

January 19, 2021

Cynthia Elmore
Landmarks Commission
444 S. 5th Street, Suite 300
Louisville, KY 40202

Dear: Ms. Elmore:

This is a request for Landmark Designation consideration for our home, formally known as the Sam Stone Bush House/The Kenwood, located at 230 Kenwood Hill Road, Louisville, KY 40214. The house was built in 1893. It is a two story, shingle style, Dutch Colonial Revival. The massive sandstone foundation was made from stone quarried on Kenwood Hill.

It was originally built for renowned businessman and real estate entrepreneur, Sam Stone Bush and his family. Sam Stone Bush was the owner of railroad and power light companies in Georgia and Tennessee, financier of Louisville's first modern day office building, the Equitable Building (the Starks Building) and publisher of the Southern Magazine.

Prominent Louisville architectural firm Maury and Dodd designed the house and many of its interior fixtures, which are still intact. A Flemish Library was the last room to be completed. The firm of Dodd and Cobb designed the library. The fireplace, windows and cabinetry were said to have come from a castle being demolished in Europe. Sam Stone Bush purchased them while traveling and asked that they be incorporated into the design of the room.

The house was originally situated on twelve acres and featured both formal and sunken gardens that were said to have been designed by the Olmsted Firm. The house was placed on the National Register of Historic Places in 1979.

We would like to recognize the home's architectural significance, as it is a fine example of the Maury and Dodd firm, and acknowledge Sam Stone Bushes contribution to the City of Louisville and the development of the South End.

Warmly,

A handwritten signature in black ink, appearing to read 'Stefanie Buzan', with a stylized, flowing script.

Stefanie Buzan



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PHO 678279

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MAR 19 1979

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APR 30 1979

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

The S. S. Bush House

AND/OR COMMON

Bouvette House

2 LOCATION

STREET & NUMBER

230 Kenwood Hill Road

NOT FOR PUBLICATION

CITY, TOWN

Louisville,

CONGRESSIONAL DISTRICT

3 and 4

STATE

Kentucky

VICINITY OF Kenwood Hill

CODE

021

COUNTY

Jefferson

CODE

111

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE
☒ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☒ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Albert J. Bouvette

STREET & NUMBER

230 Kenwood Hill Road

CITY, TOWN

Louisville,

VICINITY OF

STATE

Kentucky 40214

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Jefferson County (Ky.) Courthouse

STREET & NUMBER

517 West Jefferson Street

CITY, TOWN

Louisville,

STATE

Kentucky 40202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

21-LANDMARK-0001

7 DESCRIPTION

CONDITION

___EXCELLENT
XGOOD
___FAIR

___DETERIORATED
___RUINS
___UNEXPOSED

CHECK ONE

___UNALTERED
XALTERED

CHECK ONE

XORIGINAL SITE
___MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The S. S. Bush residence situated on Kenwood Hill in south Louisville was built circa 1893. It represents one of the finest efforts of Maury and Dodd, architects, on behalf of Mr. S. S. Bush, a prominent community developer of the 1890s.

The structure is a splendid one-and-one-half story shingle style residence which stands today as a Kenwood Hill landmark.

The foundation, including the five-room cellar and the left side of the first floor facade is built of massive natural brownish sandstone. The remainder of the first floor exterior, including the right side of the facade, is one-and-one-quarter inch cedar clapboard siding. Also, the right side of the facade is protected by a large open porch with a cedar clapboard skirted railing. The first floor windows are of various styles and sizes. The sandstone portion of the facade contains one four-sectioned bay window with diamond pattern. The wood part of the facade contains one smaller three-section bay window which projects onto the wood front porch, also, with diamond pattern. The left side of the home contains two stained glass windows in a chamfered recess which mutes some of the light entering into the front dining room. One Dutch style window and two extra large clear paned rectangular windows suffice for lighting the kitchen and pantry which are to the rear of the left side. The rear of the home has two extra large clear paned square windows for lighting the informal game room. The library, which is also in the rear, has truly unique windows which were hand-crafted by the insertion of clear wine bottle bottoms into lead sheets which results in the transmission of a diffused mellow light into the room. The remainder of the windows on the first floor are similar to those already described. The front entrance and side doors which enter into the library and rear hallways are extra large and mounted with suitable hardware.

The half-story portion is distinguished by the large sloping mansard roof with projecting dormers and three chimney stacks.

The mansard portion and the remainder of the sloping roof are all protected by the use of cedar shingles. The gutters are recessed into the roof structure and the roof overhangs the first floor walls about 18 inches. The windows are of various sizes, some of Dutch design with diamond pattern and others of the more familiar rectangular style. Centered near the peak of the facade gable is a Dutch design (Hex symbol) rendered in shingle - the meaning of the motif is unknown at this time.

The interior is immediately recognized as late Victorian which is natural grain pin oak wood, panel and tongue and groove construction. The home has three fireplaces which are outstanding examples of stone-mason craftsmanship. The remainder of the interior is interesting with details such as built-in corner cabinets with scroll cut glass fronted doors, German silver light fixtures, wrought-iron hardware on the library doors and many other details found in finer homes of the 1890 era.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1892-1893	BUILDER/ARCHITECT Maury and Dodd
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STATEMENT OF SIGNIFICANCE

The S. S. Bush residence is one of the finest homes in Louisville's south end. The structure was designed by the prominent Louisville architectural firm of Maury and Dodd in the Shingle style, which was rarely employed in Louisville. The structure was completed in 1893 for S. S. Bush, who may be justifiably credited as the principal community developer of the entire Kenwood area, as well as a social and business leader of the 1890 period.

The Kenwood Park Residential Company acquired the property from the Gheens family in 1890 as part of a large parcel of land in the Kenwood Hill area. S. S. Bush (1864-1934), the secretary of the company, was the son of Sam Stone Bush, an attorney, and Cornelia Wheat Bush. He was born in Louisville, attended public schools here, and Kentucky Military Institute. He entered the real estate field as a young man. In the 1880s he became an associate of R. T. Coleman, and in 1890 the Coleman-Bush Investment Co. was incorporated, with S. S. Bush as vice-president and treasurer.

The Coleman-Bush Company developed large tracts of land in southern Jefferson County, especially in the area of Jacob Park (now Iroquois Park). Advertisements of 1891 describe the company as having "pratically a monopoly of the (Grand) Boulevard section lying between the city and the city's oldest attraction, Jacob Park." Included in their development were the areas of Kenwood, Oakdale, Highland Park, and Beechmont.

S. S. Bush and his family lived on Kenwood Hill in a superb Shingle-style house which was designed by the Louisville architectural firm of Maury and Dodd about 1892. The house was often referred to as the shownplace of the Kenwood Hill section.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Caron Directory of the City of Louisville, 1890-1895.

Dodd and Cobb Brochure, undated and untitled, xerox copy - Louisville Landmarks Commission.

(continued)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/4 acres

QUADRANGLE NAME Louisville West Quadrangle

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 116 60751610 4223650

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

City of Louisville - Block 62E Lot 13

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
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STATE	CODE	COUNTY	CODE
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11 FORM PREPARED BY

NAME / TITLE Marty Hedgepeth - Research Director; Carl Kramer - Survey Historian
Albert J. and Mary Lou Bouvette - Owners

ORGANIZATION Louisville Landmarks Commission

DATE October 26, 1978

STREET & NUMBER 727 West Main Street

TELEPHONE 502/587-3501

CITY OR TOWN Louisville

STATE Kentucky

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL ✓

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Donna C. Hopkins

TITLE Deputy State Historic Preservation Officer

DATE 3-13-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST:

Charles A. ...
KEEPER OF THE NATIONAL REGISTER

DATE 4-29-79

DATE 4/27/79

CHIEF OF REGISTRATION

21-LANDMARK-0001

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET S. S. Bush Residence ITEM NUMBER 7 PAGE 2

The landscaping is simply, but effectively, provided for by use of grass lawns, ever-green hedging and the efficient use of sandstone to prevent erosion on the hillside setting. Massive pin oak, red oak, hickory, spruce, chestnut and holly trees provide shade on even the hottest days. The grounds and adjacent sparsely built areas also provide for a small wildlife habitat and sanctuary.

The contiguous neighborhood contains several other homes of the 1890 era and together represent a mini-picture of the history of south Louisville architectural history.

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CONTINUATION SHEET S. S. Bush Residence ITEM NUMBER 8 PAGE 2

The credentials of the architects selected by Mr. Bush are impeccable. Maury and Dodd are considered among the premier builders of the period. Educated in Chicago, William J. Dodd (1862-1830) was an exceedingly important design force in Louisville's turn-of-the-century-architectural scene. His early training in the cradle of the Chicago School could not have occurred under more propitious circumstances. Working there in the early 1880s, he trained with Major William LeBaron Jenney, often regarded as inventor of the structural steel skyscraper, and Solon S. Beman, with whom Dodd participated in the design of the planned industrial city of Pullman, Illinois. Arriving in Louisville in about 1884, Dodd worked first in partnership with O. C. Wehle. In 1889 he began a joint venture with Mason Maury which lasted until about 1896. Maury (1846-1919), one of Louisville's most prolific architects, collaborated with Dodd in several projects significant in delivering the revolutionary Chicago Style to this city and illustrative of the latter's developing talent. One of this team's earliest buildings was the 1889-91 Louisville Trust Bank Building. In it, they captured successfully the spirit of the modern message for the first time locally in a Richardsonian skyscraper. Together they also produced a host of magnificent dwellings in fashionable Old Louisville and in the burgeoning suburb of the Cherokee Triangle. True to the national trend, many of the dwellings were executed in the immensely popular Romanesque Revival mode; yet some, such as their 1893 American Colonial revival home for George T. Wood on Cherokee Road, reveal a fascinating propensity that the two had for embracing the most novel feature of the quickly changing style reservoir and modeling it to this region's particular likes and dislikes. Indeed, this period, crucial in the evolution of a modern order, marked a departure in architectural practice which was echoed in a split between Maury and Dodd. While Maury was attracted to the new world of Louis Sullivan, Dodd opted instead for the popular classical style invoked by architects from the East and planted, ironically, in Chicago during its Columbian Exposition of 1893. It was Dodd who was responsible for Kentucky's building at the fair. Unquestionably, its Beaux-Arts conformity acted as a precedent for his remaining endeavors. From 1896 and lasting until about 1905, Dodd worked with Arthur Cobb in producing some of Louisville's most lavish and, admittedly, beautiful pre-war era residences. In this Dodd and Cobb partnership (notice that Dodd's name is first in the firm title, a unique occurrence in his Louisville career), his Beaux-Arts expertise blossomed in homes for a number of the city's most influential citizens, including his own on St. James Court. Their quintessential effort was a mansion for cottonseed oil king Edwin Hite Ferguson (Pearson's Funeral Home) erected in 1901-03 nearby on Third Avenue. Dodd was a partner in the firm of McDonald and Dodd from 1907-1913. The firm's major works in Louisville include the YMCA building (National Register December, 1977), the Tyler Hotel, the Weissinger Gaulbert Apartments (National Register December 1, 1977), and the Presbyterian Seminary. Dodd moved to Los Angeles in 1913 and practiced with William Richards, in the firm of Dodd and Richards until his death in 1930.

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S. S. Bush
CONTINUATION SHEET Residence ITEM NUMBER 8 PAGE 3

The chronology of ownership of the S. S. Bush residence is as follows according to the Louisville Courthouse record:

Deed Book 384 Page 365. The Kenwood Park Residence Co. (C. A. Parker, Pres. and S. S. Bush, Treas.) deed Lot 3 Block D to Mary Bush the spouse of S. S. Bush on 3 June 1891 for \$10,581.35.

Deed Book 1570 Page 640. Mary Bush, widow of S. S. Bush, deeded the property to Sam S. Bush and Alice Bush (heirs) dated 28 December 1934. Sam S. and Alice both lived in separate homes also built by S. S. Bush within sight of the S. S. Bush residence.

Deed Book 1576 Page 193. Sam S. and Alice deeded the property to Monroe, George A., Alexander and Anne Bush and Grace W. and Sally Lovell on 25 May 1935.

Deed Book 1607 Page 420. Loretta Burke and Austin Luckett were deeded the residence from the above co-owners (after an estate settlement decree) on June 6, 1935.

Deed Book 2550 Page 118. Roy J. and Marie Ann Burke acquired the property on 9 November 1949. It is interesting to note that the area was till essentially rural until the early 1940s, although a significant percentage of the land was sold. This reduced the estate to less than three acres.

Deed Book 3968 Page 461. The residence was deeded to W. E. and Alaneda Jackson on November 21, 1962. Unfortunately, the land was further reduced by sales to approximately .9 of an acre which still remains today.

Deed Book 3786/520. The property was purchased by Robert D. and Sally B. Baker on 29 August 1968.

Deed Book 4218 Page 533. The property was purchased by Robert G. and Betty A. McDowell in 1972.

Deed Book 4810 Page 388. The property was purchased by William H. and JoAnn Smothers on 22 September 1975.

Deed Book 4973 Page 731. The property was acquired by the present owners Albert J. and Mary Lou Bouvette on 1 November 1977.

The above chronology is of course closely related to the pattern of growth in the south end of Louisville as evidenced by the systematic reduction of the estate acreage with time and large increase in development. The first notable intrusions, located on the northeastern slope, along Kenwood Hill Road and Possum Path, were the three elegant homes which developer Sam S. Bush had built for his family during the 1890s and the three rustic cabins which

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CONTINUATION SHEET S. S. Bush
Residence ITEM NUMBER 8 PAGE 4

house Lou Tate Bousman's famed Little Loomhouse (National Register, June 1975). Within walking distance some of the new suburbs, built by Mr. Bush's development company were built along Grand Boulevard and in other adjacent areas.

Although some of the new suburbs along Grand Boulevard prohibited saloons, residents did not have to wait for a place where they could quench their thirsts in high style. In 1899, Fred Senning, who had emigrated to Louisville from the German state of Hesse in 1868, opened a beer garden at the corner of Kenwood Avenue and New Cut Road. Business was stimulated by an electric streetcar line which brought thousands of Louisvillians to the park for picnics and a variety of other activities. Senning's zoo, said to have housed one of the finest collections of animals in the country, was a major attraction. Like Phoenix Hill, the park also was the site of numerous political gatherings and many slates of candidates were drawn up amidst the park's gleaming lamplights and four governors were nominated there. Senning's Park remained a favorite gathering place until the owner's death in 1939, after which it was sold and converted into a bar and grill.

But the most intensive residential development occurred on Kenwood Hill proper. Bounded on the north by Kenwood Avenue and Kenwood Drive, on the east by Third Street Road, on the south by Palatka Road and on the west by New Cut Road, this towering promontory stood for decades virtually unmolested. But the end of Kenwood Hill's tranquility was clearly foreshadowed in March 1942 when the Louisville Trust Company, trustee for the heirs of Sam Bush, received approval to begin development of the Kenwood Circle Subdivision on the grounds adjacent to the Bush homes.

By 1948 Kenwood Hill stood directly in the path of development and there appeared to be little public opposition to its being carved up into subdivisions. In July the Planning and Zoning approved Wendell M. Smock's application for the first section of Kenwood Heights Subdivision on the western slope along New Cut Road. Two more sections followed in 1949 and 1950. Attacking the northwestern corner of the hill in 1955 was James W. Hendricks, who as the administrator of the estate of William R. Hendricks began development of the Kenwood Manor Subdivision.

The most active subdivider of Kenwood Hill was T. G. Eckles, who, with members of his family, completed the development of the north, west, and south slopes and the crown of the hill itself. Eckles began in 1956 by developing the first section of Iroquois View Subdivision on the north slope along Lost Trail. A second section immediately to the east followed two years later. In 1959 the developer moved to the south slope and laid out two more sections, also under the name of Iroquois View -- with completion of Iroquois View, Eckles turned his attention to the remainder of the western slope and the hilltop. To accomplish this purpose he formed a corporation called Eckles Homes, Incorporated, and in November 1962 gained Planning Commission approval for the first section of Kenwood Estates, which approached the peak of the hill from the west. A second somewhat smaller section immediately to the north followed in January 1965, while the third, largest, and highest section came a year later. While Eckles was conquering the upper reaches of Kenwood Hill, Robert J.

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CONTINUATION SHEET

S. S. Bush
Residence

ITEM NUMBER 8 PAGE 5

Thieneman and Ben Swindler were developing its southeastern base. In the spring of 1963, Thieneman crossed over Third Street Road and began to develop Kenwood Terrace on part of a tract bounded roughly by Third Street Road, Palatka Road, the L & N tracks, and the National Turnpike. Two-and-a-half years later, Swindler received clearance for the first section of Meadowood, a small subdivision that extends up the hill from Third Street Road, across the street from Thieneman's development.

The development of Kenwood Hill represented the fulfillment of a dream for T. G. Eckles, who had for years believed that "the hills in the south end would become the most desirable residential area in Louisville." And it was with considerable truth that he could look back years after his subdivisions on Kenwood Hill had been completed and boast that "we've got the most scenic views . . . in the city." A resident of one of Eckles' hilltop subdivisions has a view of parts of Louisville and Jefferson County that extends for miles. But such picturesque living did not come without a great cost. One element of that cost is the severe soil erosion which has resulted from over-development. In an age of high environmental awareness it is difficult to conceive of such a site being so intensely developed. But during the late 1950s and early 1960s, when Eckles was most active, there was little if any opposition to heavy development on delicate environments, unless it caused immediate inconvenience to neighboring residents. This certainly was insistence by area residents, the Iroquois Civic Club, and the Louisville and Jefferson County Board of Health that sanitary and storm sewers be installed to alleviate the sewerage and drainage that increase with each new subdivision. The Planning Commission readily agreed to such conditions, but time has shown that they were insufficient to prevent more and more soil from being washed away. As a consequence of the ecological myopia that accompanied its development, parts of Kenwood Hill now stand scarred with ugly gullies and the Little Loomhouse cabins are being dangerously undermined by erosion.

Fortunately, the S. S. Bush residence, the other two Bush homes and neighboring homes have not suffered to the same degree. But, further development would seriously detract from the soil stability, ruin the still attractive scenery and would ultimately destroy the historical landmarks on Kenwood Hill.

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CONTINUATION SHEET S. S. Bush
Residence ITEM NUMBER 9 PAGE 2

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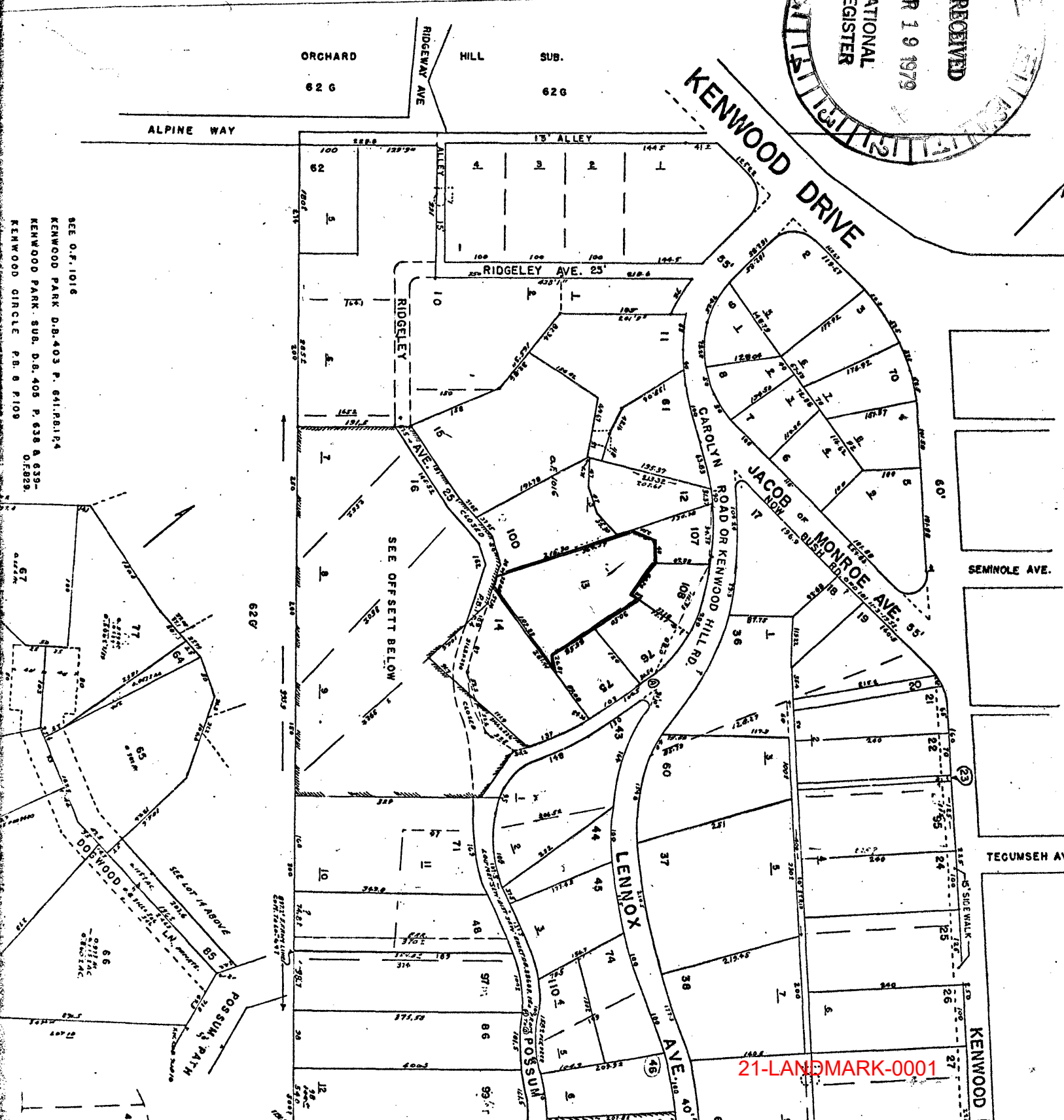
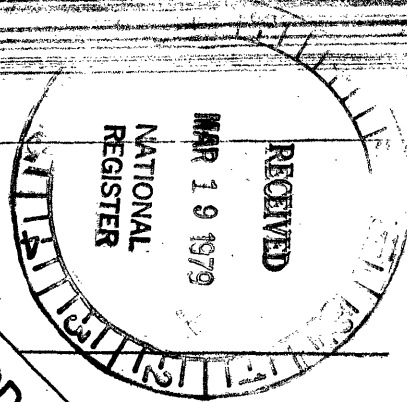
Historic Landmarks and Preservation District Commission. The Little Loomhouse Landmark and Landmark Site Designation Report. Louisville, typewritten, 1976.

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Louisville, City of. The Louisville Survey Central and South. Louisville, City of Louisville, 1978. History Section by Carl E. Kramer.

"Western Colored Branch Library." National Register of Historic Places Nomination, June 10, 1975.



SEE O.F. 1016
KENWOOD PARK D.B. 403 P. 641, P. 612, P. 614
KENWOOD PARK SUB. D.B. 405 P. 638 & 639
KENWOOD CIRCLE P.B. 8 P. 109

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S. S. Bush Residence
230 Kenwood Hill Road
Louisville, Jefferson, Kentucky
Sanborn Map Co., Map 1.

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