Strater built wood-framed bungalow designed by C.J. Clarke on approximate site of present house - on high bluff overlooking Goose Creek - in 1905. Existing roadway with its dry-laid retaining walls and sharp bends, as well as a concourse for interurban station stop, were designed by Olmsted Brothers. Property sold to Theodore Mueller in 1924 who developed it into horse farm; old house demolished and present house and outbuildings built about 1926. Extensive additional landscaping done at that time through 1940s by Mrs. Mueller who was reported to be avid gardener.

- W007-15 C-B 107. Main house, ca. 1926. Two-story, brick house with asymmetrical massing and steeply pitched gable roof with slate finish. Eclectic styling combines Tudor Revival and Craftsman detailing. Dramatically sited terrace at west corner of house located at edge of bluff with steep drop below. Architect unknown, but closely resembles work of Nevin and Morgan.
- NC-B 108. Greenhouse, 1950s?. One-story, steel-frame structure with rectangular plan, gable roof, and concrete block foundation.

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- NC-B 109. Carriage house, ca. 1924-1926. Two-story, stucco-clad structure which has been significantly altered for use as a residence.
- C-B 110. Caretaker's house, ca. 1924-1926. One-story frame house with hip roof and weatherboard siding.
- C-B 111. Caretaker's house, ca. 1924-1926. One-story, frame, side-gabled house clad with weatherboards.
- C-B 112. Horse barn, ca. 1924-1926. Very large, one-story frame structure with weatherboard siding and gable roof. Fourteen-bay front facade consists of paired sash windows and sliding doors.
- C-St 113. Corn crib, ca. 1924-1926. Round metal crib with conical roof that sits on concrete foundation.
- C-St 114. Corn crib, ca. 1912-1926. Identical to #113.
- C-Si 115. Vegetable garden, 1920s. Approximately 200 feet square.
- C-Si 116. Formal garden, 1920s. Stone walls and pool and some plantings.
- C-St 117. Approach road with stone gates at River Road (1920s) and sharply winding road up bluffs with dry-laid stone retaining walls (ca. 1905).
- C-Si 118. Lowland pastures. Open fields planted in corn by Mueller and for some years harvested for sod. As well as functioning as important part of farming operation, served as key landscaping element for estate by providing strong contrast to wooded house site atop bluffs and by allowing views of Ohio.
- C-St 119. Pump house, ca. 1924-1926. Round stone structure to north of drive in middle of field. Conical roof was lost in recent flood.

Bingham-Hilliard Estate (JF-557, NR - Harrods Creek Historic District), 5001 Avish Lane

House built for Robert Worth Bingham, Jr. by his father, Robert Worth Bingham, Sr., but never occupied by the younger Bingham. Sold in 1934 to Byron and Alice Hilliard. Winding driveway snakes up to house and carriage house/garage from Avish Lane. House built on ridge line with sharp drop-off on north (rear) side falling to pasture with trees and fields below.

- W007-27 C-B 120. Main house, 1927. Two-story, Tudor Revival-style brick with irregular massing, tall gables, and steeply pitched slate roof. Architects: Nevin and Morgan.

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- C-B 121. Chauffeur's residence/garage, 1927. 1 1/2-story, brick structure with three-bay garage portion built into hill.
- NC-B 122. Greenhouse, ca. 1974. Glass and steel construction with front gable.
- NC-Si 123. Formal garden, 1965. Garden executed from plans drawn up for this site by Arthur Cowell for Robert Bingham in 1928.
- W007-22 C-B 124. Barn, 1927. One-story frame gambrel-roofed structure with board-and-batten siding.
- C-St 125. Corn crib, 1927. Round metal structure with vertical siding and conical roof.
- C-Si 126. Pasture and wooded acreage historically associated with estate.

Cochran House (JF-558, NR - Harrods Creek Historic District), 5203 Avish Lane

House was center of summer estate developed by Gavin Cochran in the 1870s. Cochran purchased two hundred acres in 1874. House thought to have been built shortly after. Cochran sold property in 1889 and after changing hands several times it ended up as part of the Bingham-Hilliard Estate, the Avish, and Ashbourne.

- W007-113 C-B 127. Main house, ca. 1875. Two-story, five-bay frame house with weatherboard siding and a side-facing gable roof and flanking one-story wings. Full-height, central portico dates to 1937-1938.
- C-Si 128. Quarry, 1870s. Small crescent-shaped quarry located to the east of house across Avish Lane and probably used to harvest stone for the foundation and other early stonework in area.
- W007-28 C-Si 129. Bottom-land pasture. Open fields once part of the two-hundred acre Cochran estate and associated with Ashbourne since the 1930s. Fields retain close to their historic appearance with four-board fences and tree line marking the property line with Shady Brook Farm.

The Avish (JF-771, NR - Harrods Creek Historic District), 5224 Avish Lane

Estate developed for Owsley and Laura Lyons Brown beginning in 1911 on land partially obtained from the family enclave of Nitta Yuma and partially from the Cochran estate. Owsley Brown, son of George Garvin Brown, founder of Brown-Forman Distilleries, successfully led the company through Prohibition by obtaining one of ten national permits to manufacture spirits for medicinal purposes. Together Nitta Yuma, the Avish, and Ashbourne became the center of a large Brown family complex at Harrods Creek. Access to the Avish is off Avish Lane and up a winding drive to the house which sits near the edge of the bluff with a distant view of the Ohio.

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- W007-61 NC-B 130. Main house, 1911; late 1980s, 1990. Two-story, four-bay structure of poured-concrete construction with stucco finish and side-gabled roof. Wings flank central block. Carl Zeigler is reported to have been involved in design of original portico, balustrade and interior detailing shortly after house was built. House has been remodeled, with most recent updating being addition of very prominent full-height colonnade across front facade that replaced the more modest portico supported by square posts and considerably altered character of house.
- C-B 131. Garage/servants' quarters, 1911. 1 1/2-story, poured-concrete, gambrel-roofed structure finished with stucco. Three-bay garage is topped by residential level with sash windows.
- C-B 132. Barn, 1930-1950. 2 1/2-story, frame barn with weatherboard siding and gambrel roof.
- C-B 133. Greenhouse, 1920s. Glass and steel structure with front-facing gable and rectangular plan. Located in service yard along with barn, other greenhouse and vegetable garden.
- C-B 134. Greenhouse, 1920s. Glass and steel structure with gambrel roof and rectangular plan. Located in service yard adjacent to #124.
- NC-B 135. Storage building, 1991. One-story, hip-roofed, frame building clad with stucco.
- C-B 136. Garden shed, ca. 1911. One-story, end-gable, three-bay frame building used to house tools for the greenhouses and gardens.
- C-Si 137. Designed landscape, ca. 1911 - 1990s. Grounds contain many historic landscape features including the winding drive leading to the house and service court, gently rolling park-like grounds planted with grass and carefully placed shade trees, the service court with its already mentioned greenhouses, a large vegetable garden historically located at the present location, and a formal garden behind (east) of the house. Brown is reported to have been an avid gardener who developed the landscaped grounds himself. (Vegetable garden and formal garden were separately listed elements in Harrods Creek Historic District.)
- NC-Si 138. Terraces and pergola near house, 1990s. Elaborate stone terraces surrounding the house on three sides and a pergola located to its north do not contribute to the historic landscape setting of the estate.
- W007-155 NC-B 139. Robinson Brown, Sr. House #2, 5204 Avish Lane, 1959. 1 1/2-story, brick-veneered ranch-style house with classical detailing located on lot once part of The Avish. Brown moved here from his first house at Nitta Yuma (# 170, JF-569) and built this in 1959.

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- NC-B 140. Robinson Brown, Jr. House, 5208 Avish Lane, 1959. Two-story, brick house with side-facing gable roof and full-height portico over main entrance.
- W007-78 NC-B 141. Keith and Mary Brown Williams House, 5206 Avish Lane, 1984. One-story brick-veneered house.
- W007-112 NC-B 142. Robinson Brown, Jr. House #2, 5230 Avish Lane, 1995. One-story, stucco-clad house with
W007-169 hipped roof and full height pedimented portico at center of front facade.

Ashbourne (JF- 570, NR - Harrods Creek Historic District), 6328 River Road

Center of early agricultural and manufacturing enterprise at Harrods Creek. Property housed mill and distillery in early nineteenth century. Acreage primarily located in flood-plain with house situated on low terrace. Property purchased in pieces by Owsley Brown beginning in late 1920s with intention of developing it as country place. Brown restored seriously deteriorated house in 1936 and rented it to Jewett Todd. Brown's son, W.L. Lyons Brown, and his wife purchased it in 1945. The younger Brown continued its development as a country place. Ashbourne is a country place developed during the final period of country estates' construction in Jefferson County after 1935 when the Depression was beginning to ease and the start of World War II.

- W007-56 C-B 143. Main house, ca. 1800-1830. Two-story, five-bay, brick house with a side-facing gable roof and simple Federal styling. Details include central front cross gable and one-story portico over front entrance and segmental-arched windows on first floor. Architect, Frederic Morgan, was responsible for 1936 restoration of house which involved few exterior alterations.
- C-B 144. Guest cottage, ca. 1905-1920. 1 1/2-story, Craftsman-style bungalow with a hipped roof and stucco finish. Located to east of driveway near entrance to property.
- C-B 145. Cottage, ca. 1930-1950. One-story, side-gabled frame house finished with wood shingles located to west of driveway near entrance.
- C-B 146. Barn, ca. 1910-1920. Two-story, side-gabled frame barn with board-and-batten siding.
- C-B 147. Carriage house/garage, ca. 1800-1830. Early one-story brick outbuilding modified to serve as garage in 1930s. Located to southeast of main house in service yard that also includes slave cabin and spring house.
- C-B 148. Slave house, ca. 1800-1830. One-story, side-gabled, brick building with end chimney. Earlier National Register work on property identified building as slave quarters.

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- C-St 149. Spring house, ca. 1800-1830. One-story, stone building with front-gabled, wood-shingled roof. Clay pipe leading from hillside spring on property brought water to this structure.
- C-Si 150. Formal garden, 1936, 1948. Garden laid out for Jewett Todd by Mrs. Marshall Bullitt, a local amateur garden designer. In 1948 Browns employed W.B. Marquis of Olmsted Brothers firm to rework and extend it. Boxwood forms framework and two free-standing Corinthian columns serve as a focal point.
- W007-26 C-Si 151. Spring-fed pool and quarry, 1910s or 1920s. Undeveloped lot contains spring-fed pool created by Owsley Brown from small stone quarry. Quarry was cleaned out and lined with concrete to form one of earliest swimming pools in Jefferson County.
- W007-60 C-Si 152. Pasture. 32 acres of agricultural land associated with Ashbourne in the 19th century, repurchased by the Browns in the 1970s, and presently maintained as pasture. An intact portion of the open river-bottom land that served historically as agricultural acreage and as the historic foreground for the country estates.

Nitta Yuma (JF-566, NR, -567, NR, -568, NR, -569, NR - Nitta Yuma Historic District)

First developed as 100-acre summer estate by James Todd, a Louisville attorney, beginning in 1876. Todd House most probably was pre-existing farm house. Property sold in 1890 to the Nitta Yuma Company formed by George Garvin Brown, William Frederick Booker, and Charles Peaslee. Brown and Booker, related by marriage, developed property as family compound. Land was communally held except for small plots around original family residences built between 1890 and 1892. Barn, carriage house, large vegetable garden, vineyard, pastures, and tennis court were jointly held with each family paying an annual subsidy for their upkeep. Property laid out in Olmstedian tradition with winding drives and rolling, park-like grounds that highlight the natural contours of the land. In 1919 property was divided into large individually held lots of about 10 acres each. Several generations of family members built houses on land. Four remaining historic houses were listed in National Register as Nitta Yuma Historic District in 1982.

- W007-62 C-Si 153. Woods and mowed pasture with several large sink holes. Originally part of Nitta Yuma and later associated with the Avish.
- W007-161 NC-B 154. Dan and Laura F. Brown Huneke House, 6302 Wolf Pen Branch Road, 1987. Two-story,
W007-162 brick story, brick house with Neo-Colonial styling. Located on land earlier associated with Nitta Yuma.
- W007-19 C-B 155. James Todd House (JF-566), 5028 Nitta Yuma Drive, 1870s. Two-story frame house with three-bay front block and large rear ell consisting of original and early 20th c.

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portions. Front facade has central cross gable and full-width porch.

- NC-B 156. Garage, 1970s? One-story, three-bay frame structure with weatherboard siding.
- W007-18 C-B 157. Alex Galt Robinson House (JF-567), 5040 Nitta Yuma Drive, 1906. 1 1/2-story, frame house with asymmetrical massing and Colonial Revival styling. Distinctive features include Palladian window in front-facing wing and front dormers with Palladian windows. Three-bay garage is attached to house. House has been attributed to E.T. Hutchings which seems unlikely as he was still in college at this date and did not begin practicing until 1909. Perhaps his father, John Bacon Hutchings, is the architect.
- W007-93 C-B 158. Servant's house, ca. 1906. One-story frame cottage with a T-plan, gable roof and vinyl siding.
- W007-168 C-B 159. Mary Gill House (JF-568), 5044 Nitta Yuma Drive, ca. 1900-1904. Large, two-story frame house with Neoclassical styling. Full-height portico detailed with Tuscan columns dominates north facade.
- C-B 160. Garage, ca. 1900-1904. One-story, gable-roofed structure with weatherboard siding. Historic servants' house has been converted to three-bay garage, probably during 1920s or 1930s.
- NC-B 161. Greenhouse, 1970s or 1980s. Rectangular, steel-frame structure with gable roof and attached wood-framed potting shed.
- NC-B 162. Greenhouse, 1940s or 1950s? Small rectangular structure with concrete-block foundation.
- C-Si 163. Formal garden, late 1920s? Sunken elliptical-shaped garden located in center of driveway loop in front (north) of house has fieldstone walls and small round pool as central focal point. Similar to other work done by Arthur Cowell and may have been created when Cowell was working on plans for nearby Robinson Brown House (JF-568) and Drumanard (JF-565).
- NC-St 164. Swimming pool, 1970s?.
- NC-St 165. Driveway, 1997. New driveway curving up from Nitta Yuma Drive to front of house was recently put in place. Original access was from rear of house with drive curving around to front and making loop.
- W007-164 C-Si 166. Pasture. Fenced open field associated with Nitta Yuma since its inception and specifically with the Gill House since 1919. East half of stone gates to Nitta Yuma, probably dating to 1920s, are located on this lot. Presently, a separate lot.

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- W007-166 NC-B 167. Gardener's cottage, ca. 1890. One-story, frame house originally finished with board-and-batten siding has several additions with weatherboard siding. Built for Nitta Yuma's gardener who managed a large nearby vegetable garden. Numerous additions and alterations have rendered house non-contributing.
- C-B 168. Barn, 1910s or 1920s? Small one-story, gable-roofed, frame barn.
- C-B 169. Garage, 1920s? One-story, three-bay structure with shed roof and shiplap siding.
- W007-25 C-B 170. Robinson Brown, Sr. House (JF-569), 5051 Nitta Yuma Drive, 1929. 1 1/2-story, asymmetrical-plan, brick house with eclectic styling. Shingle-like tile roof pierced by dormers is prominent feature. Architect: William Arrasmith.
- C-B 171. Garage, 1929. 1 1/2-story, two-bay, frame garage with wide board siding and gable roof tiled with same shingle-like tiles as house.
- C-Si 172. Designed landscape, ca. 1929. Existing plans by Arthur Cowell for landscaping of property correspond with existing naturalistic treatment with groups of dark firs and other shrubs and specimen shade trees. Note: West half of stone entrance gates to Nitta Yuma are on this lot.
- W007-96 C-Si 173. Lightly wooded lot. Undeveloped portion of Nitta Yuma land that documents the historical appearance of the landscape.
- W007-23 C-Si 174. Pasture
- NC-B 175. Thomas and Amelia Brown Payne House, 5025 Nitta Yuma Drive, 1950. Cape-Cod cottage located on approximate site of George Garvin Brown's original 1890 house which burned in 1947. Three-bay structure with shed-roofed portico at front entrance and three dormer windows on front of side-facing gable roof. Architect: Frederic Morgan.
- C-B 176. Garage, 1920s. One-bay hip-roofed structure with weatherboard siding and poured-concrete foundation. Earlier associated with George Garvin Brown House.
- C-St 177. Tennis court, 1890s, 1960s? Tennis court has been located on this site since 1890s and served as important element in early days of Nitta Yuma. Clay court was resurfaced with asphalt in 1960s or 1970s.
- No parcel # C-St 178. Nitta Yuma Drive, 1890. Historic roadway that has serviced the houses at Nitta Yuma since it was originally laid out. Winding route reflects respect for natural contours advocated by Frederick Law Olmsted.

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Drumanard-the Strater/Watson Estate (JF-565, NR - Drumanard Historic District), 6401 Wolf Pen Branch Road

Fifty-five-acre country place developed beginning in 1904 for William E. Strater, a partner in Strater Brothers Tobacco, and his wife, Jesse. Straters purchased former farm land in 1902 with old farmhouse on site which they redid as a summer residence. Olmsted Brothers provided plans for development of estate including layout of grounds, gardens, plantings, and site for new residence. W.E. Strater drowned in Harrods Creek in 1908, and plans for house were never realized. Mrs. Strater retained property and after her remarriage to Major A.M. Watson, the adjoining property was purchased, the farmhouse moved there, and a new house was constructed on site originally proposed by Olmsted Brothers. Note: The many elements of this designed historic landscape were individually listed in a district nomination for Drumanard prepared in 1988. They have been counted in the same manor for this nomination as they are already indicated as contributing elements.

- 6-135 C-B 179. Main house, 1928-1929. Large 1 1/2-story, brick house with eclectic detailing including such English Revival elements as a steeply pitched slate roof and asymmetrical massing and Colonial Revival touches including the broken pediment over the front door. Architect: Frederic Morgan.
- C-B 180. Garage and chauffeur's apartment, 1929. 1 1/2-story, brick structure with gable roof and three-bay garage. Architect: Frederic Morgan.
- C-B 181. Well house, 1929. Round brick structure with conical roof, now used as gardener's shed.
- C-B 182. Gazebo, 1929. Open, brick, octagonal structure at rear corner of formal garden.
- NC-B 183. Greenhouse, 1972. Rectangular plan steel-framed structure located along roadway leading to rear of property.
- C-B 184. Gardener's cottage, ca. 1905. One-story frame building with gable roof and weatherboard siding.
- C-B 185. Gardener's garage, 1920s. Shed-roofed, frame structure used to store farm equipment.
- C-St 186. Entrance gates, 1929. Brick gate posts with low, curving walls to each side designed for the property by Frederic Morgan.
- C-St 187. Service court wall and gates, 1929. Brick wall connecting garage and well house and forming enclosed service court.
- C-St 188. Interior roadway, 1905. Narrow, winding driveway to house and service lane to rear of property where gardener's cottage (and earlier, a barn) is located were designed by Olmsted Brothers.
- C-0 189. Garden statuary, 1929? Two large classical figures are located at rear of formal

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garden.

- C-0 190. Fountain in formal garden pool, 1929?
- C-Si 191. Designed landscape, 1905; 1929. Majority of overall landscaping including interior roadways, major tree plantings, and locations of woods and open park-like areas were planned by Olmsted Brothers in 1905. In 1929, Arthur Cowell designed formal garden behind house and plantings immediately around house.
- C-Si 192. Formal garden, 1929. Partially sunken, symmetrically-planned garden with central rectangular pool set in grassed area and surrounded by stone paths, flower beds and multiple varieties of flowering trees and shrubs.
- C-Si 193. Woods, 1905. Naturally wooded area at rear of property indicated as part of Olmsted plan.
- C-Si 194. Creek. Small creek bed winding through center of property in valley between main house and original farm complex has been landscaped with trees such as bald cyprus and shrubs.

Edward L. Strater House (JF-564), 6411 Wolf Pen Branch Road

Property developed in 1928-1929 by Mrs. Watson for her son, Edward L. Strater, on the land, purchased in 1927, adjacent to hers. House was moved in 1928 to the site and landscaping was done at that time.

- 6-168 C-B 195. Main house, 1870s, ca. 1903, 1925, 1928, 1960s. Original two-story, five-bay, frame farmhouse dates to 1870s or earlier. Architect, Val Collins, made improvements for Straters about 1904 and designed one-story lateral wing in 1925. House was moved in 1928. Exterior remodeling and attached garage date to 1960s. House is historically significant as part of Strater family compound that documents significant pattern of second generation building in district. Small, wooded, undeveloped lot (6-169) has been associated with property since 1928 and serves as buffer between the house and Drumanard.
- 6-169
- NC-St 196. Swimming pool, 1980s.
- No C-St 197. Wolf Pen Branch Road, early 1800s. Narrow, steep lane closely flanked by high banks parcel # in many places. Route of road has remained virtually unchanged for almost two hundred years. Provided access from River Road and railroad to Nitta Yuma and Drumanard, making it part of important transportation spine that serviced country places.

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STATEMENT OF SIGNIFICANCE

The Country Estates of River Road historic district meets National Register Criteria A and C at the state level of significance in the areas of community planning and development, transportation, landscape architecture and architecture. The district is an outstanding manifestation and Kentucky's only intact representation of "the Country Place Era"* as defined and discussed by Norman T. Newton in his standard-defining book Design on the Land: The Development of Landscape Architecture [427-446]. The district meets Criterion A and is significant in terms of community planning and development and transportation for the excellent documentation it provides of the interrelationship between transportation networks, in this case the narrow gauge railroad and interurban route that succeeded it, and the development of the country estate property type. In addition, it contains the only large, substantially intact collection of the "Country Estate" property type, which here ranges in date from 1875 to 1938 and is particularly strong in those dating from the 1905 to 1916 time period. The district meets Criterion C in the areas of architecture and landscape architecture for the exceptionally high quality and high degree of integrity of many of the residences and designed landscapes which, in most cases, were designed by locally- and nationally-noted architects and landscape architects. The district provides a visual lexicon of some of the most outstanding work of many of Louisville's most talented architects of the period including William J. Dodd, John Bacon Hutchings, E.T. Hutchings, George Herbert Gray, and Frederic Morgan. It also includes a house designed by Chicago architect, Lawrence Buck, and an amphitheater which is the work of Thomas Hastings of the noted New York architectural firm, Carrère and Hastings. Four of the most distinguished early twentieth century landscape architects in the country, John C. Olmsted, James Frederick Dawson, Bryant Fleming,

*The terms country estate and country place are used interchangeably in this nomination. The name "country estate," used in the Jefferson County suburban development context and some other scholarly sources, is considered a misnomer by Norman T. Newton, a respected landscape architectural historian, who prefers the term "country place." Many early 20th century landscape architects, including Fleming and the Olmsted Brothers, did indeed use the term "country place" to describe this type of property.

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and Marian Coffin, played a large part in molding the district's distinctive historic cultural landscape.

The period of significance for the district dates from 1875 through 1938. The beginning date was selected to coincide with the completion of the Louisville, Harrods Creek and Westport Railroad through the area. The railroad first opened the door to the development of the River Road area as a favored location for these country estates. This date also coincides with the approximate construction dates of the two earliest extant examples in the district of residences built as summer homes on country estates, the Gavin Cochran House (JF-558, NR) and the James Todd House (JF-566, NR). The period of significance encompasses the first phase of summer estate building in the area dating from 1875 - 1904, the 1904 conversion of the railroad to an electric interurban line, and the early 20th century period of grand year-round country-place activity triggered by the interurban and most extensively characterizing the district. The period of significance extends to 1938, the year Cobble Court (JF-548, NR), the last country estate in the district was constructed. Although 1929, the year of the stock market crash and the ensuing depression, is generally considered to mark the end of the era of the grand country place [Newton 444], in Jefferson County and certainly along River Road, the country estate property type has been documented to reoccur as the area recovered from the Depression. From the second half of the 1930s through the end of 1941, when the entrance of the United States into World War II resulted in a total halt in residential construction, a third group of somewhat scaled-back country places was constructed, principally in the River Road area. [Brooks, Dogwood Hill 10-11]. Although smaller in acreage than most of the other country places in the district, Cobble Court-the Garnett Cook House has a documented Olmsted Brothers' designed landscape and fits within the definition of and period of significance for the country estate property type as defined in the Suburban Development in Louisville and Jefferson County historic context. Ashbourne (JF-570, NR), built before 1830, but not adapted as a country place until 1935, also fits well into the country estate property type.

This nomination is the outgrowth of a grant from the Kentucky Heritage Council to River Fields, Inc., a Louisville-based Ohio River monitoring and advocacy organization that focuses on land use issues along the river in Jefferson County. The scope of work for

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this grant calls for the nomination to the National Register of all eligible properties in the upper River Road vicinity that were identified in the historic resources portion of the Ohio River Corridor Master Plan, prepared in 1994. Many of the properties within this district have previously been listed in the National Register either individually or as part of a district. They are being proposed for relisting as part of the comprehensive Country Estates of River Road historic district in order to document their statewide significance as a group of contiguous country estates, to further document the previously downplayed significance of their important designed historic landscapes, and to facilitate the nomination of other contiguous resources with related significance that have not yet been listed.

The properties have been evaluated within the context "Suburban Development in Louisville and Jefferson County, 1868 - 1940" prepared by the Jefferson County Office of Historic Preservation and Archives in 1988 as part of the Louisville and Jefferson County, Kentucky Multiple Property Listing. The country estate property type was identified in this document, its significance in terms of suburban development in Jefferson County stated, and its registration requirements spelled out in detail. The context information provided in that document has been augmented in this nomination to address the distinct historic cultural landscape present along upper River Road and to provide more detailed information to evaluate its significance.

The Country Estates of River Road historic district is unique in Jefferson County and in Kentucky. The scenic river bluffs along the Ohio River northeast of Louisville, serviced by an adjacent and convenient transportation spine, provided an ideal setting for the development of a series of country estates with all their typical attention to fine architecture and designed landscapes. This was an area in close proximity to the Commonwealth's largest and most prosperous urban center in the late nineteenth and early twentieth centuries. The River Road corridor's healthful breeze-laden and relatively insect-free climate, combined with its dramatic natural landscape and spectacular river views, made it a magnet for the city's wealthy who, like their counterparts in other urban centers around the country, were eager to resettle in the kinds of tranquil, scenic country environments then coming into vogue. It is not surprising that from the 1890s to 1930, the period of "competitive ostentation" [Leighton 291] that characterized the

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grand era of the country estate, many of Louisville's newly wealthy businessmen gravitated to this area and hired talented architects and landscape architects to tease this naturally beautiful landscape into a yet more sophisticated and pleasing sylvan environment.

As discussed in the "Suburban Development in Louisville and Jefferson County" context, the upper River Road corridor was not the only favored location for country estates in Jefferson County. Anchorage, Kentucky was a community of ten-to twenty-acre country estates developed beginning in the 1860s on the important Louisville and Frankfort Railroad line between Louisville, Frankfort and points east. A number of country estates were established around the Anchorage station during the last quarter of the nineteenth century [p. E-8, FII-2]. Many of these remain in some form, but very few have the equivalent acreage or grandeur of architectural styling and landscape design of those along River Road. The Anchorage properties were built for the most part as summer residences. Many are of frame construction, and no doubt closely resembled the first generation of country places along River Road dating from the 1870s through 1904 which have nearly all disappeared.

At about the same time that the grandest of the year-round River Road estates were being constructed during the period 1905 to 1915, a very similar group of country places was emerging around the periphery of Louisville's Olmsted-designed Cherokee Park, laid out in 1891 and more or less completed by 1895. As was true in many communities nationwide, this large "rural" park situated just beyond the city's far edge, triggered surrounding upper-class residential development on a grand scale. The majority of the country places around Cherokee Park were concentrated along Alta Vista Avenue in the vicinity of picturesque Beargrass Creek and along nearby Lexington Road. They included such finely-designed properties as Garden Court (1906), Rostrevor (1906), and the Louis Seelbach House (1912). These had large high-style residences in a variety of revival styles typical of the period that were set in designed landscapes, a number of which may have been developed by the Olmsted Brothers [Kramer, Olmstedian Legacy 53-59]. Gardencourt still retains a relatively intact Olmsted firm-designed garden which was part of one of the firm's most fully-realized private commissions in Jefferson County.

Probably because of the Lexington Road-Alta Vista area's

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close proximity to the central city (the whole area was annexed into the City of Louisville in 1922), development pressures on these estates came much earlier than they did along River Road. Today not one of the country places in the Cherokee Park area retains anything close to its original acreage or an intact designed landscape. A number of the principal residences on these estates are listed in the National Register for their architectural significance, but they no longer retain significance as a district of country places or even as individually intact examples of this property type. The area was further compromised in the 1970s by the construction of Interstate 64 through its midst.

There does not appear to have been a comparable type of country place development elsewhere in the state, principally because there was no other urban area in Kentucky of comparable size and with the comparable industrial base to generate the great personal wealth necessary to bankroll these estates. Other river towns with similar natural settings of high bluffs set close to the river, including Henderson, Owensboro, Covington-Newport, and Ashland had small areas of historic upper-class housing on high ground near the river's edge, but it was more urban in character, consisting of large houses on city lots. For the most part, it was also earlier in date. Wealth in most of these smaller river towns had peaked in the nineteenth century when river travel still provided the region's most important transportation network and their link to prosperity. Perhaps the closest parallel in Kentucky to Jefferson County's country estates are the horse farms scattered in the Bluegrass region encircling Lexington. A number of these had many of the same components as a country estate including, in some instances, designed landscapes, but their function and scale were different, and they were associated with an entirely different rural way of life.

Although the scope of this project does not allow for the research time to determine if this district might have national significance, it can definitely be said to have regional significance. Conversations with pertinent state historic preservation offices and local preservation experts have determined there never were comparable groups of this important property type along the Ohio in or near any of the other urban industrial centers fronting on the river. Investigations were made of Cincinnati, Evansville, Huntington, Wheeling, and Pittsburgh where similar resources might predictably have been located.

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At Cincinnati, the most comparable Ohio River city to Louisville in the early twentieth century, the elite elected to remain closer in to the center of the city, perhaps because there were no interurban lines that reached the desirable high points of land with the scenic views outside the close-in suburbs [Gordon]. East Walnut Hills, an exclusive area of very fine houses along the river bluffs to the east of the city, was characterized during the same time period by a much denser development with much smaller properties than along River Road, although some of these properties did have very fine designed landscapes [Griswold 283 and Miller]. Indian Hill, an area of large country estates with designed landscapes fifteen miles to the northeast of Cincinnati, did not develop until the 1920s and was reached from its inception by automobile [Gordon and Miller].

Evansville, Huntington, and Wheeling are reported to have had nothing comparable, one explanation being that their riverfronts were so heavily industrial, they were not conducive to high-end residential development. Evansville was characterized by one local preservation professional as a very "practical" place that historically spent little money on developing parks and certainly none on country estates with extensive designed landscapes [Gryczon]. The closest comparison along the river seems to be Vancroft in Wellsburg, West Virginia (listed in the National Register in 1986), a very extensive country place designed for Joseph B. Vandergrift, son of one of Pittsburgh's wealthiest entrepreneurs. Vancroft, set on "a high bench" overlooking the Ohio and intended as a summer residence, sported such ancillary features as a clubhouse, a race track, and a series of farm support dwellings including a spring house, barn, mill, and farm manager's and laborers' cottages, all architect-designed to harmonize with the grand Shingle-style main residence ["Vancroft" National Register Nomination].

Pittsburgh, one of the country's ten largest cities in the early years of the twentieth century and with one of the largest industrial bases, generated enormous personal wealth in this time period and provided far more opportunity for conspicuous consumption than did Louisville. There are however no comparable country estates grouped together along Pittsburgh's or Allegheny County's extensive river frontage. Much of this land was reserved for industry, primarily for the enormous steel mills that poisoned the environment for miles around. In many cases, the bluffs behind

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the mills served as the location for worker housing. Pittsburgh's wealthiest suburbs tended to be away from the river banks. Perhaps the grandest was Sewickley Heights, established as a separate borough at the turn of the century with enormous houses (one house had ninety-nine rooms) set on grounds of a minimum of five acres and in most cases much more. Many of these properties had extensive designed landscapes [Griswold 137]. Although zoning and deed restrictions have protected the property size in Sewickley Heights, many of the original houses have been demolished and were replaced in the 1950s and 1960s with mansions more suitably scaled for contemporary living [Ohl].

THE COUNTRY ESTATES OF RIVER ROAD

The context "Suburban Development in Louisville and Jefferson County, 1868-1940" states that "suburban development was a phenomenon facilitated by the improved transportation technology and infrastructure of this [post-Civil War] time period. Upper-class Louisvillians followed national patterns in taking advantage of easy rail access to develop residences and estates in the scenic countryside outside their urban workspaces." [p. E-4] It goes on to state that "the early, railroad-based, upper-class-led phase of suburbanization in Jefferson County began soon after the Civil War" and to identify Anchorage, established by nurseryman and landowner Edward Hobbs in 1868, as the county's first railroad-related "discontiguous" upper-class suburban development [p. E-8].

This document defines the "country estate" property type as "an outgrowth of social and technological changes beginning in the mid-19th century and continuing until the onset of World War II." "Country estates used transportation links such as an improved road system or an interurban rail line to facilitate a connection between a rural setting, on the one hand, and an urban workplace and socio-political center, on the other" [FII-1]. The Country Estates of River Road historic district includes a large and substantially intact group of estates that clearly document this interconnection.

Early History of the Upper River Road Area

The initial settlement of the upper River Road area by white landowners began in the last decade of the eighteenth century and included two of the county's most successful examples of the

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Virginia-style cash-crop plantation. Locust Grove (JF-524, NR), a National Historic Landmark located on high ground just outside the district, was the centerpiece of William and Lucy Croghan's extensive plantation that stretched down to the river. The main house dates to about 1790 and the land holdings associated with it grew to nearly 700 acres, some of which are associated with country estates in the district. Just upriver, James Smalley Bate, another wealthy transplanted Virginian, settled about 1800 at Berry Hill (JF-552, NR), creating a Virginia-style hemp plantation containing thousands of acres of land and stretching from the Ohio River to Brownsboro Road. A good portion of the property in the district, including all of the Glenview Historic District, was originally part of Berry Hill. A third early house, the center of an extensive farming, milling, and distilling operation, is Ashbourne (JF-570, NR), believed to have been built between 1800 and 1830. Ashbourne, which evolved into a country place after it was restored by the Brown family in the 1930s, is located in the Harrods Creek Historic District and is included in this nomination.

These early landholdings were originally linked to each other, the growing community at Louisville, and the wider world by the Ohio River itself. Landings and ferries were numerous along the river bank between Louisville and the Oldham County line, including documented locations at the Locust Grove and Berry Hill plantations and at the mouth of Harrods Creek adjacent to Ashbourne. At the same time that river connections were being established, the earliest route of River Road, running more or less parallel to the river through the district area, was being proposed, sited, and laid out. Early road records from the Jefferson County Minute Books are a bit inconclusive as to the completion date of River Road from Louisville to Harrods Creek. Certain references suggest it may have been in place as early as about 1805 [6-123, 6-230]. The first mention of a bridge over Goose Creek comes in 1816 [11-402], and the road from Louisville to the Oldham County line appears clearly on one 1819 version of Luke Munsell's map of Kentucky [Thomas 42]. In 1849 wealthy landowners in the area banded together to form the Louisville and Oldham Turnpike Company [Acts 1848-1849 Chap. 443], and by 1852 at least portions of the route had become a plank road.

By about 1835 the makeup of the River Road corridor had begun to change. The first generation of owners with very extensive land holdings had died, and the first division of their property into

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smaller agricultural parcels had begun. Between about 1835 and the outbreak of the Civil War a number of substantial new farmhouses were built along River Road by descendants of the Croghan and Bate families and prosperous new landowners, many of whom could be identified as a new and growing group of "gentleman farmers" [Carey FIII 1-6]. Three of these residences, all still extant, relate in some way to the district, although only one, the Chrisler House, is located within its boundaries.

William Croghan died in 1822 leaving his property to be divided among his heirs. A 300-acre tract along the river and atop the bluffs was left to his son, Nicholas, who himself died in 1826, in turn willing this parcel of land to his brother, Charles. About 1830, shortly before his 1833 death, Charles Croghan is thought to have built the Croghan-Blankenbaker House (JF-458, NR) on a high point of ground on the river bottom at the corner of today's Blankenbaker Lane. In 1847 this fine brick Greek Revival house and three hundred acres were purchased from Charles Croghan's heirs by two brothers-in-law, Abraham Blankenbaker and Jesse Chrisler. They divided the property, Blankenbaker taking the existing house and a smaller parcel of land, and Chrisler taking a larger parcel to the northeast and building the neighboring Chrisler House (JF-457, NR) about 1850. It was from the Chrisler landholdings that Lincliff and Ladless Hill, two estates in the district, were created. It is the remaining farm land associated with the Chrisler house that provides a good example of how the agricultural river bottom land functioned as an important component of the scenic viewshed for the estates on the bluffs above.

Probably about 1850, one of James Smalley Bate's sons, John Throckmorton Bate, built Woodside (JF-534, NR) on his five hundred-acre portion of the original Berry Hill land. This fine brick Italianate house, separated from the district by some recent construction, became the location of one of the finest country estates in the area after it was purchased about 1900 by Peter Lee Atherton. Atherton remodeled the house extensively, built a high-style carriage house and developed the extensive grounds after consultation with the Olmsted Brothers [Job File # 288].

In 1868, Gerard B. Bate, youngest son of James Smalley Bate and inheritor of Berry Hill and approximately 650 acres of the plantation, sold his holdings to James C. McFerran, a wealthy meat packer and wholesale provision merchant. McFerran, with his

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son, John B. McFerran, developed the property as a high-end stock farm which bred trotting horses. The McFerrans invested heavily in the property, renamed Glenview, where among other amenities a race track was developed to train and showcase their trotters. Glenview during this period could be considered the last and the grandest of the gentleman farms established in the upper River Road area. Along with the Veech family's Indian Hill Farm, located a few miles to the southwest off Brownsboro Road, it was a nationally-known destination for horse buyers for some years.

The Louisville, Harrods Creek and Westport Railroad and the
Beginnings of Suburban Development Along River Road

The end of the Civil War brought rapid changes to the cultural landscape of the upper River Road corridor. Farming had become an increasingly difficult occupation in Jefferson County as labor shortages were created by the end of slave-based agriculture and the migration of many free blacks into Louisville [Carey E 22-23]. Land speculation increasingly became of interest. A group composed of prominent Louisville businessmen and many of the key landowners in the Ohio River-River Road corridor developed an ambitious scheme to build a narrow gauge railroad from Louisville to Westport, in adjacent Oldham County, to serve the properties along the river. The Louisville, Harrods Creek and Westport Railway Company was first chartered in March, 1870 [Acts 1869-1870 v. 2 526-531].

The organizational meeting of the railroad's commissioners was held on August 1, 1871. The line was intended to provide passenger service and to handle local freight. Despite a substantial bond issue floated by the Harrods Creek precinct, money shortages slowed its construction. It was not until 1874 that the first section of the railroad from its Louisville terminal to Goose Creek was opened, followed by an extension to Harrods Creek about 1875, and to its termination point in Prospect (then Sand Hill) in 1877 [Sulzer 14]. The line was never extended, as originally planned, to Oldham County. Financing was a continuing problem, and on many occasions railroad management personally funded construction in the form of loans or outright gifts [Sulzer 12-19].

The railroad operated with three engines and a number of passenger, excursion and freight cars. Four round trips were scheduled a day. In 1880 the line was purchased by the Louisville, Cincinnati and Lexington Railroad, and just a year later it became

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part of the Louisville and Nashville system when that railroad purchased the L C & L. During 1887 and 1888 the track was converted to a wider gauge, and new heavier rail was laid, making freight shipments along the line safer and more convenient and eliminating the earlier transfer required at the Louisville terminal to a wider gauge track. By 1883, twenty-one stops were indicated along the eleven-mile railway, many for the prominent land owners who held shares in the railroad [Sulzer 12-19].

Clearly, the Louisville, Harrods Creek and Westport Railroad had a major impact on the River Road corridor, making it ripe for development and more easily accessible as a location for summer homes. The construction of the railroad coincided with the period after the Civil War that saw the first surge of interest in country living as an ideal for the upper-class city dweller. The late 1860s and the 1870s marked the beginning of discontinuous suburban development in several parts of the county, which is spelled out so clearly in the context: "Suburban Development in Louisville and Jefferson County, 1868 - 1940." In these post-Civil War years "upper-class Louisvillians followed national patterns in taking advantage of new rail access to develop residences and estates in the scenic countryside away from their urban workspaces" [p. E-4].

As pointed out in this Suburban Development context, the country estate was an essentially urban architectural form brought to a rural setting. It included a large, usually high-style house set in a designed landscape where the house siting, the approach drives, the secondary outbuildings including stable and gardener's cottage, etc., and the layout of the gardens and grounds were carefully arranged to create a pleasing visual effect. Scenic qualities were an important consideration in the development of the property [FII 1-4]. As time went on the desire for ever grander houses and grounds accelerated, leading to the employment of professional landscape architects and some of Louisville's most talented architects for the creation of the perfect visual effect. The era of the country estate in the River Road corridor stretches from the establishment of the Louisville and Harrods Creek Railroad until the end of the context period at the beginning of World War II. The country estate, more than any other development form, defines the area included in the district and will be referred to repeatedly throughout the rest of the text.

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The first known residences identified as summer homes in the district area are the Gavin Cochran House and the James Todd House. In 1874, Gavin Cochran, a wholesale liquor merchant and railway owner, purchased two hundred acres in what is now the Harrods Creek District. He is thought to have built the two-story wood-framed summer house (JF-558, NR) on the bluffs there overlooking the river sometime between 1874 and 1879 when a Cochran house at that site is indicated on a map. In 1876 Todd, a prominent Louisville lawyer, purchased one hundred adjacent acres on the south side of Wolf Pen Branch Road and either had built or moved into a recently-constructed frame house (JF-566, NR) which was utilized as his family's summer home. This property had changed hands three times between 1871 and 1876 suggesting a close correlation with the fortunes of the new railroad.

Glenview Park and the Fincastle Club

At an unknown date between 1875, when the railroad crossed the property, and about 1880, the McFerrans had the northern half of their property closest to the river platted as "Glenview Park," with forty large residential lots laid out along winding drives accessed from a formal avenue leading from River Road [Grove]. This subdivision scheme is the first known suburban residential real-estate venture in the upper River Road area, although it is doubtful that any of the lots were sold as platted before McFerran's death and the 1886 sale of the entire Glenview property to the Glenview Stock Farm. John E. Green, at first president and later outright owner of Glenview Stock Farm, took up residence at Berry Hill, maintained the property as a farm for breeding trotters, and continued the McFerrans' plans to develop the land adjacent to the Ohio River as country estates. Much of this land is included in the Glenview Historic District which is in turn a part of this proposed Country Estates of River Road district. In 1887, shortly after purchasing the property, the Glenview Stock Company deeded a small plot to the Louisville, Harrods Creek and Westport Railroad, and the existing brick depot at Glenview (JF-550, NR) was constructed.

The idea of summering atop the River Road bluffs caught on quickly. About 1890 a group of wealthy Louisvillians formed the Fincastle Club which they located on nearly fifteen acres of the bluff-top at Glenview, on land now associated with Bushy Park-Melcombe (JF-551, NR). The Fincastle Club served as an early

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country club and summer community with a large, rustic, chalet-like three-story club house surrounded by about seven one- and two-story summer houses built by various members of the club [Brooks Life Along the Ohio 3]. S. Thruston Ballard and Charles Thruston Ballard, brothers who both went on to build much larger houses at Glenview, were among the cottage owners and the club members. They and the others were prominent Louisville industrialists and business entrepreneurs, typical of the group of landowners who with increasing frequency were to build atop the bluffs during the next fifty years. The Fincastle Club was short-lived, disbanding in 1899 after financial difficulties. The tradition of summering in the area had been kindled, however. C.T. Ballard purchased some of the former Fincastle Club property. The club house and the rest of the acreage were purchased in 1900 by Judge Alexander P. Humphrey and his wife who had the club house redone as a "Spanish" style summer home. S. Thruston Ballard built Lansdowne, the first of the really grand summer places atop the bluffs on an adjacent hilltop in Glenview beginning in 1899, initiating the active development of the Glenview area which was to begin just after 1900.

Nitta Yuma and Other 1890s Summer Places

In 1890 another group of three prominent Louisville businessmen purchased the Todd property off Wolf Pen Branch Road and developed a communal summer colony for their families which they named "Nitta Yuma." This communal country estate with shared barns, tennis court, gardens, orchards, vineyards, and grounds was unique in Louisville and represents an unusual type of suburban country estate development. George Garvin Brown, the founder of Brown-Forman distillers, and William Frederick Booker, a principal in the Peaslee-Gaulbert Company, a producer of paint, lamps, and oil, were brothers-in-law. Charles Peaslee was a business partner of Booker's. Together they hired Major Joseph P. Claybrook, an engineer for the City of Louisville and a relative by marriage of William Frederick Booker, to lay out the property. It was designed in the Olmsted style with winding drives and sweeping views [Nitta Yuma Historic District]. Family tradition associates Frederick Law Olmsted himself with the design of the property. It is quite possible that Claybrook did consult with Olmsted about its layout and landscaping. Olmsted was in Louisville in 1891 several times while involved with the initial development of Cherokee, Shawnee, and Iroquois parks, and no doubt Claybrook as a city engineer would have been closely involved with this work. Claybrook's obituary

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specifically credits him with surveying and supervising the construction of the roads in and to Iroquois Park [Courier Journal 25 June 1921]. To date, however, no formal documentation of Olmsted's involvement with Nitta Yuma has been found in the Olmsted archives.

The first houses built at Nitta Yuma, for the Brown and the Booker families, were sprawling wood-framed houses with ample wrap-around porches and no particular architectural distinction, probably typical of the first generation of summer houses in the upper River Road area. Both are gone today. The Claybrooks lived year round in the older Todd house. Gradually additional houses were built for other family members including the H. Hamilton Lewis House (demolished), the Alex Galt Robinson House (1906, JF-567, NR), the Mary Gill House (ca. 1900-1904, JF-568, NR) and the Robinson Brown House (1929, JF-569, NR). The later houses, are more high-style, architect-designed houses with the Colonial Revival and other revival styling that is associated with the year-round estate residences built in the area after 1904. The existing Nitta Yuma National Register district consists of the four remaining historic houses and their associated landscaped acreage and support elements that document this distinctive and unusual country estate. It has been included within the Country Estates district.

Woodside, a second important residential subdivision in the River Road corridor was platted in 1899 [Jeff. Co. DB 520-40], the year after John Throckmorton Bate and his son, Clarence S. Bate, who inherited the property from his father, both died. As at Glenview, the transition from the gentleman farm to the country estate was here in evidence. The sale of Woodside marked the breakup of another huge section of the original Bate plantation into lots suitable for residential development. These lots ranged from nine to twenty-three acres excepting one large parcel of sixty-five acres, making them highly suitable for the development of country estates [Map of Woodside]. By 1901, the main house (JF-534, NR) and about 125 acres which included seven of the subdivision lots had been sold to Peter Lee Atherton. Atherton began the transformation of Woodside into a grand country estate, renamed Arden. Several of the other Woodside lots were sold and built on immediately, adding to the rapidly increasing number of summer houses and country places appearing in the area. All the early houses at Woodside were wood-framed. The first owners

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followed the area's quickly evolving custom of building a summer, as opposed to a year-round house, of wood. Arden and two extant wood-framed houses from the first period of summer house building have been isolated from the district by non-historic construction. During the next decades, however, several important estates in the district, the Louis Wymond House (JF-456), Rockledge (JF-544, NR), and the Hugh Shwab House (JF-545, NR) were built on Woodside lots.

During the 1890s a number of other wood-framed summer houses were built or adapted from existing farmhouses atop the bluffs above the railroad for the wealthy Louisvillians moving into the area. Most of these either burned or were demolished and were replaced with grander year-round houses after the railroad was electrified. Within the area included in the district, Alfred Brandeis purchased his first parcel of land in 1897. The census indicates him residing here in the summer of 1900. His first house also burned and was replaced with a year-round house in 1911-1912. A wood-framed house on the site of the Hugh Shwab House (JF-545, NR) is known to have been demolished to make way for the Shwab House construction. The Cooper-Hewett House (JF-542), built about 1899 at Woodside, was a wood-framed Colonial Revival-style house that was demolished about 1990. To the southwest of the district, John Caperton purchased forty bluff-top acres in 1896 and either built or moved into the first of his three houses on that site shortly after. (The first two were destroyed by fire within about ten years of each other).

By the late 1890s, houses were indeed becoming grander and grounds more elaborately laid out. Photographs of the second of John Caperton's houses, built about 1900, show it to be a large high-style Colonial Revival residence [Olmsted Brothers Job # 246 - Photo Album]. In 1899, S. Thruston Ballard, set the standard for the next period of country estates in the River Road corridor with the construction of his huge summer house, Lansdowne, on more than one hundred acres at Glenview. With its frame construction, Lansdowne harked back to the first period of summer house construction, but in its scale and architectural sophistication it set the stage for the next. Designed by noted local architect, William J. Dodd, it was a grand three-story Colonial Revival-inspired structure with forty rooms, including two large double parlors and a ballroom. The house was approached through iron gates leading up a winding drive and was encircled by elaborate landscaped grounds including a sunken Italian garden surrounded by

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a terra-cotta balustrade [Gill "Lansdowne" n.p.]. Unfortunately Lansdowne survived less than five years before being engulfed, in 1906, in a spectacular fire. The house was rebuilt for Ballard by Dodd, by then a partner in the firm of McDonald and Dodd. It was redesigned in much the same style, but this time of totally fireproof construction with a stucco exterior. Lansdowne was demolished in 1976, but some of the estate is included within the district. The fire at Lansdowne, along with the already mentioned loss to fire of two successive frame residences at John Caperton's Rio Vista and of Alfred Brandeis's house at Longview, must have been a strong catalyst for the early twentieth century custom of building along the River Road bluffs in brick, stucco or stone.

The Interurban and the Second Period of Country Estate
Construction: 1904 - 1929

As early as 1902 efforts were underway to provide electric rail service along the River Road corridor, making it a part of Louisville's expanding interurban system that was spoking out from the city center. In 1904, the Louisville and Interurban purchased the Louisville, Harrods Creek and Westport Railroad line from a point at Zorn Avenue to its Prospect terminus and rapidly converted it to electric service. By 1906 passengers were able to travel all the way to the L and I terminal station in the heart of downtown Louisville. Almost immediately after the purchase, service on the line became much more frequent, with the four daily round trips of the steam trains being replaced by hourly electric service [Sulzer 40]. For the first time it became more viable to live year-round in the River Road corridor and commute to the city for a job or to school. By the 1920s there were thirty-two stops along the line, many of them serving individual country estates and many of them marked by some sort of protected waiting area [Sulzer 38], such as the shelter that remains at Ladless Hill (JF-532, NR). The interurban was the catalyst for the increased residential development in the proposed district area beginning in the early 1900s.

In the 1910s and 1920s the automobile also contributed extensively to the expedience of living in a distant suburban setting such as along River Road. Transportation convenience and the beginning of a general out-migration from the city's most prestigious late-nineteenth-century and turn-of-the-century

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neighborhoods along Broadway and in today's Old Louisville led to a rapid trend toward year-round living on River Road. From 1910 on, nearly all of the large new houses that were built were designed with permanent residence in mind. These were concentrated in the area included in the district where the desired combination of high ground and river views was most available.

The Appearance of Professionally Designed Landscapes
and Architectural Grandeur

Landscape gardeners, horticulturalists and civil engineers had been routinely involved in the beautification of the properties of America's wealthy since the early nineteenth century. Frederick Law Olmsted and a handful of other pioneers in the gradually emerging field of landscape architecture played a seminal role in the development of the concept of combining the design of a house and its surrounding grounds to create a harmonious and aesthetically pleasing visual environment. But it was not until 1899 that the American Society of Landscape Architects was formed and not until the following year that the first formal landscape architecture program in the country was established at Harvard University [Newton 387-389]. From that time onward the profession began to grow exponentially as many professionally trained practitioners emerged on the scene. The availability of these professionals, combined with a period of great national prosperity and individual wealth, created what has been called "the golden era of estate design" from the turn of the century until the beginning of the Great Depression [American Landscape Architecture 15].

Certainly this national trend was in evidence in Louisville and Jefferson County as many of the city's business elite scrambled to outdo one another with country places replete with grand houses and equally impressive and extensive landscaped grounds. As mentioned above, Frederick Law Olmsted's firm of landscape architects was engaged by the city to design its three major parks beginning in 1891. The Olmsted firm's association with the city parks department stretched at least into the 1930s. With other city institutions such as the Southern Baptist Seminary it lasted even longer. The frequent presence of members of the Olmsted firm in Louisville clearly sparked an enthusiasm for landscape design that led to commissions, not only for them, but also for a number of other national and local practitioners of landscape architecture. During the years that the firm's partners were

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traveling to Louisville on park business, they developed a long list of private clients, who to varying degrees, consulted with them on the layout and design of their estates. Not surprisingly, the string of country places being developed along River Road generated one of the Olmsteds' largest client groups in Jefferson County, representing about a third of the firm's total job files connected with estate work in the area. Much of the correspondence and many of the plans relating to these River Road projects have recently been consulted, shedding considerable light on the nature and extent of the Olmsted firm's work along upper River Road.

Within the years of the period of significance for this district, various members of the Olmsted firm made initial site visits to at least twenty properties along upper River Road and to eight that are all or partially within the district. Recommendations by the firm were made in nearly all cases, and plans were generated for about fifteen projects, seven of which are in the district. Olmsted work in the River Road area continued into the 1940s and 1950s with five additional clients. John C. Olmsted, Olmsted's stepson and senior partner in the firm from 1898 until his death in 1920, and James Frederick Dawson, a staff member from 1896 and the senior managing partner by his death in 1941, were chiefly responsible for the River Road site visits and design concepts.

The Olmsted firm's proposals tended to be extremely elaborate, involving the creation of extensive stable compounds, walled forecourts and service courts for residences, extensive planting, and, quite frequently, a degree of earth moving to improve views and/or road alignments. Consequently, many clients had second thoughts about carrying out the proposed landscaping plans in totality. It is fair to say, however, that the firm had a resounding impact on the character of the landscape in the River Road corridor. In some cases in the district its recommendations led to the existing siting of roadways, houses, and support structures on the land, and the general planting scheme for trees and shrubs. At one River Road estate outside the district, the Attila Cox House (JF-696), a more detailed planting plan was executed and Olmsted-designed gates, terraces, and other landscaping features were constructed as designed. The Olmsteds were duly impressed with the potential house sites along the River Road bluffs, remarking repeatedly in their correspondence on the long and striking views to be had both up and down river. At least

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one of their plans for the properties includes indications of the various viewsheds from the main house and prominent points on the grounds [3039-9].

The three earliest Olmsted involvements along River Road were with properties not included in the district because of intervening new development or demolition. John E. Green of the Glenview Stock Farm appears to have been the first private client in Jefferson County to approach the Olmsted firm about residential design work (Olmsted job file # 1247). In December, 1891 he contacted the firm requesting help with the development of the grounds immediately around his house (Berry Hill). A planting plan was drawn up in 1892 which included suggestions for updating the house and for developing a series of walks and gardens around the house. Green, however, appears to have balked at the elaborateness of the proposals. The surroundings at Berry Hill have been so totally changed it is difficult to determine just how many of the firm's proposals were implemented.

Two other early clients were Peter Lee Atherton and John Caperton. In 1902, Olmsted Brothers provided Atherton with recommendations for new plantings about his property, advice on maintaining the health of existing trees, and 12 pages of suggestions regarding the realignment of the principal approach drive to Woodside/Arden which appears never to have been heeded [Job File #455, Olmsted Bros. to P.L. Atherton 19 Dec. 1902]. Some of the suggested plantings were carried out. That same year the firm consulted with John Caperton about the grounds of his new country estate, Rio Vista (demolished), located on the bluffs just northeast of Indian Hills Trail.

The Olmsted Brothers were not the only landscape architects to have an impact on the county's designed landscapes. In 1907, for the first time, the Louisville city directory includes the category "landscape gardener" in its guide to services. Cecil Fraser, a civil engineer who worked for the Board of Park Commissioners implementing much of the Olmsted firm's Louisville park and private work, is the first person listed in that capacity. The early Olmsted correspondence relating to River Road estate work repeatedly acknowledges Fraser as a highly competent surveyor and landscape designer. Many of the earlier upper River Road estates utilized Fraser in various capacities from the preparation of a topographical plan of the property (an absolute prerequisite if

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work was to be done professionally), to overall site planning and/or roadway location and grading. In several cases the Olmsteds were called in to give their approval to Fraser's work. Fraser died suddenly in 1910 leaving a series of unfinished projects and only one other local "landscape gardener," William Speed, listed in the city directory.

Two years later and for two years only (1912 and 1913) the Buffalo, New York firm of Townsend and Fleming is listed in the city directory as landscape architects with an office in Louisville. Townsend and Fleming provided site planning and residential design services and were responsible for the design of the gardens and grounds, and in one case the main residence, of at least four of the upper River Road estates. Bryant Fleming (1877-1946), a graduate of Cornell who went on to help found the Department of Landscape Art there, is credited with the design of the grounds at the Cooper-Hewett House (demolished), the W.E. Chess House (JF-533, NR), and the Louis Wymond House (JF-456). Trained to design houses as well as landscapes, Fleming also was the architect of Rockledge (JF-544, NR) and the club house for the River Valley Club (JF-801). Fleming is cited in Norman T. Newton's influential book on the history of landscape architecture, Design on the Land, as one of the most talented of the new generation of early twentieth century estate designers [440-441]. Fleming's entrée to Louisville work was probably, at least in part, through Robert Carrier, a Buffalo native who purchased the Cooper-Hewett House in 1911 and is thought to have had the grounds developed by Fleming shortly after.

By the late 1920s there were six local landscape gardeners and landscape architects listed in the city directory, and in the 1930s they were joined, among others, by Mary Louise Speed (1891 - 1971) and Anne Bruce Haldeman (1903-1993), two professionally trained landscape architects with Louisville roots who did extensive work planning and redesigning grounds and gardens in the River Road corridor from the 1930s through the 1960s. Mary Louise Speed received her training at the Lowthorpe School [Wave Hill "Bits" database]; Anne Bruce Haldeman studied at the Cambridge School of Architecture and Landscape Architecture.

Two other landscape architects from farther afield are also documented to have done work in the district. Marian Cruger Coffin (1876-1957), cited by Newton as one of the most talented landscape

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architects in the field [441], designed several gardens and much of the grounds for Charles T. Ballard at Bushy Park-Melcombe (JF-551, NR) from 1912 to 1916 [plans and correspondence in owners' possession]. Arthur Westcott Cowell (1887-1957), founder of and professor at the landscape architecture program at Pennsylvania State University, is known to have designed gardens and/or grounds in the district for Drumanard (JF-565, NR), the Harris-Mullins House (JF-549, NR), the Bingham/Hilliard House (JF-537, NR) and the Robinson Brown House (JF-569, NR) in the late 1920s, as well as for a number of other Jefferson County properties.

The list of architects associated with the design of River Road's historic twentieth century houses reads like a visual who's who of Louisville's most successful and talented architects of the day. Within the district, three noted firms were responsible for most of the work. William J. Dodd (1862-1930), both individually and later as a partner in the firm of McDonald and Dodd, designed three of the largest residences, Lansdowne (demolished), Ladless Hill-the Alfred Brandeis House (JF-532, NR), and Lincliff-the W.R. Belknap House (JF-531, NR), which is considered to be one of his finest residential commissions in Louisville. John Bacon Hutchings (1857-1916) and his son, Eusebius T. Hutchings (1886-1958), individually and in partnership are credited with five. Frederic Morgan (1889-1970) and his various partners over the years were responsible for three. Other local architects known to have done extant work in the district are Val Collins (the Henry Strater House, JF-789), George Herbert Grey (Blankenbaker Station, JF-658, NR), W. Earl Gore (the Hugh Shwab House, JF-545, NR) and William Arrasmith (Robinson Brown House, JF-569, NR). In addition, in at least two instances, designers with national client bases were employed. Bryant Fleming, architect of Rockledge, was mentioned above. Lawrence Buck, a Chicago architect with a substantial midwestern practice, was responsible for the fine Craftsman-style design of the Louis Wymond House, completed in 1912 (JF-456).

The Louisville firms primarily offered high-style interpretations of the various revival styles that were nationally popular during this time period and which were considered appropriate for country estates. Classically inspired Georgian and Colonial Revival styles and more picturesque English Revival styles were clearly most in demand. Several of the Olmsted correspondence files relating to Louisville estate work touch upon what the firm viewed as the delicate balance between architectural style and the

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grounds of a country estate. In a letter to R.M. Carrier, John C. Olmsted writes of the need for a classically styled house to have the grounds similarly treated with formal terraces, formal gardens and rectilinear, stone-walled courts [Job File 3539 Olmsted to Carrier 1 Dec. 1909]. In his 1905 report to Henry Strater regarding the siting and styling of Strater's planned River Road house, he talks of the desirability of a picturesque style (i.e. English Revival-influenced) in a setting where the topography is "marked and broken" and where there are many mature trees in the vicinity [Job File 3039 Olmsted to Strater 6 May 1905 20]. For Strater's brother's property, where the proposed house site was on "a broad, gently-sloping hill" and there were scarcely any trees, Olmsted had recommended a residence with clean lines and a simple outline such as the "Old Colonial," the "Italian Renaissance" or the "Romanesque" [Job File 3039 Olmsted to Strater 6 May 1905 18]. In other words, a rugged, steeply sloping site called for a house with high verticality, steeply pitched roofs and bold projections and angles; a gentle, pastoral setting warranted a house of simple classical lines. How widely these Olmsted guidelines were utilized by other architects and landscape architects is unclear, but there does appear to be a similar correlation between site and house design in a number of the upper River Road estates.

The Strater Brothers

Almost certainly in direct response to the new interurban service, William E., Henry, and Charles G. Strater, three brothers who owned the profitable Strater Brothers Tobacco Company, bought property in the upper River Road corridor with the intention of developing country estates. Within a year of each other in 1904 - 1905, all three contacted the Olmsted Brothers about the siting of their proposed residences and the development of the surrounding grounds. The firm worked with all three, preparing voluminous reports about recommended house sites and driveway locations, house styles and building materials, and later preliminary plans and planting plans for all or portions of their properties.

William E. Strater was the first to contact the Olmsteds in April, 1904. Strater had purchased a fifty-plus-acre farm on Wolf Pen Branch Road which still retained its approximately forty-year-old farmhouse. John C. Olmsted worked with Strater and his wife on a plan to transform the property into a country estate [Job File # 2951]. Sites were selected for a proposed new house and stable,

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the main and support drives were sited and a scheme was developed for the entire property including formal and vegetable gardens, grassed paths, a tennis court, and tree plantings and removals to enhance the natural assets of the land and its views of the Ohio. Much of the grounds' layout and planting was accomplished before Strater, tragically, drowned in Harrods Creek in 1908. The new house and further development of the grounds were put on hold until after Mrs. Strater's remarriage to Major Alexander M. Watson. In 1929, Drumanard (JF-565, NR) was completed for the Watsons with a fine brick house, designed with English Revival references by Louisville architect, Frederic Morgan, and gardens designed by landscape architect, Arthur Cowell. The original farmhouse (JF-564) was moved to the adjacent property which had been purchased by Mrs. Watson in 1927. It was landscaped in conjunction with the main house and occupied by Mrs. Watson's son, Edward Strater.

Henry Strater purchased his forty-plus acres on the north side of Lime Kiln Lane at Florida Heights and contacted the Olmsted firm in January, 1905 [Job File # 3039]. Again, John C. Olmsted provided recommendations (twenty-three pages of them) and plans for the house and outbuilding sites, the location of the roadway, and for general planting about the grounds. He made three site visits to the property in 1905 as well as conferring with Strater and his architect, Val Collins, at Strater's Louisville home. Much of this estate has been subdivided, but the house (JF-789) which can be documented through correspondence to have been closely influenced by the Olmsted firm's recommendations, its immediate surroundings, and the flood plain area owned by Strater have been included in the district.

Charles G. Strater, the third brother, purchased land on the next knoll adjoining Henry's to the north and separated from his brother's by Goose Creek. This is the present site of Shady Brook Farm (JF-556, NR) in the Harrods Creek District. Charles built a simple summer bungalow on the edge of the bluff in 1905 which was to serve as a temporary house while he worked with the Olmsteds on a permanent house (never built) and the development of the property. The Olmsteds sited the dramatically steep and sharply curving roadway from the interurban right-of-way to the site of Shady Brook Farm and designed an elaborate concourse with a semi-circular stone backdrop at the interurban station stop which has since been partially demolished [Job File # 2927]. Shady Brook Farm (JF-556, NR), the present Tudor Revival house on the property

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dating to 1926, was built on the site of the bungalow after Theodore Mueller, a key figure at American Standard, purchased the estate in 1925.

Further Development at Glenview

1901 marked the completion of Lansdowne on one promontory at Glenview and Allenwood (JF-546, NR) on another forty-acre bluff-top site to the southwest of Glenview Avenue. Built for Major Charles James Fox Allen, a Civil War veteran connected by marriage to the Belknap Hardware business, Allenwood or Eleven Hearths, as it was later called, was a brilliant eclectic mix of Georgian and Tudor styling designed by John Bacon Hutchings. Together Allenwood and Lansdowne triggered a small flurry of building activity at Glenview. In 1909-1911, Charles T. Ballard, president of the Ballard family flour mills, replaced his wood-framed summer house dating from the days of the Fincastle Club, with another fine year-round residence. Bushy Park (JF-551, NR) is a very formal, Georgian Revival style, brick mansion also designed by John Bacon Hutchings. This house, purchased by Robert Worth Bingham, owner of the Courier Journal and the Louisville Times, in 1918 after Ballard's death and renamed Melcombe, became the center of the Bingham enclave at Glenview. In 1928, following the death of his neighbor, Judge Humphrey, Bingham purchased his property and erected an outdoor theater (JF-554, NR), designed by New York architect, Thomas Hastings, on the foundation of the Humphrey house which had been lost to fire. The Melcombe property is arguably the finest and most complete country estate remaining in Jefferson County. It retains its main house and many of its outbuildings, including a carriage house/garage and barn, and most elements of its designed landscape which include park-like grounds planted with many specimen trees, formal entrance gates, an internal system of winding drives, formal gardens, kitchen gardens, and the theater. The Marian Coffin plans for the gardens and grounds are in the possession of the owners.

In 1911, following the death of Major Allen, two of his sons, Judge Lafon Allen and Arthur D. Allen, began construction of houses on land surrounding their father's house. The third son, Charles W. Allen, inherited Allenwood. Glen Entry (JF-547, NR) and Robinswood (JF-539, NR) are large high-style English Tudor and Georgian Revival houses designed by Eusebius T. Hutchings, either alone or in association with his father. Both of these houses and

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other Glenview houses of this period, now cut off from the district by recent development, were designed as primary year-round residences for this group of prominent Louisvillians. All three of the dramatically-sited Allen residences are set in a rugged landscape characterized by numerous sink holes and steep slopes. The properties were extensively landscaped with long winding drives buttressed by stone retaining walls, carefully orchestrated park-like grounds, terraces, tennis courts, entrance forecourts, and multiple support buildings. Unfortunately the names of the landscape architects responsible for this dramatic work have been lost, although the hand of Bryant Fleming, who's firm had its office in Louisville at the time the properties were developed, is suggested, particularly at the bold forecourt at Glen Entry. E.T. Hutchings had graduated from Cornell's architecture school in 1909 when Fleming was teaching there, making their collaboration all the more likely [Hutchings application].

Other Country Places in the District

Both up and down river from Glenview, between 1904 and 1929, with a brief hiatus in the years during and after World War I, what available bluff land not already purchased by wealthy Louisvillians was rapidly bought up and built upon. In a number of instances, frame farmhouses or summer houses built during the last quarter of the nineteenth century were replaced with grander, architect-designed, year-round homes that became the center of country estates. In a few instances fine Federal and Greek Revival farmhouses, including Ashbourne (JF-570, NR) and the Chrisler House (JF-457, NR) in the district, were adapted for estate residences. In the district, the majority of new construction dates from 1905 to 1916, during which time fourteen of the twenty-seven existing primary residences were built. Five others date from 1926 to 1929, and two were built in the 1930s.

A number of these estates have been discussed above. Among the others are the three with documented Bryant Fleming connections, grouped together southwest of Glenview. Winkworth (JF-533, NR), built for W.E. Chess, president of Chess and Wymond Cooperage Company, between 1906 and 1910, is a Georgian Revival house that originally sat on a 55-acre property. Cecil Fraser and the Olmsted firm had an early hand in siting the house [Olmsted Job File # 3214], laying out the drives and final approach to the house, and advising on initial plantings. Bryant Fleming, however,

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is documented to have laid out the extensive grounds and gardens which were reported by Olmsted firm partner, W.B. Marquis, on a visit there in 1946, to be the finest in Louisville [Job File 3214 7 9 1946]. Much of the property has been subdivided, but eight acres still associated with the house contain many important historic landscaping elements including terraces, a pond and water feature, and the tree-lined mall approaching the house that terminates in a forecourt.

The Louis Wymond House (JF-456), built for Chess and Wymond's vice president, is the only one of the estates on the north side of River Road with a riverfront site. This large wood-framed house completed in 1912 for Wymond by Chicago architect, Lawrence Buck, is certainly the largest, and probably the best, example of high-style Craftsman design in Louisville. Townsend and Fleming plans for the property from 1913-1914 are located at Cornell [Knight List of plans 1]. The Wymond House landscaping which includes a forecourt with a round pool, a west end terrace, bold, concrete-faced walls with built in planters and stairs leading down to the river level are suitably simple and in keeping with the Craftsman-style house.

Perched atop the edge of the rocky bluff amid numerous sink holes and behind the Wymond House is Rockledge (JF-544, NR), a bold Tudor Revival-style house designed by Townsend and Fleming and completed in 1912 for George Babcock, treasurer and later president of the Louisville Cordage Mills. The house with its bluff-top terrace overlooking the Ohio, its bold and somewhat brutal stone-walled forecourt on its south side and a large Tudor Revival-style carriage house/garage make a well-integrated statement on this dramatic site.

One final Fleming-designed structure in the district is the River Valley Club (JF-801), located at the river's edge on what was originally Chess property. Incorporated in 1914 by a group of the owners of the nearby estates, the club's stated purpose was for "the social pleasure of its members" and "to promote an interest in and to provide facilities for the use of the river as a means and source of pleasure and recreation" [River Valley Club 7]. The club, whose facilities included docks and tennis courts, constructed a picturesque English Cottage-style clubhouse perched right on the river's edge atop a massive concrete foundation. This building burned to the ground in the late 1920s but was replaced by

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an almost identical building that is still used today. The River Valley Club remained a tenant of later owners of the Chess property until 1942 when it purchased eleven acres flanking both sides of River Road. Its function as a social and recreational hub for the estate owners in the district makes it an important resource to include in the Country Estates of Upper River Road historic district.

At the southwest edge of the district off Longview Lane, Lincliff (JF-531, NR) and Ladless Hill (JF-532, NR) are two large country places with very grand William J. Dodd-designed houses completed about 1912 for W.R. Belknap, president of Belknap Hardware, and Alfred J. Brandeis, president of A. Brandeis and Son, grain dealers, respectively. Lincliff retains one of the most complete designed landscapes in the district, including elaborate entrance gates, its early internal system of drives, informally landscaped park-like grounds, a formal garden, terraces framing the very high-style Georgian Revival house, and much of the original service complex with its carriage house/garage, cottages, and a barn. The Olmsted Brothers were involved in the initial site planning and tree planting and appear to have influenced the plan for the house, but Belknap balked at the cost of the Olmsted plans and ceased working with the firm in 1906 long before the house was built [Job File # 3069]. The principal landscape architect is undocumented, although the date and certain touches suggest the hand of Bryant Fleming. The "window" in the garden wall is very similar to one designed by Fleming for Robert Carrier in Memphis [Knight 113].

One important trend in the ongoing history of the estates in the district and those along River Road in general is their gradual evolution into a series of family compounds where several generations made their home. Adjacent to Lincliff is Blankenbaker Station (JF-658, NR), a large stone house constructed in 1916 for W.R. Belknap's daughter, Christine Belknap Robinson, and her husband, Charles Robinson. Blankenbaker Station, a finely designed Colonial Revival residence by architect, George Herbert Gray, was built on over thirty acres of the Lincliff property, deeded to Christine by the Belknap family. This practice of turning some of these large estates into family compounds can be traced back to Nitta Yuma, which began as a family complex with jointly owned land. From Nitta Yuma, the Brown family connection in the neighborhood spread to several of the adjacent properties, now part

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of the Harrods Creek Historic District. Owsley Brown built the Avish (JF-771, NR) in 1911 and developed this estate with landscaped grounds, formal gardens, greenhouses and the requisite service court. In 1927, he began purchasing the adjacent property containing a ca. 1830 Greek Revival farmhouse (JF 570, NR). Renamed Ashbourne, the house was renovated in 1935 and became the center of another country place in the family enclave, eventually occupied by W.L. Lyons Brown and family. Across Wolf Pen Branch Road at Drumanard, Mrs. Watson purchased the land adjacent to her property in 1927 and moved the existing house on her property (JF-564) to that site shortly after to be rebuilt as a house for her son, Edward L. Strater [Hill]. Her new house was completed in 1929.

At Glenview this practice of developing family enclaves can be seen clearly at both the Allen and Humphrey/Bingham properties. As earlier pointed out, Allenwood, Major Charles James Fox Allen's 1901 estate, was subdivided into four interconnecting estates by later generations of Allens. Robinswood (JF-539, NR) and Glen Entry (JF-546, NR) were built between 1911 and 1913, and Cobble Court (JF-548, NR) was constructed in 1938 for a granddaughter, Caroline Cook, and her husband, Garnett Cook. The Humphrey-Bingham House (JF-553, NR) at Melcombe was built in 1916 by Judge Humphrey and his wife for their daughter before the property was purchased by the Bingham. In the 1970s this house became the residence of Mr. and Mrs. Barry Bingham, Sr. so that Melcombe could be passed on to Mr. and Mrs. Barry Bingham, Jr. In addition, the Thruston Morton House (JF-672, NR) was built by Morton and his wife, Belle Clay Morton, on land immediately adjacent to the Harris-Mullins House (JF-549, NR), at that time owned and occupied by Belle Clay's parents.

The Depression and Pre-World War II Development: 1930 - 1942

The stock market crash in December, 1929 and the ensuing depression brought residential construction along River Road to an abrupt halt as it did throughout Jefferson County and across the nation. As Norman T. Newton points out in Design on the Land, the golden age of the country place essentially ended in 1929. The crash was followed in 1933 by a drastic revision of the country's tax laws which worked to curtail the creation of grand residences and ambitious landscaping projects even after the U.S. began to

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recover from the Depression [444]. The resplendent properties of the truly wealthy were joined by a new group of more moderately sized and detailed domestic properties for the upper middle class. This national trend can be seen to a goodly extent along River Road although the extremes are not quite so visible here as in the larger resorts and industrial centers around the country where truly palatial estates were more in evidence than in Louisville.

In 1935 the interurban ceased operation along the Prospect line, and the track was removed several years later. The right-of-way is still visible in many places today. The end of the interurban did not really impact development, however, for the automobile had been eating into the interurban's passenger traffic since at least the 1920s. Perhaps more significant for the River Road corridor was the late 1930s opening of a new section of U.S. Highway 42 from a point on Brownsboro Road near Rudy Lane to its intersection with River Road just south of the county line. Both the old section of Brownsboro Road (U.S Highway 22) and River Road immediately became less traveled as the through traffic to Cincinnati used the new, much faster road.

Residential construction began slowly again in the River Road corridor in 1935 and 1936 with the building of the Thruston Morton House (JF-672, NR) at Glenview. Before the onset of World War II once again curtailed domestic construction, at least a dozen more large architect-designed houses were built in the area, some being examples of country places. Only one of these, Cobble Court (JF-548, NR), is in the district. With a documented designed landscape by the Olmsted Brothers, Cobble Court definitely fits within the country place tradition. Like most of the other late 1930s examples, the house is somewhat smaller, the formal gardens are less in evidence, and an attached garage has replaced the earlier carriage house/garage as an essential element. None of the country places from the 1930s in Jefferson County has a house and grounds with the same elaborate scale and detailing as at the estates of the 1910s such as Lincliff, Winkworth, and Bushy Park-Melcombe.

Post World War II Development

With the close of World War II and the frantic building boom that followed, residential construction picked up again in the River Road corridor, but it was of an essentially different type. Beginning in the 1950s, and accelerating through the 1960s and

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1970s, lots that had not previously been built on at existing subdivisions such as Woodside were developed. In addition, some of the larger estates were subdivided for a second and even a third time, providing new and expensive building lots in what was still one of Jefferson County's most exclusive residential areas. Among these were subdivisions at Boxhill, Longview, and Berry Hill, all of which generated new residential construction that has necessitated removing portions of these historic properties from the district. Designed landscapes continued to be highly valued in the area, and at several of the historic estates new gardens were created and/or earlier ones replanted or reworked.

Despite this continuing development, the overall historic character of large parts of the River Road corridor has been successfully sustained to the present. The area within the Country Estates of River Road district still conveys a very strong sense of its historic cultural landscape with the string of large prominent houses nestled in their designed landscapes atop the bluffs and overlooking the open fields of the flood plain and the Ohio River. Many of the winding approach drives, the tree-studded grounds, formal gardens, and the multiple support buildings remain in place as do the expansive views up and down river which played such an important role in the location of these properties here in the first place. The Glenview station, an historic shelter and gates marking the station stop at Ladless Hill, and numerous winding paths leading from the bluff-top houses to the railroad right-of-way below still document the interrelationship between the estates and the railroad/interurban that engendered them. The River Valley Club and the Ballard Memorial School document the institutional facilities that supported the estates.

The historic cultural landscape of the Country Estates of River Road district is unique in Jefferson County and in Kentucky. The river bluffs along the Ohio River northeast of Louisville, serviced by an adjacent transportation spine, provided an ideal setting for the development of a series of country estates with all their typical attention to fine architecture and designed landscapes. Together the country places in the Country Estates of River Road historic district provide a remarkable documentation in Kentucky of the "Country Place Era," a time of great economic prosperity from 1890 to 1930 when "competitive ostentation" [Leighton 291] resulted in the creation of grand country estates outside the nation's large cities and at fashionable vacation

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destinations. The collection of residences associated with these River Road estates is one of the finest groups of large-scale, high-style domestic architecture from the period 1900 to 1938 anywhere in the state. The great wealth of the property owners associated with these country places combined with their ambition to create living environments that showed off that wealth to the community allowed their architects and landscape architects full reign to design their most ambitious work and to fully carry out their vision on a grand scale. In the tradition of the best landscape architecture of the period, there are some wonderful collaborations in the district between architects and landscape architects that allowed for a total integration of the main house and its surrounding grounds.

With the exception of the area around Cherokee Park in Louisville, now completely compromised by development and non-historic interstate highway construction, there was not a comparable development anywhere else in the state. This district represents an outstanding and substantially intact manifestation of the country estate property type in Kentucky and regionally along the Ohio River corridor. Nowhere else in the region, in the years before World War I, when many of the estates in the district were developed, did so many wealthy and influential people establish their year-round residences on large country estates in a suburban setting outside the city. There is no other large group of substantially intact country estates located along the Ohio River anywhere else in the region.

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Fuller, Ann Strater. Granddaughter of Henry Strater. Telephone interview (502 426-2834), August 17, 1998.

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Gryczon, Ann. Preservation Services Coordinator, Historic Landmarks of Indiana, Evansville. Telephone interview (812 424-7478), August 14, 1998.

Hill, Barrett Strater. Daughter of Edward L. Strater. Telephone interview (502 895-4029), November 15, 1998.

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Ohl, Charles. Preservation Consultant, Pittsburgh, Pennsylvania. Telephone interview (412 492-9100), 19 Aug 1998.

Maps and Plats

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Olmsted Archives Job Files
(Correspondence, Plans and Photographs Consulted)

File No.	Client	Location
246	J.H. Caperton	Louisville
288	P.S. Atherton	Louisville
1247	John E. Green	Louisville
2927	Charles G. Strater	Louisville
2951	William E. Strater	Louisville
3039	Henry Strater	Florida Heights
3069	William R. Belknap	Louisville
3272	Judge Alex P. Humphrey	Glenview
3214	William E. Chess	Louisville
3539	Robert M. Carrier	Louisville
5065	Charles T. Ballard	Glenview
5819	C. Helme Strater	Louisville
6362	Attilla Cox	Louisville
6557	Attilla Cox	Louisville
6709	W.B. Allen	Glenview
7833	Breaux Ballard	Glenview

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BOUNDARY DESCRIPTION AND JUSTIFICATION

The boundary of the district is clearly indicated on the accompanying sketch map. It has been drawn to include the intact portions of the contiguous group of estates along River Road and Wolf Pen Branch Road. In all but two instances the boundary is based on existing land parcels and follows the rear property line of these parcels. At parcel 5-19, only the portion in the flood plain is included because a non-historic residence is located on the bluff above. At Drumanard, parcel 6-135, a portion in the northeast corner that was not part of the original country estate nor a developed part of the later Edward L. Strater House has been excluded.

The boundary has been selected to encompass the largest possible contiguous group of intact country estates in the River Road corridor in order to document their combined significance as an historic cultural landscape. Although a number of these properties have already been listed in the National Register either individually or as part of a district, they are being reconsidered along with other potentially eligible resources to emphasize their significance as a group and to recognize the importance of their designed and natural landscapes. In a number of instances, earlier listings did not discuss landscape elements nor the significance of a property as a country estate. With the intent of evaluating this property, the Country Estates of River Road, on a state level, and with the additional basis for evaluating that significance, it was determined that a new nomination of a single rural district is appropriate.

Much of the property newly included in the district consists of the bottom lands that served as the foreground for the estates on the bluffs above, providing a viewshed to the Ohio River beyond and a bucolic contrast to the more complex landscapes developed on the bluffs above. A number of important landscape elements including entrance gates, bridges, and driveways that were key components in the overall design of the estates and that were previously excluded from National Register listing are now incorporated as contributing elements. The Resource Inventory below addresses the contributing or non-contributing status of individual elements.

Surrounding the district on the high ground all along the

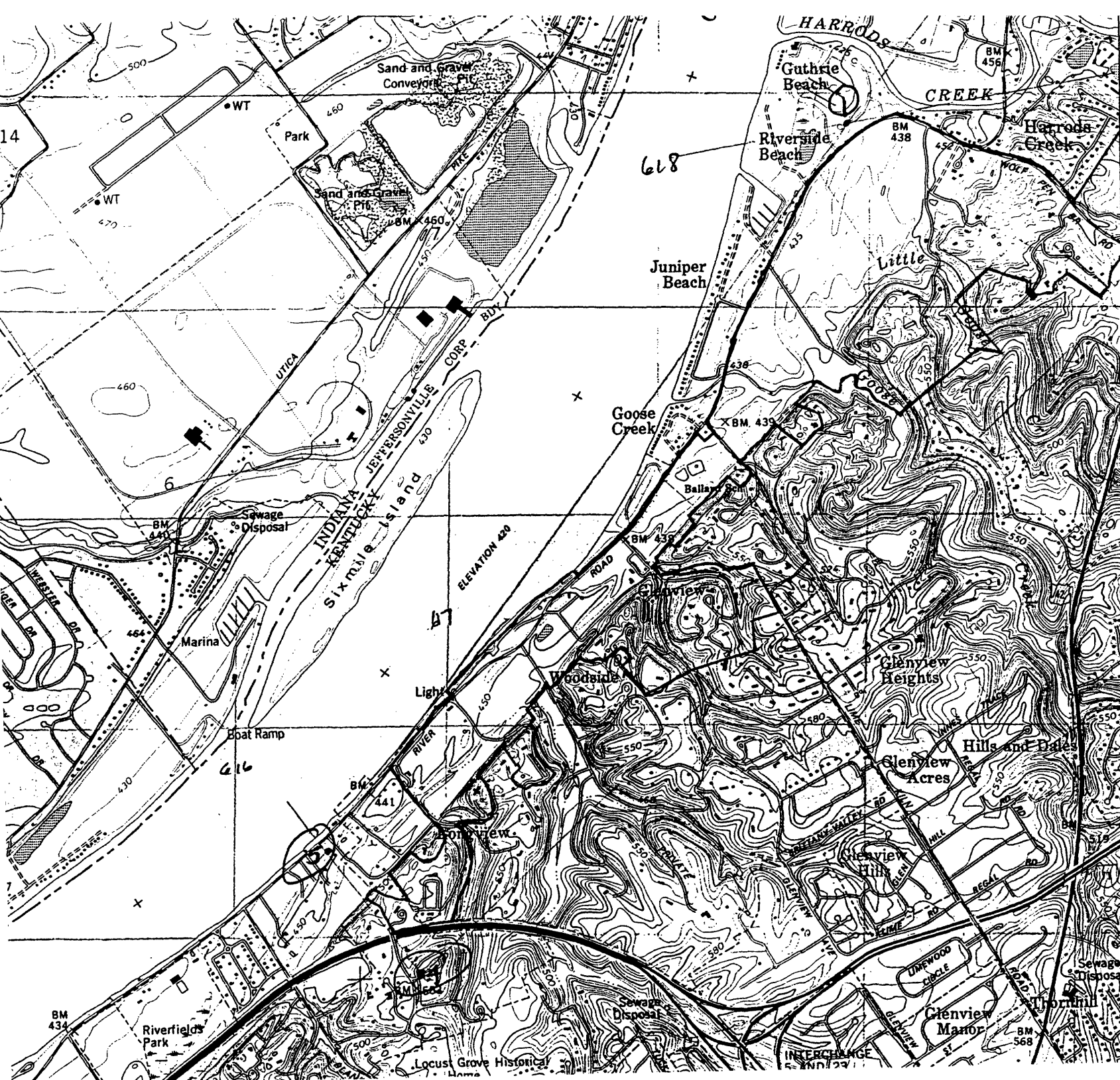
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southeast boundary are non-historic residences, nearly all large and expensive, and many located in subdivisions that were carved out of portions of the country estates in the district as well as other ones nearby. Interstate 71, built through the area in the 1970s, has cut the western end of the district off from some related resources to the southeast. Except for the area included in the district, the northwest side of River Road fronting on the Ohio River has had a very different historical development consisting mainly of the construction of small, crudely built seasonal dwellings used as recreational summer "camps." Most of these have been replaced in the last two decades with year-round dwellings, the majority fairly modest and situated on very small lots.



COUNTRY ESTATES
OF RIVER ROAD
JEFFERSON CO., KY.

- UTMS: ZONE 16
1. E 618900 N 4242860
 2. E 620430 N 4243180
 3. E 620500 N 4242340
 4. E 616900 N 4238820
 5. E 616440 N 4239400

Coordinates #1, #4, #5
on this Quad [Jeffersonville]. Coordinates
#2 & #3 appear on the
Anchorage Quad

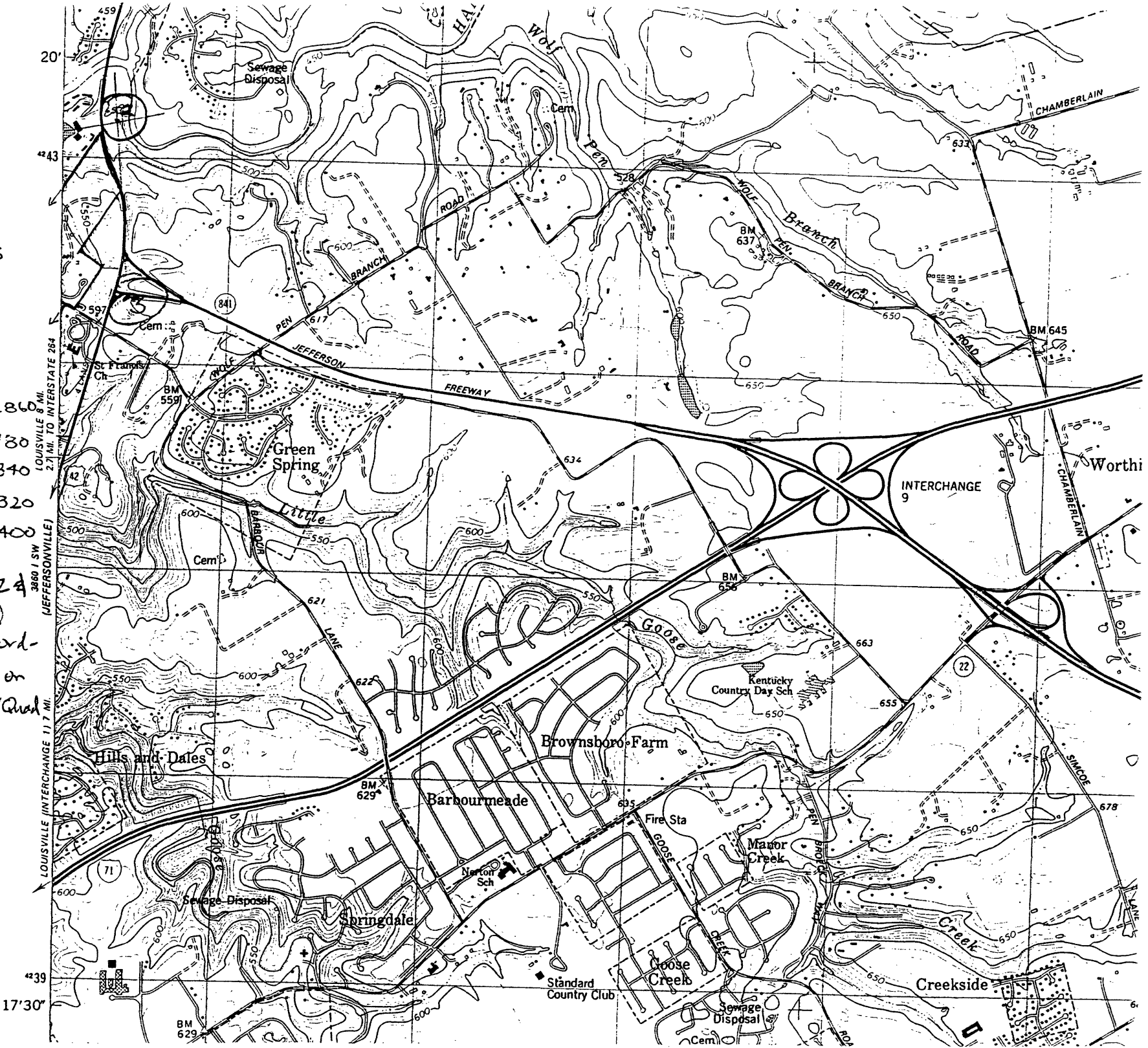
4239
17'30"

COUNTRY ESTATES
OF RIVER ROAD
JEFFERSON CO., KY.

UTMS: Zone 16

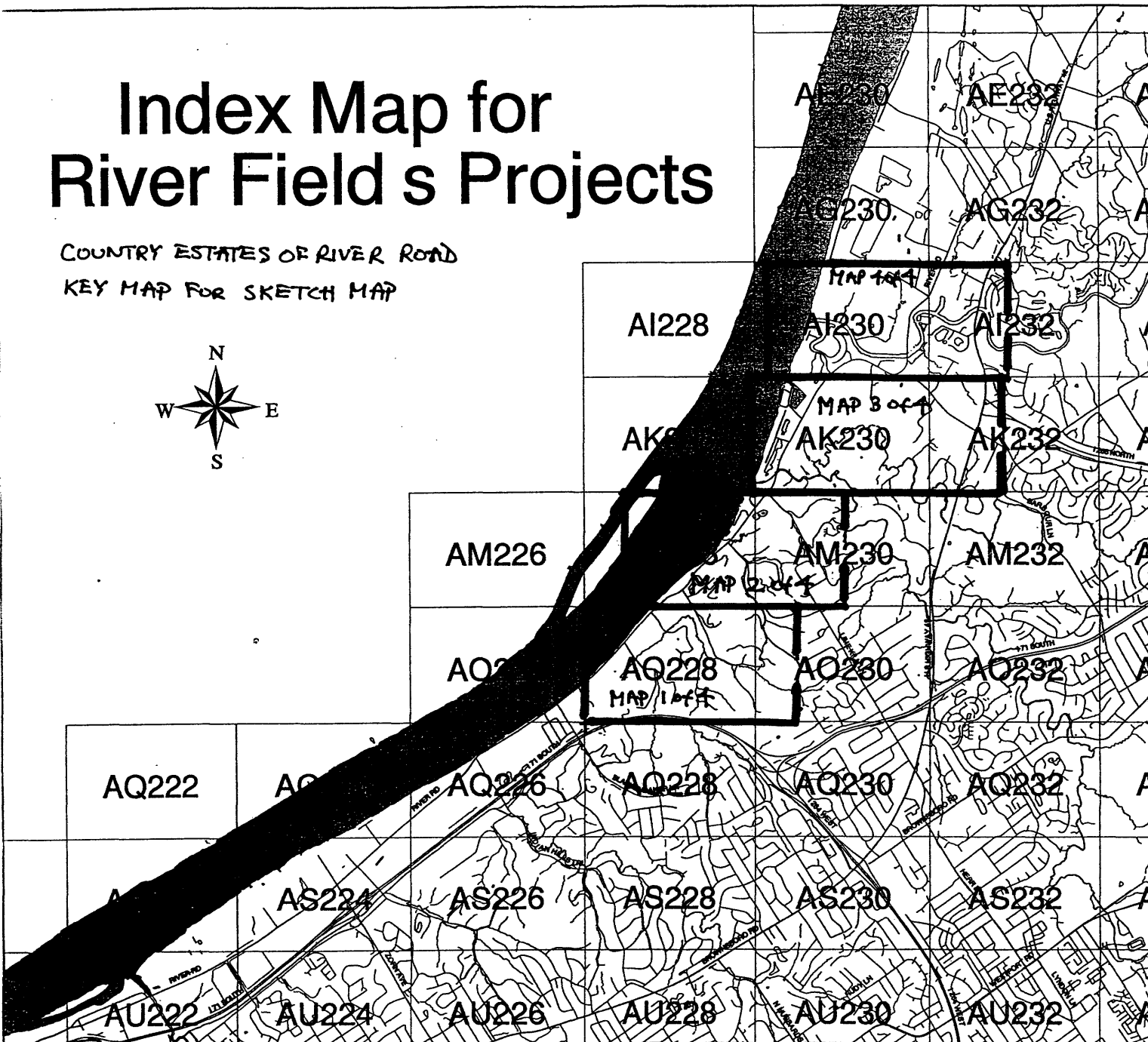
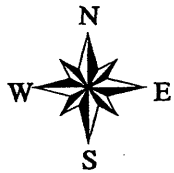
1. E 618 900 N 4242 860
2. E 620 430 N 4243 180
3. E 620 500 N 4242 340
4. E 616 900 N 4238 820
5. E 616 440 N 4239 400

COORDINATES #24
#3 on this Quad
[Anchorage]. Coord-
inates #1, 4, #5 on
the Jeffersonville Quad



Index Map for River Fields Projects

COUNTRY ESTATES OF RIVER ROAD
KEY MAP FOR SKETCH MAP



Map Created at LOJIC on 8/12/98



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PHOTOGRAPHS

The Country Estates of River Road
Glenview and Harrods Creek , Jefferson County, Ky.
Photographer: Carolyn Brooks
Date: March - November, 1998
Negatives on file with Kentucky Heritage Council, Frankfort

The above information is the same for all 44 photographs submitted with this nomination. Where available, building names, Jefferson County survey numbers, and National Register inventory numbers are indicated.

The photographs for this nomination were selected to document representative examples of the various elements of the country estate property type as evidenced along River Road. These include principal residences; secondary buildings such as carriage houses/garages, servants' housing, barns, and greenhouses; and landscaping features such as gates, bridges, roadways, formal gardens, and terraces. Representative examples of the viewsheds that are so important to this district have been included. A photograph of each primary building not previously listed has been included as well as a few photographs of non-contributing resources.

1. Blankenbaker Station (JF-658): northwest (river) facade of house (#1) with lawn that sweeps to edge of bluff in foreground; photographer facing southeast.
2. Lincliff (JF-531): north (river) facade of house (#2) with sweeping lawns and sink hole in foreground; photographer facing south.
3. Lincliff: entrance to formal gardens; photographer facing northwest.
4. Lincliff: entrance gate at south end of formal garden; photographer facing north.
5. Ladless Hill (JF-532): passenger shelter and gates to interurban line (#13); photographer facing north.

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6. Ladless Hill: view of house from River Road with agricultural bottom land associated with Chrisler House (JF-457, #19) in foreground; photographer facing south.
7. 4620 River Road (#23): a non-contributing resource in the district; photographer facing west.
8. Winkworth (JF-533): bridge (#22) over Muddy Fork of Beargrass Creek on driveway approach road; photographer facing east.
9. Winkworth: front facade of main house (#29) and entrance forecourt; photographer facing southeast.
10. River Valley Club (JF-801): front facade of clubhouse (#36) from River Road; photographer facing northwest.
11. Louis Wymond House (JF-456): front facade of house (#39); photographer facing west.
12. Rockledge (JF-544): entrance to forecourt (#54) showing detail of stone walls; photographer facing north.
13. Rockledge: view of south facade of carriage house (#53); photographer facing west.
14. Entrance gates to Glenview (#67 and 94) from River Road; photographer facing east.
15. Glenview Station (JF-550, #66), photographer facing west.
16. Allenwood (JF-546, #68): front facade of main house; photographer facing north.
17. Allenwood: view of grounds with Robinswood and Ohio River in background; photographer facing north.
18. Robinswood (JF-539): view of house (#80) from grounds of Allenwood showing one of the many sink holes on property; photographer facing northeast.
19. Cobble Court (JF-548): Front facade of house (#84) and forecourt with Glenview Avenue in foreground; photographer facing northwest.

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20. Bushy Park-Melcombe (JF-551): Front facade of main house (#86) with driveway loop in foreground; photographer facing northeast.
21. Bushy Park-Melcombe: west terrace from house; photographer facing north.
22. Bushy Park-Melcombe: amphitheater (#92); photographer facing northwest.
23. Rogers Clark Ballard Memorial School (JF-555): Front facade of main building (#100) from parking lot at foot of bluff; photographer facing east.
24. Bare Acres Farm (JF-789): front facade of house (#103); photographer facing west.
25. View of bottom land (#106) and Ohio River from Bare Acres Farm; photographer facing west.
26. Shady Brook Farm (JF-556): lowland pastures (#118); photographer facing north.
27. Shady Brook Farm: interurban right-of-way and gate at earlier station stop leading to path up bluff to house; photographer facing northeast.
28. Shady Brook Farm: winding drive leading from flood plain to house with dry-laid stone retaining wall (#117); photographer facing south.
29. Shady Brook Farm: farm lane leading to horse barn and fields: photographer facing northeast.
30. Shady Brook Farm: horse barn (#112); photographer facing southwest.
31. Bingham-Hilliard Estate (JF-557): front facade of house (#120) and entrance forecourt; photographer facing northwest.
32. Bingham-Hilliard Estate: barn (#124) and corn crib (#125) from Avish Lane; photographer facing north.

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33. Gavin Cochran House (JF-558): principal facade of house (#127) that faces river and interurban right-of-way; photographer facing east.
34. Robinson Brown, Jr. House #2: front facade of house (#142) from Avish Lane; photographer facing west.
35. Ashbourne (JF-570): front facade of main house (#143) from driveway loop; photographer facing southwest.
36. Robinson Brown, Sr. House (JF-569): front facade of house (#170) from Nitta Yuma Drive; photographer facing north.
37. Mary Gill House (JF-159): formal garden (#163); photographer facing southwest.
38. Nitta Yuma Drive (#178); photographer facing northeast.
39. James Todd House (JF-566): front facade of house (#155); photographer facing north.
40. Wolf Pen Branch Road (#197) with entrance gates to Nitta Yuma in foreground and gates to Drumanard (#186) at center; photographer facing northeast.
41. Drumanard (JF-565): service court (#187) with garage (#180) at rear and well house (#181) in foreground.
42. Drumanard: formal garden (#192) behind house with central pool and corner gazebo (#182) at rear; photographer facing north.
43. Drumanard: gardener's cottage (#184); photographer facing south.
44. Edward L. Strater House (JF-564); front facade of main house (#195); photographer facing north.