

1168

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

JUL 27 1989

NATIONAL
REGISTER

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

1. Name of Property

historic name Beechwood Historic District

other names/site number n/a

2. Location

street & number vic. of Beechwood Road, Woodlawn Avenue, Dixie Hwy. not for publication n/a

city, town Fort Mitchell vicinity n/a

state Kentucky code KY county Kenton code KY 117 zip code 41017

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
<u>67</u>	<u>21</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>67</u>	<u>21</u>	Total

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

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

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

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Patrick Andrews 12/11/89

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic; single dwelling
Domestic; multiple dwelling
Education; school

Current Functions (enter categories from instructions)

Domestic; single dwelling
Domestic; multiple dwelling
Education; school

7. Description

Architectural Classification
(enter categories from instructions)

Bungalow/Craftsman
Colonial Revival
Tudor Revival

Materials (enter categories from instructions)

foundation concrete
walls brick
clapboard
roof asphalt shingle
other stone, wood

Describe present and historic physical appearance.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture; Other: _____

Community Development _____

Significant Person

n/a _____

Period of Significance

c. 1900-1935 _____

Cultural Affiliation

n/a _____

Architect/Builder

unknown _____

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

See continuation sheet

9. Major Bibliographical References

See overview form.

Previous documentation on file (NPS): n/a

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

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

Specify repository:

Kentucky Heritage Council

10. Geographical Data

Acreeage of property approximately 30

UTM References

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 Zone Easting Northing

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Covington Quad

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Margaret Warminski, Preservation Consultant date May 1989
 organization No. Kentucky Area Development District telephone (606) 283-1885 (606) 581-2883
 street & number 7505 Sussex Drive state Kentucky zip code 41042
 city or town Florence

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

Beechwood Historic District

Section number 7 Page 1

Section 7. Description.

Summary

The Beechwood Historic District includes a diverse and well-preserved group of large and small residences dating from c. 1890 to 1935. This historic inventory ranges from early farmhouses--vestiges of the area's rural past--to early twentieth-century mansions and modest examples of popular mid-twentieth century house types. Despite the disparity in age and scale, uniformity of setback and similarity of materials have created a cohesive and pleasing streetscape. The Beechwood district's distinctive ambience--characterized by a wide, tree-lined roadway, large lots, deep setbacks, and a variety of intact early house types and styles--is unique in the southern portion of Fort Mitchell. Included in the district are 88 buildings, 67 of which are contributing.

Location

The Beechwood district, linear in form, is centered along Beechwood Road, Woodlawn Avenue, and Dixie Highway. Highland Cemetery, which is included in the Fort Mitchell Property Submission as an individual nomination, is located directly south of the Beechwood district, across the Dixie Highway. Adjoining the district on the west and south is a neighborhood of modest scale developed continuously from the late 1910's through the present. To the west and north of the district are new residential subdivisions dating from the 1960's through the 1980's. Interstate 75 crosses Dixie Highway to the east of Beechwood Road, and its interchange, just east of the district, is the focus of intensive commercial development including a 1960's-vintage shopping center.

The Beechwood Historic District is located in the part of the city still known to many as "South Fort Mitchell," an area that remained a separate city until the 1960's. South Fort Mitchell, a large and once-sparsely populated area located between the Foltz family farm (just north of Beechwood Road) and the Buttermilk Pike, made repeated attempts during the 1920's to be annexed by the city of Fort Mitchell proper. When these proved unsuccessful, residents decided upon incorporation as a separate entity. Local tradition suggests that religious differences may have been one of the reasons for resisting a merger. According to that tradition, residents of Fort Mitchell were predominantly Protestant, while the families of the South Fort Mitchell area practiced the Catholic faith. Thus the two adjacent communities developed parallel social systems including separate country clubs.

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Historical and Architectural Development

Early history and major landmarks

The development of the Beechwood Road area dates to the mid-nineteenth century. Although historical material is scarce, it is clear that the Beechwood Road-Woodlawn Avenue area evolved from a settlement known as "Beechwood," founded at an undetermined date (probably during the mid-nineteenth century) and said to have been named for large beech groves nearby. During the late nineteenth century a number of wealthy Covington families maintained summer homes there. The east side of Beechwood Road was part of a farm belonging to the Foltz family, whose various farmsteads dotted the vicinity of Fort Mitchell until well into the twentieth century. Beechwood remained an unincorporated village until it became part of the new town of South Fort Mitchell in 1927.

Much of what is now the Beechwood Historic District was carved from the estate of John L. Sandford, a well-to-do banker who was one of several wealthy Covington residents to maintain summer homes in the vicinity. The Sandfords kept much of what is now the west side of Beechwood Road as a park in which they kept deer. In 1909 the Sandford heirs sold 14.08 acres of the property for approximately \$8,000 (the total price is not recorded) to a real estate syndicate called the Beechwood Realty Company, comprised of Covington businessman A. L. Boehmer and realtor T. W. Sandford, among others. The Beechwood Realty Company then subdivided the land into building lots and sold them to prospective homebuyers with the stipulation that any house constructed cost at least \$3,000.

The east side of Beechwood Road was part of a farm belonging to the Foltz family, whose various farmsteads dotted the vicinity of Fort Mitchell until well into the twentieth century (see map 3). In July of 1924 Mrs. Maria Foltz subdivided the farm acreage into building lots and platted the J. Foltz Subdivision.

The Beechwood Historic District is centered around a number of landmarks possessing architectural significance or important historical associations. One of the most significant of these is the Sandford-Wade House, built during the 1890's for John L. Sandford and occupied after his death by Covington philanthropist Willard Wade. The Sandford-Wade House, located at 25 Beechwood Road, is a large-scale Queen Anne frame dwelling with corner turret. Although the house is noteworthy as a remnant of the Sandford estate and one of few Victorian-era houses in Fort Mitchell, its architectural integrity has been greatly diminished by changes in fenestration and the addition of aluminum siding.

Another significant property is "Beechwood (KEFM 7)," the Blakely estate. This mansion in the Neo-Classical Revival mode was built in 1911 for the family of Stephens Blakely, a prominent attorney whose office was in Covington and who at one time served as that

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city's solicitor. Although adjacent property was sold by the family at a later date, the house still retains ample grounds and is one of the few in the area to maintain the integrity of its original park-like setting. Beechwood, built on a grand scale, is dominated by a portico with massive tapered columns. It was designed by Covington-based architect Lanham Robertson, and Stephens Blakely is believed to have assisted its design. The house and its grounds have been carefully preserved by the Blakely family.

A much more modest, yet significant, structure maintaining a link to the area's past is located at 28 Woodlawn Avenue (KEFM 21). This one-and-a-half-story, side-gabled, stucco-clad dwelling appears to be one of the few remaining rural vernacular houses in Fort Mitchell. Another early farmhouse, somewhat larger in scale, is located at 115 Beechwood Road. A two-story T-plan frame residence, it has undergone numerous alterations.

Early twentieth century (c. 1910-1929)

Following the subdivision of the Sandford property in the early twentieth century, a number of impressive residences were built along the west side of Beechwood Road and the east side of adjacent Woodlawn Avenue, possibly because the proximity of the Sandford-Wade residence and Blakely estate lent the new development an air of prestige. These new dwellings included some of the city's finest American Foursquare and Craftsman-inspired residences. Perhaps the most distinctive is the stucco-clad 55 Beechwood Road (KEFM 22), which exhibits a pronounced Craftsman influence. Its red slate roof is a feature unique in the city. The John Heileman House (KEFM 23), located on Beechwood Road, was designed by Lanham Robertson. This simple yet imposing front-gabled Foursquare is clad in orange-brown fired brick, with stuccoed upper story. Its broad eaves are slightly flared in the Japanese manner, a favorite motif of Robertson's. A pair of twin brick-and-stucco American Foursquare dwellings, similar in plan to the Heilemann House, are 5 Beechwood Road (KEFM 27) and the Theodore Rose House (KEFM 18). The latter, built for a Covington funeral director, is believed by its present owners to date from 1904. It features a hand-carved oak doorway with leaded glass windows. Still another impressive residence of the era is 37 Beechwood Road (KEFM 31), which features ornate beveled glass windows and dormers with undulating rooflines. Two other well-preserved homes of the 1910's are the Harry Wichelman House (KEFM 19) and 2255 Dixie Highway (KEFM 40).

Also constructed during the 1920's was a landmark of a different sort, the Beechwood School on Beechwood Road. The school was founded in 1860 to serve the settlement of Beechwood and was labeled Public School Number 16 on the 1883 Atlas (map 3). The present structure is the third on the site. Its main block was designed by local architect Leslie Deglow. Rear additions date from later periods and are non-contributing. The Beechwood School in its present form is one of the last educational institutions in the vicinity to include all grade levels from kindergarten through high

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school in a single building.

As in the other historic areas of Fort Mitchell, eclectic houses also found favor in the 1910's. Two companion residences whose distinctive designs combine elements of the Colonial Revival and Craftsman modes are located at 43 Beechwood Road (KEFM 47) and 32 Woodlawn Avenue (KEFM 48). Both feature dignified full-width Ionic porches with raised-seam metal roofs. Oversized, scrolled triple brackets are visible under the eaves.

As in Fort Mitchell's other fashionable neighborhoods, the Colonial and Tudor Revival styles enjoyed great popularity during the 1910's and 1920's. Of particular interest is 2257 Dixie Highway (KEFM 46), one of the city's finest Tudor Revival homes. A large, two-story dwelling of rambling plan, it is distinguished for its "ragged" multi-color slate roof and profusion of stone ornament. Two Neo-Classical Revival residences, both with full-height porticos, are located at 112 (KEFM 195) and 33 Beechwood Road (KEFM 49). The latter also has a Spanish tile roof of various shades of green, a highly unusual feature for a Neo-Classical dwelling.

After the Foltz property was sold in the 1920's, the east side of Beechwood Road was developed with modest residences that served as a visual complement to the larger homes across the street. Most of these residences were exemplified the bungalow, Tudor Revival or Colonial Revival modes. One of the more interesting is 50 Beechwood Road (KEFM 28), a wood-shingled Japanesque bungalow with flared eaves and roof ridge. Another notable frame bungalow, sited prominently at the corner Beechwood Road and Dixie Highway, is the Alex Methven House (KEFM 25). Since Methven was a building contractor and decorator, he may have constructed the home himself. Other well-preserved buildings of the decade include the Campbell House at 28 Beechwood Road (KEFM 10), a one-and-a-half story side-gabled frame bungalow, and 46 Beechwood Road (KEFM 176), a brick Tudor Revival dwelling with arcaded porch. An unusual eclectic dwelling combining elements of the bungalow, Colonial Revival and Mediterranean Revival styles can be seen at 2264 Dixie Highway (KEFM 196). It features a red Mission tile roof and a full-width portico supported by round columns.

In-fill construction also took place to a limited extent along the west side of Beechwood Road. Possibly the most interesting small-scale building on the west side of the road (and one of the most unusual in the city) is 113 1/2 Beechwood Road (KEFM 197), a distinctive frame cottage with a unique trellis-roofed porch borne by stout fieldstone piers. Although it has since been re-sided, it retains its period details. Another noteworthy small dwelling of the 1920's is 111 Beechwood Road (KEFM 198), a one-and-a-half-story frame party-wall duplex with pedimented entry porch.

Integrity

The historic fabric of the Beechwood Historic District, like that of the Old Fort

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Mitchell and Fort Mitchell Heights Districts, remains largely intact. Of its 64 primary buildings, 50 (78%) are contributing. The district also includes 24 minor buildings, 16 of which (66%) are contributing elements. Intrusions in the Beechwood district are few. Since 1938 (the year the second South Fort Mitchell street directory was issued) seven homes have been built, all of which must be considered non-contributing because of age. These include: 5, 42, 108 and 113 Beechwood Road, and 22, 38 and 46 Woodlawn Avenue. In addition, seven primary buildings in the district must be considered non-contributing because of severe alteration. They are: 25, 47, 59 and 115 Beechwood Road, 34 and 36 Woodlawn Avenue, and 2270 Dixie Highway. In all, 66 (75%) of the district's total resources contribute to its character.

Conclusion

As in Fort Mitchell's other historic areas, development in the Beechwood Historic District largely came to a halt with the Great Depression. During the 1960's, the construction of Interstate 75 north and east of the Beechwood area led to the proliferation of intense commercial development nearby. However, the Beechwood area has retained its integrity as a historic neighborhood. In recent years several homes in the area have been renovated by new residents. The status conferred by National Register listing should serve as an additional incentive for the preservation of this unique residential area in the future.

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1. 3 Beechwood Road 1900's C
Two-and-a-half-story, front-gabled American Foursquare residence of large scale and side passage plan, exhibiting two-bay facade. Exterior faced with pressed brick and stucco. Full-width porch borne by brick posts. Angled oriole bay in second story facade. Decorative eave line brackets.

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

2. 5 Beechwood Road c. 1960's N-C
Modern two-story duplex.

Modern garage (N-C)

3. 7 Beechwood Road 1900's C
Two-and-a-half-story brick American Foursquare dwelling with pyramidal roof and with gabled dormers on each elevation. Two-bay facade. Full-width porch with balustraded upper deck.

One-story frame garage, 1920's. (C)
Modern storage building (N-C)

4. 11 Beechwood Road 1910's C
Two-and-a-half-story side-gabled brick residence with shed dormer and encircling veranda.

One-story concrete block garage, 1920's. (C)

5. 15 Beechwood Road 1900's C
John G. Heileman House
Two-and-a-half-story front-gabled American Foursquare dwelling of pressed brick, with lintels and sills of smooth sandstone. Brick full-width porch. Decorative half-timbering employed on the stucco-faced gables. Constructed in the early 1900's; designed by architect Lanham Robertson for John G. Heileman and family.

One-story concrete block garage, 1920's. (C)

6. 23 Beechwood Road 1920's C
Large-scale Tudor Revival residence of rambling plan with steeply-pitched hipped roof. Exterior faced with brick and decorative half-timbering. One-and-a-half-story gabled entry pavilion includes arched doorway. House is set on a large wooded lot; trees provides heavy screening from the road.

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7. 25 Beechwood Road c. 1890 N-C

Sandford-Wade House

Two-and-a-half-story frame Queen Anne residence with asymmetric massing and corner tower. Numerous alterations, including the addition of aluminum siding and changes in fenestration, have rendered it non-contributing. Originally owned by Patrick Sandford, cashier of the Farmers and Traders' National Bank in Covington. Sandford was also active in politics and became involved in a bitter dispute between rival factions of the county Democratic party. In April of 1895 this wrangling culminated in a "street duel" with United States Senator William Goebel (D.-Ky.) during which Sandford was mortally wounded. In later years the house was occupied by Covington philanthropist Willard Wade.

8. 33 Beechwood Road 1920's C

Imposing Neo-Classical Revival house of large scale, with symmetrical three-bay facade. Exterior faced with brick; side-gabled roof covered in bright green Spanish tile. Colossal two-story portico dominates facade. Main doorway features an elliptical fanlight as well as flanking sidelights set above blind panels. Centered in the second story is a small balcony. Original exterior shutters with cut-out designs flank the multi-pane windows. A porte-cochere adjoins the house on the south; adjoining its north elevation is a small one-story wing. House is sited on a large lot, well back from the road.

One-and-a-half-story frame garage, 1920's. (C)
Modern storage building (N-C)

9. 35 Beechwood Road 1900's C

Craftsman-inspired American Foursquare brick dwelling constructed in the early 1900's and apparently remodeled in the 1920's with no resulting loss of integrity. House exhibits a two-bay facade and a hipped roof with gabled roof dormers and overhanging eaves. Extending across the facade is a full-width wooden porch borne by slender Tuscan columns; the balustrade around its upper deck was apparently added in the 1920's. The first- and second-story facade windows, which open to the porch, were converted to French doors during the same era. Front doorway features leaded glass panels. House is set on a heavily wooded lot.

10. 41 Beechwood Road 1910's C

Eclectic dwelling exhibiting elements of both the Tudor Revival and Craftsman styles, low and broad in form, standing one-and-a-half-stories high with low-pitched roof, jerkin-headed gables, and banks of narrow, multi-pane casement windows. Exterior faced with stucco.

11. 43 Beechwood Road 1910's C

Two-story brick center-passage dwelling whose eclectic design includes elements of the

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Colonial Revival and Craftsman modes. Full-width porch borne by fluted Ionic columns. Side-gabled roof with complete returns, broad eaves, shed dormer; roofline accented by large paired brackets. Main doorway flanked by sidelights with leaded glass panes.

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

12. 47 Beechwood Road 1920's N-C
American Foursquare front-gabled brick dwelling, severely altered by removal of porch, replacement of windows, and addition of fixed modern shutters.

One-story concrete block garage, 1920's. (C)

13. 57 Beechwood Road 1920's C
One-and-a-half-story front-gabled semi-bungalow, compact in form, faced with brick. Full-width gabled front porch, also constructed of brick.

14. 59 Beechwood Road 1920's N-C
One-and-a-half-story semi-bungalow similar to 57 Beechwood Road but rendered non-contributing by alterations. Front porch has been enclosed and covered with aluminum siding.

15. 101 Beechwood Road 1910's C
Distinctive two-and-a-half-story stucco-clad Craftsman residence exhibiting a Mediterranean Revival influence. Symmetrical three-bay facade. Pyramidal roof, clad in flat red clay tile, features exposed rafter tails and hipped dormer. Front entry porch is borne by stout stucco-clad posts and displays shed roof, rafter tails, and arched bays. Low stuccoed wall surrounds front terrace.

16. 107 Beechwood Road 1920's C
Front-gabled, brick-faced, one-and-a-half-story semi-bungalow whose front gable exhibits a modified Palladian window. Full-width shed-roofed front porch, constructed of brick.

17. 109 Beechwood Road 1920's C
Tudor Revival-inspired one-and-a-half-story stucco-faced dwelling, low and broad in form, whose hipped roof forms jerkin-headed gables.

18. 111 Beechwood Road 1910's C
Small-scale one-and-a-half-story frame party-wall duplex with hipped roof and symmetrical four-bay facade (two bays per unit). Front-gabled entry porch with Tuscan posts and outward-flaring eaves.

19. 113 Beechwood Road c. 1950 N-C
Small-scale Cape Cod Colonial dwelling of undetermined age.

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20. 113 1/2 Beechwood Road 1920's C
One-story front-gabled frame bungalow of modest scale. Extending across facade is a trellis-roofed porch carried by massive square posts of uncoursed fieldstone. Integrity somewhat diminished by application of aluminum siding.
21. 115 Beechwood Road late 1800's N-C
Simple frame Victorian vernacular T-plan dwelling, two stories high. Major alterations, including application of aluminum siding, changes in fenestration, and additions, have changed its appearance and rendered it non-contributing.
22. 6 Beechwood Road 1920's C
Alex Methven House
Distinctive and eclectic frame residence, one story in height with hipped roof, clad in wood shingles overlapped to form alternating wide and narrow courses. Full-width terrace with low concrete wall extends across facade and includes a gabled entry portico with arched opening, carried by brick posts. French doors open to the terrace. The original owner was a partner in the Covington painting and decorating firm of Beach and Methven.
23. 10 Beechwood Road 1920's C
One-and-a-half-story brick and frame bungalow of compact massing with gabled porch.
24. 12 Beechwood Road 1920's C
Camillus P. Moser House
Small-scale stucco-faced one-and-a-half-story Tudor Revival dwelling whose symmetrical facade composition is unusual among the city's examples of the style. Steeply-pitched side-gabled roof with gabled twin dormers. Arched front doorway is contained in a gabled, slightly projecting one-and-a-half-story pavilion. Small, multi-pane casement windows. Constructed during the 1920's for salesman Moser and his wife Agnes.
25. 14 Beechwood Road 1920's C
Colonial Revival frame dwelling of center-passage plan with symmetrical three-bay facade, side-gabled roof and paired 6/6 light windows. Arched canopy over front doorway.
Modern garage (N-C)
26. 16 Beechwood Road 1920's C
Tudor Revival brick dwelling with front-gabled roof whose south slope extends over a screened solarium. Gabled entry pavilion, slightly projecting, contains main doorway.

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27. 20 Beechwood Road 1920's C
Front-gabled one-and-a-half-story semi-bungalow, two bays wide, clad with brick and wood siding. Full-width brick porch with balustrade surrounding upper deck.

28. 22 Beechwood Road 1920's C
One-and-a-half-story brick and frame semi-bungalow with side-gabled roof and a large gabled dormer on front slope. Full-width brick porch.

29. 24 Beechwood Road 1920's C
One-and-a-half-story frame semi-bungalow with side-gabled roof that includes a shed dormer on front slope. Roof extends over full-width front porch.

Modern garage (N-C)

30. 26 Beechwood Road 1920's C
Frame semi-bungalow rendered non-contributing by the addition of aluminum siding and changes to fenestration.

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

31. 28 Beechwood Road 1920's C
James Campbell House
One-and-a-half-story frame side-gabled semi-bungalow of compact massing. Lower story faced with clapboards, upper with wood shingles. Large jerkin-headed front dormer includes a triple window. Roof extends over full-width porch. Projecting rectangular bay, with shed roof, adjoins south elevation.

One-story front-gabled frame garage, 1920's. C

32. 34 Beechwood Road 1920's C
Two-story side-gabled Colonial Revival frame dwelling whose side-passage plan is highly unusual among the city's examples of the style. Three-bay facade. Integrity somewhat diminished by addition of aluminum siding.

Modern garage (N-C)

33. 36 Beechwood Road 1920's C
Two-story Tudor Revival residence with asymmetrical facade and hipped roof. Faced with brick and decorative half-timbered stucco. Two-story gabled pavilion with arched bays of varied dimensions. Gabled, stucco-clad projecting oriole in second story.

34. 40 Beechwood Road 1920's C
Dutch Colonial frame dwelling, two stories high with side-gabled gambrel roof.

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Symmetrical three-bay facade.

35. 42 Beechwood Road c. 1960's N-C
Modern dwelling of undetermined age.

36. 44 Beechwood Road 1920's C
Stanley A. Willer House

One-and-a-half-story frame bungalow with asymmetrically-composed facade and cross-gabled roof. Faced with wood shingles set in alternating wide and narrow courses. Exposed rafter tails, flared eaves and roof ridge. The inset entry porch was apparently enclosed soon after construction. Constructed in the 1920's for Willer, who was in the advertising business.

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

37. 50 Beechwood Road 1920's C
Brick and frame side-gabled semi-bungalow of modest scale, one-and-a-half-stories high, with full-width brick porch.

38. Beechwood School 1926; 1960's and later C
Main building of this large complex dates from 1926 and was designed by local architect Leslie Deglow in the Colonial Revival style. Faced with brick, it stands one-and-a-half-stories above a raised basement. The main block is nine bays wide with a centered entrance approached by a flight of steps; two-story wings adjoin it on either side. The building's side-gabled roof is crowned by a cupola. Modern additions adjoin the original building on the rear. The Beechwood School was founded in the mid-nineteenth century as "Public School Number 16." According to the 1883 Kenton County Atlas, the school's original building occupied the same site as the present structure. The Beechwood School, which serves the city of Fort Mitchell, is noteworthy as one of the few educational institutions in Northern Kentucky to combine elementary, middle and secondary schools under one roof.

39. 108 Beechwood Road c. 1960's N-C
Modern Cape Cod Colonial house.

40. 110 Beechwood Road 1920's C
Gregory Kopp House

Side-gabled semi-bungalow. Full-width porch extends across facade; a similar, smaller porch adjoins south elevation. (This use of dual porches, adjoining front and side elevations, is highly unusual among Fort Mitchell's bungalows.) Lower story is faced with brick, upper with half-timbered stucco. Built for Gregory Kopp, a "clerk" according to the 1931 South Fort Mitchell directory.

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One-story brick garage, 1920's. (C)

41. 112 Beechwood Road 1930's C
Large-scale Colonial Revival center-passage dwelling, faced with brick. Three-bay facade features a centered doorway with fanlight and entry portico. Side-gabled roof. Large multi-pane double-hung windows with original shutters. Set on very large wooded lot. Constructed on land originally owned by the Blakely family of 116 Beechwood Road.

One-story brick garage, 1930's. (C)

42. 116 Beechwood Road 1911 C
The Beechwood House
Brick Neo-Classical Revival residence of large scale and monumental presence, dominated by a full-width colossal portico that is carried by massive tapered stucco-clad columns. Symmetrical three-bay facade features a centered doorway with segmentally-arched fanlight and flanking sidelights. Small balcony centered above doorway in second story. House is set on a very large, wooded, parklike lot surrounded by a wooden plank fence. Designed by Lanham Robertson for attorney Stephens Blakely and family.

One-story brick garage, 1910's. (C)

43. 12 Woodlawn Avenue 1910's C
Two-story brick American Foursquare residence with two-bay facade, hipped roof, overhanging eaves, and gabled dormer. Front elevation is adjoined by a full-width terrace that is surrounded by a brick balustrade. Gabled brick entry portico.

One-story concrete block garage, 1920's. (C)

44. 16 Woodlawn Avenue 1920's C
Side-gabled brick and frame semi-bungalow with gabled roof dormer. Roof extends over full-width front porch.

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

45. 18 Woodlawn Avenue 1920's C
Brick and frame semi-bungalow similar to 16 Woodlawn Avenue, somewhat altered by addition of aluminum siding.

46. 20 Woodlawn Avenue 1920's C
Minnie Rasch House
Eclectic frame dwelling, two stories high. Jerkin-headed front-gabled roof. Full-width front porch adjoined by a gabled entry portico with arched doorway. Exterior of house faced with wood shingles laid in alternating wide and narrow courses. Grouped

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windows with 9/1 lights. Occupied during the 1930's by Minnie Rasch and several boarders.

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

47. 22 Woodlawn Avenue c. 1950's N-C
Modern one-story dwelling.

48. 26 Woodlawn Avenue 1910's C
Simple two-and-a-half-story front-gabled brick American Foursquare dwelling, two bays wide, with full-width porch and smooth stone lintels and sills.

Small one-story frame garage, 1920's. (C)

49. 28 Woodlawn Avenue c. 1900's C
One-and-a-half-story vernacular hall-parlor dwelling of modest scale with side-gabled roof. Exterior faced with stucco that appears to have been added in the mid-twentieth century, an alteration that does not affect house's integrity. Full-width wooden porch of simple design. Gabled roof dormers added, c. 1920's.

50. 32 Woodlawn Avenue 1910's C
Two-story brick center-passage residence with side-gabled roof, adjoined by a rectangular bay on south elevation. Cutaway shed dormer on front slope of roof. Full-width wooden porch, supported by ornate corbels, with Tuscan posts and spindled balustrade. Front doorway framed by rectangular transom and sidelights.

51. 34 Woodlawn Avenue 1920's N-C
Frame semi-bungalow altered by the addition of aluminum siding and removal of original trimboards.

52. 36 Woodlawn Avenue 1920's N-C
Frame semi-bungalow similar to 34 Woodlawn Avenue, also rendered non-contributing by similar alterations.

53. 38 Woodlawn Avenue date unknown N-C
Duplex residence of undetermined age.

54. 40 Woodlawn Avenue 1920's C
Frame semi-bungalow of simple design, sheathed in clapboards and wood shingles. Side-gabled roof extends over full-width porch carried by wooden posts.

55. 42 Woodlawn Avenue 1920's C
Stucco-faced semi-bungalow with side-gabled roof that changes pitch as it extends over

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the front porch, which is faced with stucco and features arched bays. Four-part focal window in first story facade, consisting of a large central panel, small rectangular transom, and narrow flanking panes. Shed dormer on front slope of roof.

56. 44 Woodlawn Avenue 1920's C
Frame semi-bungalow with side-gabled roof and gabled roof dormers. Full-width porch, set under slope of roof, borne by simple wooden posts.
57. 46 Woodlawn Avenue date unknown N-C
Modern Cape Cod residence.
58. 50 Woodlawn Avenue 1920's C
Joseph C. Thiel House
One-and-a-half-story Tudor Revival residence with asymmetric facade and side-gabled roof. Lower story clad in stucco, upper with wood shingles. Focal point of facade is formed by a projecting entry pavilion with an original wood awning sheltering the recessed front door. Grouped windows with 6-1 lights. Built for deputy sherriff Thiel and his wife Theresa.
59. 2264 Dixie Highway 1920's C
Two-story eclectic brick and stucco residence of low and broad form adjoined on the east by a one-story solarium. Side-gabled low-pitched roof covered with red Spanish tile and inset shed-roofed dormer. Roof extends over the full-width porch which is borne by stout round pillars. Multi-pane double-hung windows whose original exterior shutters display cut-out designs.
60. 2270 Dixie Highway 1920's N-C
One-story dwelling, low and broad in form. Severe alterations to facade, including removal of front porch and modification of front doorway, have drastically altered its appearance and diminished its integrity.
61. 2274 Dixie Highway mid-1930's C
Tudor Revival-inspired two-story residence faced with wire-cut brick. Hipped roof with jerkin-headed dormers and gables, and a shed-roofed dormer. One-story projecting front entry pavilion has a clipped gable. One-story solarium adjoins west elevation.
62. 2276 Dixie Highway 1906-07 C
Theodore Rose House
Two-and-a-half-story front-gabled American Foursquare residence of large scale, similar in design to 15 Beechwood Road. Built of brick that has been painted, with half-timbered stucco employed on gables. Full-width brick porch with shed roof; rectangular bay projects from west elevation. Front doorway features carved oak trim and leaded glass panels. New one-story addition and surrounding wood deck do not diminish house's

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integrity. Renovation in progress. Built for undertaker Theodore Rose, proprietor of the Allison and Rose Funeral Home on Madison Avenue in Covington.

63. 2255 Dixie Highway 1910's C
Two-and-a-half-story American Foursquare dwelling of modest scale and simple design, with two-bay facade and hipped roof and dormers. Brick full-width front porch.

Modern garage (N-C)

64. 2257 Dixie Highway 1920's C
Two-and-a-half-story Tudor Revival dwelling of asymmetric plan with hipped roof. Exterior faced with brick and trimmed with rock-faced fieldstone; half-timbered stucco used on gables. Roof covered with rough-cut polychrome slate. West slope of roof curves downward over a one-story sunroom; formerly an open porch, its arched bays--with stone surrounds--have now been glassed-in (a change that diminishes house's integrity only slightly). Facade dominated by a pair of slightly projecting gabled pavilions, one of which includes the arched front doorway.

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Section 8. Significance.

The Beechwood Historic District is locally significant under Criterion C in the context of the residential development of Fort Mitchell as one of three early twentieth century neighborhoods nominated from Fort Mitchell. These three districts, whose significance is discussed in greater detail in the context statement, constitute the finest representation of early twentieth century suburban development in Kenton County. The Beechwood Historic District is noteworthy as the most intact historic neighborhood in the southern part of Fort Mitchell. It includes a diverse collection of high-style and vernacular domestic architecture dating for the most part from c. 1905 through the late 1920s. Included in the district are fine examples of a wide variety of architectural styles including the American Foursquare, Colonial and Neo-Classical Revivals, Dutch Colonial Revival. Complementing the numerous stylish and large-scale residences of the district are a number of dwellings that exemplify popular building modes of the late nineteenth and early nineteenth and early twentieth centuries. As in Fort Mitchell's other historic areas, large lots, mature trees, and extensive landscaping contribute to a park-like ambience. The district has been well preserved and includes few intrusive buildings. The Beechwood Historic District, which includes one of the city's oldest subdivisions, is also significant under Criterion A in the context of the community development of Fort Mitchell since it constitutes the historic core of the city formerly known as South Fort Mitchell, since incorporated into Fort Mitchell proper. The district's architectural and historical significance in its local context is discussed in greater detail in the context statement. The Beechwood Historic District's period of significance begins c. 1900, the estimated construction date of its earliest contributing building, and extends to 1935.

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Section 10. Geographic Information.

UTM References:

Zone 16 Covington Quadrangle

	Easting	Northing
A =	711840	4324680
B =	711840	4324400
C =	711900	4324320
D =	711820	4324220
E =	711720	4324280
F =	711650	4324160
G =	711260	4324660
H =	711320	4324720
I =	711280	4324820
J =	711530	4325000

Boundary Description:

Beginning at a point in the north line of Dixie Highway, said point being the Northeast corner of a property known as 6 Beechwood Road.;
then proceeding in a westerly direction along the north line of Dixie Highway, and crossing Beechwood Road, to the northwest intersection of said road and Dixie Highway;
then proceeding in a southerly direction across Dixie Highway in a straight line to the northeast corner of a property known as 2255 Dixie Highway;
then continuing in a southerly direction along the east line of said property, to its southeast corner;
then in a westerly direction along the rear (south) property lines of 2255 and 2257 Dixie Highway, two adjacent residences, to the east line of Leathers Road;
then proceeding in a northerly direction along the east line of Leathers Road to its intersection with the south line of Dixie Highway;
then continuing across Dixie Highway to a point opposite in its north line;

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then in a westerly direction with the north line of Dixie Highway to the intersection of the north line of said Highway with the east line of Woodlawn Avenue;
then in a northerly direction with the east line of Woodlawn Avenue to the northwest corner of the property known as 50 Woodlawn Avenue;
then in an easterly direction with the north line of said property to its northeast corner;
then proceeding in a northwesterly direction along the rear lines of the properties along the west line of Beechwood Road to the southwest corner of a property known as 115 Beechwood Road;
then proceeding along the west line of 115 Beechwood Road to its intersection with the south line of Beechwood Road;
then continuing across Beechwood Road to a point opposite in its north line, said point being in the south line of a property known as 116 Beechwood Road;
then in a northwesterly direction along the south line of said property to its southwest corner;
then proceeding in a northerly direction along the west line of said property to its northwest corner;
then proceeding in an easterly direction along the north (rear) lines of the adjacent properties known as 116 and 112 Beechwood Road, to the intersection of the east line of 112 Beechwood Road with the north line of Page Street;
then in a southwesterly direction with the north line of Page Street to its intersection with Beechwood Road;
then crossing Page Street and proceeding in a southerly direction to the northwest corner of a property known as 110 Beechwood Road;
then in an easterly direction along the north line of said property to its northeast corner;
then in a southeasterly direction along the rear (east) property lines of the properties along the east side of Beechwood Road to the north line of the Dixie Highway: the place of beginning.

Boundary Justification:

The Beechwood Historic District takes in buildings on both sides of Beechwood Road from the Dixie Highway northward to the Blakely family estate at 116 Beechwood Road. Non-contributing new development on both sides of the road past that point (defined by a wide bend in the road) was excluded. A cluster of historic buildings on the east side of Woodlawn Avenue were included because of their similarity to the nearby residences on Beechwood Road, as were a group of similar residences on Dixie Highway between Beechwood Road and Woodlawn Avenue. The remainder of Woodlawn Avenue, however, was excluded from the district because of a preponderance of intrusive, undistinguished buildings of the post-World War II era. Areas adjacent to the district are further described in Section 7.

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Photo 1

Fort Mitchell Multiple Properties Submission (same for all photos)

Beechwood Historic District (same for all photos)

Fort Mitchell, Kentucky (same for all photos)

Margaret Warminski (same for all photos)

April 1986

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

Facade and north elevation of the Alex Methven House at 6 Beechwood Road, looking southeast toward the Dixie Highway.

Photo 2

East side Beechwood Road

April 1986

Block view of the east side of Beechwood Road, looking northeast. In foreground is the Camillus P. Moser House, 12 Beechwood Road; from right to left are 14, 16, 20, 22 and 24 Beechwood Road.

Photo 3

28 Beechwood Road

April 1986

Facade, south elevation and garage of the James Campbell House at 28 Beechwood Road, looking east.

Photo 4

36 Beechwood Road

April 1986

Facade view of 36 Beechwood Road, looking east.

Photo 5

116 Beechwood Road

April 1986

View of the facade, fence and grounds of Beechwood House at 116 Beechwood Road, looking north.

Photo 6

West side Beechwood Road

April 1986

Block view of the west side of Beechwood Road, looking northwest. Depicted, from left to right, are 3, 5 and 7 Beechwood Road.

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Photo 7
33 Beechwood Road
April 1986
Facade view of 33 Beechwood Road, looking northwest.

Photo 8
35 Beechwood Road
April 1986
Facade and south elevation of 43 Beechwood Road, looking northwest.

Photo 9
43 Beechwood Road
April 1986
Facade and south elevation of 43 Beechwood Road, looking northwest.

Photo 10
12 Woodlawn Avenue
April 1986
Facade and north elevation of 12 Woodlawn Avenue, looking east.

Photo 11
20 Woodlawn Avenue
April 1986
Facade and south elevation of the Minnie Rasch House at 20 Woodlawn Avenue, looking northeast. At left of photo is 22 Woodlawn Avenue, a non-contributing element of the district.

Photo 12
32 Woodlawn Avenue
April 1986
Facade and north elevation of 32 Woodlawn Avenue, looking east.

Photo 13
2276 Dixie Highway
April 1986
Facade and west elevation of the Theodore Rose House at 2276 Dixie Highway, looking northeast.