

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Pensacola Park Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

2. LocationStreet & number: Multiple addresses on Rosemont Garden, Suburban Court, Lackawanna, Wabash, Goodrich, Nicholasville Road, Penmoken Park, Pensacola DriveCity or town: Lexington State: Kentucky County: FayetteNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:_____
Date_____
State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

☐

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Name of Property

Building(s)

District

x

Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

400

Noncontributing

16

buildings

10

sites

structures

objects

400

26

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: SINGLE DWELLING

DOMESTIC: MULTIPLE DWELLING

RELIGION: RELIGIOUS FACILITY

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Current Functions

(Enter categories from instructions.)

DOMESTIC: SINGLE DWELLING

DOMESTIC: MULTIPLE DWELLING

RELIGION: RELIGIOUS FACILITY

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS: COLONIAL REVIVAL, TUDOR
REVIVAL, NEOCLASSICAL

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: CRAFTSMAN
MODERN MOVEMENT: RANCH

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD, BRICK, STONE, STUCCO,
CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Summary Description

The Pensacola Park Historic District lies within the city of Lexington, Fayette County, Kentucky, located on the south side of the city, on the west side of Nicholasville Road. The district is a 20th century residential suburb that meets the historic property types¹ for streetcar and early automobile suburbs established in the National Register Multiple Property Documentation Form *Historic Residential Suburbs in the United States, 1830-1960*.² The district encompasses 426 parcels on approximately 95 acres.

¹ The Pensacola Park Historic District is an example of Property Subtypes II and III in this document.

² David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, National Register Bulletin, September 2002. U.S. Department of the Interior, National Park Service, National Register of Historic Places.

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Character of the District

The Pensacola Park Historic District is primarily residential in architectural character, with single family and duplex homes (three), and four multi-family dwellings. Infill is limited, and there is only one institution, Hunter Presbyterian Church on Rosemont Garden. Some of the dwellings along Nicholasville Road have been adapted to commercial use, but most remain residential.

The district developed cohesively over a set period of time, with similar type homes. The suburban nature of the district means that every house has a front yard, a driveway, and a comparable setback. It is a district built with an eye toward both the electric streetcar, which ran down today's Nicholasville Road, the western boundary of the district, and the automobile.

The topography of the district is level to flat. Retaining walls are a regular feature in the neighborhood, both along the sidewalks and along the driveways. All of the streets in the district are paved, and all have sidewalks and curbs. Driveways are either paved, or graveled. Some driveways are "Hollywood" driveways with two parallel concrete tire strips and an unpaved central section between them.³

Many of the houses have garages, located toward the rear of the parcel, at the end of a driveway. These associated outbuildings are typically frame, front or side gable structures, with one to two vehicular bays. Variations, including garages with a masonry veneer and pyramidal or hipped roofs, exist within the district. There are many garages from the Period of Significance, and other examples built later and that may be replacements for earlier buildings.

Buildings in the district employ a variety of construction materials and types. Balloon frame construction is the most common, with exterior walls clad in weatherboards, shingles, brick, or stone veneer. Faux half-timbering is a popular cladding, though typically restricted to gable areas.

The most common changes in the district are material changes to the buildings. Resources in the district have been updated since the time of construction. Cladding, both of walls and roof, has changed with the availability of new materials. In the district, the application of aluminum or vinyl siding to a historic frame dwelling does not obscure its significance.

Windows are another common alteration observed in the district. Historic wood sash from the early 20th century was updated in the mid-20th century; the trend continues today, with the replacement of double-hung wood sash windows with aluminum or vinyl sashes. Double-hung wood-sash windows have been replaced with metal or aluminum sash or sliding windows. The addition of porches, the removal of porches and the enclosure of porches, is another common change in the district. Small shed roof additions to the rear elevation of a dwelling is another common alteration. Siding and window changes do not change the overall feeling or character of the buildings in the district.

³ Ames and McClelland, *Historic Residential Suburbs*, 16-20

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Overall, the historic massing and floor plans of the historic buildings in the historic district remain intact. The houses within the district retain stylistic details, including window and door surrounds, cornices, porches, fenestration patterns, roof forms and other accoutrements that convey the historic architectural style and design of each building.

The character of the district is remarkably intact and little changed from its beginnings in the 1920s and 1930s. The streets follow the pattern laid out in the plats. Trees – both street trees and those in front yards – shade the well-traveled sidewalks.

The district was laid out (platted) in five different sections between 1919 and 1941. These sections are reflective of the development history of the neighborhood, and chart the changing tastes of the American homeowner.

Rosemont Garden, 1919:

Rosemont Addition (as it was originally known) was the first official subdivision plat recorded from what had been Price's Penmoken Farm. It was recorded on August 11, 1919, with 152 lots, most 25 feet wide and 130 feet or less deep. Rosemont Addition was part of the 15 acres that Mayme Johnston had purchased from the Price heirs at the Penmoken auction.⁴

Suburban Court, 1922:

The next addition to the neighborhood was Suburban Court, which was also part of the former Penmoken Farm. It was platted on October 11, 1922, with 76 lots. The size of the lots ranged from 46 to 50 feet wide, and from 150 feet deep to around 118 feet deep. The larger lots were closer to Nicholasville Pike, and the smaller lots closer to the railroad.

Penmoken Park, 1923:

In 1923, Penmoken Park was platted. Two years later, reflecting a slight adjustment in how the lots were configured, an amended plat was filed.

Goodrich Avenue, 1927:

The first plat for Goodrich Avenue was recorded in 1927, with revisions following in 1928 and 1930. Originally slated to follow the design of Penmoken Park as a cul-de-sac, Goodrich was eventually opened up with a connector that would become Crescent Street (now Pensacola Drive). Goodrich Avenue, the southernmost street in the historic district, reflects the changing tastes of the 1930s homebuilder and homeowner.

Pensacola Park, 1928, 1930, and 1940:

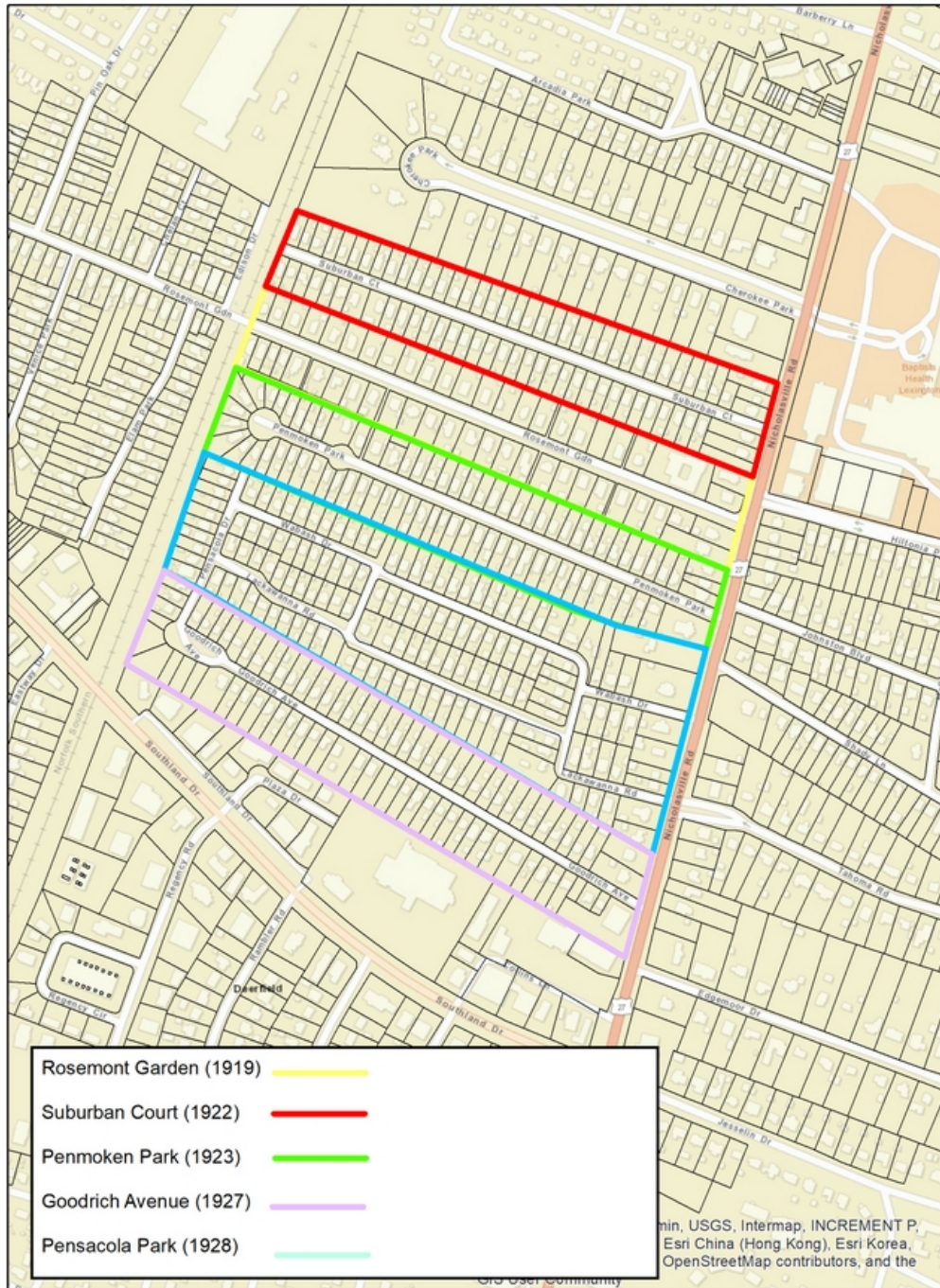
This section of the neighborhood lends its name to the district and was the last to be platted and built out. The first plat, in 1928, contained 139 parcels. The plan was somewhat curvilinear, with Wabash and Lackawanna wrapping into one another in a cul-de-sac at the western end. The 1930 plat did away with the cul-de-sac and the 1940 plat eliminated one lot along Crescent Street (today's Pensacola Drive).

⁴ Fayette County Deed Book 191, page 402.

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Type	Number in District
Bungalow	187
American Foursquare	3
American Small House	33
Cape Cod	63
Minimal Traditional	54
Gunnison	1
Ranch	2
Commercial	2
Church	1
Duplex	3
Rooming House	2
Multi-family	2
Unknown	47
Infill Construction	14
Vacant lots	10

Style	Number in District
Craftsman	190
Colonial Revival	73
Tudor Revival	36
Dutch Colonial Revival	3
Early 20th Century Vernacular	4
Mid-20th Century Vernacular	91
Mid-Century Style	3
Not Applicable	26

Narrative Description

Architectural Styles in the District

Craftsman

The Craftsman style of architecture is most associated with two residential housing types – the Bungalow and the American Foursquare. However, characteristics of the style, including low-pitched gable roofs, exposed rafter tails, tapered and square porch columns, full-width porches, and bracketed gables, are often found on types other than those two. Many nineteenth century buildings in Lexington were remodeled to feature fashionable Colonial Revival and Craftsman details.

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The bungalow was an unpretentious design that helped increase the appearance of an average size lot through its horizontal lines and low height.⁵ The development of new materials such as concrete block, asphalt shingles, and metal siding emphasized the design and construction flexibility of the bungalow.

The inexpensive nature of this form also appealed to young couples and middle-class families, making it a perfect fit for the first residents of the Pensacola Park District.⁶ The bungalow became popularized through the use of plan books (Aladdin, Sears Roebuck Company) and illustrations in such magazines as *Ladies Home Journal*.⁷

The bungalow was the antithesis of Victorian architecture. The Progressive era saw the entrance of national reforms which emphasized cleanliness, hygiene, and space. The overcrowded slums of the inner city caused a national movement to eradicate vice, disease and create a more family-oriented atmosphere. The Bungalow and cottage styles represent this shift in American thinking.

The low lines of the bungalow gave the building a solidity which offered comfort and security.⁸ The open, wide front porch also was a feature particular to the Bungalow. The porch created a harmonious nature between the outside world and the home with its rusticated piers and airy nature. The front porch also allowed owners to chat with passersby who walk on the sidewalks invoking a neighborly feeling.

The inside of a Bungalow is as simple and efficient as its exterior. It has an open floor plan, which has no delineation between public and private space. The rigid formality of Victorianism disappeared as it became acceptable to place bedrooms near the dining and living rooms. Bungalows also have a circular floor plan which facilitates efficient movement within the dwelling.

The designers of Bungalows tried to appeal to women with their efficient interior and supposedly “hygienic” design which made them easier to clean. Bungalows also suggested a less formal lifestyle of the occupants which would allow more casual living and recreational activities.

Bungalows make up the majority of the resources along Rosemont Garden, Suburban Court, and Penmoken Park. Built mainly of brick veneer or frame, the bungalows of the Pensacola Park Historic District are also clad in stone veneer or stucco. They range from one story to 1.5 stories, with dormers providing light to the upper stories, and porches spanning the facades. Common modifications include siding changes and replacement windows, but the level of integrity overall is very high. Some of the best bungalows in Lexington, according to aficionados of the type, are to be found in this neighborhood.

⁵ K.T.Jackson, *Crabgrass Frontier: The Suburbanization of the United States*. (New York: Oxford University Press, 1985), 186.

⁶ Clifford Edward Clark, Jr. *The American Family Home 1800-1960*. (Chapel Hill: University of North Carolina Press, 1986), 185.

⁷Ibid. 179

⁸ Ibid, 173.

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An example of a bungalow in the Craftsman style. 157 Suburban Court (FAL-264, NRHP #29)

Colonial Revival

Nationally, the period of influence for the Colonial Revival style is 1880 to 1950. The style's rise was fueled by an interest in the dwellings associated with the colonial period, particularly English and Dutch houses on the Atlantic seaboard. The first proponents of this style, which was seen as a simplified and classically motivated response to the Victorian era, were professional architects. Richard Morris Hunt's house, Sunnyside, in Newport, Rhode Island, dating from 1870, has been identified by architectural historian Vincent Scully as the "first built evidence of colonial revivalism to exist anywhere."⁹

Colonial Revival dwellings borrow freely from the Federal and Greek Revival styles of the nineteenth century, and typically include a symmetrical façade with multi-light double-hung windows; a central entry with some sort of surround, either a hood, or fanlight and sidelights; a one-story porch or portico; usually side-gabled; dormers are common as well.

For the purposes of this study, the Colonial Revival category is confined to the houses that cannot be misconstrued as a Cape Cod dwelling. The Colonial Revival dwellings in the area are rectangular or square in shape, and are typically two to two-and-one-half stories in height, though there are a few one-and-one-half story examples in the district.

They have symmetrical facades and classical detailing such as dentils or jackarches above the windows. The doorway is typically centered and has sidelights or a pedimented surround.



An example of the Colonial Revival Style. 1855 Nicholasville Road (FAL-440, NRHP #204)

⁹ Cynthia Johnson. "Weehawken." *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed 2007.

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Dutch Colonial Revival

The Dutch Colonial Revival style house is considered to be a subset of the Colonial Revival style, with the main stylistic difference being a gambrel roof. The style, popular in America from around 1900 to 1950, was adapted from 18th century farmhouses built by Dutch settlers. The Dutch introduced the gambrel roof to America in the Mid-Atlantic colonies.

The gambrel roof – which many people think looks like a barn roof – may or may not have flared eaves, there is almost always a shed roof dormer that runs the length of the house on the façade. These dwellings are typically one-and-one-half stories high, but the shape of the gambrel roof and the use of the dormer allow for a footprint that is virtually two stories – without the expense of building a two-story house.

Dutch Colonial Revival dwellings typically have a symmetrical façade and often a full-width porch with classical columns. The front door is usually centered on the façade, and may have some Classical features, like a fanlight or sidelights. Chimneys are located on the gable end of the house. Windows are double-hung sash, and often paired, though single windows are also common. There are only four dwellings within the district that fall into the Dutch Colonial Revival category: 105 Suburban Court (FAL-539, NRHP #4), 123 Goodrich Avenue (FAL-596, NRHP #357), 114 Goodrich Avenue (FAL-643, NRHP #404), and 1739 Nicholasville Road (FAL-238, NRHP #3).



An example of the Dutch Colonial Revival style. 105 Suburban Court (FAL-539, NRHP #4)

Tudor Revival

Although the Tudor Revival style is popularly believed to take its inspiration from the Tudor style in England in the 16th century, it is really a combination of style and influences stemming from late medieval English building elements. The very early Tudor Revival style dwellings in the United States were often architect-designed, and closely mirrored actual English houses from the Elizabethan and Jacobean eras.

In the first part of the 20th century, a less ornate version of this medieval English style soared in popularity, finding fans through mail-order catalogs, builders' guides, and pattern books. These plans – and the houses – were fairly inexpensive, and they appealed to the young couples and

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middle class families buying in the Pensacola Park neighborhood.¹⁰ Elements of the Tudor Revival style include a steeply pitched roof, cross gables on the façade, large chimneys (often on the façade) and details such as rounded arched entryways and arched windows. Faux half-timbering, often in the gables, is another characteristic of the style.

There are several types of Tudor Revivals in the district – with just enough variation to not suggest any sort of monotonous design. The Tudor Revivals in the area tend to be brick or stone veneer, and are one-and-one-half to two stories high (occasionally, there is a two-and-one-half story example). It is common to have multiple types of wall cladding – usually brick and stucco – on a Tudor Revival house. Arched entry doors and façade chimneys are common, as are sharply peaked gables – sometimes multiple gables – on the front of the house.

There are 36 dwellings that can be classified as Tudor Revivals in the Pensacola Park Historic District.



An example of the Tudor Revival style. 130 Goodrich Avenue (FAL-636, NRHP #396).

Mid-Century Style (Ranch Houses)

The ranch house is both a type and a style. In this nomination, the term Mid-Century Style (MCS) is used to apply to the ranch house type. Stylistic characteristics of the ranch style include long, horizontal lines; asymmetrical stylistic elements, often vertical, such as chimneys; a rectangular form; picture windows; integration of the automobile into the design of the dwelling; and an emphasis on outdoor space.



An example of the mid-century style. 102 Penmoken Park (FAL-438, NRHP #201)

¹⁰ Clark, 185.

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Early 20th century Vernacular Style

There are resources in this district built prior to World War II that do not easily fit into a standardized style category. Following the lead established by the Kentucky Heritage Council, these resources are classified as early 20th century vernacular. These buildings may borrow from a number of styles popular at the time – Craftsman, Tudor Revival – but do not possess striking characteristics of any one recognized architectural style.



An example of one of four properties classified as early 20th century vernacular. 198 Rosemont Garden(FAL-335, NRHP #99)

Mid-20th Century Vernacular

There are resources in this district built between World War II and 1955 that do not easily fit into a standardized style category. Following the lead established by the Kentucky Heritage Council, these resources are classified as mid-20th century vernacular. These buildings may borrow from a number of types popular at the time – Cape Cod, for example – but do not possess striking characteristics of any one recognized architectural style. This style is most commonly associated with the Minimal Traditional and American Small House types.



An example of a mid-20th century vernacular resource. 159 Wabash Drive (FAL-469, NRHP # 233)

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Building Types in the District

American Foursquare

The American Foursquare is another twentieth century house form that arose from the Arts and Crafts movement, and took many of its design cues from the Progressive era as well. The form of a Foursquare is that of a two-story cube, usually with a hipped or pyramidal roof. The name derives from the arrangement of most examples of having four principal rooms on each floor.

Like the Bungalow, a front porch is almost always present. Foursquares were built in a variety of materials, including frame and brick and stone veneer, usually on a continuous foundation. Many Foursquare houses feature elements of the Craftsman style, such as exposed rafter tails, overhanging eaves, dormers on the attic story and Craftsman-style double-hung windows. The Colonial Revival style tends to be popular on American Foursquares as well – such as the classically inspired columns on the house at 1827 Nicholasville Road (FAL-361, NRHP # 125).

The American Foursquare tends to be a larger house –usually two to two-and-one-half stories – and in the district, smaller houses tend to be the rule. It is not surprising, then, that only three American Foursquares were identified within the district: 164 Rosemont Garden (FAL-345, NRHP #109), 1827 Nicholasville Road (FAL-361, NHP #125), and 116 Goodrich Avenue (FAL-642, NRHP # 402).

These three dwellings are diverse – although all are two-and-one-half stories with hipped roofs and porches, they are clad in brick veneer, stone veneer, and frame.



An example of the American Foursquare house type. 1827 Nicholasville Road, (FAL-361, NRHP # 125).

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Cape Cod

The Cape Cod, which “is the most common form of one-story Colonial Revival houses,” is a smaller house form that adapted the side gable form of the Colonial Revival and some of the architectural detailing of that style.¹¹

The average Cape Cod dwelling in the Pensacola Park Historic District is one to one-and-one-half stories high, with a symmetrical façade, usually composed of a central entry door with a window to either side. The windows are double hung sash, often with shutters. One-story, side-gable wings are not uncommon.

The front door is often a highlighted feature, with sidelights or a fanlight, and a small pediment supported by pilasters or narrow columns to form a shallow entry porch. Often, the door surround features fluted pilasters or dentils – dentils at the cornice are also typical ornamentation. Most, but not all Cape Cods will have small front gable dormers on the second story of the façade. Chimneys are located on the gable ends.

The difference between Cape Cods, Minimal Traditional houses, and the American Small House can seem slight, but focus on scale, proportion, and classical detailing (or lack thereof). There are 63 Cape Cods in the Pensacola Park Historic District.



An example of a Cape Cod dwelling. 209 Lackawanna Road (FAL-526, NRHP # 297)

Minimal Traditional

Minimal traditional houses are a “simplified form based on the previously dominant Tudor style of the 1920s and 1930s.”¹² These houses are characterized by a front gable on the façade that echoes the Tudor Revival style, but without the overly steeped pitch of the Tudor roof and the ornamentation of Tudor Revival houses. There is no façade chimney, arched openings, or faux half-timbering that is found on Tudor Revival houses.

¹¹ Virginia and Lee McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1998),

¹² Virginia and Lee McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1998),

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The Minimal Tradition house in the district are typically 1.5 stories in height, are clad in stone or brick veneer, or frame cladding. They may have dormers, but not in the symmetrical fashion that defines a Cape Cod-influenced dwelling – there is usually only one off-set dormer on the façade. A Minimal Traditional may or may not have a porch, but when there is a porch, it tends to have wooden posts and a shed roof.

Chimneys, if present, are located on the gable ends. This type of house tends to be three bays wide, with a door and window on one side of the façade, and another window contained within the front gable. There were 54 dwellings classified as Minimal Traditional identified within the area.



An example of the Minimal Traditional house type. 122 Goodrich Avenue (FAL-639, NRHP # 399)

American Small House

The American Small House is defined as a “compact three-, four-, or five-room house with an irregular floor plan, usually with a moderately pitched end-gable roof, sometimes with small wings or rear ells; built from the 1930s to the 1950s.”¹³

These houses do not typically have a porch, just a stoop, with minimal ornamentation on the exterior. For the purposes of this study, these houses are one to one-and-one half stories, with a side gable roof (there is no projecting front gable on the house that may point to Tudor Revival influence), and no porch. Exterior detail and ornamentation are minimal. If there are chimneys or flues, they are typically located on or below the ridgeline of the roof.

The American Small House was, at the time of their construction, the utter simplicity of the form, and the way in which it lent itself to multiple possibilities of use and future expansion. From the 1930s and into the post-World War II era, these small homes were often “starter homes, and from their modest floor plan (often just four rooms on the first floor, two rooms deep), the basement or attic could be finished or more rooms added as families grew.

¹³Richard Cloues. “House Types,” in the *New Georgia Encyclopedia*, available online at <http://www.georgiaencyclopedia.org/ngc/Article.jsp?id=h-2663&hl=y>

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The American Small House only figures into the later development of the Pensacola Park Historic District, and as such, its numbers are fairly small – only 33 recorded examples were identified. An example of the American Small House type. 169 Goodrich Avenue, FAL-619, NRHP #379)



Gunnison House

There is one Gunnison house type in the district: 115 Penmoken Park (FAL-372, NRHP # 136). The house was built in 1950, and was first occupied by E. Melvin and Pauline Norsworthy. He was the Assistant Superintendent of the County Board of Education. She worked in the cafeteria at Picadome School.

A Gunnison House is a prefabricated house type. Prefabricated means that the building was made in sections that could be assembled later.

Gunnison Homes, Inc., based in New Albany, Indiana, began offering panelized, prefabricated houses in the 1930s and continued operations through 1974.¹⁴ Although Forest Products Laboratory had developed the stressed-skin panels, Gunnison spent an additional \$900,000 to perfect the use of these panels in commercial housing production.¹⁵ Gunnison had sold 5,000 houses before the start of World War II.

Gunnison houses were constructed of 4' X 8' stressed-skin panels with exterior plywood. Framing members for these quarter inch plywood exterior panels were 1.5 inches thick. Total wall thickness was two inches including insulation.¹⁶ These panels were bonded with waterproof plastic adhesives in hot presses and were pre-wired. Gunnison panels were joined with bolts and steel connectors. Gunnison catalogs promoted the fact that their houses were assembled on site and under roof within a day.

¹⁴ Cynthia Johnson. *House in a Box: Prefabricated Housing in the Jackson Purchase Cultural Landscape Region, 1900-1960*, ed. Rachel Kennedy (Frankfort: Kentucky Heritage Council: 2006), 56.

¹⁵ Boyden Sparkes, "Hey, Ma! Our House Is Here," *Saturday Evening Post*, vol. 217, issue 17, October 21, 1944, p. 75.

¹⁶ Johnson, *House in a Box*, 56.

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Gunnison Homes, Inc. was the first to use the moving assembly line in their plant and focused on mass production, low cost, and marketing.¹⁷ Houses came with steel casement windows, the American Kitchen with steel cabinets, and either “smooth-paneled” or cedar shingle exterior material. Gunnison dealers offered home buyers left- or right-hand plans in various models and with a number of optional features.¹⁸

By 1952, a *House & Home* article noted that Gunnison Homes would become the first prefabricated housing manufacturer to introduce year round air cooling and heating units as optional features of all models marketed in 1953.¹⁹ A *House & Home* Gunnison Homes advertisement stressed the appeal of brand name technologies, indicating the following features: “New Perimeter heating system, Mor-Sun automatic gas or oil furnaces, beautiful exteriors, flush panel doors, American Kitchens, Fenestra steel windows, Thermo-Pane window walls, Permaglas water heaters, and ceiling-to-floor sliding closet doors.” The advertisement also notes that Gunnison’s “. . . easy-to-clean, Mellow-Tone walls have special appeal to young people with small children – the largest group of low-priced home buyers.”²⁰



The Gunnison house in the Pensacola Park District. 115 Penmoken Park, (FAL-372, NRHP # 136).

Ranch House

After World War II, Lexington, like the rest of the country, saw substantially different house forms and styles. The ranch house, which drew inspiration from the philosophies of Frank Lloyd Wright and the Prairie style of the first two decades of the 20th century, is seen most often along the streets that developed late in the Period of Significance and on scattered infill parcels.

Though the ranch is a building type, many professionals also view the ranch house as style. In this nomination, the style associated with the ranch house is “mid-century style.” The key difference between the ranch and the forms that preceded it was the typical ranch had all of its rooms on one floor. Private spaces were not put on a second story but rather placed away from the entry door and the main living spaces. The ranch popularized the “open” floor plan, with the

¹⁷ Alfred Bruce and Harold Sandback, “The Prefabricated House,” in *A History of Prefabrication*, (Arno Press, 1972), originally printed in *Architectural Forum*, December 1942, p. 64.

¹⁸ Gunnison Homes, Inc., “Tomorrow’s Living Today,” 1951, private collection of Randy Shipp.

¹⁹ “Air Conditioning to be Offered in Prefabs,” *House & Home*, National Association of Home Builders, December 1952, p. 51.

²⁰ “Washable Interior Walls,” Gunnison Homes, Inc. advertisement, *House & Home*, November 1952.

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main living spaces opening up to one another. Kitchens also witnessed great change in the ranch – “kitchens were made more public and included space for a table for the family to dine more informally than in the main dining area between the kitchen and the family or living rooms.”²¹

By the time the ranch house type became widespread in Lexington, the Pensacola Park neighborhood was already densely developed. The district contains just two ranch type dwellings.



An example of the ranch house type. 102 Penmoken Park (FAL-438, NRHP #201)

Duplex

As is typical of many early 20th century suburbs in Lexington, there are a handful of multi-family units in the district. A duplex is a building that houses two families. Typically, one family lives on one side of the building, and the second family on the opposite side of the building. These buildings are usually indicated by two separate entrances (doors) on the façade. Since interior access was not possible for this nomination, duplex buildings are the ones that appear to have two units. This was also checked against the Fayette County Public Valuation Office information. There are three confirmed duplexes in the district: 153 Suburban Court (FAL-262, NRHP # 27); 131 Lackawanna Road (FAL-517, NRHP # 306); and 1905 Nicholasville Road (FAL-582, NRHP # 342).



An example of the duplex house type. 153 Suburban Court (FAL-262, NRHP # 27)

²¹ William Macintire, *A Survey of Historic Sites in Rural Marion and Washington Counties, Kentucky*. (Frankfort: The Kentucky Heritage Council, 2009), 147.

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Multi-family

A multi-unit has more than two families living in the building. Since interior access was not possible for this nomination, multi-family units are those that appear to have more than two units on the interior. This is signaled by the number of entrances (doors) and utility boxes. This was also checked against the Fayette County Public Valuation Office information. There are two confirmed multi-family units in the district: 1823 Nicholasville Road (FAL-360, NRHP # 124) and 1901 Nicholasville Road (FAL-581, NRHP # 341).



An example of a multi-family unit. 1823 Nicholasville Road (FAL-360, NRHP # 124)

Rooming House

A rooming house is a building that lets (rents) rooms and has shared common space. There are two examples of rooming houses in the district. Based on city directory information, these buildings were single family homes until the 1970s and 1980s, when they became rooming houses. These resources also publically advertise rooms to let; the signs are visible from the street. These include 1739 Nicholasville Road (FAL-238, NRHP # 2) and 1847 Nicholasville Road (FAL-394, NRHP # 203).



An example of a rooming house. 1739 Nicholasville Road (FAL-238, NRHP # 2)

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Infill

Infill construction refers to the construction of new buildings between existing buildings. These buildings are modern (non-historic) and fall outside of the period of significance. Infill construction in the Pensacola Park Historic District is that which occurred after 1955. The majority of this occurred from 1970 to the present day. There are 14 examples of infill construction in the district.



An example of infill construction. This house was constructed in 2019. 134 Goodrich Avenue (FAL-634, NRHP #394)

Commercial

A commercial building is a building that is used for commercial use. These buildings in the district can be office or retail. These buildings are not single or multi-family dwellings, but are used for business purposes. Examples include 1807 Nicholasville Road (FAL-311, NRHP #), which has been a dentist office since 1940; it is therefore coded as a commercial building. The building at 1915 Nicholasville Road (FAL-600, NRHP #425) is located within the NRHP boundaries, and is a restaurant. It is coded as a commercial building.



An example of a commercial building. 1807 Nicholasville Road (FAL-311, NRHP # 75).

Evaluation of Resources

Contributing resources in the Pensacola Park Historic District are those which date from the 1919-1955 POS and that retain a sufficient degree of materials and design as defined below. Non-contributing resources are those constructed after the end of the POS or those resources that do not fit with the character of the district, or those resources with such severe amounts of change that they no longer help us experience the historic district. Additionally, vacant parcels are deemed

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non-contributing. The resources are evaluated according to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*.

The following criteria were utilized in the evaluation of properties' **contributing** status:

- Contributing properties must date from 1919-1955, the district's Period of Significance;
- Contributing properties must demonstrate a strong association with the historic evolution of the Pensacola Park Historic District, most notably through location and setting;
- A level of change is expected in any historic residential district, but contributing properties must retain substantial character-defining features, such as massing, form, fenestration arrangement and stylistic detail to add to the character of the district.

All historic properties in the district have undergone alteration since their construction. As a whole, the district retains a sufficient amount of its setting, location, design, materials, workmanship and association to qualify for the National Register.

The following criteria were used to give a **non-contributing** status to individual properties:

- Properties which post-date the 1955 end of the POS;
- Properties which do not fit with the character of the district;
- Vacant lots;
- The presence of extensive alterations to the historic resource, which camouflage its form or render it unable to convey its identity as a historic building.

Resource Inventory

The Resource Inventory which follows describes the properties found within the Pensacola Park Historic District.

The inventory table that follows contains a number of abbreviations. The National Register Numbers (NR #) are the resource numbers referred to in Sections 7 and 8, and are keyed to the map accompanying the nomination. The Survey Number (KHC #) is the number assigned to the property by the Kentucky Heritage Council.

The Date is the approximate date of construction, using the codes utilized by the Kentucky Heritage Council. If an exact date of construction is known, it is included in parentheses. The "HT" column refers to the height of the building.

The "Type" column refers to the interior floor plan, type of resource, or use of the building. If the plan is not known or is not applicable, then "U" (unknown) is used. The following abbreviations are used:

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4S: American Foursquare

D: Duplex

RH: Rooming House

ASH: American Small House

MT: Minimal Traditional

U: Unknown

CM: Commercial

BG: Bungalow

MF: Multi-family

CC: Cape Cod

Style refers to the predominant architectural style of the resource. Not all resources have a style that can be identified as a nationally recognized architectural style. In this case, abbreviations used by the Kentucky Heritage Council's state survey program are used, in particular, the Early 20th century vernacular and the Mid-20th century vernacular.

The following abbreviations are used in the Style column:

CR: Colonial Revival

TR: Tudor Revival

DCR: Dutch Colonial Revival

MCS: Mid-century style, most commonly associated with ranch houses

CRFT: Craftsman

EV: Early 20th century vernacular

MDV: Mid-20th century vernacular

The "MT" column stands for exterior material cladding of the resource, with the following abbreviations:

FR: Wood

SV: Stone veneer

BV: Brick veneer

CB: Concrete Block

PC: Poured concrete

ST: Stucco

The "CH" (changes) column provides a key to alterations to the contributing resource, as follows:

S: non-historic siding installed, building integrity slightly compromised

RW: replacement windows installed, building integrity slightly compromised

AD: Addition, does not compromise integrity

AW: Awnings added, does not compromise integrity

G/A: Garage addition, does not compromise integrity

NH: non-historic building

P/E: Porch enclosed, does not compromise integrity

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P/C: Porch changed, does not compromise integrity

P/R: Porch removed, does not compromise integrity

NSA: No significant alterations. While minor changes may have occurred, none significantly affects the overall integrity of the property within the context of the district as a whole

The "ST" (Status) column refers to the status of the resource within the district. A "C" means it is contributing; a "NC" is non-contributing.

Resource #	KHC_Survey	Address	Date	HT	MT	Type	Style	Changes	Status
0	FAL-236	1733 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	RW	C
1	FAL-237	1737 Nicholasville Rd	1925-1949	2		U	TR	RW	C
2	FAL-238	1739 Nicholasville Rd	1925-1949	1.5	SV	RH	TR/DCR	S	C
3	FAL-239	105 Suburban Court	1925-1949	1.5	BV	U	DCR	RW	C
4	FAL-240	107 Suburban Court	1925-1949	2	BV	U	CR	RW, P/E	C
5	FAL-241	109 Suburban Court	1925-1949	2	FR	U	CRFT	S, RW, AD	C
6	FAL-242	111 Suburban Court	1925-1949	1	BV	BG	CRFT	NSA	C
7	FAL-243	113 Suburban Court	1925-1949	1.5	FR	BG	CRFT	S	C
8	FAL-274	115 Suburban Court	2016	2	FR	Infill	N/A	N/A	NC
9	FAL-244	117 Suburban Court	1925-1949	1.5	BV	BG	CRFT	NSA	C
10	FAL-245	119 Suburban Court	1925-1949	1.5	BV	BG	CRFT	S, RW, AD	C
11	FAL-246	121 Suburban Court	1925-1949		FR	BG	CRFT	S, RW	C
12	FAL-247	123 Suburban Court	1925-1949	1	FR	BG	CRFT	S, RW	C
13	FAL-248	125 Suburban Court	1925-1949	1.5	FR	BG	CRFT	S, RW	C
14	FAL-249	127 Suburban Court	1925-1949	1	FR	BG	CRFT	RW	C
15	FAL-250	129 Suburban Court	1925-1949	1.5	FR	BG	CRFT	NSA	C
16	FAL-251	131 Suburban Court	1925-1949	1	FR	BG	CRFT	AD	C
17	FAL-252	133 Suburban Court	1925-1949	1	FR	BG	CRFT	S, RW	C
18	FAL-253	135 Suburban Court	1925-1949	1	FR	BG	CRFT	RW	C
19	FAL-254	137 Suburban Court	1925-1949	1	FR	BG	CRFT	S, RW	C

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20	FAL-255	139 Suburban Court	1925-1949	1.5	FR	BG	CRFT	S, RW	C
21	FAL-256	141 Suburban Court	1925-1949	1.5	FR	BG	CRFT	RW	C
22	FAL-257	143 Suburban Court	1925-1949	1	FR	BG	CRFT	S, RW	C
23	FAL-258	145 Suburban Court	1925-1949	1.5	FR	BG	CRFT	S, RW	C
24	FAL-259	147 Suburban Court	1925-1949	1.5	BV	BG	CRFT	AW	C
25	FAL-260	149 Suburban Court	1925-1949	1	BV	BG	CRFT	NSA	C
26	FAL-261	151 Suburban Court	1925-1949	1.5	FR	BG	CRFT	S, RW	C
27	FAL-262	153 Suburban Court	1925-1949	1.5	FR	Duplex	MDV	S	C
28	FAL-263	155 Suburban Court	1925-1949	1	BV	BG	CRFT	NSA	C
29	FAL-264	157 Suburban Court	1925-1949	1.5	BV	BG	CRFT	NSA	C
30	FAL-265	159 Suburban Court	1925-1949	1.5	BV	BG	CRFT	Ad	C
31	FAL-266	161 Suburban Court	1925-1949	1	FR	BG	CRFT	RW	C
32	FAL-267	163 Suburban Court	1925-1949	1	BV	BG	CRFT	RW	C
33	FAL-268	165 Suburban Court	1925-1949	1	FR	BG	CRFT	NSA	C
34	FAL-269	167 Suburban Court	1925-1949	1	FR	BG	CRFT	RW	C
35	FAL-270	169 Suburban Court	1925-1949	1	FR	BG	CRFT	S	C
36	FAL-271	171 Suburban Court	1925-1949	1	FR	BG	CRFT	NSA	C
37	FAL-272	173 Suburban Court	1925-1949	1	FR	BG	CRFT	S, RW	C
38	FAL-273	175 Suburban Court	1925-1949		FR	BG	CRFT	S, RW	C
39	FAL-275	174 Suburban Ct	1925-1949	1	FR	BG	CRFT	NSA	C
40	FAL-276	172 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	S, RW	C
41	FAL-277	170 Suburban Ct	1925-1949	1.5	FR	CC	CR	S, RW	C
42	FAL-278	168 Suburban Ct	1925-1949	1	FR	BG	CRFT	S, RW	C
43	FAL-279	166 Suburban Ct	1925-1949	1	FR	BG	CRFT	S, RW	C
44	FAL-280	164 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	S, RW	C
45	FAL-281	162 Suburban Ct	1925-1949	1	FR	ASH	MDV	NSA	C
46	FAL-282	158 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	NSA	C

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47	FAL-283	156 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	NSA	C
48	FAL-284	154 Suburban Ct	1925-1949	1	ST	BG	CRFT	NSA	C
49	FAL-285	152 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW	C
50	FAL-286	150 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	RW	C
51	FAL-287	148 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW, AD	C
52	FAL-288	146 Suburban Ct	1925-1949	1	BV	BG	CRFT	RW	C
53	FAL-289	144 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW	C
54	FAL-290	142 Suburban Ct	1925-1949	1	BV	BG	CRFT	NSA	C
55	FAL-291	140 Suburban Ct	1925-1949	1	FR	BG	CRFT	S, RW	C
56	FAL-292	138 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW	C
57	FAL-293	136 Suburban Ct	1925-1949	1	FR	BG	CRFT	RW	C
58	FAL-294	134 Suburban Ct	1925-1949	1	BV	BG	CRFT	S, RW	C
59	FAL-295	132 Suburban Ct	1925-1949	1	BV	BG	CRFT	RW	C
60	FAL-296	130 Suburban Ct	1925-1949	1	BV	BG	CRFT	RW	C
61	FAL-297	128 Suburban Ct	1925-1949	1	FR	BG	CRFT	RW	C
62	FAL-298	126 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	RW	C
63	FAL-299	124 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW	C
64	FAL-300	122 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	NSA	C
65	FAL-301	120 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	P/E	C
66	FAL-302	118 Suburban Ct	1925-1949	1	BV	BG	CRFT	NSA	C
67	FAL-303	116 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	NSA	C
68	FAL-304	114 Suburban Ct	1925-1949	1.5	FR	BG	CRFT	S	C
69	FAL-305	112 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	RW	C
70	FAL-306	110 Suburban Ct	1925-1949	1	FR	BG	CRFT	NSA	C
71	FAL-307	108 Suburban Ct	1925-1949	1	BV	BG	CRFT	NSA	C
72	FAL-308	106 Suburban Ct	1925-1949	1.5	BV	BG	CRFT	S, RW	C
73	FAL-309	1801 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	NSA	C

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74	FAL-310	1803 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	S	C
75	FAL-311	1807 Nicholasville Rd	1925-1949	1.5	BV	CM	CR	RW	C
76	FAL-312	1815 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	RW	C
77	FAL-313	109 Rosemont Garden	N/A	1	BV	Church	N/A	N/A	NC
78	FAL-314	121 Rosemont Garden	1925-1949	1	FR	ASH	MDV	S, RW	C
79	FAL-315	125 Rosemont Garden	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
80	FAL-316	129 Rosemont Garden	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
81	FAL-317	133 Rosemont Garden	1900-1924	1.5	FR	BG	CRFT	NSA	C
82	FAL-318	137 Rosemont Garden	1925-1949	2	FR	U	CR	NSA	C
83	FAL-319	141 Rosemont Garden	1925-1949	1.5	BV	BG	CRFT	NSA	C
84	FAL-320	145 Rosemont Garden	1925-1949	1.5	BV	BG	CRFT	NSA	C
85	FAL-321	149 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	RW	C
86	FAL-322	153 Rosemont Garden	1925-1949	1.5	BV	BG	CRFT	RW	C
87	FAL-323	157 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S, RW	C
88	FAL-324	161 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S, RW	C
89	FAL-325	165 Rosemont Garden	1925-1949	1	FR	BG	CRFT	NSA	C
90	FAL-326	169 Rosemont Garden	1925-1949	1	FR	BG	CRFT	NSA	C
91	FAL-327	175 Rosemont Garden	1925-1949	1	FR	ASH	MDV	P/E	C
92	FAL-328	177 Rosemont Garden	1925-1949	1	FR	BG	CRFT	RW	C
93	FAL-329	181 Rosemont Garden	1925-1949	1	FR	BG	CRFT	NSA	C
94	FAL-330	185 Rosemont Garden	2009	1	FR	Infill	CRFT	S, RW	NC
95	FAL-331	189 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S	C
96	FAL-332	193 Rosemont Garden	1925-1949	1	BV	BG	CRFT	RW	C
97	FAL-333	197 Rosemont Garden	1925-1949	1.5	FR	CC	MDV	S, RW	C
98	FAL-334	199 Rosemont Garden	1925-1949	1	BV	BG	CRFT	NSA	C
99	FAL-335	198 Rosemont Garden	1925-1949	1	FR	BG	EV	S, RW	C

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100	FAL-336	196 Rosemont Garden	1925-1949	1	FR	BG	CRFT	S, RW	C
101	FAL-337	194 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S	C
102	FAL-338	192 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S	C
103	FAL-339	188 Rosemont Garden	1925-1949	1	FR	BG	CRFT	S, RW	C
104	FAL-340	184 Rosemont Garden	1925-1949	1	FR	BG	CRFT	S, RW	C
105	FAL-341	180 Rosemont Garden	1925-1949	1.5	FR	U	TR	RW	C
106	FAL-342	176 Rosemont Garden	1925-1949	1	FR	BG	CRFT	NSA	C
107	FAL-343	172 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S, RW	C
108	FAL-344	168 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	RW	C
109	FAL-345	164 Rosemont Garden	1925-1949	2.5	FR	4S	CRFT	RW, AD	C
110	FAL-346	160 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S, RW	C
111	FAL-347	156 Rosemont Garden	1925-1949	1	FR	BG	CRFT	S, RW	C
112	FAL-348	152 Rosemont Garden	1925-1949	1	FR	BG	CRFT	RW, AD	C
113	FAL-349	148 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S, RW	C
114	FAL-350	144 Rosemont Garden	1925-1949	1	FR	BG	CRFT	NSA	C
115	FAL-351	140 Rosemont Garden	1925-1949	1	FR	BG	CRFT	S, RW	C
116	FAL-352	136 Rosemont Garden	1925-1949	1.5	BV	CC	CR	RW	C
117	FAL-353	132 Rosemont Garden	1900-1924	1.5	FR	BG	CRFT	NSA	C
118	FAL-354	128 Rosemont Garden	1925-1949	1.5	BV	BG	CRFT	NSA	C
119	FAL-355	124 Rosemont Garden	1900-1924	1.5	FR	BG	CRFT	NSA	C
120	FAL-356	120 Rosemont Garden	1900-1924	1.5	FR	BG	CRFT	S, RW	C
121	FAL-357	116 Rosemont Garden	1925-1949	1.5	BV	BG	CRFT	S	C
122	FAL-358	112 Rosemont Garden	1925-1949	1.5	FR	BG	CRFT	S	C
123	FAL-359	108 Rosemont Garden	1925-1949	1.5	BV	CC	CR	RW	C
124	FAL-360	1823 Nicholasville Rd	1925-1949	2	BV	MF	CR	NSA	C
125	FAL-361	1827 Nicholasville Rd	1925-1949	2.5	BV	4S	CR	NSA	C

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126	FAL-362	1831 Nicholasville Rd	1925-1949	1.5	SV	U	TR	RW	C
127	FAL-363	1835 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	RW	C
128	FAL-364	1839 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	S	C
129	FAL-365	101 Penmoken Park	1925-1949	1.5	SV	BG	CRFT	RW	C
130	FAL-366	103 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
131	FAL-367	105 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
132	FAL-368	107 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
133	FAL-369	109 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	NSA	C
134	FAL-370	111 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
135	FAL-371	113 Penmoken Park	1925-1949	1.5	FR	CC	CR	S	C
136	FAL-372	115 Penmoken Park	1950-1974	1	FR	Gunnison	N/A	S, RW	C
137	FAL-373	117 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
138	FAL-374	119 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW, AD	C
139	FAL-375	121 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
140	FAL-376	123 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
141	FAL-377	125 Penmoken Park	1925-1949	1.5	BV	BG	CRFT	NSA	C
142	FAL-378	127 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
143	FAL-379	129 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
144	FAL-380	131 Penmoken Park	1925-1949	1.5	BV	BG	CRFT	AD, S, RW	C
145	FAL-381	133 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	RW	C
146	FAL-382	135 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
147	FAL-383	137 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
148	FAL-384	139 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
149	FAL-385	141 Penmoken Park	1925-1949	1	FR	ASH	MDV	S, RW	C
150	FAL-386	143 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
151	FAL-387	145 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	NSA	C

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152	FAL-388	149 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	P/E	C
153	FAL-389	151 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
154	FAL-390	153 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
155	FAL-391	157 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	NSA	C
156	FAL-392	161 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
157	FAL-393	163 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
158	FAL-395	165 Penmoken Park	1925-1949	1	FR	BG	CRFT	S	C
159	FAL-396	167 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
160	FAL-397	169 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
161	FAL-398	171 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
162	FAL-399	173 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
163	FAL-400	175 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
164	FAL-401	177 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
165	FAL-402	176 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
166	FAL-403	174 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
167	FAL-404	172 Penmoken Park	1925-1949	1	BV	BG	CRFT	RW	C
168	FAL-405	170 Penmoken Park	1925-1949	1	BV	BG	CRFT	S	C
169	FAL-406	168 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
170	FAL-407	166 Penmoken Park	1925-1949	1	BV	BG	CRFT	P/E	C
171	FAL-408	164 Penmoken Park	1925-1949	1	BV	BG	CRFT	P/E	C
172	FAL-409	162 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
173	FAL-410	158 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
174	FAL-411	156 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW	C
175	FAL-412	154 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
176	FAL-413	152 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW	C
177	FAL-414	150 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
178	FAL-415	148 Penmoken Park	1925-1949	1.5	FR	MT	N/A	S, RW	C

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179	FAL-416	146 Penmoken Park	1925-1949	1	FR	BG	CRFT	RW	C
180	FAL-417	144 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
181	FAL-418	142 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
182	FAL-419	140 Penmoken Park	1925-1949	1.5	FR	MT	N/A	RW	C
183	FAL-420	138 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW, P/E	C
184	FAL-421	136 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW	C
185	FAL-422	134 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
186	FAL-423	132 Penmoken Park	1925-1949	1.5	FR	ASH	EV	S, RW	C
187	FAL-424	130 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	RW	C
188	FAL-425	128 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	NSA	C
189	FAL-426	126 Penmoken Park	1925-1949	1	BV	BG	CRFT	NSA	C
190	FAL-427	124 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
191	FAL-428	122 Penmoken Park	1925-1949	1	SV	BG	CRFT	RW	C
192	FAL-429	120 Penmoken Park	1925-1949	1	FR	BG	CRFT	RW	C
193	FAL-430	118 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
194	FAL-431	116 Penmoken Park	1925-1949	1.5	FR	BG	CRFT	S, RW	C
195	FAL-432	114 Penmoken Park	1925-1949	1	FR	BG	CRFT	NSA	C
196	FAL-433	112 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW	C
197	FAL-434	110 Penmoken Park	1925-1949	1	FR	BG	CRFT	S, RW	C
198	FAL-435	108 Penmoken Park	1925-1949	1.5	FR	CC	N/A	S, RW	C
199	FAL-436	106 Penmoken Park	1925-1949	1.5	FR	CC	N/A	S	C
200	FAL-437	104 Penmoken Park	1925-1949	1.5	FR	MT	N/A	S, RW	C
201	FAL-438	102 Penmoken Park	1950-1974	1	BV	Ranch	MCS	RW	C
202	FAL-439	1851 Nicholasville Rd	1925-1949	1.5	BV	U	MDV	NSA	C
203	FAL-394	1847 Nicholasville Rd	1925-1949	1.5	BV	RH/BG	CRFT	NSA	C
204	FAL-440	1855 Nicholasville Rd	1925-1949	2.5	BV	U	CR	NSA	C

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205	FAL-441	101 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
206	FAL-442	103 Wabash Dr	1925-1949	1.5	BV	BG	CRFT	RW	C
207	FAL-443	105 Wabash Dr	1925-1949	1.5	SV	U	TR	RW	C
208	FAL-444	109 Wabash Dr	1925-1949	1.5	BV	U	TR	RW	C
209	FAL-445	111 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
210	FAL-446	113 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
211	FAL-447	115 Wabash Dr	1925-1949	1.5	BV	MT	MDV	RW	C
212	FAL-448	117 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
213	FAL-449	119 Wabash Dr	1925-1949	1	FR	BG	EV	RW	C
214	FAL-450	121 Wabash Dr	1925-1949	1.5	BV	ASH	MDV	RW	C
215	FAL-451	123 Wabash Dr	1925-1949	1.5	SV	CC	CR	NSA	C
216	FAL-452	125 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
217	FAL-453	127 Wabash Dr	1925-1949	1.5	BV	MT	MDV	RW	C
218	FAL-454	129 Wabash Dr	1925-1949	1.5	BV	U	TR	RW	C
219	FAL-455	131 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
220	FAL-456	133 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
221	FAL-457	135 Wabash Dr	1950-1974	1.5	BV	CC	CR	RW	C
222	FAL-458	137 Wabash Dr	1950-1974	1.5	BV	CC	CR	RW	C
223	FAL-459	139 Wabash Dr	1950-1974	1.5	BV	MT	MDV	NSA	C
224	FAL-460	141 Wabash Dr	1925-1949	1.5	SV	CC	CR	RW	C
225	FAL-461	143 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
226	FAL-462	145 Wabash Dr	1925-1949	1.5	SV	U	TR	RW	C
227	FAL-463	147 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
228	FAL-464	149 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
229	FAL-465	151 Wabash Dr	1925-1949	1.5	BV	MT	MDV	NSA	C
230	FAL-466	153 Wabash Dr	1925-1949	1.5	BV	MT	MDV	RW	C
231	FAL-467	155 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C

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232	FAL-468	157 Wabash Dr	1950-1974	1	BV	MT	MDV	AW	C
233	FAL-469	159 Wabash Dr	1950-1974	1	BV	MT	MDV	AW	C
234	FAL-470	161 Wabash Dr	1950-1974	1	BV	MT	MDV	RW	C
235	FAL-471	166 Wabash Dr	1950-1974	1.5	BV	CC	CR	RW	C
236	FAL-472	164 Wabash Dr	1950-1974	1.5	BV	CC	CR	NSA	C
237	FAL-473	162 Wabash Dr	1950-1974	1.5	BV	CC	CR	NSA	C
238	FAL-474	160 Wabash Dr	1975-2000	2	BV/FR	Infill	MDV	S, RW	NC
239	FAL-475	158 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
240	FAL-476	156 Wabash Dr	1925-1949	1.5	BV	MT	MDV	NSA	C
241	FAL-477	154 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
242	FAL-478	152 Wabash Dr	1925-1949	1.5	SV	U	TR	NSA	C
243	FAL-479	150 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
244	FAL-480	146 Wabash Dr	1950-1974	1.5	BV	MT	MDV	NSA	C
245	FAL-481	142 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
246	FAL-482	140 Wabash Dr	1950-1974	1	BV	MT	MDV	RW	C
247	FAL-483	138 Wabash Dr	1950-1974	1	BV	MT	MDV	NSA	C
248	FAL-484	136 Wabash Dr	1950-1974	1.5	BV	CC	CR	RW	C
249	FAL-485	134 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
250	FAL-486	132 Wabash Dr	1950-1974	1.5	BV	MT	MDV	RW	C
251	FAL-487	130 Wabash Dr	1925-1949	1.5	BV	MT	MDV	NSA	C
252	FAL-488	128 Wabash Dr	1925-1949	1.5	BV/SV	MT	MDV	NSA	C
253	FAL-489	126 Wabash Dr	1925-1949	1	BV	MT	MDV	RW	C
254	FAL-490	124 Wabash Dr	1925-1949	1.5	BC	MT	MDV	RW	C
255	FAL-491	122 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
256	FAL-492	120 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
257	FAL-493	118 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C
258	FAL-494	116 Wabash Dr	1925-1949	1.5	BV	CC	CR	RW	C

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259	FAL-495	114 Wabash Dr	1925-1949	1.5	BV	CC	CR	NSA	C
260	FAL-563	102 Lackawanna Rd	1958	1	BV	Infill	MCS	AW	NC
261	FAL-562	104 Lackawanna Rd	1925-1949	1.5	BV	MT	MDV	RW	C
262	FAL-561	106 Lackawanna Rd	1925-1949	1	BV	BG	CRFT	RW	C
263	FAL-560	108 Lackawanna Rd	1925-1949	1.5	BV	BG	CRFT	NSA	C
264	FAL-559	110 Lackawanna Rd	1925-1949	2	BV	U	TR	RW	C
265	FAL-558	112 Lackawanna Rd	1925-1949	1.5	SV	CC	CR	RW	C
266	FAL-557	114 Lackawanna Rd	1925-1949	1.5	SV	U	TR	RW	C
267	FAL-556	116 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	NSA	C
268	FAL-555	118 Lackawanna Rd	1925-1949	1.5	BV	MT	MDV	NSA	C
269	FAL-554	120 Lackawanna Rd	1925-1949	2	BV/FR	U	MDV	RW, AD	C
270	FAL-553	122 Lackawanna Rd	1925-1949	2.5	SV	U	CR	NSA	C
271	FAL-552	124 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	NSA	C
272	FAL-551	126 Lackawanna Rd	1925-1949	1.5	BV	ASH	MDV	AD	C
273	FAL-550	128 Lackawanna Rd	1950-1974	1.5	BV	CC	CR	RW	C
274	FAL-549	130 Lackawanna Rd	1950-1974	1.5	BV	MT	MDV	RW	C
275	FAL-548	132 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	NSA	C
276	FAL-547	134 Lackawanna Rd	1925-1949	1.5	BV	MT	MDV	RW	C
277	FAL-546	136 Lackawanna Rd	1950-1974	1	BV	Ranch	MCS	NSA	C
278	FAL-545	138 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	AW, RW	C
279	FAL-544	140 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	S, RW	C
280	FAL-543	142 Lackawanna Rd	1925-1949	1.5	BV	MT	MDV	RW	C
281	FAL-542	202 Lackawanna Rd	1925-1949	1	BV	ASH	MDV	NSA	C
282	FAL-541	204 Lackawanna Rd	1925-1949	2	BV	MT	MDV	RW	C
283	FAL-540	206 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	RW	C
284	FAL-539	208 Lackawanna Rd	1925-1949	1.5	BV	CC	CR	NSA	C
285	FAL-538	210 Lackawanna Rd	1925-1949	1.5	BV	MT	MDV	NSA	C

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286	FAL-537	214 Lackawanna Rd	1925- 1949	1.5	BV	MT	MDV	NSA	C
287	FAL-536	216 Lackawanna Rd	1925- 1949	1.5	BV	MT	MDV	S, RW	C
288	FAL-535	218 Lackawanna Rd	1925- 1949	1.5	BV	CC	CR	RW	C
289	FAL-534	220 Lackawanna Rd	1925- 1949	1.5	BV	ASH	MDV	NSA	C
290	FAL-533	224 Lackawanna Rd	1925- 1949	1.5	BV	MT	MDV	NSA	C
291	FAL-532	223 Lackawanna Dr	1925- 1949	1.5	BV	CC	CR	NSA	C
292	FAL-531	219 Lackawanna Dr	1925- 1949	1.5	BV	MT	MDV	S, RW	C
293	FAL-530	217 Lackawanna Dr	1925- 1949	2	BV	U	CR	RW	C
294	FAL-529	215 Lackawanna Dr	1925- 1949	1.5	BV	CC	CR	RW	C
295	FAL-528	213 Lackawanna Dr	1925- 1949	1.5	BV	MT	MDV	RW	C
296	FAL-527	211 Lackawanna Dr	1925- 1949	1.5	BV	CC	CR	S, RW	C
297	FAL-526	209 Lackawanna Dr	1925- 1949	1.5	BV	CC	CR	RW	C
298	FAL-525	207 Lackawanna Dr	1925- 1949	2	BV	U	CR	NSA	C
299	FAL-524	205 Lackawanna Dr	1925- 1949	1.5	BV	MT	MDV	RW	C
300	FAL-523	203 Lackawanna Dr	1996	2	FR	Infill	N/A	N/A	NC
301	FAL-522	201 Lackawanna Dr	1925- 1949	1.5	BV	U	TR	RW	C
302	FAL-521	145 Lackawanna Dr	1925- 1949	1	BV	ASH	MDV	RW	C
303	FAL-520	137 Lackawanna Dr	1925- 1949	1.5	BV	CC	CR	NSA	C
304	FAL-519	135 Lackawanna Dr	1925- 1949	1.5	BV	ASH	CR	RW	C
305	FAL-518	133 Lackawanna Dr	1925- 1949	1.5	BV	MT	MDV	RW	C
306	FAL-517	131 Lackawanna Dr	1950- 1974	1.5	ST	Duplex	MDV	RW	C
307	FAL-516	129 Lackawanna Dr	1969	1	BV	Infill	MDV	NSA	NC
308	FAL-515	127 Lackawanna Dr	1969	1	BV	Infill	MDV	NSA	NC
309	FAL-514	125 Lackawanna Dr	1925- 1949	1.5	SV	U	TR	RW	C
310	FAL-513	123 Lackawanna Dr	1987	1.5	FR	Infill	N/A	N/A	NC
311	FAL-512	121 Lackawanna Dr	1925- 1949	1.5	BV	MT	MDV	RW	C
312	FAL-511	119 Lackawanna Dr	1925- 1949	1.5	SV	U	TR	RW	C

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313	FAL-510	117 Lackawanna Dr	1925-1949	1.5	BV	MT	MDV	RW	C
314	FAL-509	115 Lackawanna Dr	1925-1949	1.5	ST	U	TR	NSA	C
315	FAL-500	112 Wabash Dr	1925-1949	1.5	BV	U	TR	RW	C
316	FAL-501	110 Wabash Dr	1925-1949	1.5	BV	BG	CRFT	RW	C
317	FAL-502	1855 Norfolk Dr	1925-1949	1.5	BV	U	TR	RW	C
318	FAL-503	1857 Norfolk Dr	1925-1949	1.5	BV	BG	CRFT	NSA	C
319	FAL-504	1859 Norfolk Dr	1925-1949	1	BV	BG	CRFT	AD	C
320	FAL-499	102 Wabash Dr	1925-1949	1.5	BV	U	TR	RW	C
321	FAL-498	104 Wabash Dr	1925-1949	1	BV	BG	CRFT	RW	C
322	FAL-497	106 Wabash Dr	1925-1949	1.5	SV	U	TR	NSA	C
323	FAL-496	108 Wabash Dr	1925-1949	1.5	BV	U	TR	NSA	C
324	FAL-564	1847 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	RW	C
325	FAL-565	1849 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	S, RW	C
326	FAL-566	1851 Pensacola Dr	1925-1949	1.5	CB	ASH	MDV	RW	C
327	FAL-567	1853 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	NSA	C
328	FAL-568	1855 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	NSA	C
329	FAL-569	1857 Pensacola Dr	1925-1949	1.5	BV	MT	MDV	RW	C
330	FAL-570	1859 Pensacola Dr	1925-1949	1.5	BV	MT	MDV	RW	C
331	FAL-571	1861 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	NSA	C
332	FAL-572	1863 Pensacola Dr	1925-1949	1.5	BV	MT	MDV	AW	C
333	FAL-573	1865 Pensacola Dr	1925-1949	1.5	BV	ASH	MDV	S	C
334	FAL-574	1867 Pensacola Dr	1925-1949	1.5	FR	ASH	MDV	S, RW	C
335	FAL-575	1869 Pensacola Dr	1925-1949	1.5	FR	ASH	MDV	S, RW	C
336	FAL-576	1871 Pensacola Dr	1925-1949	1.5	FR	ASH	MDV	S, RW	C
337	FAL-577	1857 Nicholasville Rd	1925-1949	2.5	BV	U	CR	NSA	C
338	FAL-578	1859 Nicholasville Rd	1925-1949	1.5	SV	BG	CRFT	RW	C

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339	FAL-579	1863 Nicholasville Rd	1925-1949	2.5	BV	U	TR	RW	C
340	FAL-580	1865 Nicholasville Rd	1925-1949	1.5	SV	U	CR/DCR	RW	C
341	FAL-581	1901 Nicholasville Rd	1925-1949	2	BV	MF	CR	NSA	C
342	FAL-582	1905 Nicholasville Rd	1925-1949	1.5	BV	Duplex	TR	RW	C
343	FAL-583	1907 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	RW	C
344	FAL-584	1909 Nicholasville Rd	1925-1949	1.5	BV	BG	CRFT	RW	C
345	FAL-585	99 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	S, RW	C
346	FAL-586	101 Goodrich Ave	1925-1949	1.5	BV	ASH	MDV	RW	C
347	FAL-587	103 Goodrich Ave	1925-1949	1.5	BV	ASH	MDV	RW	C
348	FAL-588	105 Goodrich Ave	1925-1949	1.5	FR	CC	CR	S	C
349	FAL-589	107 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	RW	C
350	FAL-590	109 Goodrich Ave	1925-1949	1.5	BV	CC	CR	S, RW	C
351	FAL-591	111 Goodrich Ave	1925-1949	1.5	BV	ASH	MDV	RW	C
352	FAL-592	113 Goodrich Ave	1925-1949	1.5	BV	CC	CR	S, RW	C
353	FAL-593	115 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	NSA	C
354	FAL-594	117 Goodrich Ave	1925-1949	2.5	BV	U	TR	RW	C
355	FAL-595	119 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	RW	C
356	FAL-596	123 Goodrich Ave	1925-1949	2	BV	U	DCR	NSA	C
357	FAL-597	125 Goodrich Ave	1925-1949	1.5	BV	U	TR	NSA	C
358	FAL-598	127 Goodrich Ave	1925-1949	1	BV	BG	CRFT	NSA	C
359	FAL-599	129 Goodrich Ave	1925-1949	1.5	BV	U	TR	NSA	C
360	FAL-600	131 Goodrich Ave	1925-1949	1.5	BV	U	CRFT	NSA	C
361	FAL-601	133 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	P/C	C
362	FAL-602	135 Goodrich Ave	1925-1949	1	BV	BG	CRFT	RW	C

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363	FAL-603	137 Goodrich Ave	1925-1949	1.5	BV	CC	CR	S, RW	C
364	FAL-604	139 Goodrich Ave	1925-1949	1.5	BV	U	TR	S	C
365	FAL-605	141 Goodrich Ave	1925-1949	1.5	SV	U	TR	RW	C
366	FAL-606	143 Goodrich Ave	1925-1949	1.5	BV	BG	CRFT	RW	C
367	FAL-607	145 Goodrich Ave	1950-1974	1.5	BV	MT	MDV	RW	C
368	FAL-608	147 Goodrich Ave	1925-1949	1.5	BV	CC	CR	RW	C
369	FAL-609	149 Goodrich Ave	1950-1974	1.5	BV	CC	MDV	RW	C
370	FAL-610	151 Goodrich Ave	1925-1949	1.5	BV	BG	CRFT	RW	C
371	FAL-611	153 Goodrich Ave	1925-1949	1.5	BV	U	TR	P/E	C
372	FAL-612	155 Goodrich Ave	1973	2	BV	Infill	N/A	N/A	NC
373	FAL-613	157 Goodrich Ave	1925-1949	1.5	FR	BG	CRFT	S, RW	C
374	FAL-614	159 Goodrich Ave	1925-1949	1	BV	ASH	MDV	NSA	C
375	FAL-615	161 Goodrich Ave	1925-1949	1.5	SV	U	TR	S, RW	C
376	FAL-616	163 Goodrich Ave	1925-1949	1.5	FR	ASH	MDV	S, RW	C
377	FAL-617	165 Goodrich Ave	1925-1949	1.5	FR	ASH	MDV	S, RW	C
378	FAL-618	167 Goodrich Ave	1925-1949	1.5	FR	ASH	MDV	S, RW	C
379	FAL-619	169 Goodrich Ave	1925-1949	1	FR	ASH	MDV	S, RW	C
380	FAL-620	171 Goodrich Ave	1925-1949	1	FR	ASH	MDV	RW	C
381	FAL-621	162 Goodrich Ave	1925-1949	1	BV	MT	MDV	NSA	C
382	FAL-622	160 Goodrich Ave	1987	1.5	FR	Infill	N/A	N/A	NC
383	FAL-623	158 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	NSA	C
384	FAL-624	156 Goodrich Ave	1925-1949	1.5	BV	CC	CR	NSA	C
385	FAL-625	154 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	RW	C
386	FAL-626	152 Goodrich Ave	1925-1949	1.5	SV	U	TR	S	C
387	FAL-627	150 Goodrich Ave	1925-1949	1.5	BV	ASH	MDV	RW	C
388	FAL-628	148 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	S, RW	C
389	FAL-629	146 Goodrich Ave	1925-1949	1.5	BV	ASH	MDV	RW	C

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Resource #	KHC_Survey	Address	Date	HT	MT	Type	Style	Changes	Status
390	FAL-630	144 Goodrich Ave	1925-1949	1	BV	BG	CRFT	NSA	C
391	FAL-631	142 Goodrich Ave	1925-1949	1	BV	MT	MDV	AW	C
392	FAL-632	138 Goodrich Ave	1925-1949	1.5	BV	BG	CRFT	RW	C
393	FAL-633	136 Goodrich Ave	1925-1949	1.5	BV	BG	CRFT	RW	C
394	FAL-634	134 Goodrich Ave	2019	2	FR	Infill	N/A	N/A	NC
395	FAL-635	132 Goodrich Ave	1925-1949	1.5	BV	CC	CR	RW	C
396	FAL-636	130 Goodrich Ave	1925-1949	2.5	BV	U	TR	NSA	C
397	FAL-637	126 Goodrich Ave	1925-1949	1.5	BV	CC	CR	RW	C
398	FAL-638	124 Goodrich Ave	1925-1949	1.5	BV	U	TR	RW	C
399	FAL-639	122 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	RW	C
400	FAL-640	120 Goodrich Ave	1972	1.5	BV	Infill	CR	RW	NC
401	FAL-641	118 Goodrich Ave	1925-1949	2.5	BV	U	TR	RW	C
402	FAL-642	116 Goodrich Ave	1925-1949	2.5	SV	4S	CR	NSA	C
403	FAL-643	114 Goodrich Ave	1925-1949	2	BV	U	DCR	NSA	C
404	FAL-644	112 Goodrich Ave	1925-1949	1.5	SV	CC	CR	RW	C
405	FAL-645	110 Goodrich Ave	1925-1949	1.5	SV	U	TR	NSA	C
406	FAL-646	108 Goodrich Ave	1925-1949	1.5	BV	U	TR	NSA	C
407	FAL-647	106 Goodrich Ave	1967	1	BV	Infill	N/A	N/A	NC
408	FAL-648	104 Goodrich Ave	1925-1949	2	SV	MT	MDV	S, G/A	C
409	FAL-649	102 Goodrich Ave	1925-1949	1.5	FR	CC	CR	S	C
410	FAL-650	100 Goodrich Ave	2017	2	FR	Infill	N/A	N/A	NC
411	FAL-651	98 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	RW	C
412	FAL-652	96 Goodrich Ave	1925-1949	1.5	BV	MT	MDV	S	C
413	FAL-508	107 Lackawanna Rd	1925-1949	1.5	SV	U	TR	AW	C
414	FAL-507	105 Lackawanna Rd	1925-1949	1.5	SV	CC	CR	AD	C
415	FAL-506	103 Lackawanna Rd	1925-1949	1	BV	ASH	MDV	RW	C
416	FAL-505	101 Lackawanna Rd	1925-1949	1.5	BV	BG	CRFT	NSA	C

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Resource #	KHC_Survey	Address	Date	HT	MT	Type	Style	Changes	Status
417	FAL-661	200 Lackawanna Dr	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
418	FAL-653	166 Goodrich Ave	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
419	FAL-654	168 Goodrich Ave	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
420	FAL-655	170 Goodrich Ave	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
421	FAL-656	1877 Pensacola Drive	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
422	FAL-657	1875 Pensacola Drive	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
423	FAL-658	1873 Pensacola Drive	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
424	FAL-659	1805 Nicholasville Road	N/A	N/A	N/A	Vacant lot	N/A	N/A	NC
425	FAL-660	1915 Nicholasville Road	1975-2000	1	N/A	CM	N/A	N/A	NC

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐

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G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Community Development and Planning

Architecture

Period of Significance

1919-1955

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Pensacola Park Historic District meets National Register Criterion A, and is locally significant in the Area of Planning and Community Development. Its significance is evaluated within the historic context *Suburban Growth on the South Side of Lexington, Kentucky, 1890-1955*. The District illustrates the changing nature of residential development in the first half of the 20th century, and was one of the largest and earliest suburbs located along the streetcar line on Lexington's south side. The Pensacola Park Historic District meets the registration requirements delineated in the historic residential suburbs NRHP Bulletin, as an example of both a streetcar and early automobile suburb.

The Pensacola Park Historic District also meets National Register Criterion C, and is locally significant as one of the best examples of an early 20th century suburb showcasing popular housing types such as bungalows, and architectural styles such as Tudor Revival and Craftsman.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Suburban Growth on the South Side of Lexington, Kentucky, 1890-1955

Although the development of the study area is a story of the early 20th century, it is necessary to examine the forces at work in the prior decades that laid the groundwork for the residential growth of the south side of Lexington. Suburbanization, strictly defined, is the spread of residential communities on the outskirts of a city.

Suburbanization has a definite transportation focus. In the early twentieth century, the people moving to the suburbs were not necessarily the affluent suburban borderland dwellers of the late nineteenth century, but were instead working middle class people of sufficient means to afford to live outside the city and commute for work.²² Early-twentieth-century suburban development radiated out along streetcar lines, turnpike roads, and railway right-of-ways.²³

The roots of Lexington's spread out a previously rural road linking the regional market town to Nicholasville can be traced back to the second half of the 19th century. After the Civil War, redevelopment in Lexington – in both the economic and social sense – was stagnant. The city

²² Richard Harris and Peter J. Larkham, "Suburban Foundation, Form, and Function," in Richard Harris and Peter J. Larkham ed. *Changing Suburbs: Foundation, Form, and Function*, (London: E & FN Spon, 1999), p. 5.

²³ Ames and McClelland, *Historic Residential Suburbs*, pp. 16-20.

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limits extended only a mile every direction from the courthouse, and Lexington's earlier distinction as the "Athens of the West" had faded as the cities of Louisville, Covington, and Newport exploited their proximity to water.

The landlocked city of Lexington's population and municipal growth ebbed in comparison. During the 1880s, however, Lexington enjoyed numerous improvements: an expanding railroad, telephone service, a municipal waterworks, and streetcar system.

The Kentucky Agricultural and Mechanical Arts College moved to the south side of Lexington in 1882, after being sited at on Henry Clay's former farm, Ashland, since its founding in 1866. This relocation signaled the beginning of a change in the development of the south side of town.

Streetcars and the Interurban

It is safe to assert that Pensacola Park would not have developed without the Interurban Railway. The first generation of streetcar in Lexington came in 1882, with the incorporation of the Lexington Street Railway by the state legislature. Nationally, mule or horse-drawn streetcars had been operating since the 1850s. Lexington's mule-car system cost around \$40,000 to implement, and covered nine miles around town.²⁴ This first streetcar system ended at the gates of the Kentucky Agricultural and Mechanical Arts College, at Colfax Street on South Limestone. The electric streetcar debuted in Lexington in 1890, and 12 years later, interurban lines (light rail for travel between cities) were introduced.

Pressures to Grow

The call for annexation and city service to outlying areas in Fayette County grew stronger at the beginning of the 20th century. Discussions regarding annexation grew more heated, and additional studies were undertaken to ascertain how Lexington should expand. The city of Lexington, naturally, wanted to add land mass and tax dollars to its coffers.

The Kentucky legislature passed a law in 1906 changing the way second-class cities could increase their city limits. Lexington, named a second class city in 1898, was poised for future growth. The city limits were finally expanded – for the first time since 1792 – in 1906. Instead of just one mile from the center of town (or the courthouse), the city limits now radiated out 1.5 miles from downtown Lexington. This action added \$6 million to the city coffers, and an additional 10,000-12,000 residents.²⁵

The Development of Pensacola Park

On the 1891 map of Lexington, the project area is shown as belonging to G. W. Bain. The Bain name was well-known in Lexington at the time. Colonel George W. Bain, although cited by one source as a "developer," spent most of his time traveling the country as a lecturer on the

²⁴ Rachel Kennedy. "Promise Derailed." *Business Lexington*, March 2, 2012.

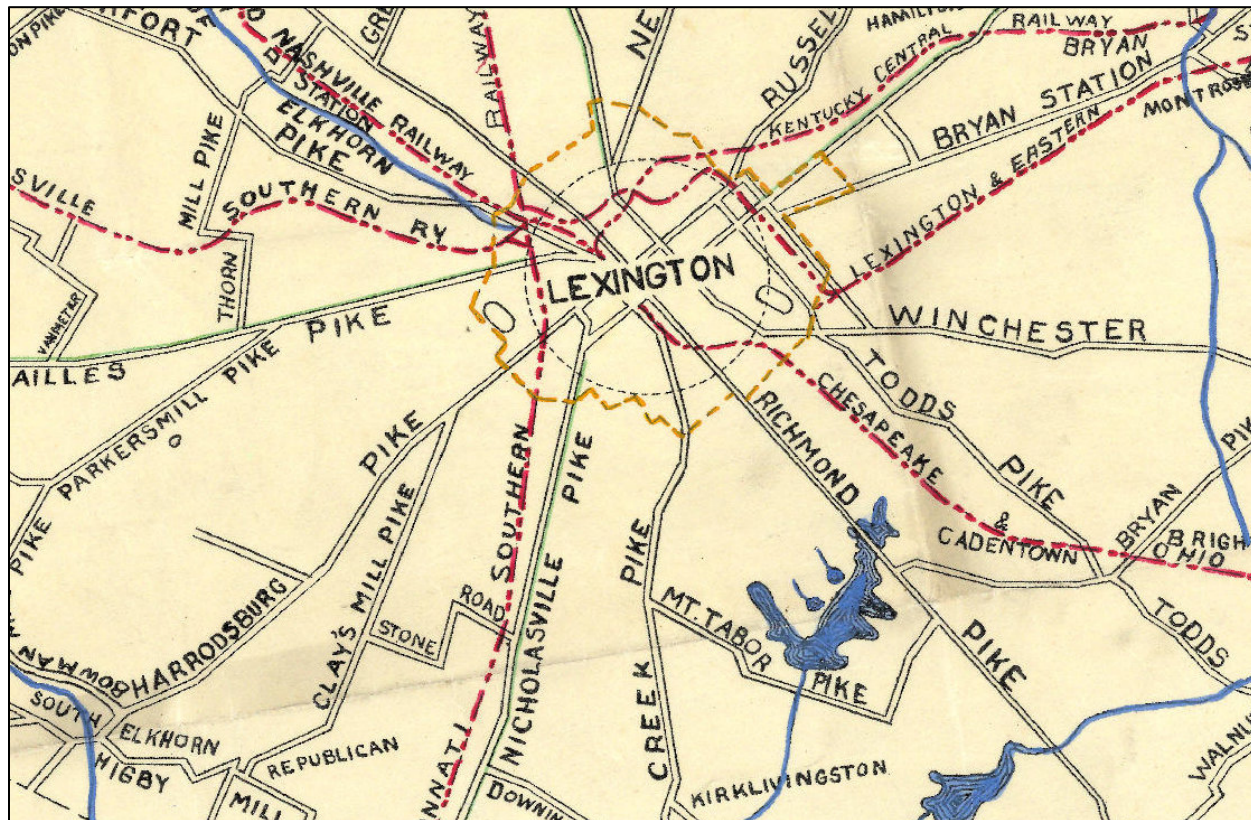
²⁵ "Territory to be Annexed." *Lexington Herald*, 3-13-1906.

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Temperance circuit, having "given the abstinence pledge to thousands of men all over the country."²⁶



Section of a 1911 map of Lexington, showing the interurban lines in green.

In August 1891, Bain sold 57 85/100 acres, two miles from Lexington on the west side of the Nicholasville Pike to Ed S. Riggs. The farm changed hands again the next year when Riggs sold the property to L.B. Fields, who in turn sold the parcel in 1894 to the Louisville Savings and Loan Building Corporation. In 1898, the parcel would be purchased by L.C. Price, as he accumulated acreage in order to form his Penmoken Farm.

Price, a retired businessman with the dry goods firm of Price & Cassell, entered the horse farm industry in the last decade of the 19th century. Penmoken Farm was featured, along with other Bluegrass farms, in the 1904 publication *Country Estates of the Blue Grass*.²⁷ Price's farm concentrated on Shetland ponies, and the farm was described as "a delightfully interesting place...[where] the boys and girls of the Bluegrass love to linger, for there are a half dozen or more

²⁶ "Colonel George W. Bain Dies After Week's Illness." *Lexington Herald*, March 29, 1927, pages 1 and 3.

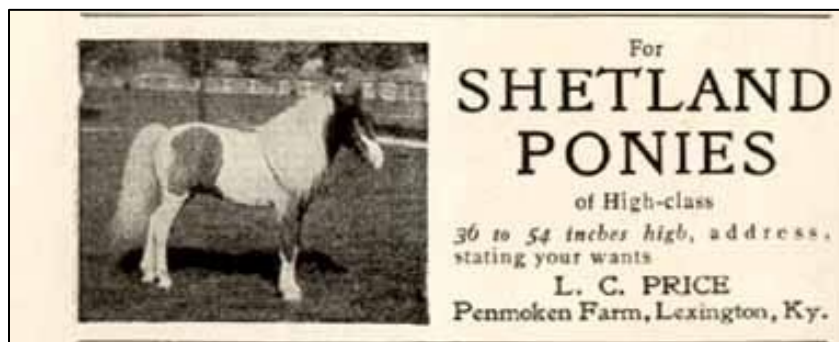
²⁷ Thomas A. Knight and Nancy Lewis Greene. *Country Estates of the Blue Grass*. (Original publication 1904 by Thomas A. Knight. 1973 edition published by the Henry Clay Press, Lexington, Kentucky)

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herds of the finest ponies in the land.”²⁸ Located about a mile from Lexington, the farm is described as containing around 200 acres.



An ad for Price's Shetland ponies at Penmoken Farm.

In addition to his “welcome and interesting diversion” of a farm, which remained in agricultural use until 1919, Price was instrumental in furthering the development of the south side of Lexington.

Price worked with the Interurban company (known as the Kentucky Traction and Terminal Company), to secure property along Nicholasville Pike. In 1909, Price purchased the Anglin farm on the Nicholasville Pike, securing the right of way for the interurban line. The interurban line would run on the east side of Nicholasville Pike, across from Price's farm.

In addition to acting in the interests of the Kentucky Traction Company, Price stated that his main objective in purchasing the Anglin tract was to “convert the property into a new suburban residence section...of small tracts of two, three, five and ten acres.”²⁹ This potential 1911 development, was planned for the opposite side of today's Nicholasville Road, across from what would become the Pensacola Park District.

It doesn't appear, however, that Price was able to carry out his plans. He died suddenly at the age of 65 in December 1915. On February 26, 1919, the 181 acres of Penmoken Farm were auctioned, bringing “the highest price ever received for a farm of this acreage in Central Kentucky.”³⁰

²⁸ Knight and Greene, 42.

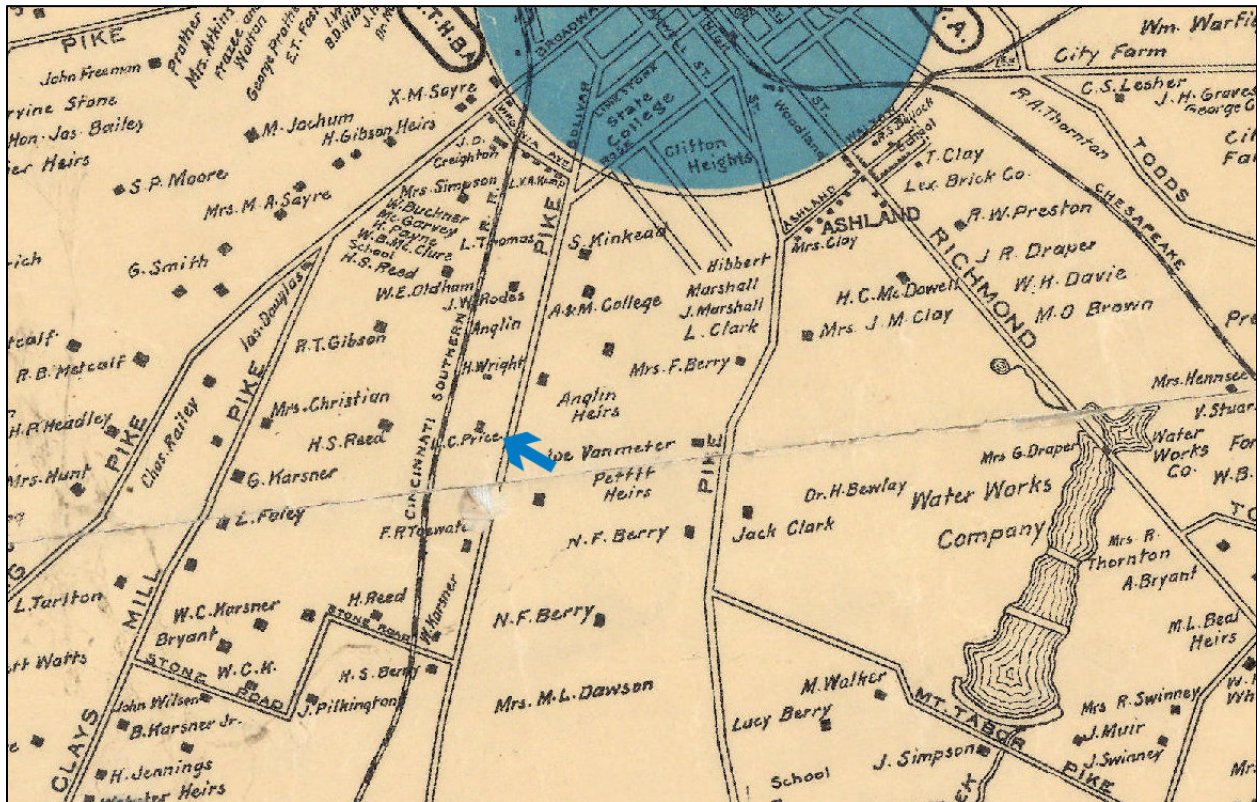
²⁹ “Clear Right of Way Now.” *Lexington Leader*, March 11, 1909. Front page.

³⁰ “Penmoken Farm Sold for Record.” *Lexington Leader*, February 27, 1919.

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Section of a 1904 map of Lexington, showing the farm of L. C. Price on the Nicholasville Pike.

Following the auction, the race was on to develop the former farmland – not in the large lots Price may have envisioned for the Anglin tracts, but into “well-located, properly developed suburban property.”³¹

The development of Penmoken Farm into suburban subdivision was well-positioned to take advantage of national trends filtering into Kentucky at the time. The City Beautiful movement of the late-nineteenth century provided ample inspiration for Lexington’s local builders and developers. A key proponent of the principles of the City Beautiful movement was Fredrick Law Olmsted and the Olmsted firm, who played a key role in the development of another farm in Lexington, the Ashland estate.

Principles of the movement included “coordination of transportation systems and residential development” and a focus on tree-lined, curvilinear streets, large, landscaped lots, and a sense of privacy within a pastoral setting.³² The Progressive movement, with its emphasis on the health benefits of fresh, clean air and the idyllic qualities of the countryside, also played a role in this shaping of suburban development in the early twentieth century.

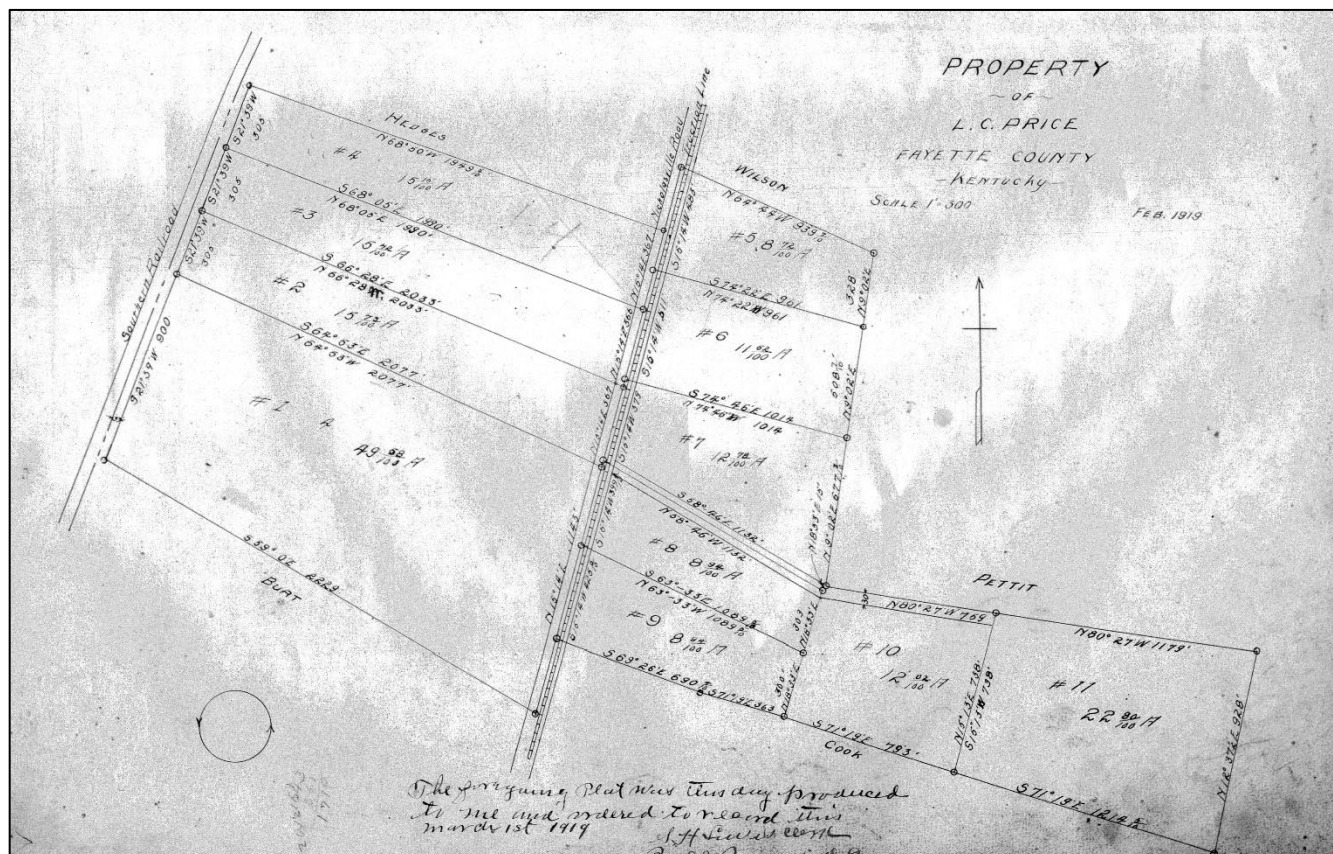
³¹ Advertisement, *The Lexington Leader*, 10-8-1922

³² Ames and McClelland, 39.

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From Fayette County Plat Book 2, page 32, showing the division of L.C. Price's land following the 1919 auction of Penmoken Farm.

Both the Progressive Movement and its accompanying house type, the bungalow, stressed the importance of homeownership. It was believed that the type of home could influence the moral character and happiness of its residents' lives.

These two philosophical movements coalesced into the belief that the more people who owned their own homes and gardens would make America as a whole healthier and stronger. The resulting directive was to then build small, affordable homes that Americans could buy: the perfect market for the bungalow and its kin.

The bungalow, especially, was seen as the answer to the Victorian excess of the late 19th century – but while the bungalow may be the dominant house type in the historic district (187 bungalows total), the neighborhood reads like a text book of popular early 20th century housing types and styles. Bungalows, Tudor Revival dwellings, Cape Cods, Colonial Revival style, Dutch Colonial Revival style – all of these and more soon populated the former pastures of Penmoken Farm and became one of the largest new suburbs built on the south side of Lexington between the World Wars.

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While home ownership was believed to improve society, neighborhoods like Pensacola Park also implemented deed restrictions – including how much the home constructed on a lot should cost, and to whom ownership should be limited.

The rising middle class of America fueled the growth of deed restrictions, and by the 1930s, the idea that “deed restrictions were the foundation of good subdivision design” became de rigueur. This was remarkable on many levels – first, the idea that a parcel could only be used for residential purposes was still an evolving concept in the first few decades of the 20th century. Residential subdivisions of single-family homes (usually larger and more expensive than the homes in the Pensacola Park Historic District) came of age in the 1920s, and began to influence the creation of more modest residential developments.

Advertisements for homes in the Pensacola Park Historic District mirrored the restrictions found in each deed – and also highlighted the difference between living in the city and living in the suburbs. “Rosemont Gardens has every city advantage – except the railroad crossings, tobacco factories, fair grounds, cemeteries, lunatic asylums, colored quarters, the race tracks, and high taxes” read one ad in the May 23, 1920 edition of the *Lexington Leader*.³³

The inherent racism in most deed restrictions was a new practice as well. The parceling and subdividing of land (usually at the edges of town and in less than ideal environments that didn’t drain well or were near industrial sites) after the Civil War meant that many communities in Lexington were already segregated prior to the use of deed restrictions. The inclusion of these prohibitions in the deeds for Pensacola Park speak directly to the “right kind of environment” that ads for the subdivision hinted at – and perhaps also to the increasing economic power that African Americans were gaining in the early 20th century. In 1948 the United States Supreme Court ruled that restrictions based on race were unenforceable, which set into motion the equal access to housing legislation.

Annexation Issues and Pensacola Park

Annexation would prove contentious as Pensacola Park grew, pitting neighbor against neighbor, with many suburban residents bitter about the prospect of becoming “city” residents. Between 1910 and 1935, Lexington’s population shifted along transportation arteries. During those two decades, “65 percent of the increase in white population located in the outlying subdivisions, in the most part outside of the city limits.”³⁴

For the most part, these new residents of the suburbs – some 11,000 folks – were moving out from *inside* the city limits to what was touted as an unfettered life in the suburbs.

³³ Pubic Auction advertisement columns 1-4, page 14, May 23, 1920, Lexington Leader.

³⁴ L. Segoe, Consulting Engineer and City Planner. *Comprehensive Plan for Lexington and its Environs*. (Lexington, Kentucky: City Planning and Zoning Commission, 1931), 22-23.

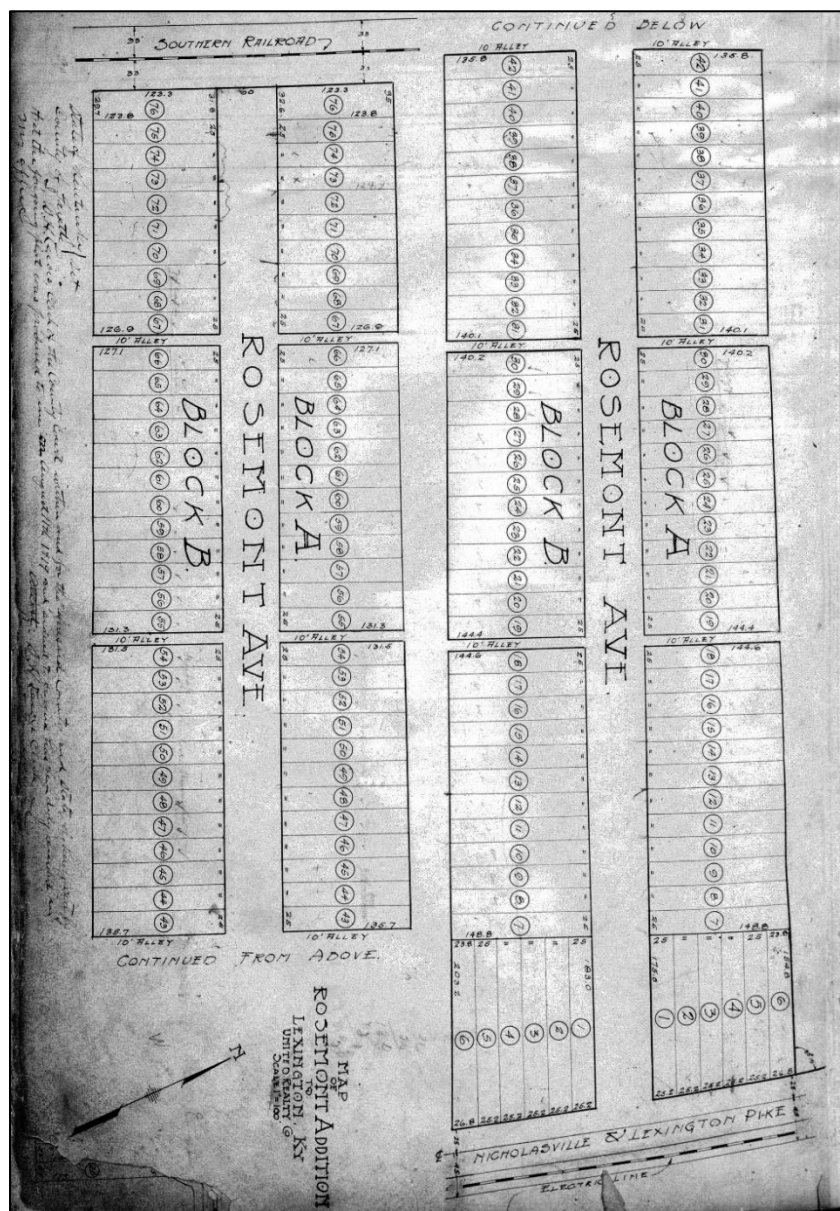
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Rosemont Garden

Rosemont Addition (as it was originally known) was the first official subdivision plat recorded from what had been Price's Penmoken Farm. It was recorded on August 11, 1919, with 152 lots, most 25 feet wide and 130 feet or less in depth. Rosemont Addition was part of the 15 acres that Mayme Johnston had purchased from the Price heirs at the Penmoken auction.³⁵



The plat of Rosemont Addition.

³⁵ Fayette County Deed Book 191, page 402.

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Johnston was the wife of William McClelland Johnston, a Lexington developer and “real-estate man,” who went by the name of W. McC. Johnston. Calling himself “The Bungalow Man,” Johnston is largely responsible for the development of Rosemont Garden and, across Nicholasville Road, the Southern Heights Subdivision.

Johnston was also a lawyer who was admitted to the Kentucky bar when he was 17, and later practiced with former Kentucky governor William O. Bradley in Lancaster, Kentucky (Johnston’s hometown). Johnston also worked in the coal industry in Pineville, Kentucky, before turning his eye toward real estate development. He proved a natural salesman in the race to sell lots and houses in Lexington’s suburbs.



Part of an advertisement placed in the May 23, 1920 edition of the *Lexington Leader* by W. McC. Johnston.

In a series of advertisements in the Lexington papers between 1920 and 1930, Johnston lyrically described his “California bungalows,” sometimes cajoling readers to take advantage of the wonderful opportunity (at an unbeatable price, of course) he was offering.

“Easily the niftiest bungalow ever built in Lexington...it has flower boxes, leaded glass book cases, brick mantles, cozy-corner seats, beamed ceilings in the sitting room, while the dining room has coved ceilings, paneled walls, and leaded glass china-closets. The modern bath includes built-in medicine cabinet with mirror, each bedroom has an attached dressing room, the kitchen has three handsome built-in cabinets, and the concrete basement is dry.”

Johnston’s bungalows ranged from two to five bedrooms. Between 1919 and 1921, there were 73 property transfers recorded at the Fayette county Clerk’s office between Johnston and new homeowners on Rosemont Garden.

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Prior to the official recordation of the plat, lots and houses were being sold on Rosemont Addition.

An auction was advertised in the August 6, 1919 edition of the *Lexington Herald* of 15 acres of lots, part of "that new subdivision" located on the Nicholasville Car Line, Rosemont. Potential homeowners were encouraged to attend and acquire a large lot in one the best neighborhoods of the city – an "already established neighborhood" with many bungalows constructed.³⁶

Tuesday, July 29, 1919 THE LEXINGTON HERALD PAGE 7

LARGE BUILDING LOTS On Nicholasville Car Line At AUCTION! THAT NEW SUBDIVISION ROSEMONT

WEDNESDAY, AUGUST 6, 1919 COMMENCING PROMPTLY AT 10:30 A. M. RAIN OR SHINE

We have bought 15 acres near the City limits on the West side of the Nicholasville Boulevard, and will sell in lots on 75 feet frontage, with privilege of as many more adjoining feet at the same price as desired, at absolute auction, no reserve or by-bid. If you are looking for a large lot in one of the best neighborhoods in the City, City water, lights and gas accessible, in a high-class restricted subdivision, then be sure and attend this sale.

Adequate building restrictions, with building line will be inserted in the deeds.

The property is on the right side of the street, the car line being on the other side, no dangerous crossings.

Your neighborhood is already established, the bungalows already built in this section speak for themselves.

No city taxes, no city disadvantages, yet with all the advantages, LADIES ALWAYS WELCOME, AT THIS SALE SPECIALLY INVITED.

A Few Facts

ages of the city, car line at your door, and a beautiful approach to the heart of Lexington, near the University, and many other advantages.

YOU MAKE THE PRICE, we simply suggest the terms, which will be easy. Souvenirs will be given to those attending the sale.

FREE Automobiles leave Security Trust Building promptly at 10 a. m., or get off at Stop 3 or 31-2 on the car line.

The United Realty Co.

WM. M. NICHOLLS and O. T. WALLACE, Managers. 302 Trust Building TELEPHONE 1199-X

Advertisement announcing the auction of lots in Rosemont Addition.

Polk's 1921 City Directory noted that the houses along Rosemont were not numbered. By June 30, 1921, at least 24 bungalows had been constructed along Rosemont Garden.³⁷

In 1921, some residents of Rosemont filed suit in Lexington circuit court to stop construction of a "residence and apartment buildings, costing only a few hundred dollars and less than \$3,000."³⁸ One of the restrictions on lots along Rosemont was that no home constructed should cost less than \$3,000.

³⁶ Advertisement, page 7, *The Lexington Herald*, July 20, 1919.

³⁷ *Lexington Herald*, June 30, 1931.

³⁸ "Want \$3000 House Built or None." *Lexington Leader*, August 14, 1921.

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Bungalows are indeed the defining feature of Rosemont Garden – the majority of the homes along the road within the district (which extends west to the Railroad and stops there) are bungalows. Of the 47 parcels on Rosemont located within the district, 35 of the homes are bungalows – and a drive down Rosemont Garden reveals an array of bungalows that could have been pulled from the pages of a Sears Roebuck catalog.

Suburban Court:

The next addition to the neighborhood was Suburban Court, which was also part of the former Penmoken Farm. It was platted on October 11, 1922, with 76 lots. The size of the lots ranged from 46 to 50 feet wide, and from 150 feet deep to around 118 feet deep. The larger lots were closer to Nicholasville Pike, and the smaller lots closer to the railroad.

In the October 8, 1922 advertisement in the *Lexington Leader* touting the auction of lots in Suburban Court, the development was described as “a moderate-priced subdivision of the better type.” The “splendid new development” had a first class macadam street, curbs for sidewalks, city water, gas in front of each lot, and an interurban stop “almost directly in front of this property.” In the 1925 Lexington city directory, there were 17 entries for Suburban Court; by 1928, there were 64 entries.

Davis & Wilkerson
say:—

**CLEAN UP—CLOSE OUT
SUBURBAN COURT
REGARDLESS OF PRICE!**

Last Fall We Were Commissioned By Davis and Wilkerson to Sell—At Public Auction—41 Home Sites in Their New Suburban Court Addition on Nicholasville Pike—
WE SOLD THEM—Everyone—And At Bargain Prices—We Are Now Authorized to Sell the Remaining Holdings of the Original Developers at ABSOLUTE CUT-
LOOSE AUCTION—Regardless of Cost or Value.

**38 Lots Left
38 Lots Will Be Sold
At Absolute Auction
Friday, May 25, At 10 A. M.
A SUPERB LOCATION ON NICHOLASVILLE PIKE**

SUBURBAN COURT is located in the Heart of High Class Residential Development on Nicholasville Pike.
SUBURBAN COURT is located on the West side of the pike, only a short walk from the City Limits.
SUBURBAN COURT has no Interurban Stop right at it and a strong probability of City car service soon.
SUBURBAN COURT has City Connections—It easily reaches the ESCAPES CITY TAXES.
SUBURBAN COURT is easily reached by car to prominent destinations.
SUBURBAN COURT lots will be sold positively to the Highest Bidder without reserve.

CITY WATER — GAS — MACADAM STREET — SIDEWALKS — CURBING

EASIEST OF EASY TERMS:
Only 1-5 Cash (Payable On Ground Day of Sale)—Remainder in 30 Equal Payments Without Interest. 2-1-2 Years to Pay and—Think of It—No Interest!
FREE AUTOS WILL MEET ALL SOUTH LINE CARS FRIDAY MORNING

U. S. REALTY AUCTION CO.
KNOXVILLE, TENN. — MARION, VA. — ST. PETERSBURG, FLA.
IN CO-OPERATION WITH
DAVIS and WILKERSON—REALTORS—150 W. SHORT ST.
Nicholasville and Maps Can Be Obtained at Davis and Wilkerson's Office

May 20, 1923 ad for lots in Suburban Court.

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Penmoken Park

Penmoken Park was platted in 1923, with an amended, larger plat filed two years later in 1925. Both Rosemont Addition and Suburban Court had sold quickly and houses were going up just as quickly. Lexington's growth was prompting downtown residents to seek greener pasture in the suburbs.

As a result, Penmoken Park was platted with the expectation for speedy sales and development. The official plat shows the most lots per block, in comparison to the two earlier streets. There are 104 lots recorded on the official plat. The lots are all roughly 25 feet wide, and range from 148 feet deep on the north side of Penmoken Park, to 162 feet deep on the opposite side of the street. The recorded plat also shows what must be the remains of L.C. Price's farm, with a large residence and barns situated on 23 acres (Tract 6).

Penmoken Park, in addition to its density, was also the first cul-de-sac in the district. This design allowed for a circular green space at the end of the street, with houses arranged around the circle (Photo 3). The original 104 lots did not translate into 104 building lots however - there are 73 houses on Penmoken Park, so several properties purchased more than one lot for the construction of their home. This is much the same pattern as seen on Rosemont Garden, where three lots were often combined for one building site, with the house placed on the middle lot.

J.F. Skidmore appears to have been responsible for much of the development on Penmoken Park. A native of Harlan County (and former Harlan county clerk), Skidmore sold some "large holdings of coal lands" and moved to Fayette County in 1910, where he set about farming and purchasing many tracts of land. Skidmore bought 65 acres at the Penmoken Farm sale in 1919. In 1923, he began selling numbered lots on Penmoken Park.

Much like Rosemont Garden and Suburban Court, the new subdivision of Penmoken Park incorporated deed restrictions – no dwelling fronting on Nicholasville Road would cost less than \$4,000 and no other shall cost less than \$3,000. African Americans were barred from ownership of the lots.

In the fall of 1923, Mrs. Nancy Hampton Reed, who owned six lots on Penmoken Park, filed suit in Lexington circuit court against another property owner for violation of those deed restrictions. According to Mrs. Reed, Mrs. Eunice G. Ruth, owner of lots 70 and 71, had just "completed a frame garage on her lots and...was about to occupy it as a dwelling."³⁹ Despite the lawsuit, Mrs. Ruth remained in Penmoken Park for years afterwards and her eventual frame bungalow (142 Penmoken Park) still stands.

The majority of the dwellings – 63 – on Penmoken Park are bungalows – representing almost every shape, configuration, and other detailing that makes each dwelling individual and unique.

³⁹ "Owner Kept Out of Garage Home." *Lexington Leader*, September 12, 1923, page 7.

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By 1925, the Lexington city directory listed 17 entries on Penmoken Park, a number that has almost doubled two years later to 33 houses. The street was almost completely built out by the time the 1933-34 city directory was issued, with 62 entries along the street.

The original residents of Penmoken Park included bookkeepers, bank tellers, salesman, storekeepers, farmers, plumbers, barbers, and machinists – among the many occupations and walks of life represented in this brave new world of the suburbs. Growth slowed during the worst years of the Great Depression, with many houses on the street remaining vacant or “under construction.”

But Lexington recovered, and so did Penmoken Park. Just as little vestige remains of the hardships inflicted by that period of American history, the houses themselves remain remarkably unchanged. These small houses – and some are only 800 square feet in size – represented the realization of the American dream for the first residents. Today, the architectural character and compact footprints, as well as the neighborhood’s proximity to services, appeal just as much to today’s potential homeowners.

Goodrich Avenue

Goodrich Avenue, the southernmost street in the historic district, reflects the changing tastes of the 1930s homebuilder and home owner. The sharp angles of the Tudor Revival house and the classically-inspired Cape Cod predominate in this section of the Pensacola Park neighborhood. The variety of sizes and shapes seen elsewhere in the district is present in this section as well, but the 1920s bungalow mania that defined Rosemont Garden, Suburban Court, and Penmoken Park, was on the way out at the time houses on this street were being built.

The first plat for Goodrich Avenue was recorded in 1927, with revisions following in 1928 and 1930. Originally slated to follow the design of Penmoken Park as a cul-de-sac, Goodrich was eventually opened up with a connector that would become Crescent Street (now Pensacola Drive).

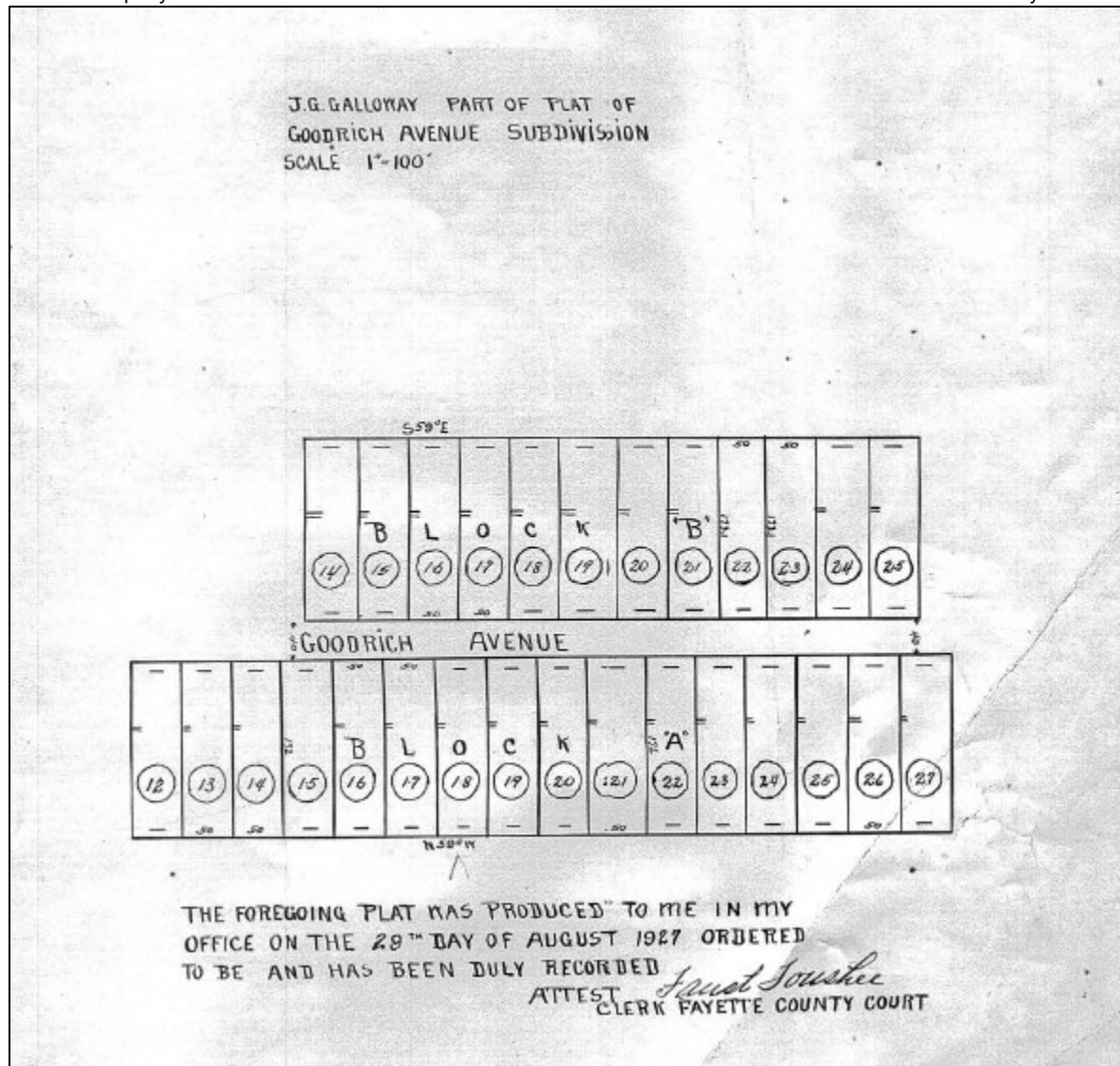
There were three main owners/developers of the land (also originally part of Penmoken Farm) that would become Goodrich Avenue: J. G. Galloway, Vera J. Brown, and Lottie Watkins. Little is known about these owners – they were not promoters or developers in the same ilk as W. McC. Johnston, the “Bungalow Man.” Rather, they appear to have each owned a section of what would become Goodrich Avenue, and sold the lots to third parties to build houses.

There would be 71 lots developed along Goodrich Avenue; there are 68 houses standing along Goodrich Avenue today (not including 1909 and 1907 Nicholasville Road, which are part of the original plat). Six houses were demolished by the LFUCG (166, 168 and 170 Goodrich Avenue, and 1877, 1875, and 18473 Pensacola Drive) to facilitate flood control in the area.

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The first section of Goodrich Avenue to be recorded in 1927. The orderly arrangement of lots is still evident today.

Due to its later development during the Great Depression, construction on Goodrich Avenue was much slower than along the three earlier streets in the neighborhood. "All classes of residential building" construction underwent a decline across Lexington in 1929. The 1931 Lexington city directory noted 20 entries on Goodrich Avenue; that number increased only slightly to 28 by the publication of the 1931 city directory.

The historic houses that line Goodrich Avenue are not all bungalows. The style and form of the houses is more varied than what can be seen along Rosemont Garden, Suburban Court, and Penmoken Park. Only eight bungalows were built on Goodrich Avenue.

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The Revival styles – such as the Tudor Revival and the Cape Cod – tend to dominate, and toward the end of the period of development, the American Small House was popular (with 12 examples on the street). There are 12 Cape Cod dwellings, 15 Minimal Traditional dwellings, and 13 Tudor Revival dwellings.

Pensacola Park

The section of the neighborhood that gives this district its name was the last to be developed, including the streets of Wabash, Lackawanna, and Pensacola Drive. Accordingly, the types and styles of the dwellings on these streets skew more toward the house styles and types that were popular during the 1930s and 1930s. Many of the houses fall into the American Small House or Cape Cod categories.

The streets are lined with frame, brick, and stone veneer houses that still look as they did in the 1930s and 1940s, sharing the same sort of setback from the sidewalk and cohesive landscaping as their neighbors. These affordable, well-built homes in the enticing suburbs appealed to many Lexingtonians, especially dozens of World War II veterans who made their home here.

It was a time of great change in America and in Kentucky, not the least being the changes in technology and building materials that made it easier and cheaper to build quality homes. Instead of solid masonry dwellings, veneer could be used. The savings on the framing of the house might mean you could buy a three-bedroom house instead of a two-bedroom house, and perhaps accent the exterior of your home with architectural details.

Evaluation of the Significance of the Pensacola Park Historic District within the Context of Suburban Growth on the South Side of Lexington, Kentucky, 1890-1955

The Pensacola Park Historic District developed at a pivotal time in the growth of American cities. Residential suburbanization, spurred at first by the streetcar, and then by the increase in automobiles, allowed Lexington residents to leave the narrow streets of “downtown” and seek large lots, wide streets, and the fresh air south of the city.

Pensacola Park is significant within the history of residential development in Lexington as the first subdivisions built on the south side when federal agencies were touting the benefits of home ownership and making home ownership more accessible to some Americans. While this was not the period of unsurpassed growth witnessed after World War II, it was a turning point in the *idea* of residential life – that neighborhoods could be controlled and regulated, and a safe, homogenous environment with modern conveniences could be created.

Pensacola Park illustrates the turning point in suburban development – with building contractors erecting more than a handful of houses each year, but far fewer than the merchant builders that would come to define the expansion of suburbs in the post-World War II era. Builders/developers like William McC. Johnston, the “bungalow man” built 25 houses in one year – this type of building was in sharp contrast to the residential development that preceded it. According to Ames’ context, the turn-of-the-twentieth-century builder, was constructing houses on a small number of lots in order to increase marketability for the entire subdivision. The houses simply made the land

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more valuable and selling the land remained the first priority. It took years for a subdivision of this type to come to fruition, but the presence of homes increased buyer confidence.

Pensacola Park is significant too for another stark difference – deed restrictions. Deed restrictions were an important element in the development of the residential American suburb. These restrictions, which could control setbacks, land use, lot size, and minimum dwelling values, were used “to establish neighborhood character...and dictate the design and location of houses.”⁴⁰ These restrictions, aimed at neighborhood stability and property values, also contained less savory elements, including the exclusion of potential homeowners based on race, ethnicity, and religion. Lots in Pensacola Park were restricted in size, the materials used in the construction of the house, and in the race of the homeowner.

The scale of Pensacola Park is inexorably linked to its economic necessity. Building single family homes at prices middle class families could afford would only work if many, many lots were developed. The existing historic districts were constrained by available land, and by the mixed-use nature of most 19th century downtown neighborhoods. Pensacola Park was not just a place to live, it was touted as a safe, controlled, removed from the urban ills community – and outside of city regulations. Its creation and development were a turning point in residential development in Lexington during the POS.

Pensacola Park is perhaps the best collection of popular early 20th century domestic architectural styles in Lexington. Its landscape of bungalows, Tudor Revivals, and Cape Cod dwellings showcases the way local builders adopted popular national styles in this working and middle class development. The stylistic characteristics are so intact that the neighborhood reads like a catalog of home types and styles in America between the World Wars. The excellent examples of single family homes include examples of the Craftsman, Tudor Revival, Colonial Revival, and Dutch Colonial Revival styles. This streetcar suburb appealed to first time homeowners from its inception through its building out. Small houses, like the Cape Cod, Minimal Traditional, and American Small House allowed families their chance at the American dream.

Evaluation of the Integrity between the Significance of the Pensacola Park Historic District and its Current Physical Character

The Pensacola Park Historic District, as a whole, retains all seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Individual resources within the district may, of course, possess higher integrity in certain factors more than others. The process of reviewing the inventory of resources within the district included evaluating certain factors more closely than others, since the resources are but a section of a larger more cohesive entity. Resources must retain integrity of feeling and association, design and workmanship to be considered contributing. All of the aspects of integrity, however, combine to make the Pensacola Park Historic District the special and historic area noted in this nomination.

Location

⁴⁰ Ames and McClelland, 32.

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The Pensacola Park Historic District has flourished throughout the Period of Significance. The resources retain their relationship to the street network and to the terrain that characterizes Pensacola Park. Throughout the Period of Significance, the location of the district was highly desirable to middle class residents, many seeking homeownership for the first time.

Setting

The setting of the Pensacola Park Historic District enables a visitor to gain a sense of change in layout and space in the new suburb – especially when traveling south from downtown Lexington. Developed when Nicholasville Pike was still a fairly rural road, the district is now the last bastion of historic residential development before the post-1950 commercial sprawl of a major thoroughfare.

The district retains a high level of integrity of setting. There are very few vacant lots, and correspondingly, not many non-contributing buildings.

Design

The resources in the Pensacola Park Historic District have a high level of integrity of design. Overall, the historic massing and floor plans of the resources remain intact. The resources within the district retain stylistic details, including window and door surrounds, cornices, porches, fenestration patterns, roof forms and other accoutrements that convey the historic architectural style and design of each building.

Materials

The integrity of materials within the district is medium. The majority of resources retain their original finishes. Non-historic siding is present, but it mimics the original in size and silhouette. Historic finishes including solid masonry (brick) and brick and stone veneer are intact as well. Window replacement for the most part includes the substitution of the sash only, with the vast majority of resources retaining original proportions and placement of openings.

Workmanship

Workmanship of buildings should reveal the influences, tools, and skills of the day. The workmanship of the contributing resources in the Pensacola Park Historic District reveals how local builders responded to popular national trends in a variety of ways. The homes are a mixture of frame and brick, with familiar forms accented with stylistic details of the period. Speculation led to the construction of groups of modest homes on several streets in the district, but these small homes were not the product of cookie cutter building techniques, but detailed individually.

Feeling and Association

The Pensacola Park Historic District is still clearly associated with its origins and history of development, from the World War I period through the middle-20th century. The intact materials, design and setting of the district allow someone moving through that landscape, either as a pedestrian or in a vehicle, to observe the passage of time as expressed by the built environment, and experience the way Pensacola Park grew and evolved, all the while expressing its own unique identity.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Primary Sources:

Fayette County Deed Books, Fayette County Clerk's Office, Lexington, Kentucky.

Fayette County Plat Books, Fayette County Clerk's Office, Lexington, Kentucky.

Lexington Herald, *Lexington Leader*, and *Business Lexington* articles, Lexington Public Library.

Secondary Sources:

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Mason, Joseph B. *History of Housing in the U.S. 1930-1980*. Houston: Gulf Publishing Company Book Division, 1982.

Macintire, William. *A Survey of Historic Sites in Rural Marion and Washington Counties, Kentucky*. Frankfort: The Kentucky Heritage Council, 2009.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: _____

Historic Resources Survey Number (if assigned): FAL-236 through FAL-660

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10. Geographical Data

Acreage of Property 95 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

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Point 2: -84.514204 38.018437
Point 3: -84.515091 38.015871
Point 4: -84.516230 38.012617
Point 5: -84.520926 38.014740
Point 6: -84.522743 38.015975
Point 7: -84.521711 38.018277

Or

UTM References

Datum (indicated on USGS map):

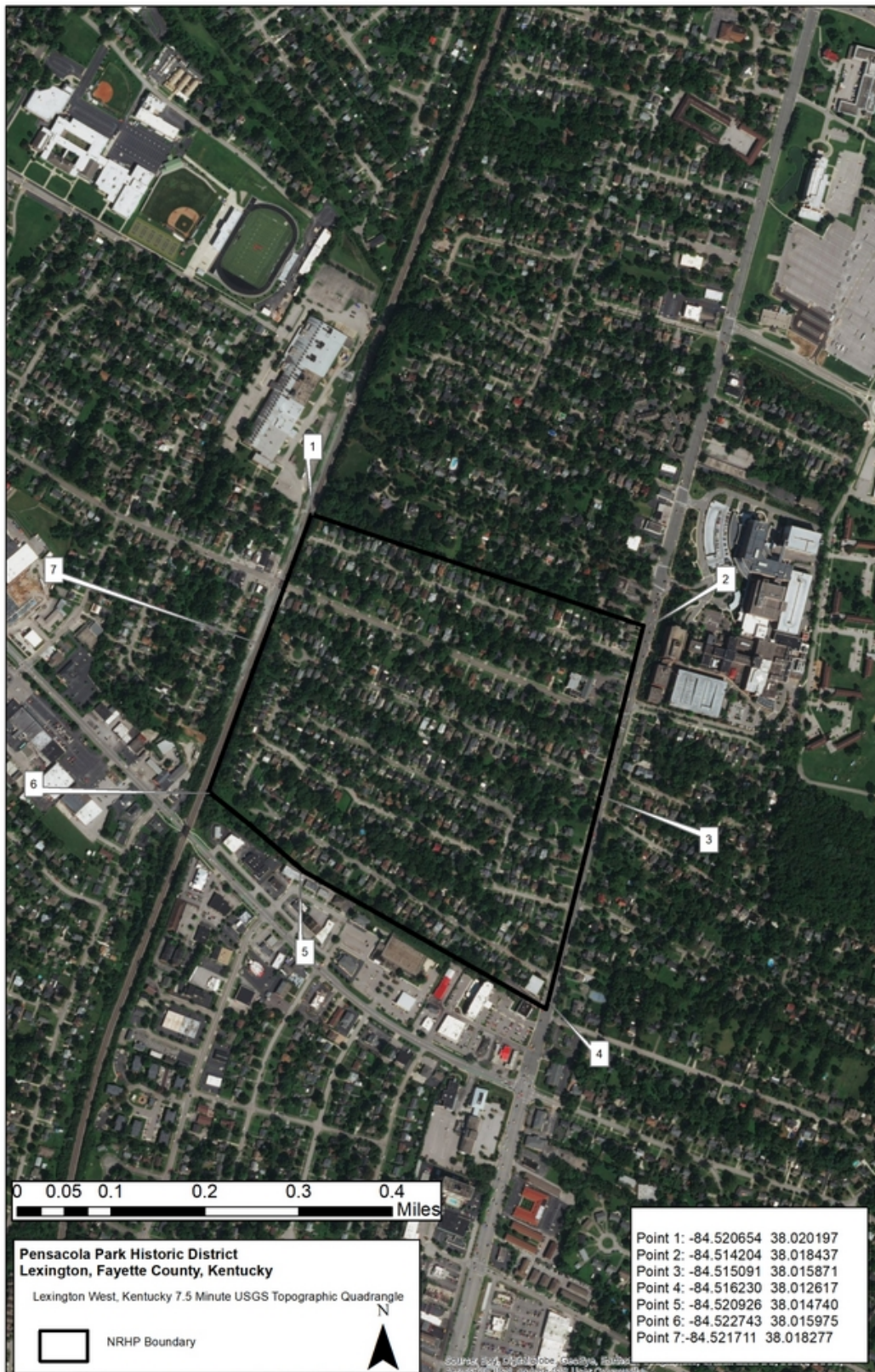
☐ NAD 1927 or ☐ NAD 1983

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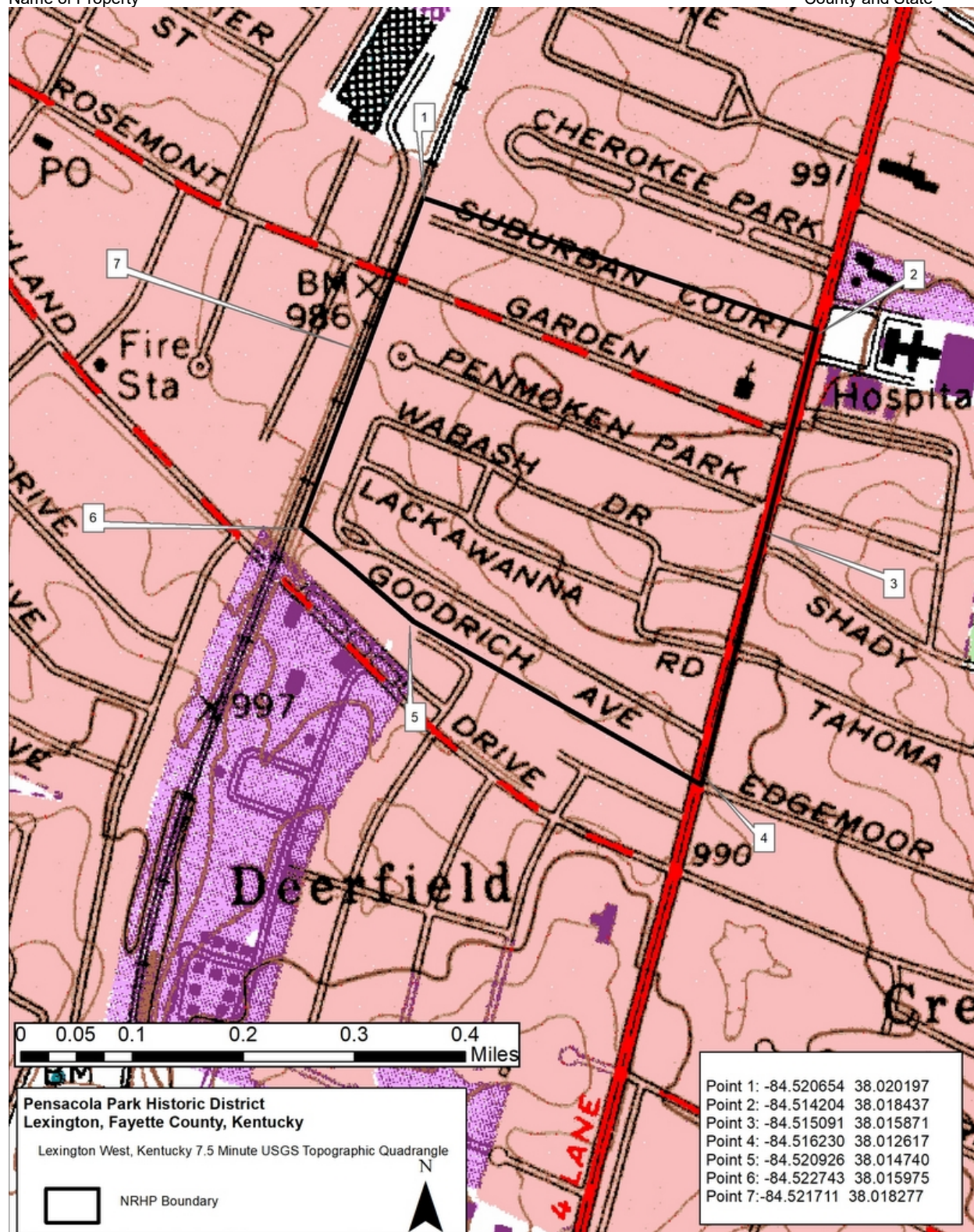
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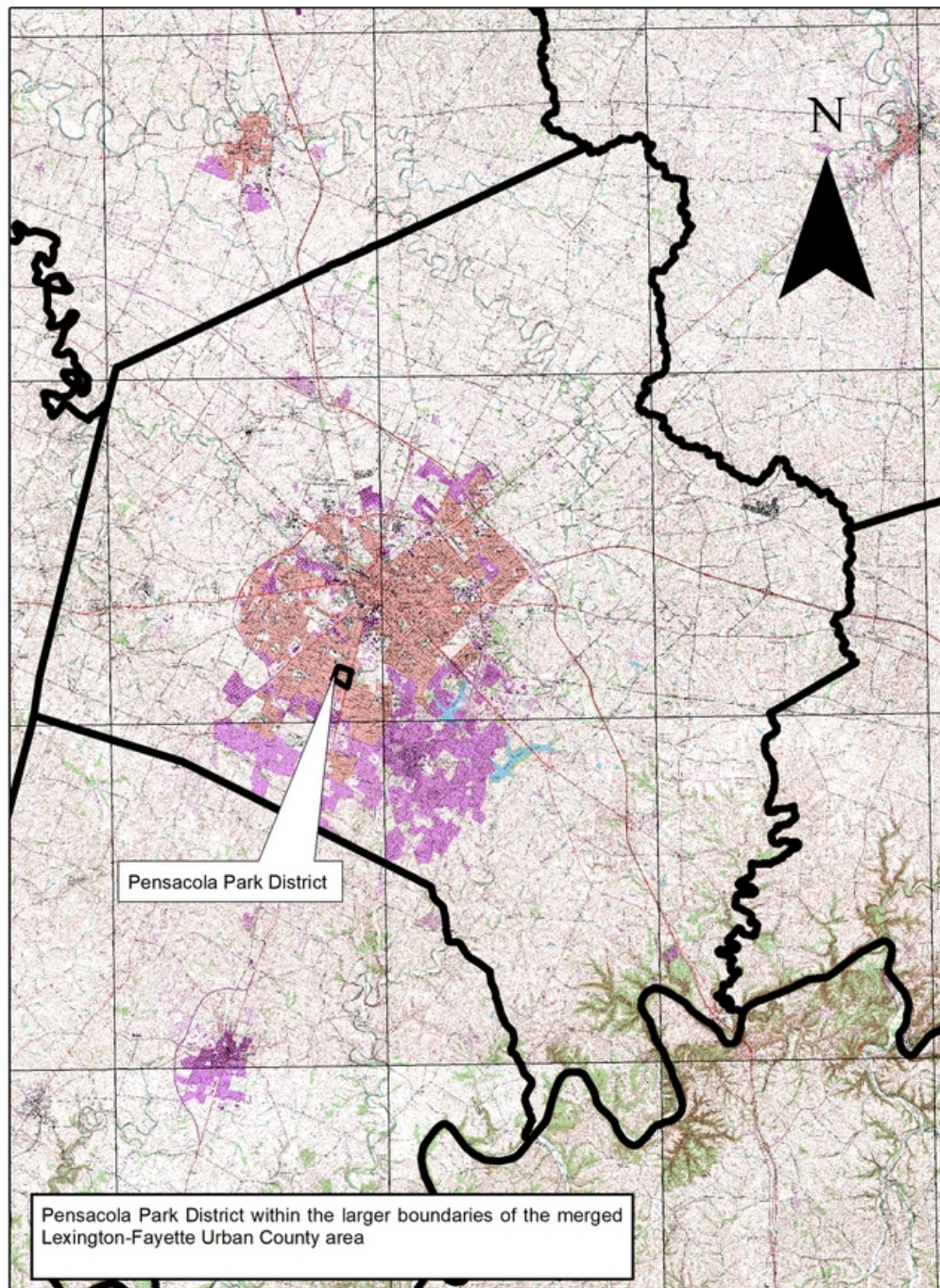
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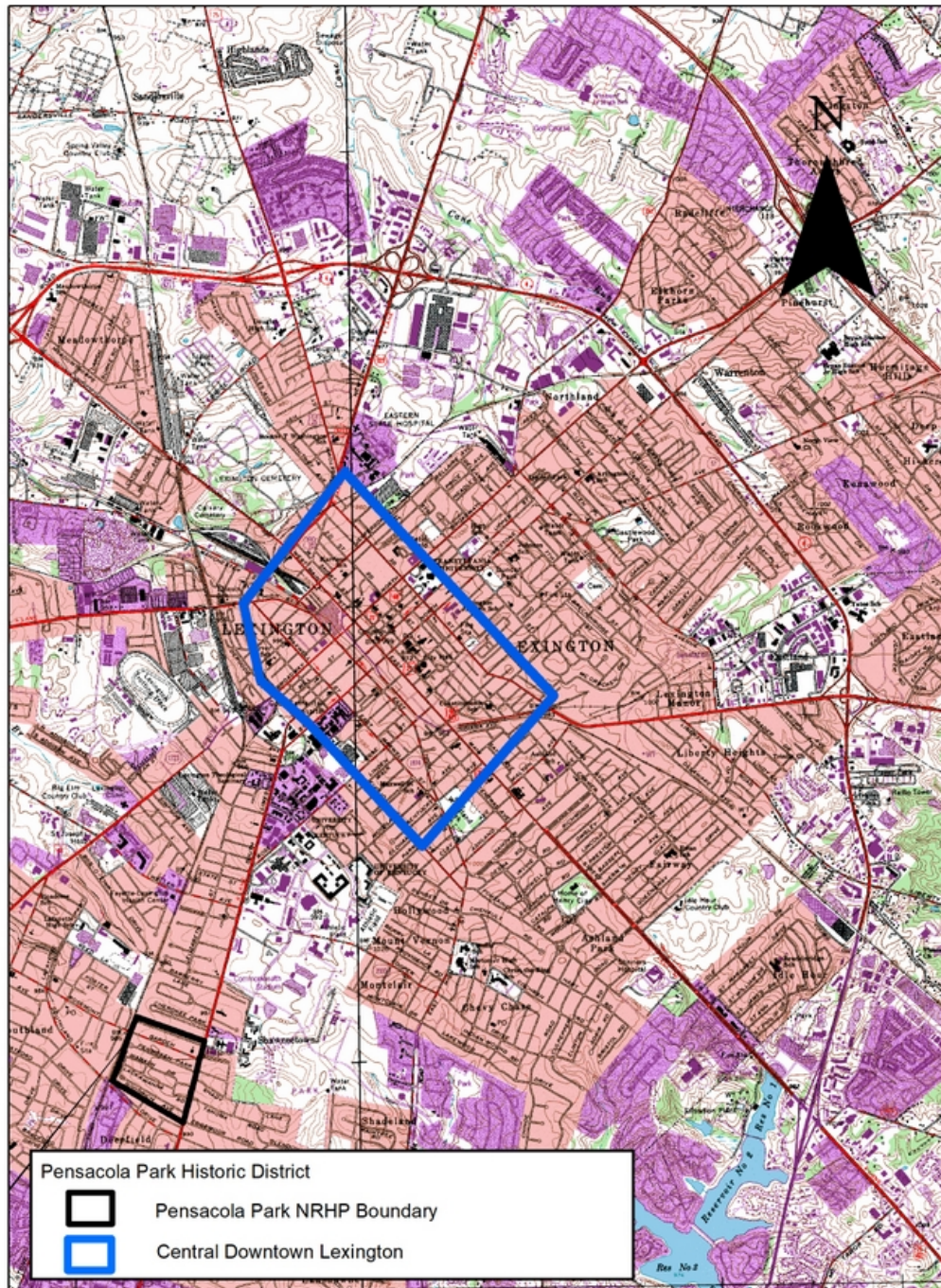
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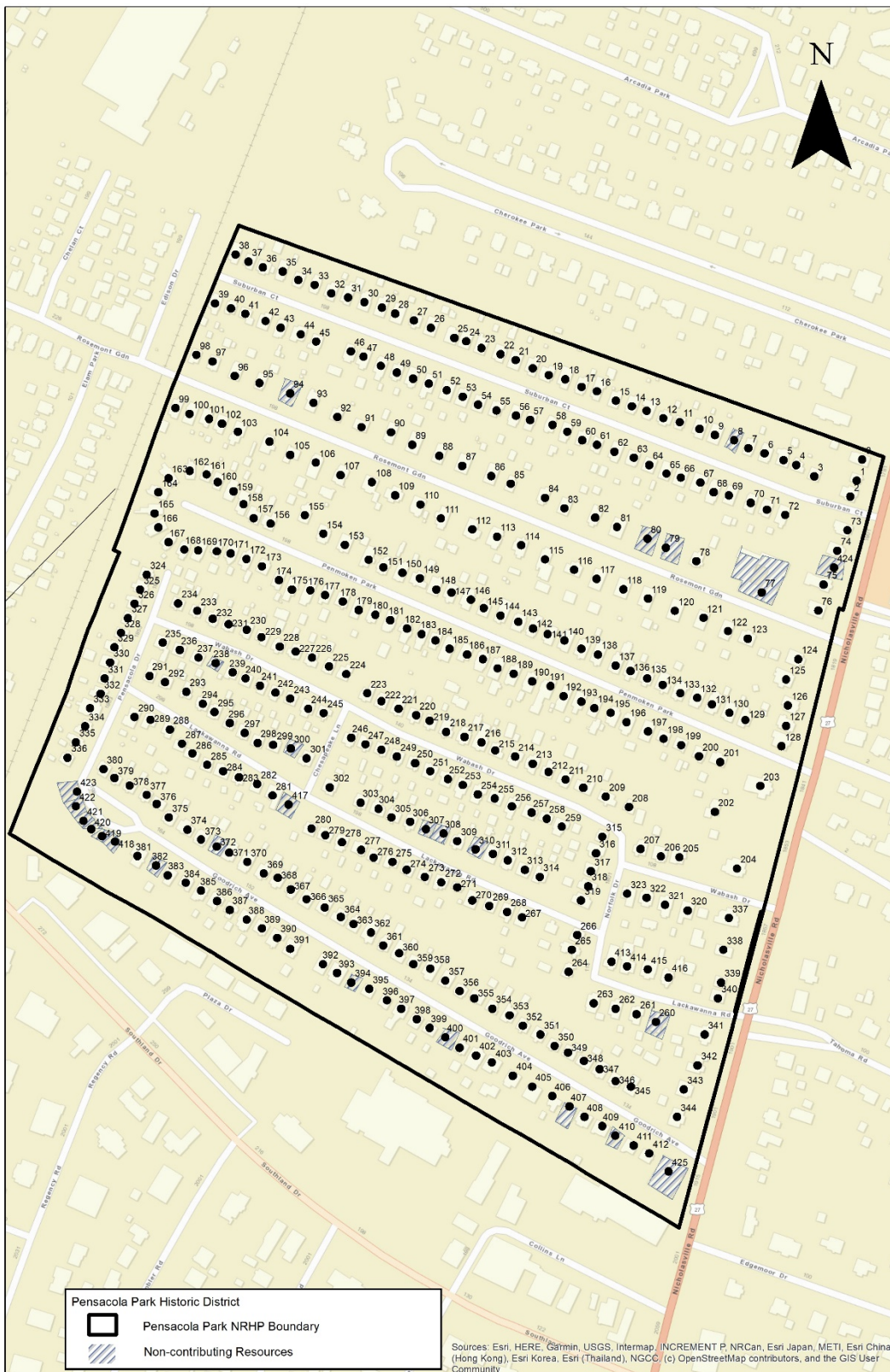
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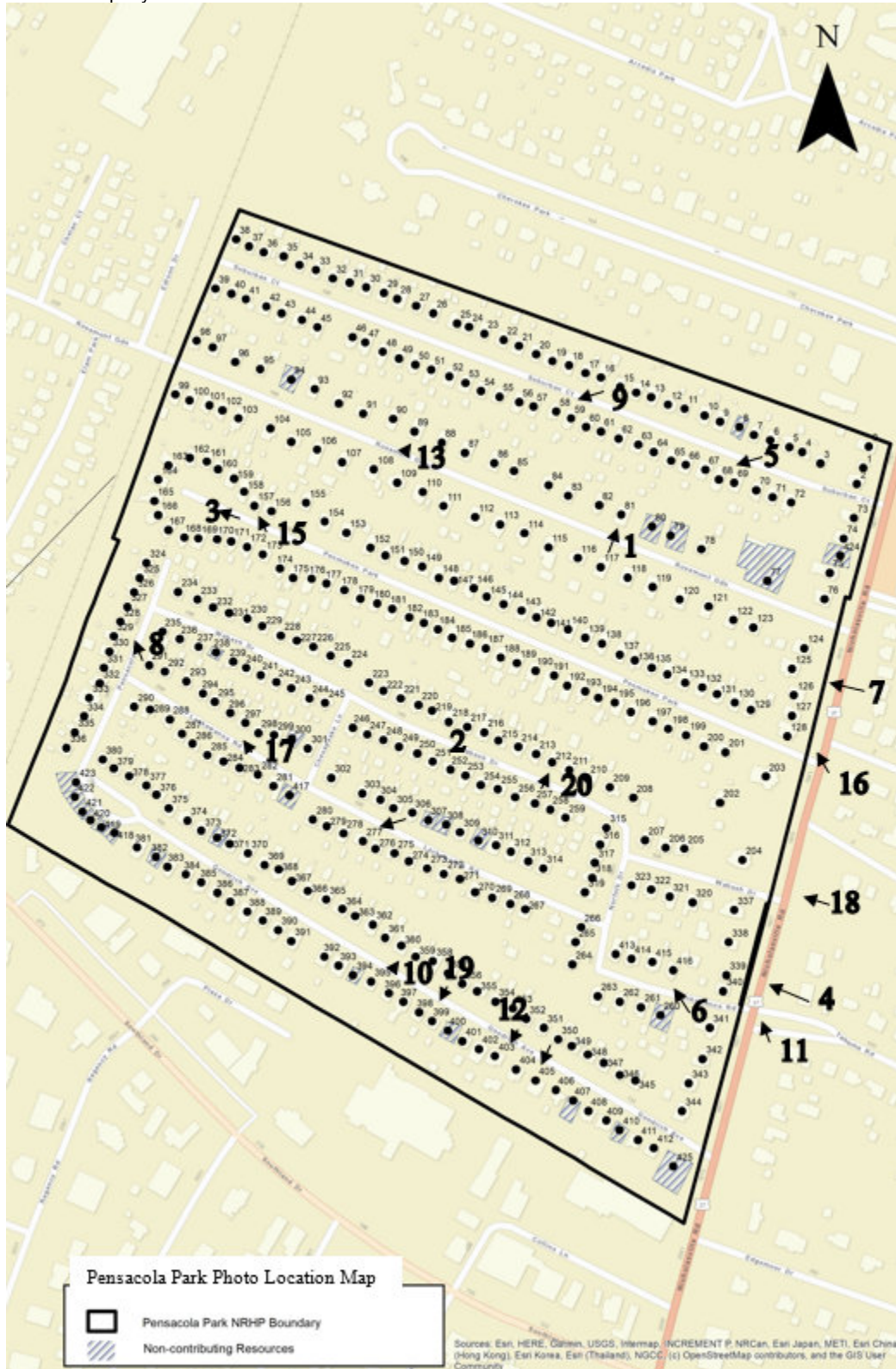
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Verbal Boundary Description (Describe the boundaries of the property.)

The Pensacola Park Historic District is bounded by Nicholasville Road to the east, Suburban Court to the north, the CSX Railroad to the west, and Goodrich Avenue to the south.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses those plats of the Pensacola Park neighborhood that were developed during the POS.

11. Form Prepared By

name/title: Janie-Rice Brother
organization: Gardens to Gables Preservation Services
street & number: 2198 Prewitt Pike
city or town: Mt. Sterling state: KY zip code: 40353
e-mail jrbrother@gmail.com
telephone: _____
date: _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. A bungalow at 133 Rosemont Garden (FAL-317, NRHP # 81). Facing north.
2. Streetscape, from left to right, 128 Wabash Drive (FAL-488, NRHP #252), 130 Wabash Drive (FAL-487, NRHP #251), and 132 Wabash Drive (FAL-486, NRHP #250). Facing southwest.
3. The cul-de-sac on Penmoken Park, facing west.
4. Tudor Revival dwelling at 1863 Nicholasville Road (FAL-579, NRHP #339).
5. Bungalows on the south side of Suburban Court. From left to right, 112 Suburban Court (FAL-305, NRHP #69), 114 Suburban Court (FAL-304, NRHP # 68), and 116 Suburban Court (FAL-303, NRHP # 67). Facing southwest.
6. The north side of the 100 block of Lackawanna Road. From left to right, 105 Lackawanna Road (FAL-507, NRHP # 414), 103 Lackawanna Road (FAL-506, NRHP #415), and 101 Lackawanna Road (FAL-505, NRHP # 416). Facing northwest.
7. American Foursquare dwelling at 1827 Nicholasville Road (FAL-361, NRHP #125), Facing west.
8. Streetscape of Pensacola Drive, showing Minimal Traditional and American Small Houses. From left to right: 1857 Pensacola Drive (FAL-569, NRHP # 329), 1855

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- Pensacola Drive (FAL-568, NRHP # 328), and 1853 Pensacola Drive (FAL-567, NRHP # 327). Facing northwest.
9. South side of Suburban Court, showing from left to right: 132 Suburban Court (FAL-295, NRHP #59), and 134 Suburban Court (FAL-294, NRHP # 58). Facing southwest.
 10. Eclectic Craftsman style dwelling at 131 Goodrich Avenue (FAL-600, NRHP # 360). Facing north.
 11. Streetscape along Nicholasville Road, the eastern boundary of the district. From left to right: 1865 Nicholasville Road (FAL-580, NRHP # 340), 1863 Nicholasville Road (FAL-579, NRHP # 339), and 1859 Nicholasville Road (FAL-578, NRHP # 338). Facing southwest.
 12. A Dutch Colonial Revival dwelling at 114 Goodrich Avenue (FAL-643, NRHP # 403). Facing south.
 13. A bungalow at 165 Rosemont Garden (FAL-325, NRHP # 89). Facing north.
 14. A Minimal Traditional dwelling and a Tudor Revival style dwelling on Goodrich Avenue. From left to right: 124 Goodrich Avenue (FAL-639, NRHP # 399), and 122 Goodrich Avenue (FAL-638, NRHP # 398). Facing southeast.
 15. Bungalow at 163 Penmoken Park (FAL-393, NRHP # 157). Facing southwest.
 16. Streetscape along Nicholasville Road, the eastern boundary of the district. From left to right: 1839 Nicholasville Road (FAL-364, NRHP # 128), 1835 Nicholasville Road (FAL-363, NRHP # 127), 1831 Nicholasville Road (FAL-362, NRHP # 126), and 1823 Nicholasville Road (FAL-360, NRHP # 124). Facing northwest.
 17. North side of Lackawanna Road, showing from left to right: 211 Lackawanna Road (FAL-527, NRHP # 296), 209 Lackawanna Road (FAL-526, NRHP # 297), and 207 Lackawanna Road (FAL-525, NRHP # 298). Facing northwest.
 18. Streetscape along Nicholasville Road, the eastern boundary of the district. From left to right: 1857 Nicholasville Road (FAL-577, NRHP # 337), and 1855 Nicholasville Road (FAL-440, NRHP # 204). Facing southwest.
 19. South side of Goodrich Avenue, showing from left to right: a Tudor Revival influenced dwelling at 110 Goodrich Avenue (FAL-645, NRHP # 405), and a Cape Cod dwelling at 112 Goodrich Avenue (FAL-644, NRHP # 404). Facing southwest.
 20. A Cape Cod dwelling at 117 Wabash Drive (FAL-448, NRHP # 212). Facing northwest.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

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Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.