

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED JUL 8 1975

DATE ENTERED

SEP 24 1975

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

Water Street-River Side Drive Historic District

AND/OR COMMON

Same

**2 LOCATION**

STREET &amp; NUMBER

See boundaries on U.S.G.S. map

NOT FOR PUBLICATION

CITY, TOWN

Augusta

CONGRESSIONAL DISTRICT

07

STATE

Kentucky

VICINITY OF

CODE

021

COUNTY

Bracken

CODE

023

**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

Multiple public and private

STREET &amp; NUMBER

Water Street

CITY, TOWN

Augusta

VICINITY OF

STATE

Kentucky

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bracken County Courthouse

STREET &amp; NUMBER

CITY, TOWN

Brooksville

STATE

Kentucky

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Survey of Historic Sites in Kentucky &amp; Supplement

DATE

1971 and later

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

Frankfort

STATE

Kentucky

## 7 DESCRIPTION

### CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

RUINS

UNEXPOSED

### CHECK ONE

UNALTERED

ALTERED

### CHECK ONE

ORIGINAL SITE

MOVED

DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The town of Augusta is set along a relatively straight stretch of the Ohio River between the Bracken and Little Turtle Creeks. The riverfront was admirably suited to the 19th-century river traffic. The town was laid out into lots, streets, and alleys, by Captain Philip Buckner, founder of the town, before 1795, when much of the land changed hands. Although much of the early development took place along the river, the public square was set back a block from it, between Second and Third Streets.

The 1824 plat of the town, when William Buckner gave over the the streets & alleys in the eastern portion of town known as "Buckner's Suburb" or subdivision to the city, shows a concentration of smaller lots along the three blocks west of Elizabeth Street. These blocks, from Main to Upper, adjacent to the new city land, form the core of the town's historical residential area as well as of the district. Some of the earliest buildings had been still farther west, but all that area beyond the John Payne House has since been destroyed by flooding. It was between Main Street and Upper that development took a truly urban character with row-houses dominant. Two truncated groups of these still survive--a rarity in Kentucky, where even in cities after the early period individual houses, tenements, or duplexes were almost exclusively preferred, even in downtown areas.

The detailed plat of the town in the 1884 Atlas of Bracken and Pendleton Counties is very informative. It still shows the same concentration of rowhouses between Main and Upper Streets, with additional development east and west. There have been almost no intrusions since that date, although a number of individual buildings have disappeared.

Upper Street has been traditionally the commercial axis of the town, with hotels at the intersection of Water Street making the transition to the residential area that dominated the waterfront, preserving the breezes and views for the private citizens, rather than giving them up for the benefit of the proximity of commercial and industrial structures to the river, as was the case in many towns, particularly in the late 19th and 20th centuries.

There are no outstanding individual buildings of architectural merit or interest in the Water Street district, but as a group they demonstrate a considerable range of late 18th- and 19th-century residential architecture. The sequence begins with the two surviving log houses, including the Broshears house, of large logs, now the rear wing of the Tom Cline house, whose three-story brick back facing the river was built just before the Civil War and said to be the first three-story brick house in the area. The first story of the John Payne House, at the western limits of the district, is of stone--apparently originally a typical early stone house, although a curious upper story, mansarded on the front, was added later. Several of the rowhouses and other brick houses are of early type, with varying number of bays. They have fine brickwork, usually of Flemish bond on the facades, and several retain early interior woodwork

(continued)

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" 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 checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Water Street-River Side Drive Historic District symbolizes Augusta's relationship to the Ohio River. The river brought the city's first settlers and the city has always been dependent on avenues of commerce resultant from its position on the river. The City of Augusta has long looked to the river for its livelihood and its fortunes have risen and fallen with that of the river and its traffic.

Augusta was settled in 1797, one year after Bracken County was formed, although the town had been laid out a few years previous by Philip Buckner. The natural harbor provided by the mouth of Bracken Creek proved beneficial to river traffic. A ferryboat connecting Kentucky to Brown County, Ohio, was started c. 1800, thus lending greater importance to the city as a transportation center. The first town-controlled ferry across the Ohio was established in 1822 under the apparent ownership of Augusta College and served as one of the college's greatest sources of income. In 1849 the ferry rights were mortgaged to John Armstrong and later sold to Dr. Joshua T. Bradford. Long a commercial outlet for Northern Kentucky owing to its location on the river, Augusta's fortunes declined as the railroad replaced the steamboat and as larger cities to the west and east became distribution centers in the post-steamboat transportation system.

In its days of glory during the early and mid-19th century, leading citizens of Augusta established residences along Water or Front Street (now River Side Drive). They also created one of the West's finest educational institutions in the antebellum period. Augusta College, founded in 1823 by citizens and operated by the Methodist Episcopal Church, attracted students from Ohio and Kentucky and other western states. This, the first college organized by the denomination, owed its location to the culture and prosperity of Augusta's burghers. That prosperity was also reflected in the mansions along the river.

The city grew to a population of 1200 in 1840 (Collins' History of Kentucky, 1847, p. 209) in spite of the loss of the county seat to Brooksville, the center of a farming community on the hill country south of Augusta.

The city played an important role in the slavery issue in the 1850s and '60s, serving as a stop on the underground railroad, producing the noted abolitionist John Fee (founder of Berea College).

The Civil War brought an end to the college and a destructive battle that leveled many important buildings in the city.

(continued)

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Augusta Historical Map (n. d., no pagination).  
 Collins, Lewis, Historical Sketches of Kentucky. Lewis Collins: 1847, pp. 209-210.  
 Craig, Ruth Moore. "Embattled Town," The Courier-Journal Magazine, (Louisville, n. d.).  
 "Joshua Taylor Bradford." The Biographical Encyclopaedia of Kentucky of the Dead and Living Men of the 19th Century. Cincinnati: J. M. Armstrong & Co., 1878 p. 659-660.

(continued)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5 acres

UTM 21C 10W  
102

UTM REFERENCES

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

VERBAL BOUNDARY DESCRIPTION

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

Mrs. John S. Parker

GM:RMP:WEL

ORGANIZATION

Bracken County Representative

DATE

March 1975

STREET & NUMBER

305 Elizabeth Street

TELEPHONE

CITY OR TOWN

Augusta

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.

FEDERAL REPRESENTATIVE SIGNATURE

*Eldred W. Melton*

TITLE

State Historic Preservation Officer 6/29/75

DATE

FOR NPS USE ONLY

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

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

*Ronald M. Greenberg*

DATE

9/24/75

KEEPER OF THE NATIONAL REGISTER

*act R. R. Montross*

9/24/75

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including chair-railing, mantels, and other features. The wide, almost square windows and wider spacing of openings characteristic of the early period gradually gave way to taller and narrower proportions toward the middle of the century.

There are no recognizably Greek Revival-influenced houses along Water Street, perhaps because the central portion was built up by the mid-century. A number of interesting Victorian villas are interspersed among the older houses, however, with much more varied plans and elevations. The earlier symmetry or regularity is broken up with recessed porches, projecting gabled pavilions, and bay windows. Openings are not only larger, especially taller, but also ornamented with hoodmolds and other trim. Aside from the Payne mansard, there is also a fine and elaborate concave mansard roof as the third story of the building number 15, which has Second Empire dormers. The most lively late Victorian house suggests the Stick Style, with siding running in different directions and at the corners, and all openings articulated. Even in these largest and latest designs, however, there is a good deal of restraint.

The district is limited to Front Street itself and the properties back to the alley to the south of it. Some of the adjacent areas, to the south, particularly the site of Augusta College (which originally extended to the eastern blocks of Water Street) and included the surviving Methodist Episcopal Church building and the area around the public square toward the west, may well be nominated at a future date to the National Register. There are also remnants of the commercial axis along Upper Street and a number of late 19th-century mansions interspersed with churches along Fourth Street at the southern border of the town, just below the hills. Individual buildings of historic and architectural interest are also scattered through the limited extent of the original town. But Water Street has the greatest concentration of early buildings and a definite character of its own that makes it appropriate to be considered as a unit at this time.

The photographs and descriptions below are arranged approximately from west to east along Water Street. Both the physical appearance and the historical background are combined. Although additional research needs to be done on the history of the town and the surviving structures, and also their relation to those of other river towns not only in Kentucky, it is thought that the visual and known historical integrity of the proposed district, as well as the developing community support for recognition and preservation through restoration and adaptive use, warrant listing on the National Register at this time.

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7. & 8. - Description and Significance

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At the far western extent of the Water Street-River Side Drive Historic District is one of Augusta's most interesting historic houses (No. 1) the John Payne House (photos 1, 2, & 3). The lower floor was constructed c. 1800 by General John Payne, who served as a cavalry officer in the War of 1812 under General William Henry Harrison. Payne once entertained the future President at his Augusta home.

When Payne built the house he found the site to be an Indian burial ground. "The bottom on which Augusta is situated," wrote Payne, "is a large burying ground of the ancients. A post hole cannot be dug without turning up human bones. They have been found in great numbers, and of all sizes, everywhere between the mouths of Bracken and Locust creeks, a distance of about a mile and a half. From the cellar under my dwelling, sixty by seventy feet, one hundred and ten skeletons were taken.... My garden was a cemetery; it is full of bones, and the richest ground I ever saw.... When I was in the army, I inquired of old Crane, a Wyandott, and of Anderson, a Delaware, both intelligent old chiefs, and they could give no information in reference to these remains of antiquity. They knew the localities at the mouths of Locust, Turtle and Bracken creeks, but they knew nothing of any town or village near there. In my garden, Indian arrow heads of flint have been found, and an earthen ware of clay and pounded muscle /sic. Some of the largest trees of the forest were growing over these remains when the land was cleared in 1792" (Collins, pp. 209-210).

After the Payne family moved away, this house was occupied by Dr. Jonathan J. Bradford, whose grandson was the famous General George C. Marshall. Members of the Bradford family who later owned the house added the second story, transforming the appearance to suit Victorian taste.

The house as it appears today has two stories, weatherboarded, with one bay on either side of the central door (photos 2 & 3). It has a mansard roof with three dormers and fish-scale shingles. There is exterior molding separating the two stories and decorating the porch with evenly spaced Victorian brackets underneath. From the south side, the west roof is seen to slope down steeply to a porch at the rear.

The basement of the house once housed slaves. Some of the interesting features include a 3' x 3' passway from the corner of the basement to the second floor. It is near the

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large fireplace so one might assume it was a dumb waiter. There is one large fireplace where the cooking was done. There might have existed a second fireplace but when the central chimney was moved to the north side of the house (when the second floor was added) this fireplace could have been torn out. There are windows in all the basement rooms except the north-east room, where two windows have been filled in with rock. The walls and partitions are of limestone.

A two-story white frame house dating from before 1884 (No. 2) with double gables on the facade is located on the corner of Ferry and River Side Drive across from the John Payne House (photos 4 & 5). It has typical late Victorian trim with a modern portico attached between the two projecting end pavilions containing two-story bay windows. Perpendicular brackets over the corners of the bays, the use of vertical, horizontal, and diagonal siding, and an interesting treatment of the door and window frames all suggest the so-called Stick Style. The chimneys are boldly panelled and corbelled.

The Claypoole-Dammert House (No. 3) is the birthplace of Stuart Armstrong Walker (1880-1941), playwright and theatrical producer. Walker was responsible for the design in 1916 of the Portmanteau Theater, "a complete portable theater stage with unique lighting equipment which could be set up in an hour and taken down in half that time" (National Cyclopaedia, p. 305). Two years later he introduced the individual spotlight system, which became the widely accepted method of stage lighting. That same year he took on the road a professional company known as Stuart Walker's Portmanteau Theater, which played in over 70 cities and was regarded as an outstanding example of the little theater movement. He is also known for having originated the modern apprentice system for training young actors.

Walker later transferred his activities from the theater to motion pictures and from 1931-34 was a director for Paramount-Publix Corporation. He died in Beverly Hills, California, on March 13, 1941 (National Cyclopaedia, p. 306).

The house is two-story, brick, three bays wide, with a frame addition attached to the right side (photo 6). The main entrance, on the west end of the facade, is covered by a one-story portico with fluted columns. The building, which appears on the 1884 Atlas as belonging to Mrs. H. J. Armstrong, seems to be of fairly early date, with its Flemish-bond facade, header-and-stretcher jack arches, and massive chimney.

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To the east of the Claypoole-Dammert House is a large two-story brick residence of complex plan (No. 4) situated on the corner of Williams and River Side Drive (photos No. 7 & 8). The brick residence presents a sturdy, heavy appearance owing to the stone lintels above the windows and the composition-stone pillars supporting the added first-floor portico. Unfortunately the house was recently extensively damaged by fire, but <sup>it</sup> is now being rebuilt.

On the opposite (east) corner is a two-story log house (No. 5) with half-dovetailed notching and a large brick chimney on the east end (photo 9). It is thought to be of late 18th-century construction. Prior to 1797 it was the home of Robert Schoolfield and also where he taught school. Schoolfield was one of the first trustees of Augusta and active in the affairs of the Bracken Academy. This well-constructed log house, with carefully squared logs, stone chimney topped with brick above the shoulders, small-paned windows, and other original features, is currently undergoing reconstruction.

The first three-story brick residence in Augusta was the Tom Cline House (No. 6) located to the east of the log house (photo No. 10). The log ell off the right rear of the Cline house is said to have been a way station and tavern prior to 1797 owned and operated by Thomas Broshears (photo No. 11). Simon Kenton and William Clark are said to have used this cabin during their surveying assignments and also as headquarters on scouting missions. It has been completely restored, logs have been chinked, and the fireplace is still in use.

The tall plain brick block attached to the cabin was built by John Ludwig c. 1860 and bears many scars from musket and ball fired during raids by Confederate John H. Morgan and his men during the Civil War. The original woodwork, flooring, and windows have been preserved. Six original rooms and stairway to the third floor are in good condition.

A wrought-iron fence and the site of Miss Birdie Blades' Girls' School separate the Cline house from a group of two-story brick rowhouses (Nos. 7-9). All are three bays wide with central door of later date (photo No. 12). The far right (west) building, which is lower than the other two and lacks their stone lintels, is the Bradford-Marshall House (No. 6) built by William C. Bradford. It dates to the early 1800s or earlier.

The next rowhouse is the one-time residence of Robert Davis, one of the first trustees of Augusta. Davis also served as sheriff, a bondsman, a magistrate of Bracken County,

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and a ferryman. The house (No. 8) is thought to have been built c. 1798. The second meeting of the Augusta Board of Trustees was held there in June 1798.

On the block between Parkview and Main--beyond a vacant lot that once contained a tobacco warehouse--is another impressive series of rowhouses (Nos. 10-13), all two-story brick (photo No. 14). The building at the west end (No. 10) is five bays in width with a central door. It presents a somewhat plain appearance adorned only by the stone lintels above the bays. Elaborate interior trim included arched niches flanking the west parlor mantel. The building is to be restored to house a museum of local history.

In the middle of the block is the 19th-century home of Dr. Joshua Taylor Bradford (1819-1871), a surgeon well-known for his work in ovariectomy, the surgical procedure pioneered by Kentucky's Dr. Ephraim McDowell. Dr. Taylor began the practice of medicine in Augusta in 1839 and within a few years established a large, wide-spread general family practice. In the 1860s he gave up this general practice so that he might devote his attention exclusively to surgery and consultation visits. "Even then his business was very great, being obligated to make provision at his home for those who came from a great distance to obtain his aid in consultation or difficult surgery " (Biographical Encyclopaedia, p. 659).

His principal fame emanated from his surgical operations for diseases of the uterus and ovaria. By the time of his death he had performed 30 operations for ovarian tumors with only three fatalities, the greatest percentage of success ever reached in operating for ovarian tumors in the world (Ibid, p. 659). The house (No. 11) was constructed in the early 1800s by James Armstrong, a prominent Methodist. Here Armstrong founded the first Methodist Society in Augusta, which was responsible for the establishment of Methodist supported Augusta College.

The building is six bays wide, not counting the two-bay brick section to the right separating the Bradford House from the Davis House, which at one time may have stood alone (photo 15). The outstanding feature of Dr. Bradford's house are two unusual wooden arched doorframes which grace the facade (photo 16). The round-arched openings, outlined by simple molding with "keystones" in the centers, are confined within finely reeded pilasters that are incised above the impost level with highly (and primitively) stylized floral ornament. Tiny dentils underscore the well-shaped cornices. The jambs of the recessed doors are panelled. The more elaborate door on the right also has

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bands of wider reeding framing the entrance and dividing the (later or altered) door from the original semi-circular fanlight. These doorways, said to have been brought from the Piedmont area of Virginia, are unique in Kentucky, as far as is known. However, the combination of round arch and extended pilasters occurs on the far more elaborate doorframe of the McKee rowhouse in Millersburg. The abstracted ornament on the pilasters also slightly resembles the cut trim, including stars and an urn with foliage, on the mantel wall of the McKee house, which is located on Route 68--the old highway from Maysville (just east of Augusta) to Lexington. Under the step of the more elaborate doorframe to the right is a molded marble step that, legend has it, someone brought from France.

The fourth rowhouse (No. 12) also is six bays wide with wood shingling on the lower floor (photo 17), probably the result of former commercial use as a shopfront.

The end building (No. 13) on the corner of Main and River Side Drive is a large, rather plain building with an extended lintel over the double doors located diagonally on the north-east corner of the building. A slender column appears to support this north-east end wall. The building at the east end of the rowhouses on the corner of Upper Street is the hotel shown on the photograph taken during the 1887 flood. Several of the openings of the upper story gave onto a porch that formerly created an arcade over the sidewalk and extended beyond the corner. Formerly a hotel, the building has a long brick extension off the rear.

The old Bradford Hotel (No. 14), to the left of the rowhouses and past a vacant lot (the site of the Taylor House in 1884), was constructed in the mid-1800s. It was said to have been set afire at some point by John Hunt Morgan's Confederate raiders during the Battle of Augusta. It is two-story, brick, and three bays wide with a gable in the center front wall (photos 19 & 20). Hood molds accent the windows and door, and a later porch runs across the entire length of the first story.

Located to the east of the hotel closer to the street is a two-story brick house with mansard roof (No. 15). The first story has a very attractive ornate Victorian porch attached to the front and the projecting cornice has coupled brackets (photo 21). The mansard retains some hexagonal slates and elaborate segmental-pedimented dormers.

A modest two-story frame house sits on the corner of Elizabeth Street, which joins Water Street at a slight angle, and River Side Drive (No. 16). A gable on the east side

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of the house contains a pointed-arched window (photos 23 & 24), perhaps all that remains of Carpenter's Gothic trim.

The Thornton F. Marshall House (No. 17), constructed c. 1819, is to the left of the frame dwelling. It has two stories, five bays, and a (later) central arched doorframe (photo 25). The exterior has been covered with stucco but there are original doors, windows, and floors. The house contains ten rooms and a central hallway. At present it is vacant, open, and deteriorating.

Thornton F. Marshall, a lawyer of distinction and a member of the senate of Kentucky, was born in this house July 4, 1819. Marshall trained as a lawyer, was admitted to the bar in 1842, and began the practice of his profession in that year in Augusta. He was elected County Attorney for Bracken County in 1851, re-elected in 1855. In 1858 he was elected to the Senate of Kentucky and held the office for one term. He was delegate to the Chicago Convention in 1864 and was Elector for the State at large on the McClellan ticket. He cast his first Democratic vote for James Buchanan and voted for John C. Breckinridge in 1860.

A two-story brick house (No. 18) with a projecting right side sits to the left of the Marshall House (photos 26 & 27). It has a wide cornice extending around the sides of the building with paired Victorian brackets underneath. There are stone lintels and sills and a one-story later porch on the left side of the front.

A few feet to the east is a four-bay brick house (No. 19) with cornice only on the north (front) side (photos 28 & 29). The door is on the far east end with brick voussoirs topping all the openings. As is the case of the Marshall House, the bare end walls and location close to the street suggest that this empty house may have been intended as part of a row. It has fine chair-railing and other interior details. It is presently being restored.

A clapboarded two-story house (No. 20) is located at 216 River Side. There has been extensive alteration such as the sliding glass door added to the front (photo 30). There is a wide, very plain cornice with paired Victorian brackets underneath.

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A modest white frame house separates the clapboarded house from the Methodist Church (No. 21) located on the corner of Bracken and River Side Drive. It was constructed in 1819 and remodelled in 1872. The church was "erected through the munificence of Captain James Armstrong, a lay man of the Methodist Church, with the aid of a few friends...." (Rankins, pp. 25, 26). Armstrong paid the entire cost of the church's construction except the tin roof for which the tanners would not allow him to pay.

The exterior has been stuccoed. It has been altered inside for use as a residence. The outside retains its church-like appearance, however, and the inset plaque dating the building is visible on the north end (photo 32). A graveyard is to the rear of the church.

On the opposite corner of Bracken Street and River Side Drive is a center-gabled house (No. 22) now covered with siding. A twentieth-century frame, one-story house sits to the left. This block between Frankfort and Bracken Streets was in the early 19th century the site of an Augusta College dormitory and <sup>later</sup> a coal elevator.

At the far eastern extent of River Side Drive is a twentieth-century house (No. 23) (photo 35) with a small one-story frame cabin behind (No. 24) (photo 36).

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

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DATE ENTERED SEP 24 1975

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

Water Street-River Side Drive Historic District

Although spared by the War, the River Side District began to suffer from the increasingly high incidence of floods which inundated it. The residents attributed their misfortunes to reckless timbering and mining operations elsewhere but many found it necessary to move to higher ground. Those who stayed were unable to cope completely with the flood threat, yet their limited care and the development of flood control techniques in the mid-twentieth century has allowed a new generation to return to the River Side Drive District with a spirit of renewal and preservation.

Architectural (7.) and historical (8.) description of the individual buildings comprising the district has been combined on the following Continuation Sheets.

The overall architectural development is described in 7: except for two doorframes of a fascinating primitive Georgian or Federal character (said to have been imported from Virginia), and the presence of early rowhouses, whose survival is rare in Kentucky except in a few river towns, the buildings along Water Street are not individually of outstanding merit. Yet as a group they form an impressive and instructive array of late 18th- and 19th-century urban residential architecture in Kentucky.

The prehistoric archaeology of the area has not yet been investigated, but John Payne's account of Indian burials on the site of his house--see the quotation below--is evidence of much potential for prehistoric archaeology. In spite of the periodic flooding to which the area was long subject, there is also the possibility of fruitful historical archaeology, not yet explored.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Water Street-River Side Drive Historic District

Rankins, Walter. Augusta College. Frankfort: Roberts Printing Co., 1957 (1st edition, 1949).

"Stuart Walker." Who was Who in America, Vol I (1897-1942), Chicago: A. N. Marquis Co., 1942, p. 129.

"Stuart Armstrong Walker." The National Cyclopaedia of American Biography, Vol. XXXVIII. James T. White & Co., 1953, p. 305.

The Augusta Times - Various issues.

75000737

Property Water Street-River Side Drive Historic District

Bracken

State Ky.

Working Number 7.8.75.1265

**TECHNICAL**

**CONTROL**

Photos 37  
Maps 1

*10 cont. sheets # 7-9)*

OK 7.11.75

**HISTORIAN**

A GOOD NOMINATION OF A GOOD DISTRICT WHILE **ARCHITECTURAL HISTORIAN**  
IT SHOULD BE LARGER, KY SAYS ADDITIONAL RESEARCH NEEDED BEFORE LARGER  
AREA CAN BE NOMINATED

*Accept*  
THEN ACCEPT

MINOR PROBLEMS: NO VERBAL BOUNDARY DESCRIPTION, NO SKETCH MAP ALTHOUGH  
USES MAP IS DETAILED AND REAR BOUNDARY MENTIONED IN NOMINATION, WE COULD

LEBOVICH  
7-23-75

SKETCH INDICATING LOCATION OF HOUSES PHOTOGRAPHED AND WE NEED EAST/  
WEST BOUNDARIES

**ARCHEOLOGIST**

*Need information 9/9/75  
only slightly better*

**OTHER**

*agree Hold for this material; then ACCEPT Huzand  
9/17/75 7/25/75*

**HAER**

Inventory \_\_\_\_\_  
Review \_\_\_\_\_

**REVIEW UNIT CHIEF**

*Accept  
Cole  
9.17.75*

*Accept  
Cole  
9.17.75*

**BRANCH CHIEF**

**KEEPER**

*R. Greenlee  
for W. H. ...  
9/24/75*

National Register Write-up \_\_\_\_\_ Send-back \_\_\_\_\_  
Federal Register Entry 11-4-75 Re-submit \_\_\_\_\_

Entered SEP 24 1975

INT:2106-74







GENERAL  
JOHN PAYNE  
HOUSE & GARDEN



















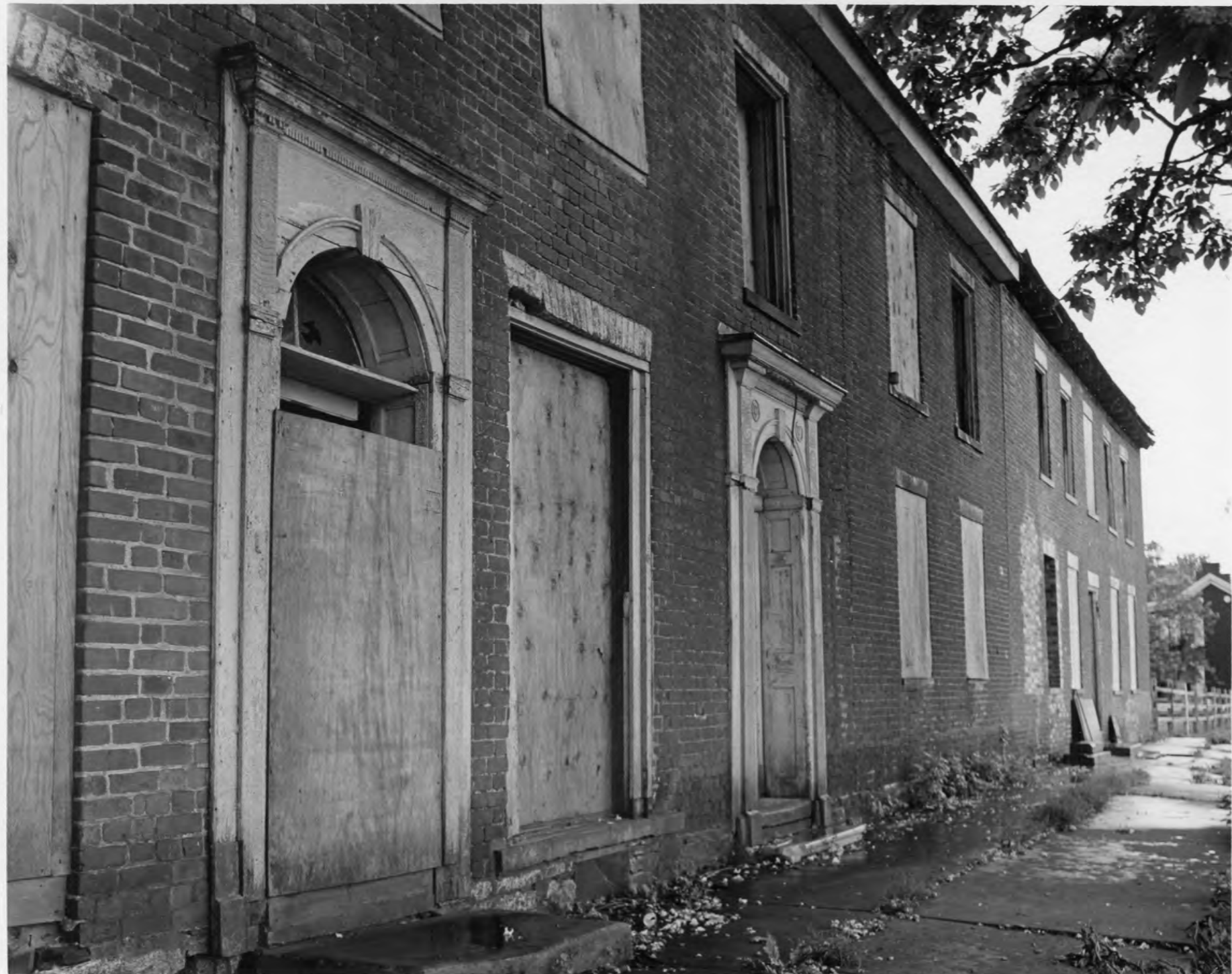
PRIVATE GIRLS  
INSTITUTE  
Proprietor  
Miss Birdie Blades  
1851
















































*Two Sixteen Riverside*



OLD  
METHODIST CHURCH  
1822

BRACKEN ST

A black and white photograph of a stone inscription on a church wall. The inscription is set within a semi-circular arch and contains three lines of text. The wall is made of rough-hewn stone, and the top of the image is partially obscured by tree leaves.

M. E. CHURCH.  
ERECTED IN 1819.  
REMODELED IN 1872.



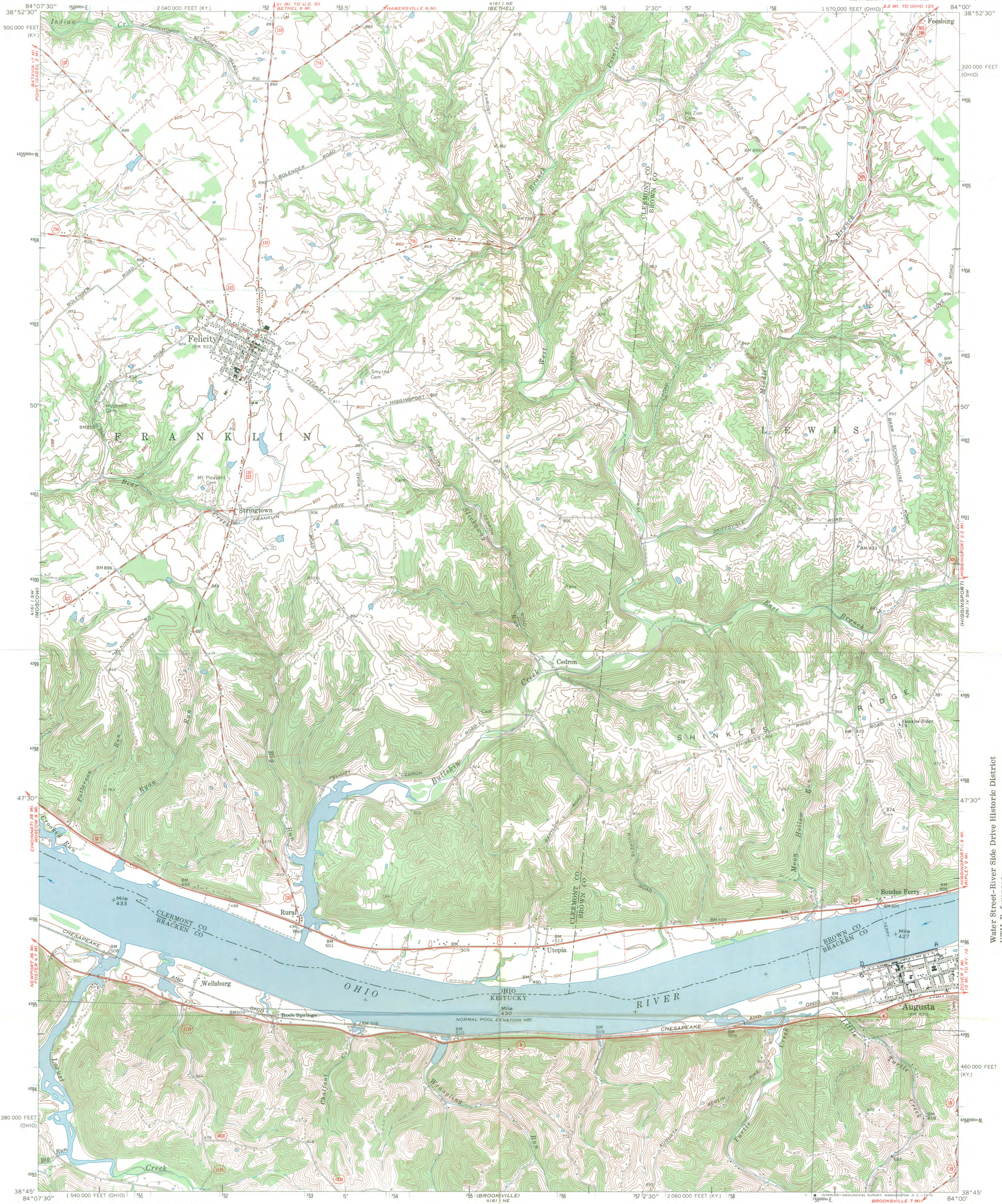




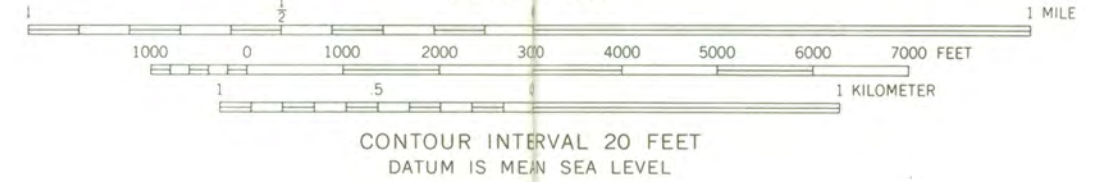
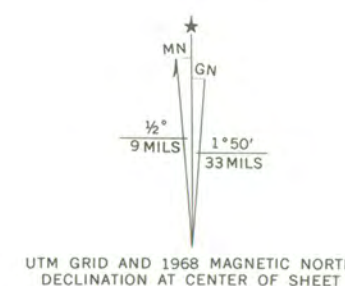




WATER STREET HIST DIST



Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS, USC&GS, and USCE  
Topography by photogrammetric methods from aerial photographs  
taken 1950 and 1952. Field checked 1953. Revised from aerial  
photographs taken 1967. Field checked 1968  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Ohio coordinate system,  
south zone, and Kentucky coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 16, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
The state boundary as shown represents the approximate position  
of the low water line as determined from U.S. Corps of Engineers  
Ohio River charts, surveyed 1913, and supplementary information  
Ohio area lies within the Virginia Military District



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242,  
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,  
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Primary highway, all weather, hard surface  
Secondary highway, all weather, hard surface  
Light-duty road, all weather, improved surface  
Unimproved road, fair or dry weather

U. S. Route  
State Route

FELICITY, OHIO-KY.  
SE/4 FELICITY 15' QUADRANGLE  
N3845-W8400/7.5  
1968  
AMS 4161 1 SE-SERIES V852

Water Street-River Side Drive Historic District  
UTM References:  
A. 16/760380/4295960 B. 16/760400/4295900  
C. 16/759520/4295670 D. 16/759510/4295730



# CITY OF AUGUSTA

AUGUSTA PRECINCT

BRACKEN COUNTY

Scale 300 feet = an inch

O H I O R I V E

Wharf Boat

WATER

Map section showing streets WEST MAIN ST., SECOND ST., and EAST MAIN ST. Lots are numbered and labeled with names such as J. B. Ryan, M. E. Ch. South, and John Byar. A red line is drawn across this section.

AUGUSTA PUBLIC SQUARE

Jail Town Hall Engine House

AUGUSTA COLLEGE

Map section showing streets WEST MAIN ST., SECOND ST., and EAST MAIN ST. Includes the Public Square, Jail, Town Hall, Engine House, and Augusta College. Lots are numbered and labeled with names like J. B. Ryan and Mrs. N. E. Dills.

THIRD

Map section showing streets FERRY, WILLIAM, MAIN, UPPER, ELIZABETH, BRACKEN, and FRANKFORT. Lots are numbered and labeled with names such as Mrs. M. A. Dills, Mrs. E. A. Dillman, and Mrs. J. A. Dillman.

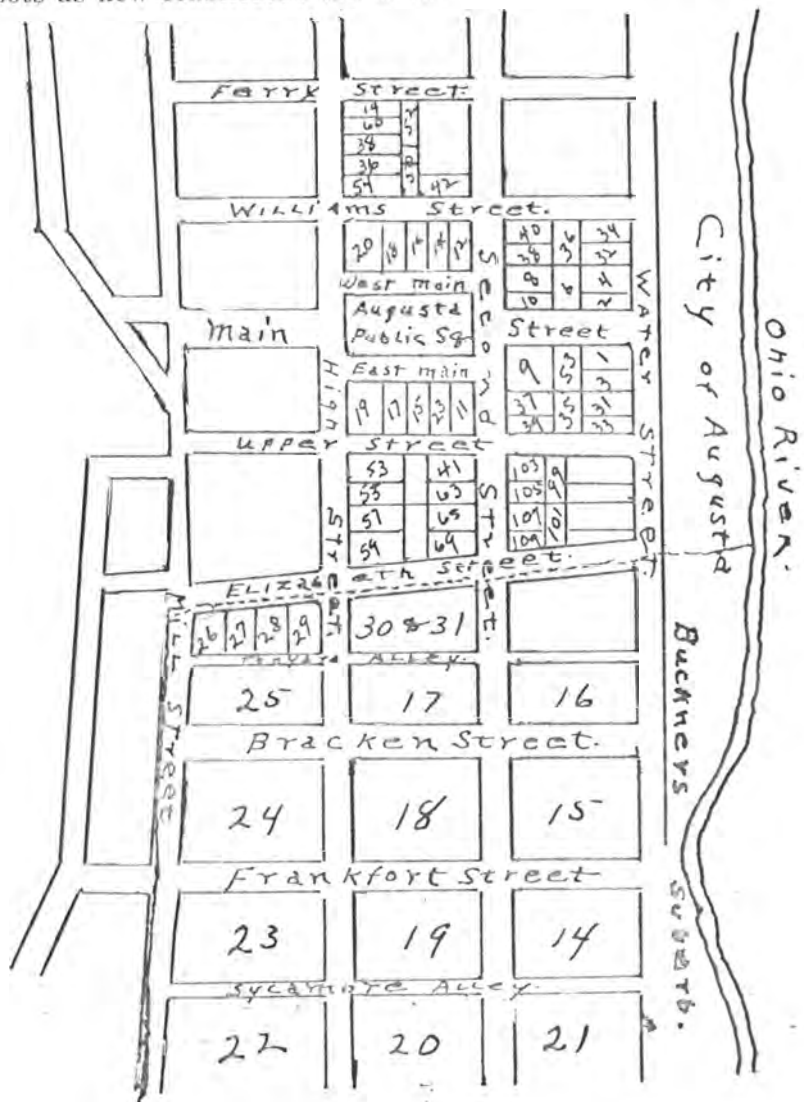
FOURTH

Map section showing streets FERRY, WILLIAM, MAIN, UPPER, ELIZABETH, BRACKEN, and FRANKFORT. Includes names like Mrs. M. A. Dills, Mrs. E. A. Dillman, and Mrs. J. A. Dillman.

Cemetery

Tobacco Warehouse

In 1824 William Buckner gave to the town of Augusta all the streets and alleys in Buckner's Suburb for \$1.00. These streets and alleys—his property—were Water, Second, High, Mill Streets, Tanyard, Cherry, Vine, Cedar, Sycamore and Seminary Alley's. And the following plat was to be made showing the location and numbers of the lots as now constituted the town.





# *Kentucky Heritage Commission*

401 Wapping Street

Frankfort, Kentucky 40601

June 30, 1975



Dr. William J. Murtagh, Keeper  
National Register of Historic Places  
United States Department of the Interior  
National Park Service  
18th and C Streets, N. W.  
Washington, D. C. 20240

Dear Dr. Murtagh:

Enclosed is the National Register nomination form for the Water Street-River Side Drive Historic District in Augusta, Bracken County, Kentucky. This nomination was approved by the Kentucky Historic Preservation Review Board March 25, 1975. As State Historic Preservation Officer, I recommend that this district be listed on the National Register of Historic Places.

The district is an extremely interesting nomination, historically and architecturally, and has aroused wide-spread community support. Although some of the buildings are in a deteriorated condition, owners have recognized their potential and have applied for restoration grants. In that we have included these requests in our FY 1976 Apportionment Warrant, we hope that you will give the nomination your earliest possible consideration.

Sincerely yours,

*Eldred W. Melton*

Mrs. Eldred W. Melton  
State Historic Preservation Officer

Enclosures (See Attachment)

cc: Mrs. John S. Parker, County Representative

APPORTIONMENT WARRANT



Dr. William J. Murtagh  
Water Street-River Side Drive Historic District  
June 30, 1975  
Page 2

ATTACHMENT

National Register of Historic Places  
Inventory -- Nomination Form

Form No. 10-300a Continuation Sheet

Item 7 Page 2  
Item 8 Page 2  
Item 7 & 8 Page 1  
Item 7 & 8 Page 2  
Item 7 & 8 Page 3  
Item 7 & 8 Page 4  
Item 7 & 8 Page 5  
Item 7 & 8 Page 6  
Item 7 & 8 Page 7  
Item 9 Page 2

Property Map Form  
U.S.G.S. Map, 7.5 Minute Series - Felicity Quadrangle  
1884 Atlas, Bracken and Pendleton Counties

Property Photo Form  
Photos 1 - 36



# *Kentucky Heritage Commission*

401 Wapping Street  
Frankfort, Kentucky 40601

September 4, 1975

Dr. William J. Murtagh, Keeper  
National Register of Historic Places  
United States Department of the Interior  
National Park Service  
18th and C Streets, N.W.  
Washington, D.C. 20240



Dear Dr. Murtagh:

The National Register of Historic Places nomination form for the Water Street-Riverside Drive Historic District, Augusta, Bracken County, Kentucky, was forwarded to your office in June, 1975. We were later requested by your office to include an early map and a fuller description of the boundaries. Two maps are enclosed: an undated sketch map showing Buckner's Subdivision prior to the founding of Augusta College in 1822 and an 1884 map from the Atlas of Bracken County (D.J. Lake & Company). The latter has also been used to indicate the boundaries of the district as no detailed modern map is available, and this provides the clearest source for the area's historic integrity.

The Water Street District of Augusta, Kentucky, includes the area along the Ohio River from Dr. Bradford's house (John Payne House) east to Building No. 23, as labeled within the text, just east of the intersection of River Street and Frankfort. The Riverside properties extend 180 feet south and north to the bank of the Ohio River.

Sincerely yours,

*Eldred W. Melton*

(Mrs.) Eldred W. Melton  
State Historic Preservation Officer

ENTRIES IN THE NATIONAL REGISTER

STATE **KENTUCKY**

Date Entered **SEP 24 1975**

Name

Location

**Water Street (River Side Drive)  
Historic District**

**Augusta  
Bracken County**

Also Notified

**Hon. Walter (Dee) Huddleston  
Hon. Wendell H. Ford  
Hon. Carl D. Perkins**

**Regional Director, Southeast  
Region**

PR MMott 9/24/75

**State Historic Preservation  
Officer  
Mrs. Eldred W. Melton  
Director  
Kentucky Heritage Commission  
401 Wapping Street  
Frankfort, Kentucky 40601**

ARCHITECTURAL STYLE: Federal, Second Empire, and Queen Anne examples

architect/m.builder:

engineer:

landscape/garden designer:

artist/artisan:

interior decorator:

builder/contractor:

ETHNIC GROUP:

NAMES:

personal

(label role & appropriate date)

events

institutional

DATES:

DATE OF CONSTRUCTION (Specific date or 1/4 of century): c. 1790's - 1890's

DATE(S) OF "MAJOR" ALTERATIONS:

HISTORICALLY SIGNIFICANT DATE(S):

SOURCE:

(OF NOMINATION)

PRIVATE

STATE

LOCAL GOV'T

MUNICIPAL

COUNTY

OTHER

FEDERAL AGENCY:

ACREAGE:

(to nearest tenth of an acre) 5 acres.

COMMENTS:

(include architectural information here)

Residential district ~~built along the Ohio River~~ of approx. <sup>notably</sup> 25 ~~dwellings~~ <sup>dwellings</sup> of brick, frame, and log construction; interesting in the district area <sup>notable the</sup> early 19th C. Federal rowhouses between Parkview and Main streets, <sup>c. 1819</sup> the Thornton F. Marshall House, ~~(c. 1849)~~ the Federal style Tom Cline House with late 18th C. log ell, and <sup>a</sup> ~~the~~ Second Empire brick house with Eastlake porch. <sup>Ohio River</sup> Area developed because of ~~river~~ traffic and natural harbor formed by mouth of adjacent Turtle Creek; developing superiority of the railroad over the steamboat and constant flooding problems brought about gradual decline; retains 19th C. character.

# NR Data Sheet

DATE: 2.9.77  
Reviewer INITIALS: gog  
NR ✓ DOE 9/24/75

NAME AS IT APPEARS IN FEDERAL REGISTER: Water Street (River Side Drive) Historic District

OTHER NAMES:

✓ LOCATION: River Side Dr. from property E of Frankfort St. W to include property W of Ferry St.

✓ CITY TOWN: Augusta  
STATE: Kentucky  
VICINITY OF: SEVENTH  
COUNTY: Bracken code: 023

OWNER OF PROPERTY: (Circle) PRIVATE STATE LOCAL GOV'T MUNICIPAL COUNTY OTHER: MULTIPLE

ADMINISTRATOR (underline):  
FEDERAL (AGENCY NAME): ✓ Multiple public/private

NPS REGION: (CIRCLE) N. ATLANTIC MID ATLANTIC SOUTHEAST MIDWEST  
SOUTHWEST ROCKY MOUNTAIN WEST PACIFIC NORTHWEST

### FEATURES:

INTERIOR: ✓ Substantially intact-1  
- unknown - 4  
- not applicable - 7  
EXTERIOR: Substantially intact-2  
- unknown - 5  
- not applicable - 8  
ENVIRONS: Substantially intact-3  
- unknown - 6  
- Not applicable - 9

CONDITION - EXCELLENT GOOD FAIR  
- DETERIORATED  
- RUINS  
- UNEXPOSED  
- Unexcavated  
- UNALTERED  
- ALTERED  
- Reconstructed  
- Excavated  
- ORIGINAL SITE  
- MOVED  
- Unknown

ACCESS - Yes-restricted Yes-unrestricted No access Unknown  
historic district? YES NO

WITHIN NATIONAL REGISTER HISTORIC DISTRICT? YES NO  
IF YES, NAME:

WITHIN NATIONAL HISTORIC LANDMARK? YES NO  
IF YES, NAME:

ADAPTIVE USE: YES NO Saved? YES NO

FUNCTION(S): (use vocabulary words)  
then- RESIDENTIAL DISTRICT  
now- RESIDENTIAL DISTRICT

### SIGNIFICANCE:

- ARCHEOLOGY-PREHISTORIC
- ARCHEOLOGY-HISTORIC
- AGRICULTURE
- ARCHITECTURE - 4
- ART
- COMMERCE - 6
- COMMUNICATIONS
- CONSERVATION
- ECONOMICS
- EDUCATION
- ENGINEERING
- EXPLORATION
- INDUSTRY
- INVENTION
- LANDSCAPE ARCHITECTURE
- LAW/Gov't/politics
- LITERATURE
- MILITARY
- MUSIC
- PHILOSOPHY
- POLITICS-GOVERNMENT
- RELIGION
- SCIENCE
- SOCIAL/HUMANITARIAN
- TRANSPORTATION
- OTHER (SPECIFY)
- entertainment
- health
- recreation
- settlement - 29
- socio/cultural
- urban & commun planning

### Claims

"first" YES NO "oldest" YES NO "only" YES NO