

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received OCT 17 1985
date entered NOV 27 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Mentelle Park

and/or common same

2. Location

street & number Between Richmond Road and Cramer Avenue

N/A not for publication

city, town Lexington

N/A vicinity of

state Kentucky

code 021

county Fayette

code

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> NA in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> NA being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number

city, town

N/A vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Fayette County Clerk's Office

street & number 162 East Main Street

city, town Lexington

state Kentucky

6. Representation in Existing Surveys

title Kentucky Historic Resources Inventory has this property been determined eligible? yes no

date December, 1982

federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort

state Kentucky

7. Description

Condition		Check one	Check one	
___ excellent	___ deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	___ ruins	<input checked="" type="checkbox"/> altered	___ moved	date _____
___ fair	___ unexposed			

Describe the present and original (if known) physical appearance

Mentelle Park consists of 48 structures, all of them used for residential purposes. This district constitutes one long block which runs north-south between the nine and ten hundred blocks of Richmond Road and the nine hundred block of Cramer Avenue. It has a series of planted medians running down the center of the street (Photo No. 1) and the entrance off Richmond Road is marked by stone gates which are found in smaller versions at the Cramer Avenue entrance (Photo No. 2). All the houses were constructed between 1905 and the 1930's, as the 1934 Sanborn Insurance map shows all the present houses being in place. The four predominant styles are American Foursquare, Colonial Revival, Bungalow, and Colonial Revival Cottages. In addition, there is one Homestead style house and one late Richardsonian/Colonial Revival style.

The American Foursquare style houses include: 3, 7, 11, 17, 19, 24, 26, 37, 41, 45, 46, 49, 54, and 56. These houses are two story, brick or brick veneer and are characterized by their box-like shape, low hipped roof, many with projecting dormers, and one story porches running across the front facade. The exterior of these houses are relatively plain, with ornamentation taking the form of a window or door treatment variation. No. 3 has been painted and has a porte-cochere on the north side of the house. Its porch combines brick piers with Tuscan columns (Photo No. 3). No. 7 utilizes Tudor panes in several windows and in the sidelights flanking the door. It combines rough surface stone piers with paired Tuscan colonettes on its porch. An oriel is on the north side of the house (Photo No. 4). Number 11 was also illustrated in the 1919 brochure on Lexington and it remains intact today. No. 17 is the most elaborate of this style on Mentelle Park. It has a handsome one story porch which runs across the front of the house and large square brick piers that rise above the roofline. The entrance bay of the porch is flanked on either side by brick piers (Photo No. 5). No. 19 has triple windows on the second floor and concrete "corner blocks" decorate the windows and the corners of the building. Flat brackets are on the eaves (Photo No. 6). The porch of No. 24 has paired stone Ionic colonettes atop stone piers, the balustrade being stone as well (Photo No. 7). No. 26 reflects the Craftsman influence with its paneled, arched spandrell stretching across the front porch, supported by large brick piers. A triple sided, two story bay projects on the south side of the house (Photo No. 8). No. 37 has lost its porch and had a "colonial" pediment put over the door, which has also been altered. No. 41 is very plain, with no specific decorative features (Photo No. 9). No. 45 has shingles on the second floor. No. 46 has had composition siding put on the second floor. No. 49 is wire brick, as are several others on the street, and is intact. No. 54 has flat brackets on its wide eaves and the porch has large brick piers, except for the center pier, which is topped by a tapered paneled post (Photo No. 10). A porte-cochere is on the south side of the house. No. 56 has had its brick painted but remains intact.

The Colonial Revival houses include 4, 9, 10, 12, 15, 16, 22, 27, 38, 43, and 51. All are two story, brick, or brick veneer and some have shingled second floor. All have gable roofs. No. 4 is three bay, frame on the first and shingle on the second, with raked edges where the shingle meets the frame. The doorway is slightly recessed in an elliptical fan entryway with fanlight set above the door. Windows on the first floor have raised pediments above and a Colonial Revival Palladian window is set in the attic level of the gable end. A one story porch is on the south side of the house (Photo No. 11). No. 9 can be categorized as Colonial Revival but with many Richardsonian details. One of the first houses to be built on Mentelle Park, it has a large gable end facing the street. The windows have sharp dividers and the window trim around the oval window set in the gable end appears to be terra cotta (Photo No. 12). No. 10 is

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1906-1930

Builder/Architect

Various

Statement of Significance (in one paragraph)

Mentelle Park is significant for the examples of architectural styles popular during its development period beginning in 1906 through the first half of the 1930's. The four predominant styles, all of which are exhibited with good examples, are the American Foursquare, the Colonial Revival, the Bungalow, and the Colonial Revival Cottage. In addition to the architectural integrity of this block, landscaping was a part of the development of Mentelle Park from its inception. The street was designed with a series of planted medians which still remain and are maintained today. The original lots were laid out to save the trees and restrictions were put into deeds. This restriction prohibited changes, "which prevent any disfigurement of the street or destruction of the neighborhood". Telephone poles were placed at the rear of the properties to enhance the landscaping and building off-sets were consistent to give an uniformity of green space in front of each house. With this mixture of architectural styles and the conscience effort to create a street with planned landscaping, Mentelle Park is one of the finest examples of a post-1900 development, where the housing stock and landscape layout combine to create an ambience not seen in other developments in Lexington from that period of time.

The land on which Mentelle Park was built was purchased in 1905 from Thomas H. Clay and others including the estate of Rosa Mentelle. The Mentelle Co. purchased 14 acres, "just outside the city limits" for \$13,039.00. The land had belonged to Rosa Mentelle, to whom it was willed by her brother Waldemard Mentelle. W. Mentelle died in 1886, at the age of 83. Waldemarde Mentelle received it from Charlton Metcalfe (son of William Metcalfe) in 1854. William Metcalfe owned 55 acres and he died Jan. 22, 1853. His property was subdivided among the four Metcalfe children. Rosa Mentelle, who died in 1893, was a sister of Mrs. Thomas H. Clay. The Mentelle's parents, Augustus Waldemard and Victoria Charlotte Le Clere Mentelle ran a select boarding school, located on the Richmond Road on land donated by Mrs. James Russell, this land being to the east of what became Mentelle Park.

The Mentelle Company was incorporated in 1905 by four prominent men of the city: Thomas B. Combs, who served as president of the corporation; Henry M. Skillman, vice president; Thomas L. Warren, secretary; and Charles N. Manning, treasurer. The four held all the combined stock of the company. Thomas B. Combs was Mayor of Lexington just after the turn of the century. He was head of Combs Lumber Company, which he and his father and brothers founded in 1895 here in Lexington. He was also president of Lexington Telephone Company, the Swiss Oil Corp., Marian Coal Co., Inc. He married Viola Downs of Menifee Co., Kentucky in 1889. Combs died in 1935 at the age of 67. Henry Martyn Skillman was an associate of the Security Trust Company. According to his obituary in 1946, he was a lifelong resident of Lexington. He died at his home at 168 North Broadway, aged 83. Thomas L. Warren was a real estate broker and lived at 152 Woodland Avenue at the time of his death in 1949. Charles N. Manning was a prominent Lexington banker, Chairman of the Board and President of the Security Trust Company. He was involved in the founding and development of "numerous business enterprises in Lexington" and owned considerable holdings of business properties in the city, was a trustee of Berea College, and director and treasurer of the Lexington Chapter of the American Red Cross. He also served as chairman of

9. Major Bibliographical References

Kerr, Judge Charles, ed. History of Kentucky (5 vols.), Chicago and New York: The American Historical Society, 1922.
 Lexington City Directories
 Lexington Maps and Views
 Lexington Newspapers

10. Geographical Data

Acreeage of nominated property 11.98

Quadrangle name Lexington East, Ky.

Quadrangle scale 1:24,000

UMT References

A	<u>16</u>	<u>721370</u>	<u>42125915</u>	B	<u>16</u>	<u>7210415</u>	<u>421231010</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>16</u>	<u>72109415</u>	<u>4212380</u>	D	<u>16</u>	<u>7212910</u>	<u>42126170</u>
E				F			
G				H			

Verbal boundary description and justification

See Attached

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title Richard S. DeCamp, Executive Director and Bettie L. Kerr, Historic Resources Administrator

organization Lexington-Fayette Co. Historic Commission date July, 1985

street & number 253 Market Street

telephone (606) 255-8312

city or town Lexington

state Kentucky

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature David L. Morgan

title STATE HISTORIC PRESERVATION OFFICER

date October 10, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Gary Ahlazel

date 11/27/85

Keeper of the National Register

Attest:

date

Chief of Registration

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National Park Service****National Register of Historic Places
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Lexington, Fayette County, Kentucky

Continuation sheet Mentelle ParkItem number 7Page 2

in the Arts and Crafts/Colonial Revival style, with a slightly projecting parlor bay with gable end facing the street. Ionic columns are on the porch, which is one story and stretches across the front of the house. No. 12 is a very plain three bay brick house with asymmetrical windows on the second floor and an oriel on the south side of the house. One story porch with columns atop brick piers, stretches across facade (Photo No. 13). No. 15 is three bay with Georgial Revival inspired doorway with elliptical arch, supported by two columns. The windows have keystones set in the flat jackarches and the cornice has large modillions. A vertical band of bricks is at watercourse level, just above the foundation (Photo No. 14). No. 16 has a rather unusual elliptical arch doorway. The door is slightly recessed and has detailed panels where a fanlight usually is. There are narrow sidelights on either side of the door and the voussoir above has a keystone and impost block highlighting it. Articulated gutter boxes are on either end of the facade of the house (Photo No. 15). No. 22 is an Arts and Crafts/Colonial Revival with heavy porch piers with rough surface brick detailing and small windows above in the center of the second floor. The dormer has a three part elliptical window and the eaves of the dormer have large knee braces (Photo No. 16). No. 27 has some Richardsonian features, such as the rough surface brick triple row voussoir with stone blocks above the second floor window of the projecting parlor bay. The parlor window is similar to an oriel, only smaller. The porch that stretches across two bays, is pedimented over the entrance bay. No. 38 is a rather plain, very intact two bay with one story porch across the front. No. 43 has a triple window dormer projecting and triple windows in the gable ends. Flat brackets are on cornice of porch and dormer. No. 51 is a two story, brick four-plex with tile roof and there are two story porches flanking the entry.

The bungaloid style houses include 8, 23, 25, 29, 30, 31, 35, 36, 42, 44, and 50. These are all $1\frac{1}{2}$ story, most with shed roofs, and many with undercut porches and exposed rafter ends. No. 8 is very intact with a large triple window dormer and shaped rafter ends. (Photo No. 17). No. 23 is a classic bungalow style and very intact. It is frame construction with a low pitched roof with extended rafter ends. The parlor window has wide spaced tracery in oval and diamond panes (Photo No. 18). No. 25 is buff colored wire brick with gable end facing the street and gable roof porch having large flat braces and square cut columns atop brick piers. A large dormer, which is actually a continuation of the first floor, is on the side of the house, and has exposed rafter ends and long vertical windows (Photo No. 19). No. 29 also has the gable end facing the street and the porch roof gable end is covered with shingle as the rest of the house (Photo No. 20). Small knee braces are beneath the eaves. No. 30 is somewhat more elaborate with large undercut porch beneath shed roof and large gable roofed dormer above. Exposed rafter ends are on both and gable ends and dormer are shingled (Photo No. 21). No. 31 is rather simple with undercut porch and shed roof dormer. No. 35 has a Tudor arch porch spandrel and extended rafter ends. No. 36 is a very plain bungalow with large gable roof dormer (Photo No. 22). No. 42 has large gable above undercut porch and stone caps on chimney shoulders. No. 44 has knee braces on the gable end eaves and a triple window gable room dormer (Photo No. 23). No. 50 has projecting bay with shed roof on the south side of the building. Windows have vertical panes set in a slight arch at their tops (Photo No. 24).

Cottages on Mentelle Park are all $1\frac{1}{2}$ story with gable roofs and some projecting parlor bays. They are 18, 28, 32, 33, 34, 39, 40, 42, 48, 52, 53, and 55. No. 18 is one of the earlier houses on the street and is unusual in that it has a large center double window dormer flanked by two smaller single window ones. The gable ends of these dormers have applied decorative motifs. The house is yellow brick with red mortar, sits on a

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high rough stone foundation and has tiny flat brackets on the cornice. The porch has lost its original rail. The roof retains its peak trim (Photo No. 25). No. 28 also sits up on a high foundation and has an elaborate vertical board gable end in the dormer (Photo No. 26). No. 32 is a brown, wire brick cottage with projecting parlor bay and wrap around porch on the southwest corner of the house. Porch has Ionic columns and the gable end of the parlor bay has fishscale shingle (Photo No. 27). No. 33 has a large gable roof over the undercut porch, giving the house something of a Greek cross appearance, even though it is actually more square. The gable ends are covered with fishscale shingle, the front gable having a triple window, and the porch posts are rough stone. The house is painted but appears to have slick surface brick and sits on a stone foundation with raised mortar joints. Roof is patterned slate (Photo No. 28). No. 34 has a wrap around porch on the southwest corner of the house. No. 39 has a gable roof above the slightly projecting entrance bay and a porch with Tuscan columns stretches across the facade of the house (Photo No. 29). No. 40 is a frame cottage with small porch created by extension of the roof, giving the house a somewhat asymmetrical appearance (Photo No. 30). No. 48 is a wire brick cottage with an oriel on the north side of the house. No. 52 is also a hipped roof cottage with porch stretching across the front. No. 53 is brick with its composition sided gable end facing the street. No. 55, the last house on the east side of the street, is a large wire brick cottage with projecting dormer with brackets. Gable ends have fishscale shingle and there is an oriel on the south side of the house. A triple window projecting bay is on the north side of the house. The porch has Ionic paired and tripled colonettes atop brick piers (Photo No. 31).

No. 47 is a Homestead House, with its one story porch stretching across the facade. The house has been stuccoed and is characterized by its lack of ornamentation (Photo No. 32).

On the west side of the entrance to Mentelle Park, there is a townhouse development which was built on the site of a Colonial Revival style duplex that faced Richmond Road. On the east side of the Richmond Road entrance is a Colonial Revival style house which is used for offices. Neither of these properties are included within the boundaries of this district.

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National Park Service**

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Continuation sheet Mentelle Park

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the board of Lexington Public Library. Manning died, age 71, at the First Presbyterian Church while preparing to take part in memorial services for Samuel Wilson.

The plat for Mentelle Park was recorded in 1906 and a June, 1906 article in the Lexington Herald stated that sidewalks were being laid, streets laid, sewer and gas pipes, etc., with improvements being made by the Mentelle Co. The lots were laid out to save the trees and restrictions were put into deeds "which prevent any disfigurement of the street or destruction of the neighborhood". Telephone poles were put at the rear of the properties. The plat of the subdivision was run in an ad in the paper in 1907 and an auction of lots was held May 21, 1907. The article states that already five houses had been built by the Mentelle Co., three of which were to be auctioned that day. The development of Mentelle Park was touted as a great addition to the growth of Lexington to the east.

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Verbal Boundary Description

The district begins at the northeast corner of the property at 56 Mentelle Park (Point A, which is approximately 75 feet from the southeast corner of Mentelle Park and Cramer Avenue) and proceeds southwest 1,377 feet to a point (B), following the rear property lines of houses on the southeast side of the park, thence southwest along a line 152 feet to a point (C), thence northeast along a line 10 feet to a point (D), thence northwest along a line 225 feet to a point (E), thence northeast along a line following the rear property lines of houses on the northwest side of the park 1,381 feet to a point (F), thence southeast along a line 378 feet to the point of origin (A), thereby encompassing the nominated area. Mentelle Park is one of the finest examples of a post-1900 residential development in Lexington, where the housing stock and landscape layout combine to create an ambience not seen in other developments of the period in the area.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Item 9

Page 2

Sanborn Insurance Maps (from University of Kentucky)
Perrin, William Henry, ed. History of Fayette County, Kentucky. Chicago: O.L.Baskin & Co., 1882.

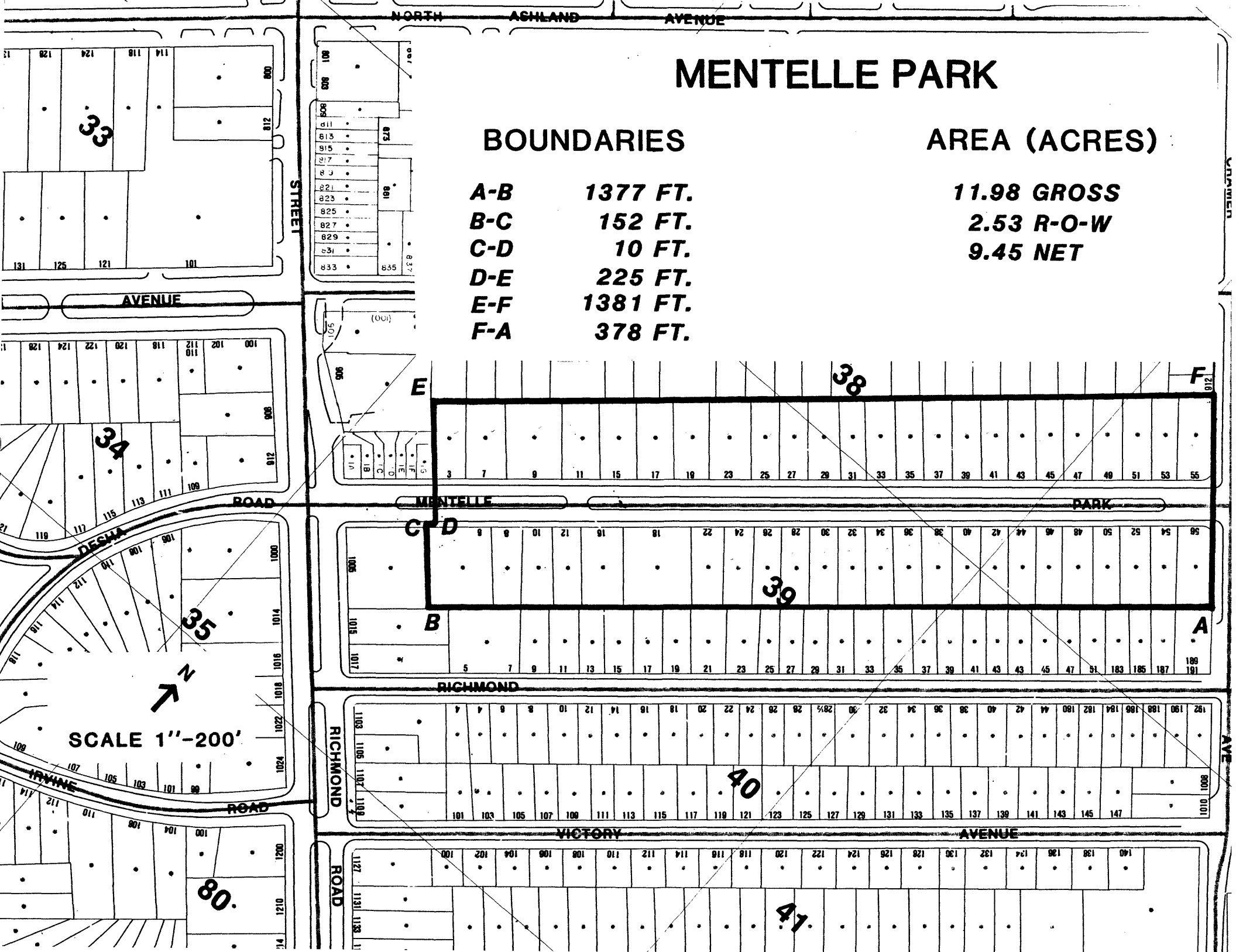
MENTELLE PARK

BOUNDARIES

AREA (ACRES)

- A-B 1377 FT.
- B-C 152 FT.
- C-D 10 FT.
- D-E 225 FT.
- E-F 1381 FT.
- F-A 378 FT.

11.98 GROSS
 2.53 R-O-W
 9.45 NET



SCALE 1"=200'

STREET

AVENUE

ROAD

MENTELLE

PARK

RICHMOND

RICHMOND

VICTORY

AVENUE

ROAD

AVE

33

34

35

38

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E

F

C-D

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Mentelle Park
Lexington
Fayette County
Kentucky

Urban County Planning Commission Map
Fayette County

Scale: 1" = 200'
Date: 1976

Map 1 of 4



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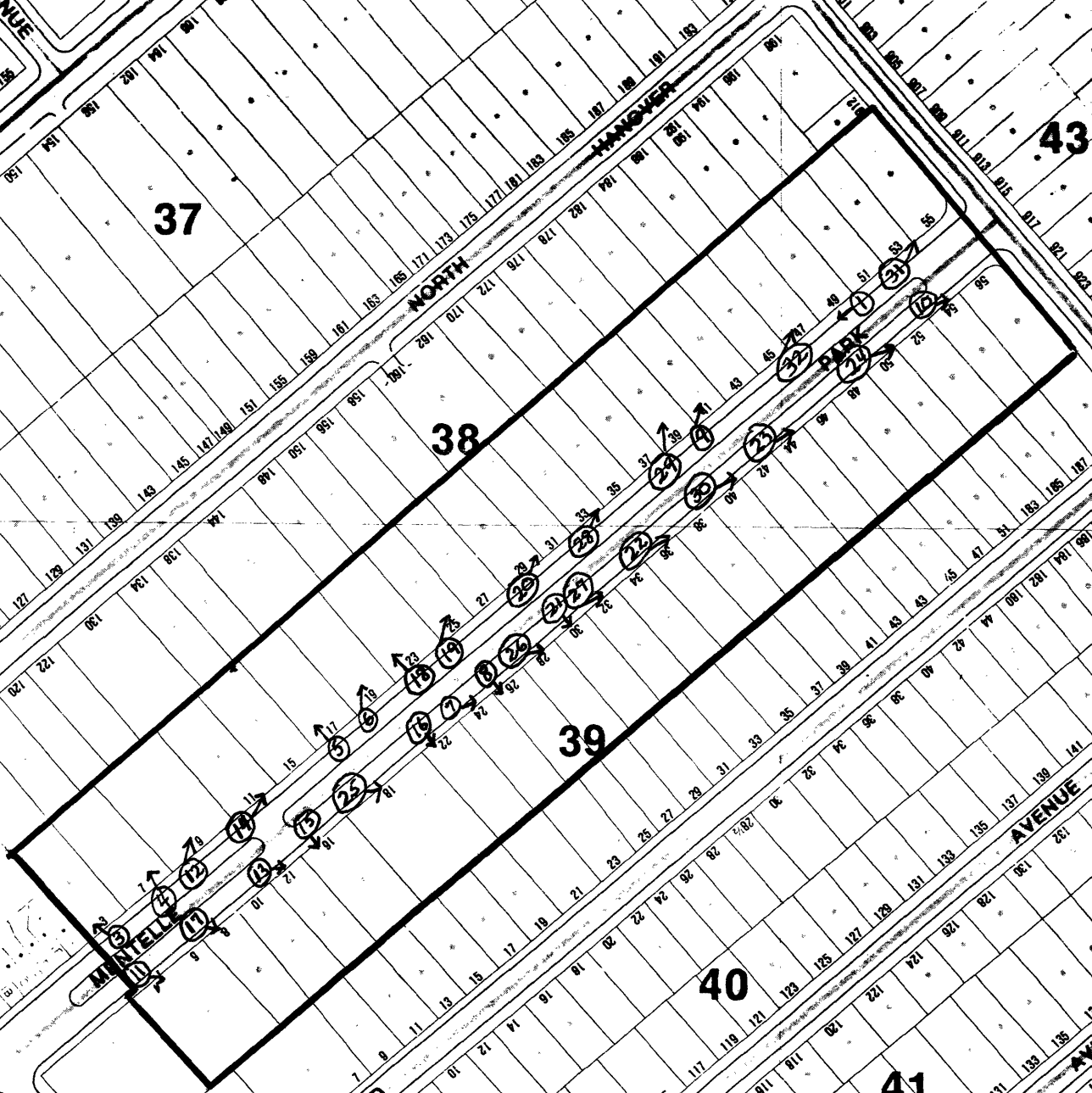
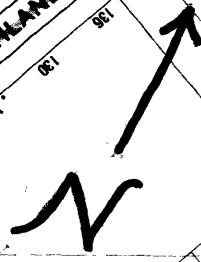
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STREET

AVENUE

HANOVER

ASHLAND

AVENUE

RICHMOND

VICTORY

OWEN

AVENUE

NORTH

HANOVER

MINTZ

PARK

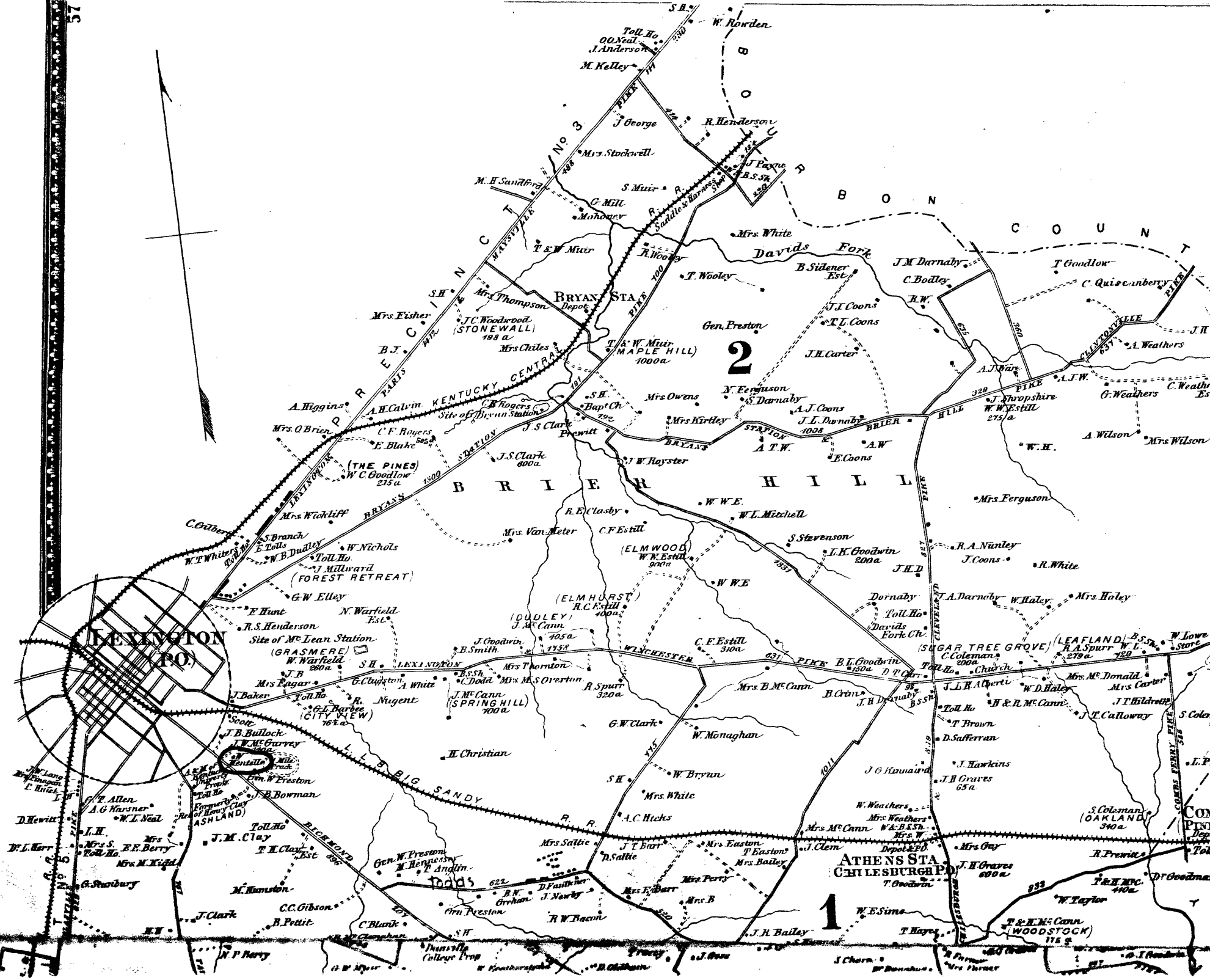
Mentelle Park
Lexington
Fayette County
Kentucky

Key to Photographs
Urban County Planning Commission Map
Fayette County

Scale: 1" = 200'

Date: 1976

Map 2 of 4



LEXINGTON (PO)

BRYAN STA. Depot

ATHENS STA. CHILESBURG PD

2

11

1

Mentelle Park
Lexington
Fayette County
Kentucky

D. G. Beers & Co.
Fayette County

Scale: 1 1/4" = 1 mile
Date: 1877

Map 3 of 4