

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form

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NATIONAL REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

The Historic Resources of Pewee Valley, Kentucky

B. Associated Historic Contexts

Suburban Development in Pewee Valley, 1851 - 1935.

C. Geographical Data

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

David L. Morgan 6-14-89
Signature of certifying official David L. Morgan, State Historic Preservation Date
Kentucky Heritage Council Officer
State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrus 8/4/89
Signature of the Keeper of the National Register Date

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Geographical Data

The geographical area under consideration is located entirely in Oldham County, Kentucky. It includes the area within the present corporate limits of Pewee Valley as well as the somewhat larger historic corporate area of Pewee Valley as delineated on an 1879 map from Beers' Atlas of Jefferson and Oldham Counties (copy enclosed). This historic area includes, on the north, some land located within the present corporate limits of Crestwood, Kentucky. Additional properties in the study area, all contiguous with the above described area, include the Pewee Valley Cemetery on Maple Avenue, properties along the southside of Old Floydsburg Road between Old Forest Road and Ash Avenue, properties on the north and west side of Rollington Road from Houston Lane to Old Mill Road, and the unincorporated area known as Frazierstown which includes the properties on both sides of LeRoy Lane, Black Road, and the Rollington Extension (formerly Frazierstown Road). These unincorporated areas contain properties that were never historically within the corporate limits of Pewee Valley but which have always been associated with the town.

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Statement of Historic Contexts

ORGANIZATION

The multiple property group for Pewee Valley is organized with reference to a single context: suburban development, 1851-1935. Two property types, residential buildings and commercial buildings, have been identified relative to this context. Within the study area three historic districts and twelve individual properties relate to this context and meet the criteria for listing in the National Register.

INTRODUCTION AND BACKGROUND INFORMATION

Pewee Valley is thought to be a community almost unique in Kentucky. Nowhere else in the state, except in neighboring Anchorage, is there such a discrete railroad-related suburban community with such an architecturally significant collection of residences associated with so many figures of note. Pewee Valley is an important Kentucky example of the nation's nineteenth century movement toward suburbanization. Its historic upper-class character contrasts with other middle-class suburbs that developed closer in to Louisville and have since been incorporated into the city. Pewee Valley's existence as a discrete community that has not been absorbed into the neighboring urban area that spawned it makes it particularly significant.

Geographical Information

Pewee Valley, a residential community of approximately 1,000 people, is located in south central Oldham County very close to the Jefferson County line and

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seventeen miles northeast of Louisville. It is situated on relatively flat ground about 750 feet above sea level that is interrupted in places by some gentle hills and valleys. Several intermittent streams meander through the town and eventually feed into the county's two principal waterways, Harrod's Creek and Floyd's Fork.

The CSX (former Louisville and Nashville) Railroad runs in a northeast-southwest direction and bisects the town. The tracks and LaGrange Road (Kentucky Highway 146) which parallels it on the east side provide the principal transportation corridor through Pewee Valley. Situated at right angles to LaGrange Road and the railroad are a number of residential streets including to the southeast, Ash, Tulip, and Maple Avenues and to the northwest, Houston Lane, Central Avenue, and Wooldridge Avenue. Approximately bounding the community on the north and south respectively are U. S. Highway 22 and Old Floydsburg Road.

The heart of the community is centered around the intersection of Central Avenue and LaGrange Road. Here, until its 1960 demolition, the railroad station was located. Here along Mt. Mercy Drive, the street that parallels the railroad on its west side, are situated the majority of the town's few historic commercial structures and the town hall. Across the tracks on LaGrange Road, which has become the location for most of Pewee Valley's recent commercial and institutional development, are located the community's one grocery store, its bank, its post office, a gas station, and two additional historic commercial buildings.

Early Settlement in the Pewee Valley Area: 1800-1851

The early settlement of Oldham County (until 1823 part of neighboring Jefferson County) began in the 1780s and 1790s as settlers traveled down the Ohio River and disembarked at various landing points in the county. Westport, a rivertown laid out in 1796, was the earliest

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established town and first Oldham County seat. Settlers quickly moved to high ground above the river to establish farms. As time passed they penetrated farther inland, establishing small settlements at Brownsboro, Floydsburg, Ballardsville, and LaGrange, which in 1838 permanently became the county seat. Roads became important as a means to transport agricultural produce to river shipping points. In 1836 the Oldham County Court established road districts and appointed local landowners to survey and oversee roads within their districts.

Within the area associated with today's Pewee Valley was a small settlement called Rollington (centered along present day Rollington Road) which became a stopping point on the roads from Louisville to Brownsboro and Middletown to Westport. Among the first settlers in the Rollington vicinity were Michael and Rosanna Smith and their family, who moved there and developed a farm about 1810. Henry S. Smith (1802-1883), a son of Michael Smith, was, in 1835, commissioned to survey the Rollington to Floydsburg road, the earliest route that crossed through present day Pewee Valley. This road followed along much of today's Central Avenue and then angled off to the northeast toward Floydsburg. In 1836 one-quarter acre was set aside in Rollington for the purpose of building a meeting house and a schoolhouse. G. T. Bergmann's 1858 "Map of Jefferson County, Kentucky" tells us that Rollington Road was lined with approximately a dozen structures which included a tavern, a sawmill, a school, a church, and, most probably, a store.

A number of these early Rollington buildings survive along Rollington Road, but unfortunately, nearly all have been seriously compromised by additions or alterations. Only one, the Schrader-Sherman House (OL-310) warrants further investigation. This residence, reported in the 1980 survey (See Section G) to contain a log core and later historic wood-framed wings, is unavailable for the closer inspection that would be required to determine its eligibility for the National Register. This house should be studied in the future when a new owner is willing to let its interior and exterior be closely examined. Two other early houses with pre-1850s log cores identified in

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the 1980 survey are too altered to accurately represent the area's early history. These are the George Fischer House (OL-312) and the Phillips-Schuler House (OL-338).

Pewee Valley's most significant early residence, The Locust (OL-315) was listed in the National Register on July 30, 1975. The rambling house consists of an L-shaped stone section believed to have been built in 1819, a large brick addition probably dating from c. 1834, and two smaller brick additions from c. 1903. The Locust is situated on a portion of a 4,000 acre land grant which was granted to Samuel Beall by Patrick Henry in 1784. The land and the house have changed hands many times, but several of its later occupants have made major contributions to Pewee Valley history.

SUBURBAN DEVELOPMENT IN PEWEE VALLEY: 1851 - 1935

The turning point in the county's and Pewee Valley's history came in 1851 when the Louisville and Frankfort Railroad (later the Louisville and Nashville) completed its line between these cities through Oldham County. A station stop known as Smith's Station was established about a mile and a half from the Rollington settlement. It is believed that the Smith of "Smith's Station" was Henry S. Smith who with his wife Susan had, since 1836, owned a large tract of land adjacent to the railroad. In 1854, the railroad began commuter service on the line and immediately the area around the station began developing with permanent as well as summer homes. In 1856 the first post office was established in the community. The 1858 Bergmann map indicates there were approximately fifteen residences scattered in the area, in addition to a depot and the collection of buildings in Rollington.

Many of these first suburban residents were wealthy, worldly individuals who came to Pewee Valley to build country estates. They established the character of the community which, into the twentieth century, continued to be a place with an unusually high number of talented artists, journalists, and intellectuals. Among the first group whose presence is noted on the 1858 map were Noble Butler (1810 -1882), a noted teacher with a master's

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degree from Harvard whose grammar text was widely distributed in Kentucky; Thomas Smith (1789-1866) and Edwin Bryant, friends and ex-newspaper owners from Lexington; W. M. Haldeman (1821 - 1902), owner of Louisville's Morning Courier and, after the Civil War, founder of the Louisville Courier Journal; William D. Gallagher (1808 - 1894), poet, journalist, and newspaper editor; Elisha Warfield and his wife Catherine (1816 - 1877), a noted novelist; William Walker, a successful tavern keeper and later the owner of a wholesale liquor business; James Miller, an industrialist; and J. M. Armstrong, a wholesale clothing merchant.

Most of the houses owned by these first, post-railroad Pewee Valley residents were substantial dwellings set on large properties. However, only two remain standing in anything close to their original form. Woodside (OL-355), Thomas and Nanette Smith's c. 1857 Gothic Revival influenced house and Sunnyside (OL-361), W. N. Haldeman's fine brick Italianate house of c. 1858 are both located in the Central Avenue Historic District. Noble Butler's modest two-room cottage, Tuliphurst (OL-332 and individually nominated as part of this MPL), was substantially altered by the addition of a fine Gothic Revival front wing about 1864 when it was purchased by W. H. Dulaney. The Warfield's house may be incorporated into the Jennie Casseday Rest Cottage (OL-334) but, the building is presently unavailable for examination. Nearly all the other houses burned over the years indicating what a serious and continual problem the community has had with fire.

By 1858 the newly established residents had seized on the somewhat whimsical name "Pewee Valley" for their community. According to several sources, a group of these men, when gathered together at Tuliphurst, Noble Butler's home, heard the song of the pewee bird and elected to use its name as a symbol for everything they valued about their new suburban country life.

Development activity came to a halt during the Civil War although only one small skirmish interrupted the rural peace of the community. In 1863, a band of guerrilla soldiers descended on Pewee Valley, seized a locomotive and sent it minus its engineer racing down the track towards Louisville. The only other war related

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event of note was the confiscation by Federal troops of W. N. Haldeman's home, Sunnyside, because of the outspoken support for the South, voiced by him in his newspaper The Louisville Morning Courier. The house was purchased at auction in 1864 by Alexander Craig whose family played a prominent role in Pewee Valley into the 1990s.

The years following the war were busy ones for the community. Development quickly picked up where it had stopped before the war and paralleled the post-war building boom in Louisville. All three of the present congregations in Pewee Valley built their first church buildings in the 1860s indicating the influx of new people and the growing prosperity and stability of the community. St. James Episcopal Church had been organized as a parish in 1858 and completed its present Gothic Revival stone church (OL-320, National Register of Historic Places 12/05/85) in 1869. About 1865 a small Catholic church dedicated to St. Aloysius was built in Rollington on the property where just previously a cemetery for Catholic Civil War dead had been established. In 1919, today's St. Aloysius church (OL-330, individually nominated to the National Register as part of this MPL) was completed. The Presbyterians organized in 1866 and in 1867 completed their Gothic Revival stone church (OL-P-357, a contributing property in the Central Avenue Historic District). A group of the town's prominent citizens provided funds to build a substantial depot, and in 1867 a brick Gothic Revival structure (demolished in 1960) was completed. This building, located on the east side of the railroad tracks at the intersection of Central Avenue and LaGrange Road, became the community's center. Early in its history it appears to have housed the post office and a store. Later it was used for meetings, and such community events as boxing matches and bake sales.

In 1866 Henry Smith, having sold much of his land on the west side of the railroad, purchased 220 acres of farm land on the east side of the tracks and set the stage for the gradual development of the east side of Pewee Valley. Smith immediately began laying out roads and subdividing the land for development. Ashwood (now Ash), Tulip, Maple, and Elm Avenues were all created at

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this time, and their names allude to the trees, many of which still survive, that Smith planted along the various avenues. Houses were built immediately on some of the large lots. This is the only area of Pewee Valley which developed systematically with any degree of planning.

In March, 1870 Pewee Valley was incorporated as a city with a council form of government. Of the seven men appointed as the first trustees at least four were Louisville businessmen. The council's urban composition indicates how much the character of the area was already established as a commuter suburb. Henry Smith, who played such a key role in the development of the community, was also among them. The town was described in 1874 in Collin's History of Kentucky as "the most beautiful of the suburban villages of Louisville." Its population was given as about 250 and it was reported to have three churches, two hotels, four stores, and one physician.

A detailed 1879 map of Pewee Valley from Beers' and Lanagan's Atlas of Jefferson and Oldham Counties provides excellent information to assess the town's development at that point. By 1879 the historic street plan was almost fully in place with only two or three historic streets still to be laid out. The cemetery, established in 1871 at the edge of town, is indicated on the map. The Rollington neighborhood had grown to about twenty-five structures. Lining Central Avenue, the railroad tracks, and newly laid out Ashwood and Maple Avenues were about sixty dwellings of which about twenty-five remain today, many in somewhat altered form. Of the initial pre-war group of residents only three, Elisha Warfield, W. D. Gallagher, and J. M. Armstrong were still listed in Beers as property owners. However, many of the new owners were of equal stature. Among them were Woodford H. Dulaney (1822-1904), a prominent Louisville businessman who was the president of two railroads and a director of the Bank of Kentucky; Charles B. Cotton, a lawyer and son-in-law of W. D. Gallagher; John Van Horn, an executive with Western Union; and Jonas H. Rhorer, Cashier of the Savings Bank of Louisville.

The 1879 map also shows several instances where one owner held two or three properties suggesting that people

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may have been speculating in Pewee Valley real estate as they were in Louisville real estate. J. H. Rhorer, who since 1857 had owned the Locust property, had his name attached to seven houses. Deed research tells us that at various times during the late 1860s and 1870s he, alone and in partnership with several other Pewee Valley men, owned not only these seven but also a number of other properties. One deed transaction refers to the "Building Association" and another to the "Association House" suggesting that Rhorer and his partners may have been building houses on speculation. What is also apparent from studying various deeds is that just as the 1879 map was published Rhorer was forced to surrender all his property to the Savings Bank of Louisville (where he was cashier) and that the Savings Bank of Louisville failed in 1879. Clearly, a lot of the bank's money must have been tied up in Pewee Valley real estate.

Also present on the 1879 map, just outside the west corner of the town, is a collection of about ten houses and a chapel which we know to be the beginnings of Fraziertown, a small black community that developed at this location after the Civil War. A similar black hamlet has been identified outside of Anchorage in Jefferson County in the "Suburban Development in Louisville and Jefferson County, 1868-1940" historic context. Very little is known about the history of Fraziertown, but it can be assumed that some of the freed slaves from the area gathered here and built houses. The settlement is no doubt named for B. Frazier whose name appears on the map. Sycamore Chapel Methodist Church (OL-311) was built in Fraziertown in 1873 on land donated by Mrs. Brenner of Louisville. Unfortunately this historic wood-framed church has had its front facade seriously altered. Most of the other Fraziertown structures on the 1879 map are gone, replaced by non-historic houses. The few that do remain are in seriously altered and deteriorated condition. Across town along Old Floydsburg Road a dot on the map indicates the Pewee Valley First Baptist Church (OL-343) which was built in 1869 on land donated by local resident, Charles B. Cotton. Constructed with assistance from the Freedman's Bureau, it functioned for a few years as a school for black children as well as a church. It too has been

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seriously altered by the addition of replacement siding, and windows, and a new foundation, front steps, and a front door. A more recent and non-historic black settlement known as Stumptown grew up in the vicinity of this church.

In addition to these two black hamlets at the edges of the community, many of Pewee Valley's numerically small black population lived in small cottages behind the large houses of their wealthy employers. Many of these primarily two-room cottages were occupied well into the twentieth century. A few are still extant, and they are important as documents as one aspect of the black experience in Pewee Valley. A particularly good example is associated with Tanglewood (OL-319).

Two school buildings are indicated on the 1879 map. One, the public schoolhouse on Central Avenue near Rollington, had been an old Methodist Church building. It was purchased in 1870 for use as a school by the town's trustees. This school was later moved to a new building on Maple Avenue behind St. James Episcopal Church. Still later, about 1910, when additional construction was prohibited at the Maple Avenue site, the building was rolled to Tulip Avenue. On Tulip Avenue, with several additions, it served as Pewee Valley's school for white children until 1937 when the children were sent to neighboring Crestwood as part of an Oldham County school consolidation plan. A school for black children operated in the community until 1963 when Oldham County schools were integrated. None of these buildings except the radically altered school for black children is extant.

The second school indicated on the 1879 map was the Kentucky College for Young Ladies on Ashwood Avenue which, from 1876 until it burned to the ground in the late 1890s, operated as a private girls boarding and day school. This was the largest of a number of private schools that existed in Pewee Valley throughout its history. Local lore suggests that a school was operating in the present Presbyterian Church parish house (OL-358) before the building was purchased by the church. A Mrs. Blakely operated a school for girls in her home the Truman-Miller-Richard House (OL-314) during the 1930s. Probably, the best known school was Miss Fannie Craig's

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which operated in the early years of this century in a small school building constructed behind Edgewood, her mother's house on Central Avenue. This building stood until 1988 when it was demolished at the time the Sunnyside-Edgewood property was subdivided and the main house moved. A Catholic school has existed in Pewee Valley since 1926 when the Sisters of Mt. Mercy arrived and shortly after established a school in the old James Miller house, recently demolished. Today it occupies a 1950s school building on Mt. Mercy Drive. The Seventh Day Adventists have run a small school since the late 1920s. It, too, is now located in a non-historic building.

Pewee Valley's development was primarily residential probably because its early residents maintained their commercial links with Louisville. Commercial development was limited to that which served the most basic needs of the community's residents. Rollington probably had several small stores before the railroad shifted the center of the area's development toward its tracks. Only one combination store/residence building constructed about 1900 still stands on Rollington Road (OL-309), and it has been seriously altered.

As mentioned earlier, a store of some sort was present in the depot building in 1879. Two more substantial businesses were established in the 1880s on opposite corners of the Central Avenue-Mt. Mercy Drive intersection opposite the depot. H. M. Woodruff's general store was probably in place in the oldest portion of the present brick building at 220 Mt. Mercy Drive (OL-327) in the early 1880s. W. N. Jurey's large wood-framed Queen Anne style building at what is now 300 Mt. Mercy Drive is thought to date from 1889, the year Jurey's business card indicates the business was established. This building, which burned in 1912, was replaced with the present concrete-block store building (OL-326) that same year. In 1910 the Pewee Valley State Bank, (OL-320) established by a group of local men, opened for business in the newly completed bank building now owned by the Pewee Valley Woman's Club. All three of these buildings are an integral part of the Central Avenue Historic District. One other c. 1900 commercial building (OL-323 and individually listed as part of this

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MPL) across the railroad on LaGrange Road housed a variety of businesses including for many years a sweet shop.

Pewee Valley had one small manufacturing concern, Jacob Herdt's carriage and wagon building business, which evolved from a blacksmith shop and wagon building concern opened on Central Avenue in 1895. In 1910 Herdt built a new structure on LaGrange Road (OL-324) to accommodate his growing business. About 1924, as carriages were gradually replaced by the automobile, he added a garage on to the building and became the community's Ford Motor Company dealer. These five buildings document the majority of Pewee Valley's historic commercial development from the beginning of the community's growth as a railroad suburb. Only one other significant commercial agricultural enterprise is known to have existed in Pewee Valley. During the 1890s grape growing became a popular activity in and about the town, and the Pewee Valley Grape Growers Association, established in 1892, was responsible for shipping out as many as five boxcars of grapes a week.

During the last years of the nineteenth century Pewee Valley was at the height of its development as a summer vacationing spot. In 1889 the Villa Ridge Hotel was constructed on a prominent knoll near the depot. This three-story, nearly one hundred room, Queen Anne style hotel was built by developer Horace F. Smith, whose older brother Milton Smith was president of the Louisville and Nashville Railroad. It was destroyed by fire in 1920. The Jennie Casseday Rest Cottage (OL-334) was established in Pewee Valley in 1891 as a philanthropic effort to provide young working women with a summer vacation retreat in the country. It operated into the 1940s. A number of the large houses were used as summer residences including those of Charles W. Gheens (OL-317), George G. Fetter, Jr. (OL-322), and Woodford H. Dulaney (OL-332). Others, including the Locust, functioned as summer rental properties or boarding houses. All these residences are included in districts or individually listed as part of this Multiple Property Listing.

This turn-of-the-century era was the one captured forever by two of Pewee Valley's most noted residents,

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Annie Fellows Johnston (1863-1931) and Kate Matthews (1870-1956). Johnston had lived briefly in Pewee Valley in the 1890s and returned to live full time at the Beeches (OL-P-360 and included in the Central Avenue Historic District) in 1913. She was the author of a series of nationally-known children's books about the "Little Colonel," an irrepressible young girl whose escapades centered around the Locust, her Pewee Valley home. Many of the characters and settings in the books are modeled after actual people and places in Pewee Valley and its somewhat romanticized turn-of-the-century lifestyle.

Kate Matthews was a gifted photographer whose work is represented in important national photography collections. At age sixteen, in 1886, she began photographing under the tutelage of her uncle. From 1895 to about 1920, her most active period, she tirelessly recorded the locales and people of Pewee Valley, taking special delight in using the real life models for Johnston's Little Colonel characters to stage evocative moments from her friends's books. Unfortunately, her family's fine Italianate house, Clovercroft, where she spent her life, burned to the ground in the 1950s.

The first three decades of the twentieth century unfolded in Pewee Valley much as those of the late nineteenth century had before them. The biggest change of the period came in 1901 with the opening of the Louisville, Anchorage, and Pewee Valley Electric Railway (later the Louisville and Eastern) with half-hourly service to Louisville. This rail link served to strengthen Pewee Valley's already close associations with Louisville by making commuting even easier and allowing some older children to ride the cars to school in Louisville.

A small upsurge in building appears to have been triggered by the interurban, but not the big rise some obviously had hoped for. The population rose from 435 in 1890, to 651 in 1910 and to an all-time historic high of 770 in 1927. The Beeches (OL-P-360), Bernersyde (OL-P-356) and Martha's Vineyard (OL-P-337), three large and important Colonial Revival style houses were built shortly after 1900. Nearly all the present historic houses on Ash Avenue were built between about 1890 and

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1920, although a number were replacements of earlier buildings that had burned.

About 1910, local boosters, Powhatan Wooldridge and George Washburne, Jr., published a promotional booklet called Beautiful Pewee Valley. The booklet included photographs of many of the town's finest houses, along with evocative pictures of picturesque Pewee Valley scenes, ads for local businesses, and a glowing description of the town's assets. Powhatan Wooldridge had purchased the Locust in 1903 and was developing the extensive property as a thoroughbred horse farm. In 1908 he deeded the town the land for Wooldridge Avenue which runs between LaGrange Road and Highway 22. Wooldridge had built houses for his two daughters (OL-313 and OL-588) along this road. Although a referred-to plat has not been found, deed mentions of "lots 8, 9, and 10" suggest that he had hoped to sell additional land in this area.

On the east side of town a similar gift of land to the town from Julia and Walter Forrester created Old Forest Road, perhaps to provide access to the c. 1908 Forrester-Duvall House (OL-592 and individually listed as part of this MPL). This was the last of Pewee Valley's historic roads to be set in place. Old plats indicate that several other areas on the east side of town were laid out as subdivisions about this time. In 1915 the Tanglewood property was divided into twenty-five lots, although very few were actually sold. The Gray subdivision, laid out that same year at the corner of Maple and Elm Avenues, became a nucleus for a cluster of small, primarily Bungalow/Craftsman style houses that grew up along Maple Avenue. Other small houses were built along Tulip Avenue and Mt. Mercy Drive.

Major changes in early twentieth century Pewee Valley included the arrival of the telephone in 1900 and of electricity in 1914. The town's first "modern" fire equipment, a Model-T fire truck was purchased in 1926.

In 1902 the former Villa Ridge Inn opened as the Kentucky Confederate Home, a state-supported old age home for Kentucky's Confederate veterans of the Civil War. The home became an important part of the community as veterans mingled with local residents in the center of town and at various events held at the home. About 1912, at the time of its greatest occupancy, the Kentucky

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Confederate Home housed approximately 350 men. The main hotel building burned in 1920, but the ever diminishing group of elderly men stayed on in the adjacent infirmary building until 1934 when the last five men were removed to the Pewee Valley Hospital. Today all remnants of the home are gone except for portions of the laundry building that are incorporated into a non-historic house. In 1904 a portion of the local cemetery was set aside for the burial of these men (OL-P-370 and individually listed as part of this Multiple Property Listing).

Pewee Valley Hospital, established about 1925 by a group of Seventh Day Adventists, was housed in a recently demolished early Pewee Valley residence located in the south corner of the town. Today, a modern nursing home run by the church is still in operation on the site.

By the 1920s Pewee Valley's days as a fashionable summer resort were over, and the construction of large houses for vacationers and wealthy commuters had virtually ceased. In 1923 Twigmore (OL-362) and the Albert & Genevieve Chesheir House (OL-580) became the last historic high-style residences built in Pewee Valley. The other buildings constructed in the 1920s consisted of much smaller houses built on small lots.

The Depression brought hard times to Pewee Valley but did little outwardly to alter the character of the community. A population drop from 770 in 1927 to 625 in 1940 suggests that some people moved away in search of jobs. The Pewee Valley State Bank managed to survive the Depression; Louisville and Nashville passenger service and Louisville and Eastern interurban service did not. In 1933, the L and N depot in Pewee Valley was closed for lack of traffic. The interurban made its last run in 1935. In 1937 the local school was closed and the children were sent to a larger school in neighboring Crestwood. It is clear, however, that even during these hard times the town appreciated its very special nature. In 1937, when the state of Kentucky considered building a women's prison on the site of the Confederate Home, over 300 people signed a petition protesting the plan. The prison was built nearby but outside the Pewee Valley city limits.

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Not until the 1960s did Pewee Valley really begin to make the transition to the Louisville automobile suburb it is today. Lloydsboro, Pewee Valley's first large modern subdivision was laid out in 1962 in an area of town that had not previously been developed. Not until the 1960s did the population once again begin to approach its 1920s level. New development accelerated in the late 1970s and 1980s with the insertion of a number of subdivisions into the historic fabric of the town. Some of these subdivisions, located on acreage historically associated with some of the community's large houses, have impacted the historically developed areas of Pewee Valley. Development pressures are somewhat limited by present zoning requiring that residences occupy one-acre plots and by the fact that much of Pewee Valley has already been developed for housing. Even so, rapidly accelerating growth in Oldham County and a particular interest in Pewee Valley real estate will result in increasing pressures on the remaining large properties in the community during the next decade.

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Associated Property Types

I. Name of Property Type: Residential Buildings

II. Description: The historic residential buildings of Pewee Valley consist of a wide variety of structures that range in date from about 1800 to the 1930s and in size from two- and four-room cottages to one twenty-two room house. A few of the earliest residences are said to have log cores although in only one instance are logs actually visible. The great majority of houses are wood-framed with weatherboard, shingle, or, in one instance, board-and-batten siding in keeping with the period of development of Pewee Valley, 1851-1939. A handful are constructed of brick or stone. Two-story houses predominate, but the earliest pre-railroad houses and the latest 1915 to 1930 houses tend to be smaller one-and one-and-one-half-story structures. Gable rooflines are most common; hipped and gambrel roofs are also represented. One-story porches are almost ubiquitous. Styles range from simple Victorian Vernacular and Bungalow/Craftsman cottages to Queen Anne-inspired residences and fairly high-style examples of Gothic Revival, Italianate, Colonial Revival, and English Revival houses.

Property sizes vary tremendously in Pewee Valley from a few very large twenty- to forty-acre estates to half-acre lots. Most of the large historic houses sit on approximately two to five acres. Set backs, reflecting lot size, are equally varied. On small lots houses tend to sit near the street. On the larger properties they are placed well back; in a few instances they are almost out of sight from the nearest road. The distribution of these differing lot and house sizes is somewhat mixed with some small properties inserted among the large ones. Many of the smaller properties are clustered along Tulip, Elm, and the north side of Maple Avenues. The majority of the largest properties are on the north and south peripheries of town. Modern subdivisions and individual non-historic houses have been inserted into this historic framework somewhat intruding on some historic areas, particularly along Maple and Central Avenues. However, there are still distinct areas with a high percentage of historic residences that can be nominated as historic districts.

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The early pre-1851, pre-railroad houses are principally located in the Rollington vicinity at the west edge of present-day Pewee Valley. These are a collection of small one- to two-story log and wood-framed dwellings. With the possible exception of the Schrader-Sherman House (OL-310), whose owner will not permit a close inspection, these houses have been seriously altered. In at least one instance a log house has been obscured in recent siding. In another, the log portion has been compromised by a recent side addition, a new roofline, and other modern additions (OL-306). Two houses said to have originated with early log cores, have been added on to so many times in historic and non-historic periods they no longer resemble houses of early settlers (OL-312 and OL-338). A two-story wood-framed I-house has been veneered in brick (OL-307).

The Locust (OL-315, National Register July 30, 1975), although added on to and altered many times itself, is the house that provides the best information about early local architectural practice. The one-and-one-half-story L-shaped stone portion, clearly built in several stages itself, is probably the oldest standing structure in Pewee Valley. Dating from at least 1819, perhaps even earlier, it is a coursed limestone structure with massive walls about twenty-two inches thick. In the first half of the nineteenth century, probably about 1834 when the property changed hands, a large, almost square masonry brick addition with a full width front portico was attached to the northeast side of the structure. This changed the orientation of the house from Highway 22 to LaGrange Road. Other brick and frame additions date from the early 1900s.

Houses built after 1851, i.e., the date of the railroad's arrival, fall into two general but not mutually exclusive categories: country estates and the smaller less elaborate houses that compare in style type, and building materials with the residences found in Oldham County's other towns, and particularly LaGrange, during the same period. The first group are the large relatively high-style structures built from 1854 to about 1915 as summer and permanent residences. Two unusual late examples date from 1923. These houses are country estates that reflect the wealth, sophistication, and the basic city orientation of their first owners who in most cases were prominent people from Louisville. They are very different from the typical

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houses found in the villages and countryside of Oldham County and other parts of Kentucky. These houses tend to be large, two-story wood-framed houses with prominent porches and considerable detailing. Many of the approximately ten remaining examples from the 1850s through the 1870s are consciously suburban. They fit the picturesque mode recommended in Andrew Jackson Downing's 1850 Architecture of Country Houses and Calvert Vaux's 1864 Villas and Cottages. Gothic Revival and Italianate references are present in a number of these houses, and several are fairly high-style examples of the Italianate and Italian Villa styles.

The Gothic Revival influenced houses have steeply pitched gable roofs and gable-roofed dormers, sometimes detailed with bargeboards and other sawnwork eave trim. The Italianate houses have shallow-pitched gable or hipped roofs with bold roofline brackets, in most cases, finely detailed front porches, and, in some cases, front towers.

A second small group of about twenty large, relatively high-style houses was built between 1890 and the early 1920s. Many of these were designed with more formal Colonial Revival styling, although the Queen Anne, Bungalow/Craftsman, English Revival and Mission Revival styles are also represented. A group of these later houses appear to have been designed by accomplished architects, but only one, Twigmore (OL-362), is known as the work of a particular designer.

These large houses are scattered throughout the town, but the majority tend to be on properties adjacent to the railroad tracks or on the portions of Ash and Central Avenues in closest proximity to the tracks. Most of the residences were originally situated on large tracts of land, a few as large as forty acres. Many, however, have had their acreage substantially reduced as portions have been given to family members or have been sold off for recent development. One of those large properties containing Sunnyside/Edgewood (OL-361), one of Pewee Valley's most important early Italianate Houses and its only early all-brick residence, was subdivided in 1988. Last minute efforts saved the house, which had been scheduled for demolition, but only by moving it to one of the newly surveyed lots on the property.

The layout of these properties is extremely consistent. The house, in nearly all cases, is set at least fifty feet back from the road on its informally landscaped grounds.

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Frequently, stone entrance gate posts flank a drive that wanders up to the house, looping in front of it as well as continuing to the rear to parking and garage facilities. The 1879 Beers map indicates that many of these great looping driveways are original features. The gate posts remind us that by the turn of the century most Pewee Valley properties were fronted by white-painted wooden board fences, many of a distinctive Pewee Valley variety that still exists in front of a few houses today.

Landscaping on these large properties is extremely informal consisting of mature shade trees and/or evergreens and flowering trees and shrubs peppered across a wide expanse of rough lawn. Most houses have foundation plantings. A few of the houses have the overgrown remains of formal gardens. Tennis courts, known to have existed at several houses, have disappeared.

Originally, these residences each had a number of associated outbuildings located at the rear of the property behind the main house. A carriage house, outhouse, and servant's cottage were the most common, but a spring house, smokehouse, chicken house, and other sheds could be found on some properties. By the 1920s or 1930s a detached garage might also be present. Most of these outbuildings have been dismantled over the years as they became deteriorated and obsolete, but there is at least one good example of each type still extant in Pewee Valley.

Carriage houses, the largest and most substantially built of these outbuildings seem to have survived the best, as there are a number of these still extant (e.g., OL-314, 317, 335, and 363). Pewee Valley's carriage houses are one-, one-and-one-half, or two-story wood framed gable-roofed buildings with weatherboard, board-and-batten, or shiplap siding. Some are quite plain; a number are detailed with cupolas, diamond-shaped or round-arched windows, and/or bargeboards and eave trim. The majority of the other outbuildings, including servant's houses, garages, sheds, chicken houses, and outhouses are simple wood-framed buildings most frequently sided with weatherboard but also found with vertical board siding, tar paper and batten finish, and replacement vinyl or aluminum siding. A very few have decorative detailing including bargeboards and/or cupolas. The two remaining springhouses (OL-315 and 363) are constructed, respectively, of brick and limestone block. One

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smokehouse is wood framed (OL-322); a second is limestone block (OL-315). One large 1930s garage (OL-317) is constructed of concrete block.

One exceptional outbuilding is a guest house (OL-363) associated with a much larger house that burned about 1900. This fine Victorian Vernacular structure with extensive porch and roofline detailing and several additions now stands by itself as a primary building.

The above described properties can best be labeled as country estates, although the term must be applied somewhat differently in Pewee Valley than it was when used as a property type in the Louisville and Jefferson County, Kentucky Multiple Property Listing. The country estate type described there consisted of larger houses on larger properties with more extensive landscaping.

Developing alongside these large houses and continuing to be built for some fifteen years after the construction of the larger estates had virtually ceased are a second group of dwellings. These are more typical of houses being constructed in small Kentucky towns during the period. They tend to sit on much smaller lots, frequently of an acre or less, with less extensive landscaping, although a few occupy sizeable properties of four or so acres. These dwellings are one-, one-and-one-half, and two-story houses that are smaller in scale than most of the country estates. More importantly, they are much less developed in their styling, displaying typical Victorian vernacular millwork, in one instance a few suggestions of Queen Anne styling, and later, very basic Bungalow/Craftsman designs.

Those built from the 1860s up to about 1910 are T-plan, L-plan, or asymmetrical plan houses with gable roofs and weatherboard siding. Gable ends frequently are trimmed with decorative shingles; porches are detailed with turned posts, sawnwork spandrels, and, sometimes, a spindlework frieze. These houses have been designated Victorian Vernacular in style and compare closely to the houses in the Central LaGrange Historic District in Oldham County which were given the same identifying designation. After about 1910 they tend to be simple one or one-and-one-half-story Bungalow/Craftsman houses with square or rectangular plans, weatherboard siding, prominent front dormers and bold front porches.

All these vernacular houses tend to have greater

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integrity problems than the larger houses. Many have replacement siding which, in several instances, is known to have covered considerable Victorian wood detailing. Others have replacement porches or new replacement windows of differing size on the front facade. Any historic outbuildings associated with these houses are not extant.

III. Significance: The residential buildings of Pewee Valley are historically and/or architecturally significant as examples of the types and styles of houses and properties that developed in Pewee Valley from the arrival of the railroad in 1851 to the end of the railroad era in the 1930s. These buildings as a group represent Pewee Valley's important development as a railroad suburb. They document the scale, style, and setting of the country estates built by Pewee Valley's wealthy suburban dwellers as well as of the more modestly designed houses associated with the local builders, craftsmen, merchants, and farmers who service the wealthy urbanites. Many of the country estates are significant for associations with their owners who were noted educators, journalists, authors and businessmen.

Architecturally, the residences are significant for providing good examples in Pewee Valley of the national trends in stylistic evolution that occurred during the town's period of significance, 1851-1935. As a group, these Pewee Valley houses display the highest design qualities in Oldham County. The Gothic Revival, Italianate, and Colonial Revival houses are particularly important as the few well-developed examples of these styles in the county. This fine collection of relatively high-style houses documents the unusual nature of Pewee Valley's suburban development as a country retreat for Louisville's wealthy upper class.

Outbuildings in the MPL area are significant for providing important information about the types, forms, building materials, construction technologies and locations of these buildings in Pewee Valley. The groups of historic outbuildings associated with some of the country estates are particularly significant for increasing our understanding of the auxiliary buildings historically connected with the country estate property type.

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IV. Registration Requirements: Residential buildings in Pewee Valley can possess significance for either their architectural or historical significance. In either case they must retain a high degree of integrity which is consistent with the overall high integrity of the buildings in the community.

Residences are expected to retain integrity of location and setting. In all but exceptional cases, each house is expected to be situated on its original lot surrounded by at least a portion of its historic acreage. This acreage must retain a sense of its historic appearance. In most cases, boundaries should be drawn to include the entire portion of the historic property associated with each house. For the smaller properties, the associated acreage is critical for defining the property's residential character. For the larger properties this acreage helps to acknowledge the significant function that extensive informally landscaped grounds play in defining the country estate, an important Pewee Valley residential property type. Although landscapes have matured or been altered over the years, the present landscapes associated with these large properties with their historic gateposts, driveways, informal plantings, and outbuildings very much approximate the intended feeling of the originals.

To be considered a contributing property within a district, a moved house must be a Pewee Valley residence that has been sited on a compatible lot which reflects the character of that district with respect to set back and landscaping. It must be architecturally appropriate to that district in terms of style, scale, and age. Only in exceptional cases, when a house has very strong architectural significance, can it be considered eligible for individual listing to the National Register on a new site.

In terms of materials, workmanship, and design, houses should appear much as they did during their period of significance with their basic structural, formal, and decorative elements still in place. This requirement applies equally to the large more elaborately designed houses associated with Pewee Valley's country estates and to Pewee Valley's smaller, more simply designed residences. Non-historic additions should not alter the scale and historic form of a residence. These additions should be located to the rear of the building or set back from the front facade so as to distinguish the original form and design from the

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addition. Massing, rooflines, fenestration, exterior finish materials, and important decorative features such as front porches, eave and gable trim, and window and front entrance detailing are all elements to be considering in determining the integrity of a house. An intact front facade is considered to be particularly important in preserving the historic character of a house. Therefore, major alterations to front porches, front facade fenestration, and decorative detailing will be considered particularly damaging to a building's integrity. Replacement siding will not automatically disqualify a house from group or individual listing if that siding is sensitively applied without obscuring window and door frames and without removing significant features such as decorative shingles, cornice details, and roofline brackets.

As long as a residence in this district still architecturally represents the period in which it became important, the alteration of one or two of the above mentioned elements will not necessarily render it non-contributing. However, for individual listing in the National Register standards are more rigorous. A property principally significant for important historical associations must retain the basic degree of integrity described above as well as any related elements such as outbuildings or landscaping features that help to define its historical importance. A property principally significant for its architectural qualities must be an excellent, highly intact example of a style, type, or other architectural element such as building materials or construction technology. In most cases, its significance must relate to the historic context defined for Pewee Valley, "Suburban Development, 1851-1935." If the building is stylistically important, the great majority of the exterior and interior features that reflect that style must still be in place. A moved front entrance, an altered front porch, or an enlarged front window would pose serious hurdles for registration. On the interior, major changes to the historic floor plan or the removal of significant architectural features such as mantels, paneling, window and door surrounds, or stair detailing would jeopardize the eligibility of the residence.

Outbuildings in the Pewee Valley Multiple Property Listing area are designated contributing buildings or structures if their date of construction lies within the

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period of significance determined for the residence with which they are associated, and if their form and construction materials are still basically intact. Replacement siding and/or new doors will not make them non-contributing if the basic historic character of the building is still intact. Major non-historic additions that significantly alter the form of a building or structure will generally render that outbuilding non-contributing to a property or district.

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Associated Property Types

I. Name of Property Type: Commercial Buildings

II. Description: The present historic commercial buildings in Pewee Valley consist of a very limited collection of six structures which historically functioned as stores, a bank, and a wagon/carriage works that evolved into a garage and automobile showroom. These six buildings represent the great majority of commercial structures built in Pewee Valley. In addition to these six, only a few blacksmith's shops, several early store buildings in Rollington, a large wood-framed building on the site of the present Jurey's Store, and a two-story wood-framed store building on Tulip Avenue that was demolished in the late 1900s are known to have existed.

As in many towns, five of these buildings are located in the area that developed as the center of Pewee Valley. Here, at the intersection of Central Avenue with Mt. Mercy Drive and across the tracks on LaGrange Road the commercial structures cluster around the site of the former railroad depot. Four of these six buildings occupy prominent corner lots. One is located along Rollington Road amongst the collection of buildings that formed the early Rollington community. Like most commercial buildings they are situated close to the street on small lots. Unlike many of the commercial buildings in large towns, they are all free-standing structures.

The buildings range in dates from c. 1880 to the 1920s when the last major historic addition was made to one of them. They are constructed of wood, brick, and concrete block. In style and building technology they are typical of the commercial buildings constructed in Kentucky's hamlets and small towns during this period. With the exception of one which has had extensive alterations they retain a relatively high degree of integrity. Five of the six buildings are two-story, at least in part. Two were built in several stages. With the exception of the bank building which has Neoclassical styling, the buildings have little stylistic detailing. They utilize basic late Victorian and Early twentieth century commercial construction materials and building technologies.

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Of the four store buildings, three are plain two-story rectangular-plan structures with hipped or gable roofs (OL-323, 326, 327). One has a front parapet gable capped by a semi-circular sign plate. The fourth store is an L-plan combination store/residence (OL-309) which has lost its integrity due to major alterations. The storefronts of the three intact stores dominate the first floor front facades. All storefronts retain at least some of their original fabric and give a strong sense of their original appearance. Large plate-glass or multi-paned display windows flanking a main entrance are prominent on all three. The earliest two have transoms, kickplates, and recessed entrances. The latest has a completely flat facade with windows set directly into the face of the wall. Secondary entrances leading to the second floor are located on the front or side of each building. The second floor of each store is punctuated with large double-hung sash windows which light the offices and/or residential space located within. These windows have been covered with louvered wooden grilles in one building.

The bank and the carriage works/garage complete the group of six commercial buildings. As mentioned above, the one-story rock-faced concrete-block bank building (OL-328) with its prominent pedimented portico is more elaborate in its styling than the other buildings. The carriage works/garage (OL-324) is the plainest. This wood-framed building sheathed in a historic tar paper and batten finish has an original two-story gable roofed section and a later one-story flat-roofed garage addition.

III. Significance: The commercial buildings of Pewee Valley are significant for documenting the small but essential role commercial development played in the context of suburban development of the community. Together these buildings illustrate the nature and scale of the historic commercial activity that existed in Pewee Valley. They provide information about the size, scale, workmanship, building materials, and design of commercial buildings constructed in Oldham County's small communities between 1880 and the 1920s. They provide an interesting comparison to the slightly more elaborate buildings of the same period found in LaGrange, the county seat. Although LaGrange's commercial buildings are far from high style, the majority of them have a few more finish details such as bold pressed metal comices,

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decorative attic vents, or second floor window caps than the Pewee Valley buildings. The most intact of these buildings are eligible for the National Register under Criteria A and C. They are significant in the areas of architecture and commerce.

IV. Registration Requirements: Commercial buildings in Pewee Valley can possess significance for either their architectural or historical significance. In either case they must retain a high degree of integrity which is consistent with the overall high integrity of the other historic buildings in the community. Commercial buildings are expected to retain integrity of location and setting. Except in unusual circumstances they should not be moved, and their original close relationship to the street must still be in evidence. Buildings should retain an integrity of design and materials much as they did during the period of significance, with their exterior finish, important detailing, and historic windows still in place. In the case of replacement siding on wood-framed buildings, the siding must have been applied sensitively so as not to have obscured any significant detailing. Major additions should date from the historic period. Non-historic additions must be small and located to the rear of the building, so as not to alter seriously the scale and apparent historic form of the building. Storefronts, like those in the majority of commercial buildings, are expected to have changed somewhat, with new windows, transoms and/or kickplates in some instances. Interiors, which in nearly all cases have been adapted to non-historic functions, are expected to have been altered without jeopardizing the buildings' eligibility. Individually nominated properties must exhibit the high degree of integrity spelled out above in addition to a strong historical and/or architectural significance.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

See continuation sheet

H. Major Bibliographical References

See continuation sheet

Primary location of additional documentation:

- State historic preservation office
 Other State agency
 Federal agency

- Local government
 University
 Other

Specify repository: Kentucky Heritage Council, Frankfort, Kentucky

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The Multiple Property Listing for Pewee Valley is the result of a 1980 grant from the Kentucky Heritage Council to Historic Pewee Valley, Inc., a local preservation organization formed to save an important residence scheduled for demolition and to promote an interest in Pewee Valley's important history and buildings. The Multiple Property Listing for Pewee Valley is a study of all the historic resources in the community.

The listing is based on a 1980 survey of Oldham County prepared for the Kentucky Heritage Council by Carol Tobe. This 1980 survey used official Kentucky survey forms which require information on location, date of construction, style, building materials and plan as well as a brief description, history, and statement of significance. The forms synthesize field survey observations with historical information obtained from research and interviews. An extensive historical overview of Oldham County and its buildings accompanied the survey.

As part of the present grant project, the consultant did a second windshield survey of Pewee Valley that identified several significant buildings not considered in the first survey and updated the forms with current information about property condition and recent alterations. Considerable additional primary research was conducted. Deed searches were done on approximately fifty properties. Town minutes from 1870 to 1940 were skimmed for pertinent information. Louisville city directories and various biographical directories were consulted for information on prominent town residents. In addition, many knowledgeable local residents were interviewed and additional secondary source materials were collected and consulted.

The historic context: "Suburban Development in Pewee Valley, 1851 - 1935" was selected based on research conducted at the present time and on the Oldham County overview prepared in 1980. The historic context, "Suburban Development in Louisville and Jefferson County, 1868 - 1940," a part of the Louisville and Jefferson County Multiple Property Listing prepared in 1988, was helpful in placing Pewee Valley in the perspective of regional suburban development. The county overview helped define Pewee Valley

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in terms of Oldham County history.

The property types were developed from the survey and from the single context identified in the study: "Suburban Development in Pewee Valley, 1851 - 1935." The property types have been based on function. It was felt this grouping provided the most successful organizational mechanism for identifying and discussing the buildings as they related to the various stages of Pewee Valley's suburban development.

Although the present work has involved a comprehensive look at Pewee Valley's historic resources, there are certain as yet unanswered research questions that might put some of the community's resources in better perspective and perhaps lead to additional nominations.

1. What, if any, prehistoric activities in the area might have been expected to generate significant archaeological remains? Where would they likely be located?
2. How does the early pre-railroad Rollington community compare with other early Oldham County settlements. How do the extant buildings in the Rollington area compare in terms of building materials, plan, style, evolution and overall integrity with other similar buildings in the county?
3. Just how unique is Pewee Valley in terms of Kentucky's history? Is the pattern of railroad related suburban development found in Pewee Valley similar to that of any other suburban communities found in the region?

Integrity standards are based on the National Register standards for assessing integrity. Information from research and survey data were used to assess the relative condition and scarcity of each property type and to determine the degree to which allowances should be made for alteration and deterioration. The high overall integrity of the buildings in Pewee Valley led to the development of correspondingly high standards for eligibility.

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