

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED MAR 1 1982

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Maysville Downtown Historic District

AND/OR COMMON

Roughly bounded by McDonald Pkwy, Front, Wall, Limestone, and 3rd Sts.

2 LOCATION

STREET & NUMBER

216-218 Wall, 102-120 West Front, 116-227 Sutton, 206-218 Court, 121-237 Market, 111-228 Limestone, 1-145 West Second, 6-45 East Second, 2-131 West Third, 2-110 East Third Streets

NOT FOR PUBLICATION

CITY, TOWN

Maysville

CONGRESSIONAL DISTRICT

VICINITY OF

7

STATE

Kentucky

CODE

021

COUNTY

Mason

CODE

161

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT (155 bldgs.)

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

Multiple - see continuation sheets

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Mason County Clerk's Office

STREET & NUMBER

West Third Street

CITY, TOWN

Maysville

STATE

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

see footnote #1, Item 7

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The city of Maysville is located in the Outer Bluegrass region of northcentral Kentucky. Geography has dictated its growth pattern since its establishment in the 1780s. Surrounded on three sides by steep, wooded slopes and on the fourth by the Ohio River, most of the present city occupies a narrow riparian plain nearly three miles in length and ranging from only 625 to 3400 feet in width. Maysville serves as the commercial, industrial and agricultural (the world's second largest looseleaf tobacco market) center for the surrounding five Kentucky and two Ohio counties. It is also the Mason County seat and, according to the census of 1970, claimed a population of 7,411. Cincinnati, Ohio is 75 miles northwest and Lexington, Kentucky 65 miles southwest of Maysville.

The Maysville central business district or "downtown" is the core of the area in the city which was first settled and developed. Situated in the western part of Maysville, the downtown is defined by a grid of streets laid out parallel to the northwest-southeast curve of the Ohio River. The area is essentially rectangular, four and a half blocks long and two to two and a half blocks wide. Its western edge is marked by Wall Street and its northern extent by West Front Street and Mc Donald Parkway. Its eastern and southern boundaries generally conform to the rear property lines of buildings on the east side of Limestone Street and the south side of Third Street respectively.

The Maysville downtown contains 155 buildings, as well as one cemetery and notable street sculpture¹. The buildings serve a variety of functions. About 62% or 96 of the buildings are devoted primarily to commercial use, while 28% or 43 are residential. The district also includes five churches, two theaters, one high school complex, one library, one museum and five governmental buildings, including the county courthouse and jail. All buildings are structurally sound and together achieve a first floor occupancy rate of 98%.

Of the 155 buildings in the district, 135 or 87% were constructed prior to 1930 and 92% are of brick. Two building types may be identified which characterize the Maysville downtown. The first appeared in the early 19th century, generally between 1825 and 1850. The two- to three-story brick residential building of this era displays trabeated openings, crow-stepped gable ends and a simplicity of exterior detail. Such structures often share bearing walls as components of residential "rows." The three to six story brick commercial building was constructed in Maysville from about 1875 to the first World War. The key elements of the type are the bracketed cornice, arched window cap, and pilastered

¹Downtown Maysville was comprehensively surveyed by the city of Maysville/Kentucky Heritage Commission in the spring and summer of 1980. Survey records are being processed and will eventually be on file at the Kentucky Heritage Commission, Frankfort, Kentucky.

continued

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input 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 checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Downtown Maysville is a textbook example of 19th century American urban design. Its visual and spatial qualities reflect over 150 years of planning and building. The majority of structures in the downtown were built between 1800 and 1920. A remarkable rate of structural survival and relatively little building activity within the past half century have helped to create a cityscape of great architectural variety and distinction. As a river town, Maysville was exposed to a wide field of architectural influences. Many buildings are outstanding design achievements; some features, such as the stepped parapet gable end, are virtually unique to Maysville. The Federal row houses of Limestone Street, Greek temple form courthouse, the IOOF/Merz Bros. building with its 15th century Venetian Gothic detailing, may serve to represent the skillful blending of materials, as well as the diversity of texture and color which characterizes the Maysville downtown. The district has also retained most of its 19th century spatial configuration. The gridded town plat of 1823 has remained essentially unchanged to this day. Through both the turn of the century commercial eclecticism of Second Street and the concentration of early 19th century residences on West Third Street, Maysville presents a building scale and density which are unmistakably urban, yet far from intimidating. 18th century Maysville joined the Cumberland Gap as a principal point of entry to Kentucky and the western frontier. 19th century Maysville joined such cities as Cincinnati, Louisville, Cairo and New Orleans as an important riverport in the Ohio-Mississippi system. Though surpassed in growth during the later 19th century by other Ohio River cities, Maysville continues into the 20th century as a vital regional commercial center. The boundaries defining the downtown district encompass that area of Maysville which has experienced the greatest concentration of building activity for more than 175 years and today includes the greatest diversity of building type and function. It is thus distinguished from neighboring areas of comparable historic significance which are almost exclusively residential in character. The Maysville downtown may be read as a continuum of American architecture, which, through quality of design, materials, placement and scale, presents itself as a highly cohesive historical cityscape. The visual diversity and richness, as well as the historical importance, of downtown Maysville render it outstanding among the county seats and cities of Kentucky.

Approximately 400 miles downstream from Pittsburgh, Limestone Creek enters the Ohio River. The area about the mouth of the creek proved to be a fine natural landing. Those who followed the Ohio beyond the eastern

continued

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Caron Directory Company. Caron's Directory of the City of Maysville, Ky. and Aberdeen, Ohio for 1916-1917-1918. Louisville, Ky.: Caron Directory Co., 1916.
 Chinn, George Morgan. Kentucky Settlement and Statehood 1750-1800. Frankfort, Ky.: The Kentucky Historical Society, 1975.

continued

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 27.5 acres

QUADRANGLE NAME Maysville West, Ky.-Ohio 7.5' QUADRANGLE SCALE 1: 24,000

UTM REFERENCES

A	1,7	2,5,9	6,2,0	4,2	8,1	0,0,5	B	1,7	2,5,9	5,2,0	4,2	8,0	8,2,0
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		
C	1,7	2,5,9	0,9,0	4,2	8,1	0,9,0	D	1,7	2,5,9	1,0,5	4,2	8,1	1,4,0
E	1,7	2,5,9	0,3,5	4,2	8,1	1,8,0	F	1,7	2,5,9	1,3,0	4,2	8,1	3,4,0
G	1,7	2,5,9	2,1,0	4,2	8,1	3,0,0	H	1,7	2,5,9	1,9,0	4,2	8,1	2,5,0

VERBAL BOUNDARY DESCRIPTION

see continuation sheet

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Vanessa E. Patrick/ Architectural Historian

ORGANIZATION

City of Maysville, Kentucky

DATE

November, 1980

STREET & NUMBER

Third and Bridge Streets

TELEPHONE

(606) 564-9411

CITY OR TOWN

Maysville

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

Anne G. Thompson

TITLE

SHPO

DATE

1-22-82

FOR NPS USE ONLY

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

Entered in the
National Register

DATE

3/1/82

KEEPER OF THE NATIONAL REGISTER

ATTEST

DATE

CHIEF OF REGISTRATION

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 2

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

WALL STREET

216- Estate of Mrs. Magdaline Easton
218: 1512 Hilton Avenue
Ashland, Kentucky 41101

WEST FRONT STREET

120: Mr. Alfred J. Caproni
120 West Front Street

112; Mr. William B. Chamness
114- 203 Ridgeway
116: Aberdeen, Ohio 45101

110: Masonic Lodge No. 52
110 West Front Street

108: Mrs. Isabelle Buckley
108 West Front Street

102- Mr. & Mrs. Thomas Cummins
106: 1215 Summitt Avenue
Louisville, Kentucky 40201

SUTTON STREET

116: Farm Bureau Insurance Agency
116 Sutton Street

119- Mr. John H. Clarke, Jr.
121: 119 Sutton Street

210- Mr. Bill B. Hendrickson
214: Route 5

215: Maysville Library Association
c/o Louis N. Browning
1939 Edgemont Road

216: Mr. John L. Mains
42 West Second Street

218: Mr. John A. Breslin
219 East Second Street

SUTTON STREET, (continued)

220: The Hon. Austin Wenz
Mason County Fiscal Court
Mason County Courthouse

221: Maysville-Mason County
Public Library
c/o Mrs. Catharine Hutchings
221 Sutton Street

226: The Hon. Austin Wenz
Mason County Fiscal Court
Mason County Courthouse

227: Mr. & Mrs. Andrew C. Duke
Jersey Ridge Road

Sutton Street: The Hon. William M. Boggs
Mayor
City of Maysville
Municipal Building

STANLEY REED COURT STREET

206- Mrs. Austin Smith
208: Route 2

207- Andrew C. Duke
211: Jersey Ridge Road &
Mary Duke Ford
20 West Third Street

210- Farmer's Mutual, Inc.
214: 214 Stanley Reed Court St.

213- Mr. & Mrs. Robert Zweigart
215: Woodland Drive

216: First Federal Savings &
Loan
216 Stanley Reed Court St.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 3

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

STANLEY REED COURT STREET, (continued)

- 217: Mr. James Clarkson
217 Stanley Reed Court Street
- 218: Mr. Charles Kirk
Cochran Building
Stanley Reed Court Street

MARKET STREET

- 121: Mr. Frank Fishter
831 East Second Street
- 123: Mrs. Harry Sammons
123½ Market Street
- 124: Mr. & Mrs. Roy P. Bridges
Country Club Heights
- 125: Mr. Gene Downing
125 Market Street
- 126: Mr. Patrick McKay
126 Market Street
- 127: Mr. Gordon B. Zweigart
Circle Drive
Aberdeen, Ohio 45101
- 128: University of Kentucky
Medical Center
Lexington, Kentucky 40508
- 130: Lula Nicholas
Route #2
- 132: Mr. David Winn Cartmell
Route #1

MARKET STREET, (continued)

- 200- DeKalb Lodge, I.O.O.F.
202: 12 West Second Street
- 204- Anne Parker
206: Parker Travel Agency
204 Market Street
- 208: Mr. Charles Traxel
Hillcrest Terrace
- 210: Mrs. Julia Rossos
P.O. Box 704
- 212- Mr. & Mrs. Ronald Dickson
214: 214 Market Street
- 217- Ringgold Lodge No. 27
221: I.O.O.F.
221 Market Street
- 218: Mr. Erato J. Kambelos
423 Schubert Avenue
- 222; Mrs. Jimmy Nicholas
224- Simon Kenton Road
226-
228;
230;
232-
234:
- 223- Mrs J. A. Gregory, Jr.
225: Route #7
Murray, Kentucky 42071
- 227- Mrs. Eula Fowler
229: Route #4

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 4

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

MARKET STREET, (continued)

231: Myles Brown Jewelers
231 Market Street

233: Mrs. Louise M. DeVine
21 West Fourth Street

235- Mr. Robert D. Vance
237: Route #3

LIMESTONE STREET

111: Mr. Milton Tolle, President
Carpenter Motors, Inc.
45 East Second Street

Maysville Maysville Board of
High School: Education, Limestone St.

208: Helen Gallenstein
45 Bryant Circle

212: Mr. & Mrs. Glenn Breeze
212 Limestone Street

214: Mr. & Mrs. Henry S. Collins
214 Limestone Street

216: Mr. & Mrs. Donald Buckley
216 Limestone Street

218: Mrs. T. R. Valentine
218 Limestone Street

220: Mary L. Weber
220 Limestone Street

222- Dr. Frank Brisley
224: 109 East Third Street

LIMESTONE STREET, (continued)

226: Noel Walton
226 Limestone Street

228: Catherine Donovan
228 Limestone Street

WEST SECOND STREET

145: Mrs. Harry A. Ort
217 West Second Street

144: Ball Real Estate Agency
c/o Mrs. Virginia Ball
210 Stanley Reed Court St.

143: Mr. Frank Fishter
831 East Second Street

139- Mr. Clarence H. Cracraft
141: 127 West Second Street

142: Mr. William Traxel &
Mr. A.J. Verville
Hillcrest Terrace
Jersey Ridge Road

134- Mrs. Thelma Root
136- 136 West Second Street
138:

137: Dr. James M. Tenery
123 West Second Street

135: Mr. Russell L. Johnson
Simon Kenton Avenue

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 5

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

WEST SECOND STREET, (continued)

- 133: Mr. Douglas Rigdon
133 West Second Street
- 131: Mr. James W. Campbell
131 West Second Street
- 129: Mr. John DeBold
129 West Second Street
- 127: Mr. Clarence Cracraft
127 West Second Street
- 123: Dr. James M. Tenery
123 West Second Street
- 119½- Mr. C.H. McEuen, Jr.
121: 119½ West Second Street
- 120- Mr. & Mrs. William Shugars
122: 400 West Second Street
- 117: Fraternal Order of Eagles
117 West Second Street
- 116: The Maysville Players, Inc.
116 West Second Street
- 113- Limestone Lodge #36
115: Knights of Pythias
113-115 West Second Street
- 111: Mrs. Joseph Lustic
411 Tyler Street
- 107- Federal Land Bank Association
109: of Northeast Kentucky
Cochran Building
- 144: Estate of Mrs. J.A. Dodson
c/o Robert L. Dodson
50 Roland Park Drive
Huntington, W.Va. 25705

WEST SECOND STREET, (continued)

- 101- Mr. John H. Clarke, Jr.
103- 119 Sutton Street
105:
- 100- Mr. Jerry L. Page, President
102: Crouse Corporation
2626 Broadway
Paducah, Kentucky 42001
- 53: Lucille Hamilton
21 South Main Street, Box 592
Winchester, Kentucky 40391
- 51: Mr. William G. Kenton
137 Bell Court West
Lexington, Kentucky 40505
- 49: Mrs. Joyce Davis Maley
1137 Madonna Drive
Quincy, Illinois 62301
- 47: Frances Moore
136 East Third Street
- 48- Mr. Bill B. Hendrickson
50: Route 5
- 44- Pawsat Estates
46: c/o Mrs. Elmyra Manley
511 Forest Avenue
- 45: Mr. & Mrs. William Hay
Hill City Road
- 40- Mr. John L. Mains
42: 42 West Second Street

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 6

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

WEST SECOND STREET, (continued)

- 41- Maysville Newspapers, INC.
43: 41 West SEcond Street
- 39: Bank of Maysville, Trustee
20 West Second Street
- 38: Mr. & Mrs. William Hay
Hill City Road
- 37: Striplin Publishing Company
41 West Second Street
- 33- Mr. Robert D. Vance, President
- 35: The State National Bank
33-35 West Second Street
- 32- Dr. James J. Traxel
- 34: Country Club Heights
- 28- Mr. Eugene Wallingford
- 30: 26 West Second Street
- 20- Mr. James M. Finch, President
- 24: Bank of Maysville
20 West Second Street
- 17- Mr. Milton Bergman
- 23: United Department Store
309-311 Elm Street
Cincinnati, Ohio 45200
- 15: P.J. Murphy, Jeweler
15 West Second Street
- 13: Mr. Robert Williams
13 West Second Street
- 12- DeKalb Lodge, I.O.O.F.
- 16: 12 West Second Street

WEST SECOND STREET, (continued)

- 11: Mr. Herbert Markell
11 West Second Street
- 9: Mr. Charles W. Traxel
9 West Second Street
- 8- Ringgold Lodge, No. 27
- 10: I.O.O.F.
221 Market Street
- 2- G.C. Murphy Co.
6: 2 West Second Street
- 1- Security Bank and Trust
- 3: 3 West Second Street

EAST SECOND STREET

- 6: Mr. R. P. Parker
904 East Second Street
- 7- Loyal Order of Moose
- 9: 11 East Second Street
- 8- Mr. Charles Nicholas
- 10: 3846 Gatewood Lane
Silverton, Ohio 45236
- 11; Dr. Harry C. Denham
- 13- 405 West Second Street
- 15:
- 12: Mr. Robert Williams
13 West Second Street
- 17: Mr. Omar Case, Jr.
17 East Second Street
- 20- Maysville Realty &
26: Investment
c/o Alex Parker, Sr.
1316 East Second Street

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 7

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

EAST SECOND STREET, (continued)

- 21: Mr. & Mrs. Horace Botkins
21 East Second Street
- 28- Mrs. Ellen Walton
- 30: 321 Limestone Street
- 29- Mr. R.A. Roden
- 31: Breslin Subdivision
- 33: J.C. Everett Company
33 East Second Street
- 45: Mr. Milton Tolle, President
Carpenter Motors, Inc.
45 East Second Street

WEST THIRD STREET

- 131: Dr. & Mrs. Herman H. Morgan
131 West Third Street
- 116: The Hon. Austin Wenz
Mason County Fiscal Court
Mason County Courthouse
- 110: Arnold Realty Company
Box 477
- 104: American Legion Post #13
104 West Third Street
- 26- Trinity United Methodist Church
30: 26 West Third Street
- Clerk's Office & Courthouse: The Hon. Austin Wenz
Mason County Fiscal Court
Mason County Courthouse

WEST THIRD STREET, (continued)

- 24: Mrs. Earl D. Jones
24½ West Third
- 21: First Presbyterian Church
21 West Third Street
- 20: Mrs. Mary Duke Ford
20 West Third Street
- 19: Mrs. Viola Owens
Route #1
- 18: Dr. & Mrs. Wm. H. Cartmell
18 West Third Street
- 17: Mr. Carlisle Browning
Route #2
- 16: Mr. John J. Brannen
16 West Third Street
- 15: Mr. John Clarke, Sr.
15 West Third Street
- 13: Juanita Z. Hargett
13 West Third Street
- 12: Mr. James M. Finch, Jr. Pres.
Bank of Maysville
20 West Second Street
- 11: Elizabeth S. Keith &
Anne K. Bertram
11 West Third Street
- 9: Coralie Runyon Jones
9 W. 3rd St.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 4

PAGE 8

Unless otherwise indicated, all addresses are in Maysville, Kentucky 41056

WEST THIRD STREET, (continued)

8: Mr. & Mrs. Edward McDaniel
8 West Third Street

7: Mr. Holton Cartmell
7 West Third Street

6: Alys Kidwell
6 West Third Street

4: First Presbyterian Church
21 West Third Street

2: Katharine Coughlin Hargett
2 West Third Street

EAST THIRD STREET

2- Messrs. John & Donald Mattingly
8: 227 Sutton Street

9- B & R Theaters, Inc.
13: 1000 Fulton Building
Pittsburg, Pennsylvania 15222

10: Butler Marketing, Inc.
East Third Street

12: Mrs. J.A. Gregory, Jr.
Route #7
Murray, Kentucky 42071

14: Mrs. Mary T. Russell
14 East Third Street

15: Dr. Keith T. Sherman
15 East Third Street

16: Dr. & Mrs. W. M. Savage
16½ East Third Street

EAST THIRD STREET, (continued)

17: Mr. Howard Perrine
17½ East Third Street

18: First Christian Church
18 East Third Street

19- DeKalb Lodge, I.O.O.F.
21: 12 West Second Street

22: Mrs. Beulah Hopper
22 East Third Street

24: Mr. & Mrs. Francis J. Breslin
24 East Third Street

26- Ruth Kehoe
30: 424 West Second Street

32- Mr. Howard Brammer
34: 32 East Third Street

31- Church of the Nativity
37: 37 East Third Street

36- Mr. Winn Hord Atkinson
40: 128 E. 3rd St.

102- St. Patrick's Church
-106; 110 East Third Street
110:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

storefront, usually of Italian Renaissance inspiration, fashioned of stone or cast iron. The cast iron storefronts also helped to convert many older residential structures to commercial use.

Of the 155 buildings in the downtown, 139 or 90% have been judged as contributing to the character of the district. Of twenty-one buildings and additions to existing buildings constructed after 1930, seventeen qualify as intrusions.*

There are in addition four vacant or parking lots in the district, two of which are detrimental to the historical streetscape. The advent of the automobile has apparently had little effect on the width of downtown Maysville's streets.

As might be expected, Maysville's first street appeared along the riverbank. All that now remains of Front Street, however, are four buildings left unclaimed by an Urban Renewal project of the 1960s, located in its western section between Wall and Sutton Streets. The floodwall on Front Street, completed in 1956, had already proved even more effective than the decline of the steamboat in weakening the bond between the Ohio and the downtown. With the demolition of the Front Street buildings, Maysville visually turned its back to the river (Photo 1).

West Front Street is composed mostly of two-story brick residences: a six-bay row and two later 19th century structures with carved stilted window caps, heavy cornices and asymmetrical plans (Photo 2). Within the last decade, a Masonic Hall was introduced into the West Front streetscape. Though its one story, gable roof and brick walls help its compatibility, the hall noticeably is the only building on the street which does not face the river. At the southwest corner of West Front and Sutton streets stands the Lee House, once a prosperous inn and now used as apartments (Photo 3). Lee House was constructed in three stages between ca. 1800 and ca. 1850. The Greek Doric columns in antis and key motif of its ca. 1840 section probably represent the earliest appearance of the Greek Revival in the Maysville region (Photo 4)². Two of the three large municipal parking lots and most of the new east-west street, McDonald Parkway, created in the wake of Front Street's removal, lie outside the district boundary.

²National Register nomination for "Lee House," (listed on the National Register of Historic Places December 20, 1977), Mason County, Kentucky.

*Intrusions include structures or spaces which detract from the character and cohesiveness of the district. In Maysville such properties are points of spatial weakness, insensitively altered structures, and contemporary structures of little or no design distinction which bear no relation to their surroundings.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

The sparsest streetscape in the downtown is that of Wall Street. Included in the district is its east side, fronted by only two simple frame structures built around the turn of this century (Photo 5). Much of the east side is occupied by a deep brick commercial structure (#144 West Second Street) and its corner with West Third Street is greatly weakened by a concrete playground located below street level. #216 Wall was once used for ice storage. #218 Wall conforms to its sloping site by expanding to two stories at the rear.

Sutton Street possesses the downtown's most intact brick paving, installed in the first decade of this century. The interaction of its buildings results in marked spatial rhythms. The chromatically and texturally diverse residences on the east side step purposefully up the hill (Photo 6). Probably the oldest frame and, with the Lee House and others, one of the oldest buildings in the downtown is #218 Sutton, constructed about 1800 (the dark, three-bay, steep-gabled structure in Photo 6). On the west side of Sutton Street vegetation and the deep set-back of the modern public library combine to provide the downtown with a well-ordered, attractive green space (Photo 7). The flanking buildings, "Phillips's Folly" and the Mason County Museum, have been skillfully and sensitively restored, as well as adapted to new uses³. The main facade of the museum, built as a library in the 1870's, was originally a stark brick wall; the unusual fenestration of the side walls was translated to the front of the structure as part of the restoration in the mid 1970's. Phillips's Folly, built between 1825 and 1831, is an unusually effective blend of Georgian, Federal and Greek Revival elements (Photo 8). Behind the public library is the first city cemetery, in use from about 1810 to 1845. A number of different hands are evident in the shapes and carving of the surviving stones. The present sheriff's office at #226 Sutton serves to illustrate the stepped parapet gables apparently unique to the Maysville area, as well as a 19th century modernization of an older structure by the addition of a bracketed cornice and window caps (Photo 9).

West Third Street is composed of some of the most carefully maintained buildings in the downtown, the majority dating to the first half of the 19th century. With Sutton Street, West Third Street constitutes the downtown's most precise visual statement of Maysville's early 19th century rise to prominence and first phase of energetic building. At the extreme western end on the south side of the street

³The Mason County Museum was listed on the National Register August 30, 1974 and Phillips's Folly on August 10, 1978.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

stands the Mason County Jail, completed in 1884. The French Second Empire style domestic frontispiece once served as the jailer's residence and is connected to the rear prison wing of rock-faced ashlar (Photo 10). In addition to the jail, three two-to three-story brick structures with gable end entrances are widely spaced along this end of West Third Street west of Sutton Street. The structures represent a former livery stable (#110), U.S. armory (#104), and hemp/tobacco warehouse (#131) (Photo 11).

Almost all other buildings on West Third Street belong to the "Courthouse Square and Mechanics' Row Historic District," entered on the National Register May 12, 1975. The existing district also includes #226 Sutton Street and the iron turnpike marker, which indicates the pivotal towns of the Zanesville-Florence (Alabama) Star postal route, at the northeast corner of West Third and Sutton Streets (Photo 12). The key structures of the district are the Greek Revival courthouse of 1844, with its tetrastyle Doric portico and Gibbsian-placed tower, and the Gothic Revival Presbyterian Church, completed in 1850 (Photo 13). The seven units of ca. 1820 Mechanics' Row have been altered and embellished over time, creating a group study in the variation on a theme (Photos 14 & 15). Individual residences of similar date and design line the south side of the Courthouse Square district.

Trinity United Methodist Church (#26), at the southeast corner of West Third and Sutton Streets is a Georgian Revival structure of the 1950s. Placed on a large, well-tended corner lot, the red brick church with a needle spire presents a reasonably compatible contrast to the dominant verticals of the white brick structures it faces. The recently constructed diminutive Greek temple drive-in bank (#12) further east on the south side of West Third Street does not succeed in complementing its surroundings. West Third Street terminates at the southwest corner of Market Street with a row of three diverse, two-story dwellings, two of brick and one frame (#2), the latter significantly altered on the exterior (Photo 16).

Stanley Reed Court is a short street, named for the late supreme court justice, and wedged between West Second and West Third Streets (Photo 17). Framed at its south end by the county courthouse and Presbyterian Church, Court Street displays an intense mixed use, as well as stylistic variety. Bracketed Italianate cornices, shingled bay windows, and stepped parapets are among the diverse building elements present. Court Street also includes an incompatible intrusion: the main facade of #216 was completely rebuilt in the 1970s and provided with all the "colonial" trappings. The ca. 1840 structure was once nearly identical to its recently rehabilitated neighbor, #218.

First called Main Cross Street, Market Street is the principal north-south artery in the downtown. Nowhere else in the downtown is there

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 5

such a strong juxtaposition of the small-scale, plainly detailed, trabeated, gable-roofed urban building of the early 19th century and the tall, ornamented, segmentally and round arched, flat-roofed urban building of the late 19th century (Photo 20). The irregular shape of Market Street, specifically its wide middle section south of Second Street, is a vestige of the Market House of 1829 (Photo 19). Market Street illustrates a common Maysville practise: the conversion of domestic structures into businesses by the installation of cast-iron storefronts, as contrasted with commercial buildings designed as such. The facade lines of Market Street are interrupted only once, by the loss by fire of a building which helped turn the angle on its east side (#216) (Photo 19). The Roman palazzo-inspired corner structure to the north (#212-214) has been stabilized with concrete block. Probably the most unusual building on Market Street is the IOOF lodge (#217-221) on its west side (Photo 21). The explosive polychrome Venetian Gothic ornament and fenestration of the lodge building appeared in 1914. Lower Market street, north of Second Street, contains a variety of recent building improvements, from the false facade of #127 to the sympathetic signage of #132, an adaptive reuse venture (Photos 22 & 23).

Market Street was provided with a limited access mall in the mid-1970s and brick paving, landscaping, and street furniture were introduced (Photo 18). In addition, the cast-iron fountain, which sits at the south end of Market Street near Third Street, was returned to its nearly original site from its exile in East Maysville. Maysville possesses a rich collection of both wrought and cast iron. Most of the cast-iron storefronts bear the foundry plate of L. Schreiber & Sons, Cincinnati. One merchant, however, chose a hometown product: the storefront of #200-202 at the southeast corner of Market and Second Streets was cast by the Maysville Foundry.

Market Street divides the downtown into east and west sections. The Russell Building (#234), constructed in 1892 for a large general merchandizing house, turns the northeast corner of Market and East Third Streets. East Third Street is dominated at its western end by the two most impressive commercial structures in the downtown and at its eastern end by three of the district's five churches. No uniformity or similarity of building size exists on the north side of East Third Street (Photo 24). Immediately east of the five-story Russell Building is the slightly shorter movie theater of the same name (#9-13). Designed for J. Barbour Russell, Sr. by the firm of Frankel & Curtis, Lexington, Ky., the structure was completed in the early 1930s. As in a fugue, the polychrome arcading in the theater's upper story is a stretto of the three broadly arched bays of the Russell Building's East Third Street side. Beyond the Russell Theater, structure height decreases abruptly and the

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

Street frontage of each building increases, especially with the wide, low plain brick facade of the Maysville High School gymnasium. The Church of the Nativity (#37), at the northwest corner of East Third and Limestone Streets was designed in the ecclesiastically sanctioned Early English Gothic style in the mid 19th century (Photo 45). A mid-20th century addition at the east represents an attempt to harmonize with the older structure.

Directly across East Third Street to the south of the Russell Building stands a four-story, hipped roof structure with a corner turret, basically Romanesque revival in character. The Cox Building (#2-8), constructed in 1886 as a combination commercial structure and Masonic Temple, is characterized not only by its mass and corner plan, but by its variety of sculptural ornament, including gargoyles, masks and Masonic symbols. The more classical motifs of the Russell Building face the exuberant relief work of the Cox Building (Photos 25 & 26).

Two-story residences, most dating to the first half of the 19th century and some first stories serving as offices and commercial establishments, are the main theme of East Third Street's south side. Powerful surface detail is not confined to the west end of the street. The main facade of the Christian Church (#18), completed in 1876, is dappled with the white pinnacles and weathering of its numerous buttresses, as well as with variously-shaped openings, Gothic, bull's-eye and lancet. In the Cox-Russell House (#14) of the late 1880s, brick, sandstone, marble, slate, wood, and ceramic chips and pebbles are combined into detail of a Romanesque cast (Photo 28). The structure, however, possesses the irregular plan and massing, as well as the round corner tower and corbelled chimney caps of the Queen Anne style.

At the southwest corner of Limestone and East Third Streets stands the White Block (#36-40), exhibiting a finely carved stone door pediment, an elaborate cast iron pilastered storefront, and the downtown's only example of the "streamlined" style (Photo 29). Many residences in the downtown which, at first glance, appear uniformly Federal in character, upon closer inspection reveal features of a contrasting design, such as the Tudor arched doorway with traceried side lights at #22 East Third Street (Photo 30). St. Patrick's Church and rectory (#102-106;110) at the southeast corner of Third and Limestone Streets, mark the eastern extent of the district. The twin-towered, Gothic-detailed church was dedicated in 1910.

The "Main Street" of Downtown Maysville is Second Street. For most of its length within the district, the street is lined with the commercial structures belonging to the second Maysville building boom of the late 19th and early 20th centuries. Towards the western edge of the district, especially in the block between Wall and Sutton Streets, domestic structures of both the early and mid 19th century are to be found.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 7

Some have been converted into shops, but others serve as both multiple and single family residences. Travelling along Second Street from west to east thus provides a continuity of architectural development within just a few city blocks.

The erstwhile coal and grain establishment at #144 West Second Street forms half of the district's Wall Street boundary, located at the northwest corner of the streets' intersection (Photo 32). To the east, a grouping of three residences (#134-136-138), with bracketed cornices and carved stone lintels, abut what remains of a large livery stable complex (#142). Directly across Second Street, on its north side, is a collection of domestic buildings (#127-141) variously altered (Photo 33). A stonecutter once occupied #141 and advertised his work via the stone apron of the shop window, which bears the inscription "Welcome." Two post-1930 structures, #143 and #145, complete this side of West Second to Wall Street.

On the south side of West Second Street, a large parking lot (#126-128) partially vacant, interrupts the streetscape between #134 and #120. The lot extends south to West Third Street (#117-123) and weakens the linkage of structures in that area as well. Next to the lot is a brick commercial block (#120) originally designed with a central driveway beneath the segmental pediment (Photo 34). The area was effectively transformed into new business space in 1979 as part of the building's renovation. The Washington Opera House, owned and under constant rehabilitation by the Maysville Players, was constructed in 1899 and listed on the National Register in 1975 (Photo 34). At the southwest corner of West Second and Sutton Streets is a three-story brick corner building with carved stone pilasters, belt courses, window caps and a rusticated entryway. Built as the Loyal Order of Red Men's Hall in the 1890s, the structure was recently renovated as the office of a river transportation firm. The northwest side of West Third Street closest to Sutton Street (#101-123) is disrupted by two modern brick office buildings of inappropriate scale and design: #107-109 is Neo-Georgian, #121-123 is crowned by a deep, sham mansard roof (Photo 35).

To the east of Sutton Street, on the south side of West Second Street, stands a showpiece group of commercial structures. Notable details of this group include the carrara glass infill of #50, the bowed cast-iron facade of #42 and the boldly moulded cast-iron cornice of #38 (Photo 36). On the opposite corner stands another essay in the Renaissance palazzo vein (#47-53) (Photo 37). West Second Street is provided with vegetation, though it is contained in a small plaza in between #33-35 and #17-23. The street facades of both flanking buildings, one a bank/office structure, the other formerly an hotel, have been masked respectively with steel and brick.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1962
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 8

The block of West Second Street between Market and Court Street contains the most architecturally ambitious buildings in the downtown (Photo 38). The variety of materials, fenestration, scale and color which characterizes this area is marred only by a modern bank building with aluminum sheathing at the northwest corner of Market and West Second Streets. Outstanding among the buildings in this area is the Renaissance Revival IOOF hall (#8), which also contains J.S. Penney Co. (Photo 39). Perhaps the best proportioned original storefront remaining on West Second Street is that of #48, composed of fluted collonettes with foliate caps supporting a simple entablature, flat arched shop windows and panelled window aprons (Photo 40). Even when a storefront is no longer intact, end columns or pilasters have usually been retained (Photo 41).

The south side of East Second Street is occupied by a number of similarly scaled commercial buildings (Photo 42). The rhythm of their facades is broken at one point by the parking lot at #16-18. The architectural firm of C.C. and E.A. Weber, Cincinnati designed the moderne #26 for Montgomery Ward Co., in the late 1920s. The north side of the street in the district ends with a modern intrusion at the northwest corner of East Second and Limestone Streets, an automotive dealership (#45). The two buff brick, three-story structures at #29 and #33 were among the last products of the second phase of downtown building activity (Photo 43). Immediately to the west of #29 is a poorly maintained parking lot, which extends north to McDonald Parkway. The group of structures along East Second Street nearest Market Street resemble those of the central section of West Second Street in scale and detail. The tallest building in the downtown, at five and a half stories, is #9 East Second Street (Photo 44).

Limestone Street is the location of the Maysville High School (1908), a three-story brick structure with end pavillions, high stone basement, and pantiled hipped roof (Photo 45). The high school reflects the two styles most recommended for educational buildings in the early 20th century, the Georgian and Jacobean. Across from the high school, on the east side of Limestone Street, are two residential rows. Nearest East Third Street is a four unit Federal row (#222-228), each unit displaying a different mode of later alteration (Photo 46). A series of four frame houses completes the east side of Limestone Street between East Second and Third Streets (Photo 47). #212-214 translates into wood the typical early 19th century form and improves on the design with distinctive one bay, one story porches (Photo 48). The district also includes the lone building of lower Limestone Street, north of East Second Street (#111). The simple brick rectangular box was originally a livery stable and is now equipped as an automotive shop.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1989
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 9

The diversity of decorative and formal qualities exhibited by its buildings, as well as an unique spatial arrangement, have created in Downtown Maysville a cityscape of great visual interest. Such is the range of architectural type, placement, and style, the entire course of the city's development may be readily understood after a short walk through the district. The architectural and historical distinction of the buildings in downtown Maysville, however, has not condemned them to an existence as merely vestiges of the past. The downtown buildings have never ceased to be working, contributing elements of a vital city.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1987
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 10

INTRUSIONS

(post ca. 1930 structures)

Masonic Hall
110 West Front Street

G.C. Murphy Co.
2-6 West Second Street

The Ledger-Independent
rear delivery wing
41-43 West Second Street

Fishter Awning Service
143 West Second Street

Columbia Gas
Operating Center
145 West Second Street

Botkins Food Store
21 East Second Street

Bank of Maysville Drive-in
12 West Second Street

First Presbyterian Church
rear addition
20 West Third Street

Mason Auto Parts
19-21 East Third Street

Farm Bureau Insurance
116 Sutton Street

Security Bank & Trust Co.
1-3 West Second Street

Federal Land Bank Association
107-109 West Second Street

McEuen Realty/J.M.Tenery, D.D.S
121-123 West Second Street

Carpenter Motors, Inc.
45 East Second Street

Farmers Mutual Insurance Co.
216 Court Street
(reconstructed facade)

Parking Lot
27 East Second Street

Parking/Vacant Lot
126-128 West Second thru to
117-123 West Third Streets

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 11

Non-Contributing, cont.

Maysville High School annex
Limestone Street

Security Bank & Trust Co. Drive-in
southeast corner, Market Street
and McDonald Parkway

Vacant Lot
216 Market Street

Parking Lot
16-18 East Second Street

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 12

Properties within the district which have previously been placed on the National Register of Historic Places with dates of entry:

Lee House
102-106 West Front Street
1977

Mason County Museum
215 Sutton Street
1974

Phillips's Folly
227 Sutton Street
1978

Courthouse Square and "Mechanics' Row" Historic District (1975):

Mason County Courthouse
Sheriff's Office
Clerk's Office
First Presbyterian Church
Mechanics' Row (7-19 West Third Street)
Jones House (24 West Third Street)
January-Duke House (20 West Third Street)
Hord-Cartmell House (18 West Third Street)
Flarity House (8 West Third Street)
Brisbois House (16 West Third Street)

Washington Opera House
116 West Second Street
1975

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

colonies during the 1770s and 1780s entered Kentucky by disembarking at the creek. Limestone became an important point of entry to the American West, a role enhanced by a ready-made trail or trace, cut by buffalo, which led to the interior settlements and was soon transformed into a serviceable wagon road. The protective presence of respected frontiersmen like Simon Kenton also encouraged the development of the Limestone landing.

In the fall of 1784, Edward Waller, John Waller and George Lewis constructed a log blockhouse on land they had obtained from Kenton and John May, clerk of Kentucky County. The structure stood near the original mouth of Limestone Creek, in the vicinity of the present city high school. Three years later, in 1787, "Limestone warehouse" was one of two tobacco inspection facilities on the river; the other was located at Louisville. In December of the same year, the General Assembly of Virginia established Limestone, officially called Maysville, as a town in Bourbon County. Daniel Boone was among its original trustees. During the following year, Mason County was formed, in which Maysville has been situated ever since.

The act which established the town of Maysville included specific directions for residential construction. Within three years from the purchase of a town lot, the owner was required to build a sixteen foot square house with a stone or brick chimney, or forfeit the land. Numerous extensions of the time allowed for construction were necessary until about 1795, when Indian hostilities in the region essentially came to an end. The first areas of the town to develop were Front Street along the Ohio River and the perpendicular streets Wall and Limestone. Benjamin Sutton's ferry inspired the growth of the street which bears his name.

Despite its ever-increasing activity as a landing for emigrants and goods, its status as a post town, and growing national reputation as a riverport, Maysville developed very slowly. In 1800, Maysville contained a population of only 137, while Washington, the thriving Mason county seat four miles to the south, had reached the figure of 570. In 1809, one Fortescue Cuming wrote that

Maysville is the greatest shipping port on the Ohio, below Pittsburgh, but it is merely such, not being a place of much business itself, but only serving as the principal port for the northeastern part of the state of Kentucky, as Louisville does for the southwestern. It has not increased any for several years, and contains only about sixty houses... its situation causing it to be much resorted by travellers, that gives it an appearance of liveliness and bustle, which might induce a stranger to

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District
CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

think it a place of more consequence in itself
than it really is¹.

For many years after its founding, Maysville remained little more than a way-station for travel to inland locations like Washington and the great Kentucky metropolis, Lexington.

Events of the first two decades of the 19th century assured the long-awaited growth of Maysville. A regular shipping line between the city and Pittsburgh and the stage line of which Maysville was a pivot point were established during these years. The most significant development, however, was the invention of the steamboat, which vastly increased the speed and efficiency of river transportation. Adlard Welby, an English traveller, described the Maysville of 1819:

The town, which seems to be fast increasing in size and importance, stands high from the level of the river, and is screened by towering hills, affording in the immediate neighbourhood and also up the river situations for building that few places can surpass: the view from above the town looking down the river is beautiful and extensive; a considerable part of the buildings are of brick; glass works are established, and other manufactories requiring machinery².

The illustration which accompanies Welby's words, entitled "Maysville, on the Ohio, Kentucky," presents the brick buildings he observed: the two- and three-story, gable-roofed dwellings of Federal and Greek Revival detail, like the western three members of "Mechanics' Row" on West Third Street, which were rapidly replacing earlier structures of log and frame construction³.

It was during this first period of intensive building activity that the Maysville town trustees called for a town plat. Drawn in 1823 by Athelston Owens, the grid of Maysville conformed to the existing street pattern,

¹Cuming, Fortescue. Sketches of a Tour to the Western Country (Pittsburgh, 1810) in Thwaites, Reuben Gold, ed. Early Western Travels, 1748-1846, vol. 4, p. 169, (Cleveland: Arthur H. Clark Co., 1904).

²Welby, Adlard. A Visit to North America (London, 1821) in Thwaites, op. cit., vol. 12, pp. 214;217.

³op. cit., p. 215.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 28 1982
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 4

which had, in turn, conformed to the geography of the town site⁴. Thus, unlike other Ohio River towns, Maysville is not oriented to the four points of the compass, but echoes the course of the adjacent river. The placement of the city on its narrow ledge between a river bend and towering hills was the subject of a pencil sketch entitled, "Maysville - Limestone, Kentucky February 28, 1820." It was drawn by one of the first in a long series of notable Maysville visitors, the architect Benjamin Henry Latrobe⁵.

The completion of an impressive market house-town hall and the establishment of steamboat packet trade with Cincinnati around 1830 are indicative of Maysville's rapid growth. At about the same time, the Maysville and Washington Turnpike Company completed the first macadamized road in Kentucky between the two towns. The road entered Maysville at the south end of Sutton Street. President Andrew Jackson effectively opposed a congressional proposal to buy stock in the company with Federal funds. Noted in even the most general of American history books, the "Maysville Road Veto" represents the developing relationship between Federal and State government. The veto commanded national attention and, aided by private contributions, the road was completed to Lexington in 1835. The Maysville-Lexington Road connected two parts of the national highway system, the Zanesville and Natchez Traces, completing the route between Cumberland, Maryland and New Orleans, Louisiana.

During the 1820s and 1830s Maysville received many renowned visitors, including the Marquis de LaFayette, Henry Clay, and Daniel Webster. A town which served as the principal market place for a sizeable region and received over 100 steamboats at its wharves monthly could not remain a mere town. On January 31, 1833, Maysville was incorporated as a city. Though beset by a devastating fire in the same year, as well as epidemics of Asiatic cholera, the new city had recovered sufficiently by 1837 to start work on a city hall.

Completed in 1844, the monumental tetrastyle Greek Doric temple may have been designed in emulation of Gideon Shryock's Kentucky State

⁴General Index No.1 to Conveyances of Lots in the City of Maysville and its Sub-Divisions from 1794 to 1835, p. 294. The plat defines an area bound by the river at the north, Lower (now Rosemary Clooney) Street two blocks west of Wall Street, Fourth Street at the south, and Upper Alley two and a half blocks east of Limestone Street. The plat was copied from the original entry in Deed Book Z, p. 505.

⁵Latrobe, Benjamin Henry. Impressions Respecting New Orleans-Diary and Sketches 1818-1820 (New York: Columbia University Press, 1951), pp. 159;179.

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 21 1981
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District
CONTINUATION SHEET

ITEM NUMBER 8 PAGE 5

Capitol at Frankfort, built about ten years before. So ambitious was this project, it is likely that the city leaders hoped thereby to inspire the removal of the county seat from now-declining Washington to Maysville. After much controversy, the change was indeed made in 1848 and the new city hall became the Mason County Courthouse and serves as such to this day.

By the 1850s, the city of Maysville had a population of approximately 5,000 and could boast of flour and saw mills, tobacco, rope, cotton and plow factories, two foundries, a tannery, a bank, two newspapers, numerous general merchandising firms, and the world's largest hemp market. Maysville's traditional importance to transportation and communication was restated when the Maysville and Lexington Railroad reached the former city in 1853. In the same year, the first inundated two wire telegraph cable ever laid was placed across the Ohio River at Maysville. Culturally, the city kept pace with the country. Lewis Collins' History of Kentucky, still a definitive source, emerged from the press of the Maysville Eagle in 1847. Members of the Booth family appeared in Maysville theaters and the city's academies attracted students from a number of states. The Presbyterian Church of 1850 on West Third Street was designed in the fashionable Gothic Revival style, proof that Maysville was aware of contemporary architectural thought.

Since the late 1830s, public meetings and debates about the abolition of slavery had been recurring events in the city. The War Between the States found Maysville basically sympathetic to the Union cause, though not without dissenters, and positioned between opposing forces: a Federal guard detachment across the river in Ohio and Confederate troops stationed at Washington. The city survived the war relatively intact, having experienced only intermittent raids by both factions and the burning of no buildings other than those of the fairgrounds.

From the end of the war into the 1880s, Maysville increased significantly in area, expanding principally to the east. The downtown, however, remained the heart of the city. Business corporations proliferated; existing factories and firms continued to grow. The Maysville Street Railroad and Transfer Company appeared around 1868 and by 1880 running water could be had. The ecumenical approach to sources of design, which typified late 19th century American architecture, became evident in Maysville during these years. Gothic and Romanesque features were combined in the First Christian Church of 1876. The Maysville Library building, the St. Mark's of a latter-day Sansovino, was completed in 1880. In 1884, the new county jail on West Third Street opened, a structure sharing with the contemporary Executive Office Building in Washington, D.C. the mansard roof, large dormers, and boldly moulded facade of the French Second Empire style.

The second period of active building in the Maysville downtown began about 1880 and continued until the First World War. Improvements in land

continued

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 6

transportation somewhat reduced the dominance of the river and the main commercial way of the city had moved one block south to Second Street, which was largely rebuilt.

The new buildings of the downtown obey the late 19th century dictates for acceptable commercial design. Some are comprehensive essays in a given style, such as the J.C. Penny/IIOF building on West Second Street, with its deep cornice, dense, arched fenestration, and rich sculptural surface ornament characteristic of the Renaissance Revival or the massive, Romanesque Cox Building on West Third Street. Others are merely tall brick boxes, depending upon catalog parts, such as stone arches and cast-iron cornices, to transform them into showpieces of, for example, the High Victorian Italianate. Whether originally conceived or catalog designed, the structures of the second downtown building phase well express the prosperity and dedication to progress of the Maysville businesses.

In addition to the new commercial structures, electric lights and streetcars, as well as telephones, arrived in Maysville during this period. Beginning in 1908, the city began to emerge as a market center for looseleaf tobacco. By 1915, most major streets were paved with brick. In 1899, the city was provided with a new opera house, host to Sousa's band. As elsewhere, World War I proved a great impetus for both agriculture and industry.

Buildings during the years between the two world wars followed the eclectic tradition of the late 19th century. Maysville High School displays an educationally sound blend of the Georgian and Jacobean styles. #26 West Third Street, designed originally for Montgomery Ward, is faced with modernistic motifs. The Russell Theatre, a combination of the California-Spanish mission and the Moorish palace, is in keeping with the fanciful architectural design employed for movie houses of the day.

The Maysville downtown appears today much like it did fifty years ago, with one significant alteration. During the 1960s, the Urban Renewal program brought about the demolition of all but four buildings which composed the original riverfront. Removal of the West Front Street structures has provided an unobstructed view of the concrete floodwall, completed in the 1950s. In the rest of the downtown, however, the continuum of historic structures is rarely interrupted by a new replacement. Remodelling has generally taken shape as false facades, inappropriate signs, and altered main entries and shop windows. The city of Maysville, the Maysville-Mason County Joint Planning Commission, and the Maysville Downtown Association are committed to preserving the visual and economic vitality of the downtown. A number of private efforts in rehabilitation and adaptive reuse have been undertaken in recent years. In 1980, the Maysville downtown was selected by the Kentucky Heritage Commission for participation in its Main Street Rehabilitation Program.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 28 1982

DATE ENTERED

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 9

PAGE 2

- Clift, C. Glenn. History of Maysville and Mason County. Lexington, Ky.: Transylvania Printing Company, 1936.
- Coleman, J. Winston, Jr. Stage-Coach Days in the Bluegrass. Louisville, Ky.: The Standard Press, 1935.
- Collins, Lewis and Richard Collins. History of Kentucky. 2 vols. Covington, Ky.: Collins & Co., 1882.
- General Index No. 1 to Conveyances of Lots in the City of Maysville and its Sub-Divisions from 1794 to 1835. Mason County Museum collection, Maysville, Kentucky.
- An Illustrated Atlas of Mason Co., Kentucky (Philadelphia, 1876). Maysville, Ky.: Mason County Historical Society, 1970.
- Illustrated Atlas of the Upper Ohio River Valley. Philadelphia: Titus, Simmons & Titus, 1877.
- Kentucky State Gazetteer and Business Directory - 1896. Vol. VII. Detroit: R.L. Polk & Co., 1895.
- Latrobe, Benjamin Henry. Impressions Respecting New Orleans - Diary and Sketches 1818-1820. New York: Columbia University Press, 1951.
- McEvoy, H.N., compiler. Maysville City Directory and Business Mirror for 1860-1861. St. Louis: H.N. McEvoy, Publisher, 1860.
- Mason County Museum, Maysville, Kentucky. Photographic Collection.
- Sanborn Map Company. Maysville, Mason County, Kentucky. New York: Sanborn Map Company, 1926; revised 1931, 1953, 1961.
- The Spirit of Greater Maysville and Mason County. Maysville, Ky.: The Daily Independent Press, 1935.
- Thwaites, Reuben Gold, ed. Early Western Travels, 1748-1846. 32 vols. Cleveland: Arthur H. Clark Co., 1904.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JAN 28 1982
DATE ENTERED	

Maysville Downtown Historic District

CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

VERBAL BOUNDARY DESCRIPTION (SEE MAP 1)

The district boundary, beginning at the northeast corner of the Wall and West Third Street intersection, runs north along the eastern curb of Wall Street to the southeast corner of the Wall Street and McDonald Parkway intersection. At this point it turns east and follows the southern curb of McDonald Parkway for approximately 230 feet. The boundary then turns north, crossing McDonald Parkway and runs along the western property line of #120 West Front Street.

At West Front Street the boundary turns east and conforms to the southern curb, crosses Sutton Street and turns south at the southeast corner of the West Front and Sutton Streets intersection. It proceeds south along the eastern curb of Sutton Street, crosses McDonald Parkway and turns east at the southeast corner of the Sutton Street and McDonald Parkway intersection. From that point the boundary proceeds east along the southern curb of McDonald Parkway, crossing Market Street, as far as the southwest corner of the Parkway's intersection with Limestone Street.

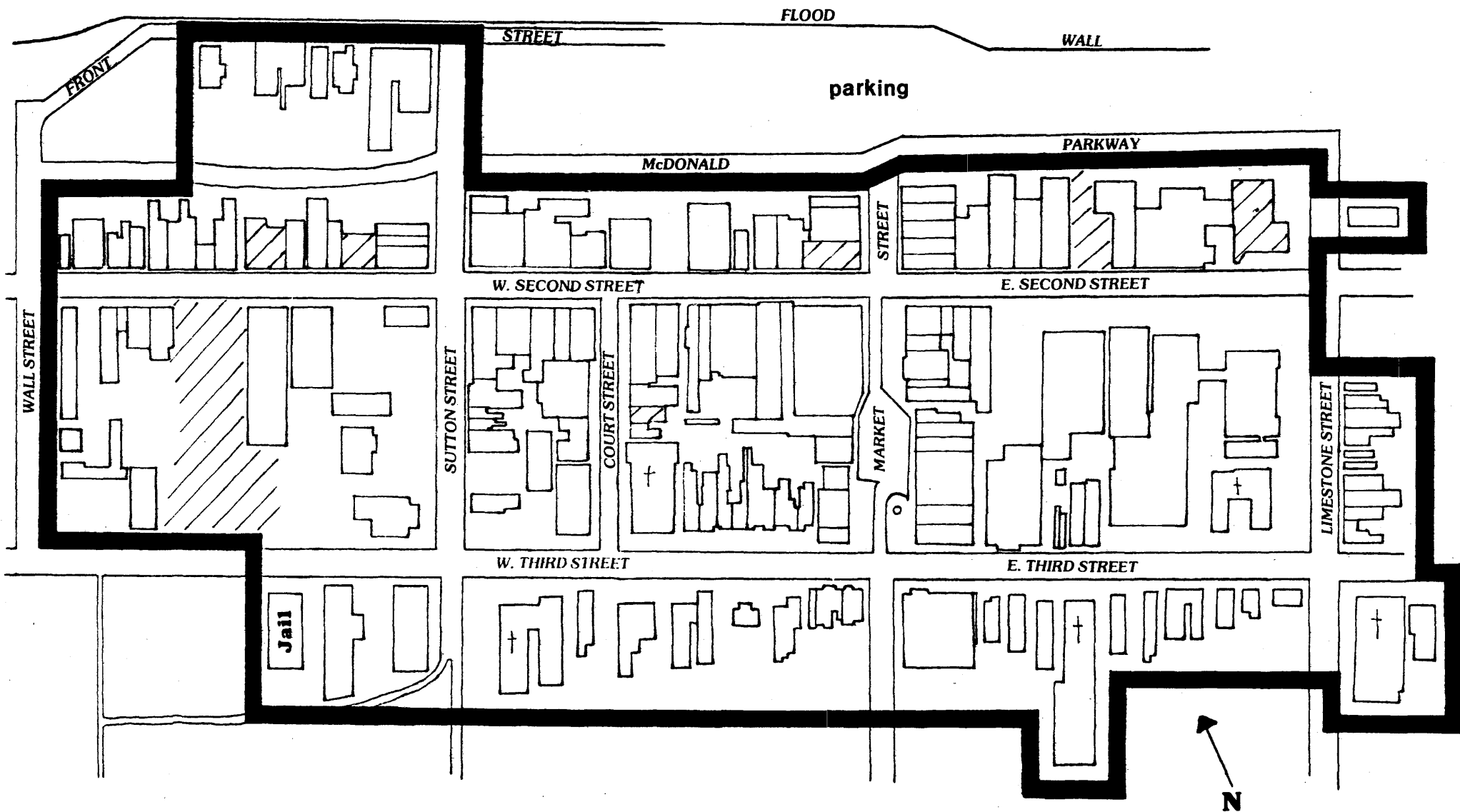
Turning briefly south, then east across Limestone Street, then south again and west across Limestone Street, the boundary encompasses the Carpenter Motors automotive shop building on the east side of Limestone Street, north of East Second Street. The boundary runs south along the western curb of Limestone Street for a distance of approximately 210 feet, consequently crossing East Second Street. It then turns east, crossing Limestone Street, and follows the northern property line of #208 Limestone Street. The boundary next turns south, conforming to the rear or eastern property lines of those buildings on the east side of Limestone Street, north of East Third Street, #208-228. Crossing East Third Street, the boundary continues south, briefly east, then south and west to encompass St. Patrick's Church and Rectory (#102-106; #110 East Third Street) at the southeast corner of the Limestone and East Third Streets intersection.

Following the east curb of Limestone Street northward for approximately 130 feet, the boundary next crosses Limestone Street heading west. From this point it conforms to the rear or south property lines of those buildings on the south side of East and West Third Streets, between Limestone Street and the Mason County Jail (#116 West Third Street), the latter approximately 190 feet west of Sutton Street. At the southwest corner of the jail property, the boundary turns north to run along the western property line, crosses West Third Street, turns west and follows the northern curb of West Third Street for approximately 350 feet to the point beginning.

The boundary of the district is shown as the heavy black line on the accompanying map entitled "Maysville Downtown Historic District" and drawn at a scale of 200 feet to the inch.

MAYSVILLE DOWNTOWN HISTORIC DISTRICT

← OHIO RIVER



Though simplified above, the historic district boundary actually conforms to the property boundaries of those buildings shown at the north, east, and south.

scale: 1 inch = 200 feet

 incompatible intrusion