

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 12 1988
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Bellevue Multiple Resource Area

and/or common

2. Location

street & number See individual inventory and district forms not for publication

city, town Bellevue vicinity of

state Kentucky code 021 county Campbell code 037

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> n/a in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> n/a being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name multiple owners

street & number n/a

city, town n/a vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Campbell County Courthouse

street & number Fourth and York Sts.

city, town Newport state Kentucky

6. Representation in Existing Surveys

title Survey of Historic Sites in Kentucky has this property been determined eligible? yes no

date 1985-1986 federal state county local

depository for survey records Kentucky Heritage Council

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

INTRODUCTION

The town once known as "Beautiful Bellevue" is one of several Northern Kentucky communities with large, intact inventories of historic architecture. Included in the Bellevue Multiple Resource Area are two adjacent yet distinct historic areas; the Taylor's Daughters and the Fairfield Ave. Historic Districts. Despite many similarities in the character of the built environments of these two sections of the city, the difference in land use justified creation of two separate preservation areas. The Fairfield Ave. Historic District is centered between Lafayette and O'Fallon Aves., and includes 106 buildings. The Taylor's Daughters Historic District takes in the vast area south of Fairfield Ave., an inventory of 1165 buildings. Together these two districts encompass approximately two-thirds of the city's total land area.

Also included in the Multiple Resource Nomination is the landmark Foote-Fister Mansion at 801 Lincoln Road. Since this mansion's site is somewhat isolated, surrounded by non-historic new development, it is being nominated as an individual property.

Excluded from the Multiple Resource Area is the area known as "South Bellevue," centered along the city's southern periphery. This part of the city was developed at a later date and does not have much intact historic fabric. Its built environment also has little in common with that of the older areas of the city.

GENERAL DESCRIPTION

The city of Bellevue (1980 population: 7678) is located in northern Campbell County, on the south bank of the Ohio River opposite Cincinnati. The city of Newport, which has an eastern boundary defined by Taylor Creek, adjoins Bellevue on the west. O'Fallon Ave. forms the boundary between Bellevue and its neighbor to the east, the city of Dayton.

Bellevue is largely residential in character. Commercial activity is confined to Fairfield Ave., Bellevue's major east-west thoroughfare and traditional "Main Street." A small business district is also centered along lower Taylor Ave., the city's most important north-south street.

The topography of Bellevue is characterized by a gentle rise as one moves south from the Ohio River. A significant (albeit man-made) physical feature is the below-grade Chesapeake and Ohio Railroad, which cuts across the city at an angle. Most of the city's historic architecture is concentrated between the river and the hills of South Bellevue. The Bellevue riverfront area, north of Fairfield Ave., has the lowest land elevation in the city and its historic fabric has been severely damaged by repeated flooding. With the exception of some isolated tract developments dating from the 1920's, most of South

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Bellevue was developed after the Great Depression.

Like other Northern Kentucky communities, the city of Bellevue was platted on a grid. Uniform blocks—most with dividing alleys—and narrow streets and lots are the norm. Because of this tight scale, there are no divided streets and open space is rare.

The scale of most buildings in Bellevue is modest. Most are one to three stories in height, with the majority of residences being two or two and a half stories tall. Unlike Newport and Covington, where brick was the material of choice, frame buildings predominate in Bellevue. However, brick was favored for commercial structures as well as the majority of the city's most stylish residences.

Diversity is the hallmark of historic Bellevue. Since the city's development began along the Ohio River and proceeded in a general southeasterly direction, most of its city's oldest structures are concentrated in the northwest corner of the city. But since this development was a gradual rather than a uniform process, most blocks contain a variety of large and small structures built over a 20 or 30 year period.

The periods of significance for both Bellevue districts are roughly equivalent, encompassing several decades of the city's development. The period of significance for the Taylor's Daughters district begins c. 1868, the approximate construction date of its oldest extant structures. Because of extensive redevelopment in the Fairfield Ave. district (which destroyed most of its early buildings) its period of significance begins c. 1880. Since the most recent contributing buildings in both districts were built in 1933, that year was chosen as the cut-off date.

As in other Northern Kentucky historic districts, a continuum of historic styles can be found in central Bellevue. Favored styles include the Italianate, Victorian Vernacular L-Plan or T-Plan, Queen Anne, Foursquare, and Bungalow. Also represented in lesser numbers are the Stick/Eastlake, Colonial Revival, and Homestead. In the city's business district many examples of the Turn of the Century Commercial can be found, as well as utilitarian, i.e. functional structures.

HISTORIC SURVEY

A comprehensive survey of the historic resources of Bellevue was conducted by architectural historian Margaret Warminski during 1985–1986 under the auspices of a grant awarded to the City by the Kentucky Heritage Council. The survey recorded unaltered structures over fifty years of age the area bounded by the Ohio River and the South Bellevue hills. Because of the lack of variety in its historic fabric, the flood-prone riverfront area was recorded on a Neighborhood Inventory Form and christened the "Riverside Neighborhood." Unusual or stylish buildings in the Riverside Neighborhood were

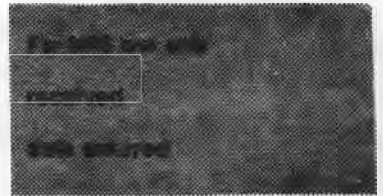
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documented on individual Kentucky Historic Resources Inventory Forms. The uppermost blocks of the Taylor's Daughters district--between Center Street and Grandview Ave.--were treated similarly because of the predominance of speculative "tract" developments in that part of the city. In this area, labeled the "Hillside Neighborhood," unique or unaltered structures were also recorded on individual forms. Because of the remarkable variety of resources in Bellevue's historic core (from Fairfield Ave. north to Center Street), only individual forms were used in that part of city. Approximately 250 structures were so documented throughout the city.

Since there are no written histories of Bellevue or of the larger Northern Kentucky area, survey research utilized primary materials. Map resources included Lake's 1883 ATLAS OF BOONE, KENTON, AND CAMPBELL COUNTIES as well as Sanborn Fire Insurance Maps of Bellevue for 1886, 1894 and 1910. The city's building permit records, fortuitously preserved, provided a wealth of information, as did Bellevue city directories for the years 1880 to 1931. News articles on microfilm at the Kenton County Public Library also offered glimpses into the city' past.

Three Bellevue buildings were previously honored with National Register listing. The first of these, the landmark Herz Jesu Kirche (Sacred Heart Church), was built in 1892 and included in the Register in 1974. The old Bellevue High School building (1905-07) and the Joseph Seiter House (1896) received National Register designation in 1986. All three of these landmarks are located in the Taylor's Daughters district.

INTEGRITY

The historic fabric of both districts has been well preserved, due to the large number of owner-occupied residences and the city's traditional pride. Levels of maintenance are high, drastic alterations few, and intrusive new construction very rare. The following table illustrates this data in graphic form:

INVENTORY OF THE BELLEVUE MULTIPLE RESOURCES AREA

Contributing Elements		
Unaltered Buildings		509
Altered Buildings		598
Sites (Parks)		3
	Total	1,110
Non-Contributing Elements		
Buildings Non-Contributing Due to Age		24
Buildings Non-Contributing Due to Alteration		142
Sites (Vacant Lots)		14
	Total	180

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1868-1933 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

STATEMENT OF SIGNIFICANCE

The Bellevue Multiple Resource Area is locally significant under Criterion C in the area of architecture for the period c. 1868-1933. The Fairfield Ave. and Taylor's Daughters Historic Districts represent the historic core of Bellevue, and are a living record of its evolution from an isolated village to a thriving small city. This period of significance is the era of the city's greatest growth and prosperity. These two historic areas include the city's best-preserved historic fabric. They feature rich, diverse and well-preserved collections of late nineteenth and early twentieth century residential and commercial architecture. Also included in the Bellevue Multiple Resource Area is the Foote-Fister Mansion, a remarkably intact large-scale residence of the post-Civil War era. This rare surviving Victorian estate is also noteworthy for its association with the Taylor family, local pioneers who played a large role in the development of urban Northern Kentucky.

HISTORY

The City of Bellevue, along with the neighboring communities of Newport and Southgate, was originally part of the vast land holdings of the James Taylor family of Caroline Co., Virginia. Bellevue itself was founded in the post-Civil War era by Taylor descendants residing in Newport. The "New Town", whose birth was officially announced in the May 28, 1866 edition of the CINCINNATI DAILY ENQUIRER, was named for Gen. James Taylor's splendid Greek Revival mansion on East Third Street in Newport. Incorporation would follow four years later.

The "Original Plan" of Bellevue was confined to a small area in what is now the extreme northwest corner of the city, adjacent to the Ohio River. (See 1883 Atlas for illustration.) At an unspecified date prior to its incorporation, several small plats to the east and south—including the Berry, Seiter, Williamson and Timberlake Additions—were annexed. The development of the city during its first decade (c. 1866-1875) was thus limited to the area west of Washington Ave. This growth was quite sparse, and few early buildings have survived.

Nor would development accelerate over the next ten years. From 1875 to 1884, not more than 25 houses were built in Bellevue "owing to a stagnant condition caused by limited powers possessed by the new town." (KENTUCKY STATE JOURNAL, November 13, 1891.) Unable to annex additional land, or to provide basic services in the way of fire protection or a reliable water supply, the town's growth was hampered.

This situation was alleviated in 1884 when Bellevue became chartered as a fourth-class city. The immediate result was a dramatic increase in the city's land area, as the vast Harris Heirs' Addition (from Washington Ave. east to O'Fallon) was annexed to the city. Housing construction proceeded at a rapid pace, aided by local building and loan

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property See individual inventory and district forms
Quadrangle name Newport Quadrangle scale 1:24000

UTM References

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See individual inventory and district forms

List all states and counties for properties overlapping state or county boundaries

state n/a code county n/a code

state code county code

11. Form Prepared By

name/title Margaret Warminski, Architectural Historian

organization City of Bellevue date May 1987

street & number 616 Poplar St. telephone (606) 581-2883

city or town Bellevue 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 David C. Morgan

title STATE HISTORIC PRESERVATION OFFICER date 1-6-88

For NPS use only

I hereby certify that this property is included in the National Register

Patrick Andrews date 2/24/88
for Keeper of the National Register

Attest:

Chief of Registration

date

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associations as well as real estate corporations. These syndicates, headed by prominent residents of Bellevue and Newport, included the Bellevue Town Lot and Improvement Co. and Bellevue-Dayton Land Co. They purchased open land in the eastern and southern areas of the city from the Taylor estate, subdivided it into uniform lots, and then re-sold it at large profits.

In 1885, the aggregate value of Bellevue real estate totaled \$534,300, and \$49,200 worth of permits were issued. By 1891, these figures had climbed to \$1,051,850 and \$123,700. An article in Newport's KENTUCKY STATE JOURNAL praised Bellevue's progress, extolling its "rapid but not hot-bed growth...on (the) most reliable basis in large measure, the result of a beautiful and healthful location, and honest management by building owners." The article then went on to say that "the above ought to be a matter of personal satisfaction to every citizen of beautiful Bellevue." (KENTUCKY STATE JOURNAL, November 13, 1891.)

As the city prospered and expanded, selective redevelopment occurred in its oldest neighborhood (located toward the western edge of the city, and within the proposed Taylor's Daughters district.) During the 1890's, several prosperous Bellevue entrepreneurs chose to replace their modest first residences with splendid new homes built on the same site. The best-documented case is that of Joseph Seiter of Berry Ave., who in 1897 built a lavish new house on the lot of his first home: a small frame cottage. Seiter's neighbors Charles Ellerhorst and George Robson Jr., both of Lake St., were among the other affluent Bellevue residents to make the same choice. This loyalty was a phenomenon highly unusual in Northern Kentucky, and may well have been unique.

Bellevue's evolution during the late nineteenth century was markedly different from that of its nearest neighbors. While Newport and Dayton were relatively self-contained cities, each with a well-developed industrial base, Bellevue was a "bedroom" community that was predominantly residential in character. Moreover, Bellevue's ties to Newport were so numerous during this era that the former could safely be called a suburb of the latter. For example, most Bellevue residents were employed either in Newport or "over the river" in Cincinnati. In addition, Bellevue's water supply and rapid transit system were provided by her "mother city."

Entrepreneurs and builders based in Newport, such as the Robson family, also played a major role in the development of Bellevue. George Robson, proprietor of the Old 76 distillery in West Newport, moved to Bellevue during the city's formative years. Robson was instrumental in Bellevue's incorporation, built the first large-scale residence in the city (c. 1868), and speculated in the new town's real estate market.

But Bellevue's relationship to Newport is best illustrated by the Taylor family legacy. Although the Taylors did not reside in Bellevue (with the exception of the Foote Heirs, of 801 Lincoln Rd.) they left their mark in the form of the city's street and subdivision names.

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During its first half-century, Bellevue was a diverse community, including a mixture of income levels. Citizens of German or Irish descent constituted its two largest ethnic groups. But as in most of urban Northern Kentucky, the German Catholic influence predominated. The first church founded in the city was Herz Jesu Kirche (Sacred Heart), organized in 1872 by German Catholics weary of the commute to St. Stephen's Parish in Newport. Seventeen years later, a building permit was issued to what was simply described as the "English Speaking Catholic Church" of St. Anthony, frequented by Irish Catholics. Other German congregations in the city included the St. John's Evangelical Protestant Church (organized in 1887—now St. John's United Church of Christ) and the First German Evangelical Lutheran Church (formed in 1890—now Prince of Peace Lutheran Church).

Bellevue's reputation as a clean, relatively quiet city—a desirable place to live—continued into the mid-twentieth century. A promotional brochure, the PICTORIAL AND INDUSTRIAL REVIEW OF NORTHERN KENTUCKY, published in 1923 extolled the city as a

"...healthy, convenient and attractive city in which to live...About nine-tenths of the citizens of Bellevue are home-owners, paupers being absolutely negligible in the city and poor people few. Bellevue has some citizens of outstanding wealth, and the beautiful homes along the finely paved and macadamized streets are some of the show places of the city."

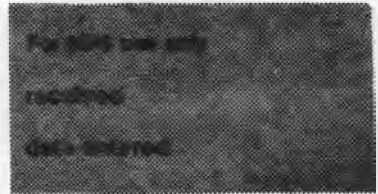
In a similar vein, the WPA Writers' Project guide to Cincinnati describes Bellevue as being "almost entirely a middle-class suburb." Residential construction in the city's core area continued into the 1920's with the development of new subdivisions such as the Nagel and Beyland plat on upper Van Voast. Following the Great Depression, the focus of the city's development shifted to the hilltops of South Bellevue.

In the post World War II era, Bellevue suffered from the same urban ills afflicting its riverside neighbors. Many middle-class residents deserted the city in favor of newer suburbs. Their homes were subdivided by absentee landlords, and a familiar cycle of disinvestment was set in motion.

Nonetheless, a number of old families remained loyal to the city. In recent years, young people (many of whom grew up in the city) have again chosen to settle and raise families in central Bellevue. City-sponsored clean-up and beautification programs have also improved the area's image. The Bellevue Architectural Conservation Association, founded in 1985, actively promotes preservation in the city by sponsoring house tours and special projects, and by offering restoration advice. Thus Bellevue's traditional pride in community has thus been translated into a new commitment to the preservation of the city's fine old building stock.

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SECTION 9. REFERENCES

City of Bellevue Building Permits, Volume I: 1883-1894. Available at the City Clerk's Office, Bellevue City Building.

Federal Writer's Project in Ohio. CINCINNATI: A GUIDE TO THE QUEEN CITY AND ITS NEIGHBORS. Cincinnati: The City of Cincinnati, 1943.

Lake, D. J. ATLAS OF BOONE, KENTON, AND CAMPBELL COUNTIES. Philadelphia: D. J. Lake and Co., 1883.

National Register Nomination Form, Herz Jesu Kirche. Prepared by Rev. Robert Klein, Associate Pastor, 1974.

PICTORIAL AND INDUSTRIAL REVIEW OF NORTHERN KENTUCKY. Newport, Kentucky: The Fennell Co., 1923.

Sanborn Fire Insurance Maps of Bellevue, Kentucky. New York: Sanborn Map Co., 1886, 1894, 1910.

Williams Bellevue Directories for the following years: 1880, 1894, 1910, 1931.

The following edition of the CINCINNATI DAILY ENQUIRER: May 28, 1866.

The following editions of the KENTUCKY POST: Jan. 28, 1896; Nov. 6, 1902; June 4, 1917.

The following editions of the KENTUCKY STATE JOURNAL (later known as the KENTUCKY JOURNAL): Jan. 1, 1884; Dec. 20, 1883; Nov. 13, 1891.

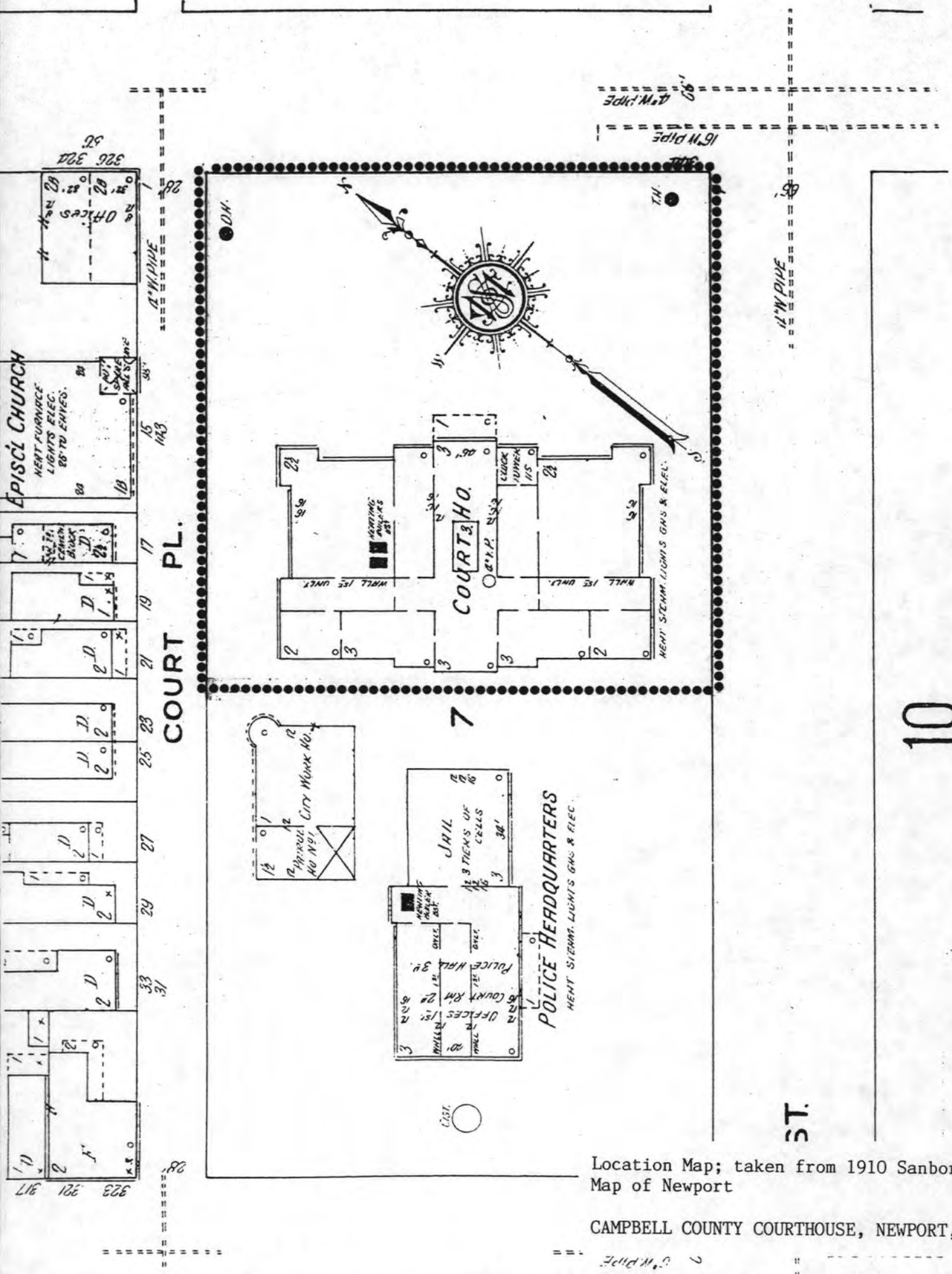
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CAMPBELL CO. COURTHOUSE AT NEWPORT, KY.

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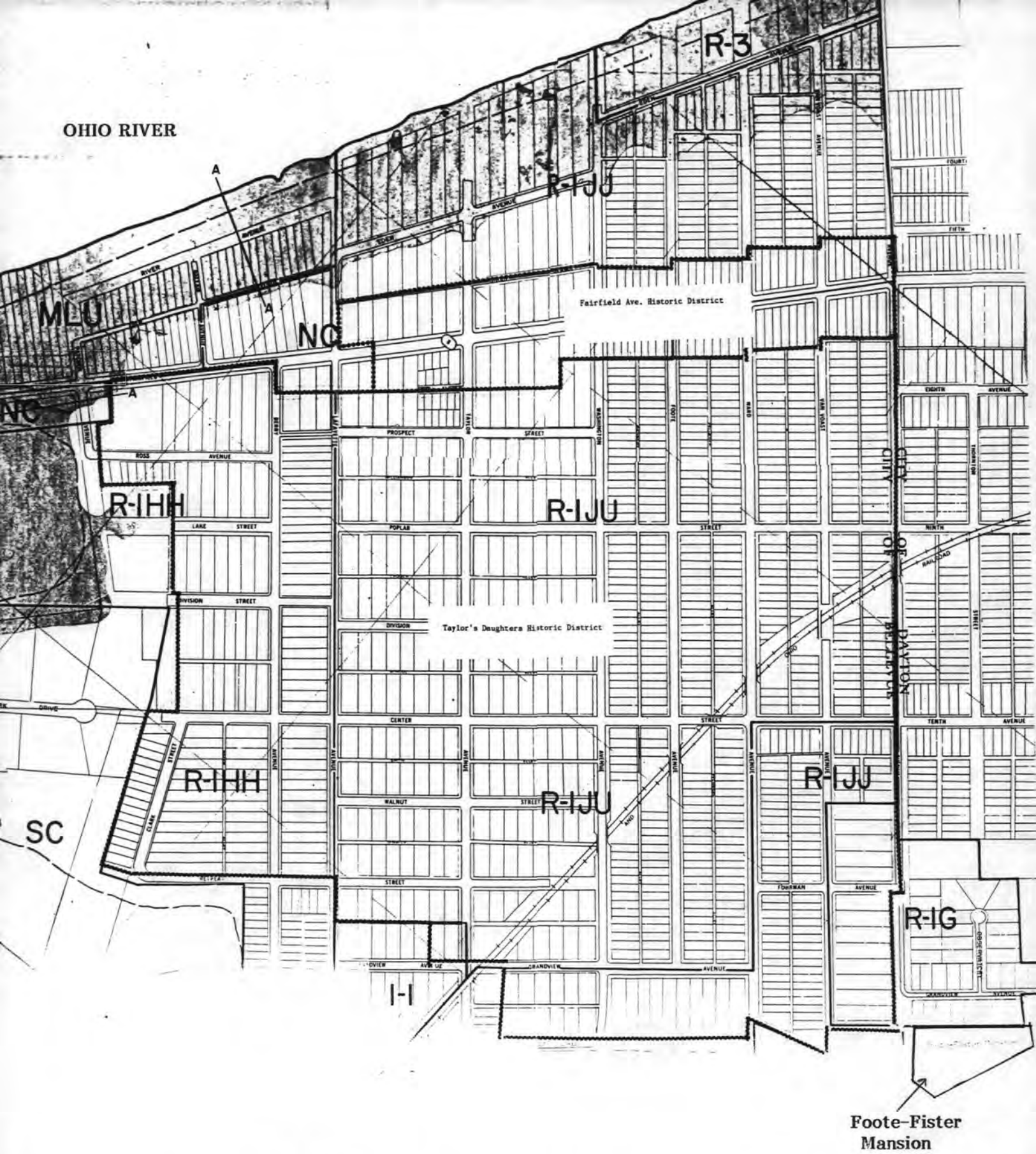
much of the property traditionally associated with the courthouse and skirts a parking area to the rear of the building. It excludes surrounding structures, including the Newport Jail, which is scheduled for demolition in the near future, and will be replaced by either a parking area or new structure of differing use. Areas adjacent to the Courthouse are described in Section 7.



Location Map; taken from 1910 Sanborn Map of Newport

CAMPBELL COUNTY COURTHOUSE, NEWPORT, KY

OHIO RIVER



BELLEVUE MULTIPLE RESOURCE AREA: Boundaries of Districts and Individual Nomination

JAN 12 1988

RA/THEMATIC NOMINATION TITLE: Bellevue Multiple Resources Area

HISTORIC DISTRICT NAME: Fairfield Avenue Historic District

OWNER OF PROPERTY: Multiple Owners: See Continuation Sheet for Addresses

(On Continuation Sheets list all properties by address which are included within the district and provide the names and addresses of their owners.)

DESCRIPTION:

<input checked="" type="checkbox"/> excellent	<input checked="" 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

(Use Continuation Sheets)

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 checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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 c. 1880-1933 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreege of nominated property approx. 20 acres

Quadrangle name Newport

Quadrangle scale 1:24000

UTM References

A	<u>1 6</u>	<u>7 1 7 8 5 0</u>	<u>4 3 3 1 7 2 0</u>	B	<u>1 6</u>	<u>7 1 7 9 2 0</u>	<u>4 3 3 1 6 4 0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1 6</u>	<u>7 1 7 5 2 0</u>	<u>4 3 3 1 1 4 0</u>	D	<u>1 6</u>	<u>7 1 7 4 2 0</u>	<u>4 3 3 1 2 4 0</u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

(Use Continuation Sheets)

DISTRICT MAPS ATTACHED:

1. District Boundary Map Showing Contributing & Noncontributing Properties.
2. District Map Showing Location & Direction of Numbered Photographs.

KENTUCKY HISTORIC RESOURCES
Individual Inventory Form

JAN 12 1988
Resource # CPB-22
Campbell County

1. Name of Resource:
The Foote-Fister Mansion

2. Original Owner:
Foote family

3. Other Names:
Fister Mansion

4. Prehistoric Site Building xObject
Historic Site Structure Other

5. Location: 801 Lincoln Rd, Bellevue; on
north side of road, east of Van Voast Ave.

6. Owner's Name:
Mr. and Mrs. Thomas J. Moreland [P]

7. Owner's Address:
801 Lincoln Rd., Bellevue, Kentucky 41073

8. Evaluation: NR potential [P]

9. Recognition & Date: n/a
Nat.Landmark _____ Local Landmark _____
Nat.Register _____ HABS/HAER _____
Highway Marker _____ KY Inventory _____
KY Landmark Certificate _____

10. N.R.Status & Date: n/a

11. N.R.Group:
District Name: []
Mult.Resource Area: Bellevue []
Thematic Name: []

12. Historical Theme:
Primary: architecture [030]
Secondary: exp./settlement [140]
Other: []

13. Statement of Significance:
See attached

16. Date:
Original Building c. 1870 [6]
Addition []

17. Style:
Second Empire [43]

18. Architect/Builder:
unknown

19. No. of Stories: 3 plus cellar [3.0]

20. Original Floor Plan:
center passage [CP]

21. Single Pile Double Pile x N.A.

22. Roof Form & Material: Original x x
mansard-slate Not Original

23. Structural Material:
wood balloon frame [W]

24. Exterior Material:
wood clapboards [W]

25. Foundation Material:
cut limestone [S]

26. Major Alterations: None X
Moved/Rebuilt Other

27. Special Features:
acreage, slate roof, cresting, size of ho.

28. Outbuildings:
1 non-contributing [1]

29. Original Function:
single family house [01A]

30. Present Use:
single family house [01A]

31. Condition:
poor [P]

32. Endangered: Yes X
No

33. Attach Photos:
Roll: Photo Nos: No. of Slides:
FF I 1-5

[C,B]

14. History:
See attached

15. Source of historical information and/or contact
person: Lake's ATLAS (1883); Williams'
Bellevue disrectory (1900); Campbell Co.
Deed Book 86 pg. 10+; county tax records

34. Prepared by: Margaret Warminski P

35. Organization: City of Bellevue

36. Date: May 1986

37. New Survey x Resurvey

KENTUCKY HISTORIC RESOURCES
Individual Inventory Form

Resource # CPB 22

38. UTM Point of Primary Building: Zone Easting Northing 39. G.I.S. Mod. []
Quadrant: Newport 1 6 7 1 8 5 2 0 4 3 3 1 0 6 0 40. Coordi.Accuracy []

41. UTM Points of Boundary (for N. R. eligible sites only):

A. ---
B. ---
C. ---
D. ---
E. ---
F. ---

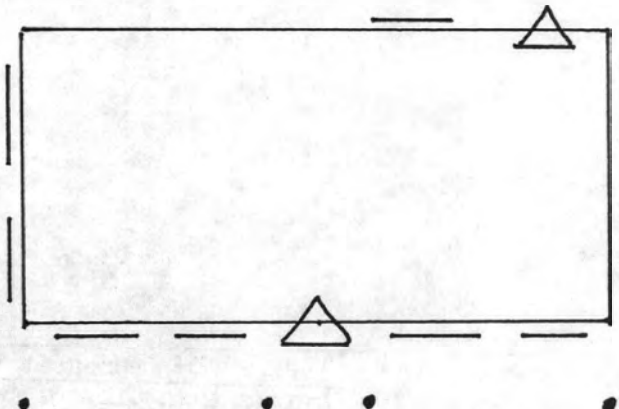
42. Total Acreage in Present Property: 2.2 43. Acreage included in proposed N.R. boundary: 2.2

44. Site Plan (and boundary description and justification for N.R. sites):

See attached

45. Description and House Plan:

See attached for description



Item 13. Statement of Significance.

The Foote-Fister Mansion is a rare and distinguished c. 1870 frame residence of large scale, in deteriorated yet very original condition. It is by far the most imposing nineteenth-century home in the city of Bellevue. This landmark also possesses area-wide significance as one of Northern Kentucky's few surviving Victorian-era estates; its site integrity has been maintained to a large extent. The house is also notable as one of three surviving dwellings built by the Taylor family, founders and developers of Bellevue and much of urban Campbell County. Its period of significance extends from c. 1870 to 1925, when it ceased to be occupied by the descendants of its original owners.

Item 14. History.

The Foote-Fister Mansion was built by the Foote family, descendants of the prominent James Taylor family of Newport. The Taylors were Northern Kentucky pioneers who first arrived at the confluence of the Ohio and Licking Rivers in the 1790's. A distinguished, learned, and respected family, their influence extended far beyond the Northern Kentucky area. At one time the largest landowners in Northern Kentucky, their vast acreage originally included what are now the cities of Newport, Bellevue, and Southgate. The Taylors lived in a kind of family compound in and around Newport, and Lake's 1883 Atlas depicts a number of their residences.

The house now known as the Foote-Fister Mansion dates from c. 1870 and was one of the first houses to be built in the Bellevue vicinity. More significantly, is one of three surviving residences associated with the Taylors. A companion residence owned by another Taylor descendant, Col. Van Voast, once stood nearby, but has long since been demolished.

The earliest deeds to the Foote-Fister property were not recorded. The first recorded deed involves a transfer to Gus J. Fister in 1894 (Deed Book 86 page 104, Campbell County Deed Records). The Fisters were related by marriage to the Taylors, and were prominent residents in their own right. Gus Fister, for example, was one of the partners in the Bellevue-Dayton Land Co., a syndicate that developed much of the hillside areas of south Bellevue during the late 19th and early twentieth centuries.

Since the house was then outside the corporate limits of Bellevue, historical information is scarce. The 1900 Bellevue City Directory lists as occupants Gus J. Fister, salesman; Tillie, milliner; and Charles, Ida, Louise, and Sallie.

Following Gus Fister's death in 1925, his heirs subdivided the adjacent property to create the Fister Hills Subdivision. 2.2 acres, however, remained with the house. Since then, the estate has had a series of owners. The mansion is currently in deteriorated condition, and although occupied, it is in danger of demolition by neglect or possible redevelopment.

Item 44. Boundary Description and Justification.

Justification:

This nominated property is an irregularly shaped parcel measuring 320 feet by 445 feet more or less that includes all the property traditionally associated with the mansion since the subdivision of its property by the Fister heirs in the 1920s. This present subdivided property is a portion of lots 10, 11, and 12 of the Bellevue-Dayton Land Co. Subdivision, the total property originally associated with the house, and excludes non-contributing newer residential development on the north, east and west.

Description:

Beginning at the northeast corner of O'Fallon Ave. and Lincoln Rd., said Lincoln Rd. being a continuation of Chadwick Ave.; thence with the north line of Lincoln Rd. north 69 degrees east, 36 feet to a stake in the north line of Lincoln Rd.; thence south 85 degrees east, 96 feet to an oak stake in the said north line of Lincoln Rd.; thence along said north line 52.5 feet to an oak stake in the north line of said Rd.; thence north 26 degrees and 51 minutes east, 184.33 feet to a stake; thence at right angles, north 63 degrees and 6 minutes west; 50 feet to a stake in the east line of Lot 11; thence north 26 degrees and 51 minutes east; 217 feet along the east line of Lot 11 to a stake in the south property line of Observatory Ave., Fister Hills Subdivision; thence westwardly along the south line of Observatory Ave. 84.6 feet to a stake, same being the southeast corner of Lot 16 in the Fister Hills Subdivision; thence at right angles westwardly along the rear lines of Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 a distance of 445 feet to a stake in the east property line of O'Fallon Ave., same being the southwest corner of Lot 24 in the Fister Hills Subdivision; thence at right angles southwardly along the east line of O'Fallon Ave., a distance of 190 feet, to the place of beginning. Contents 2.2 acres.

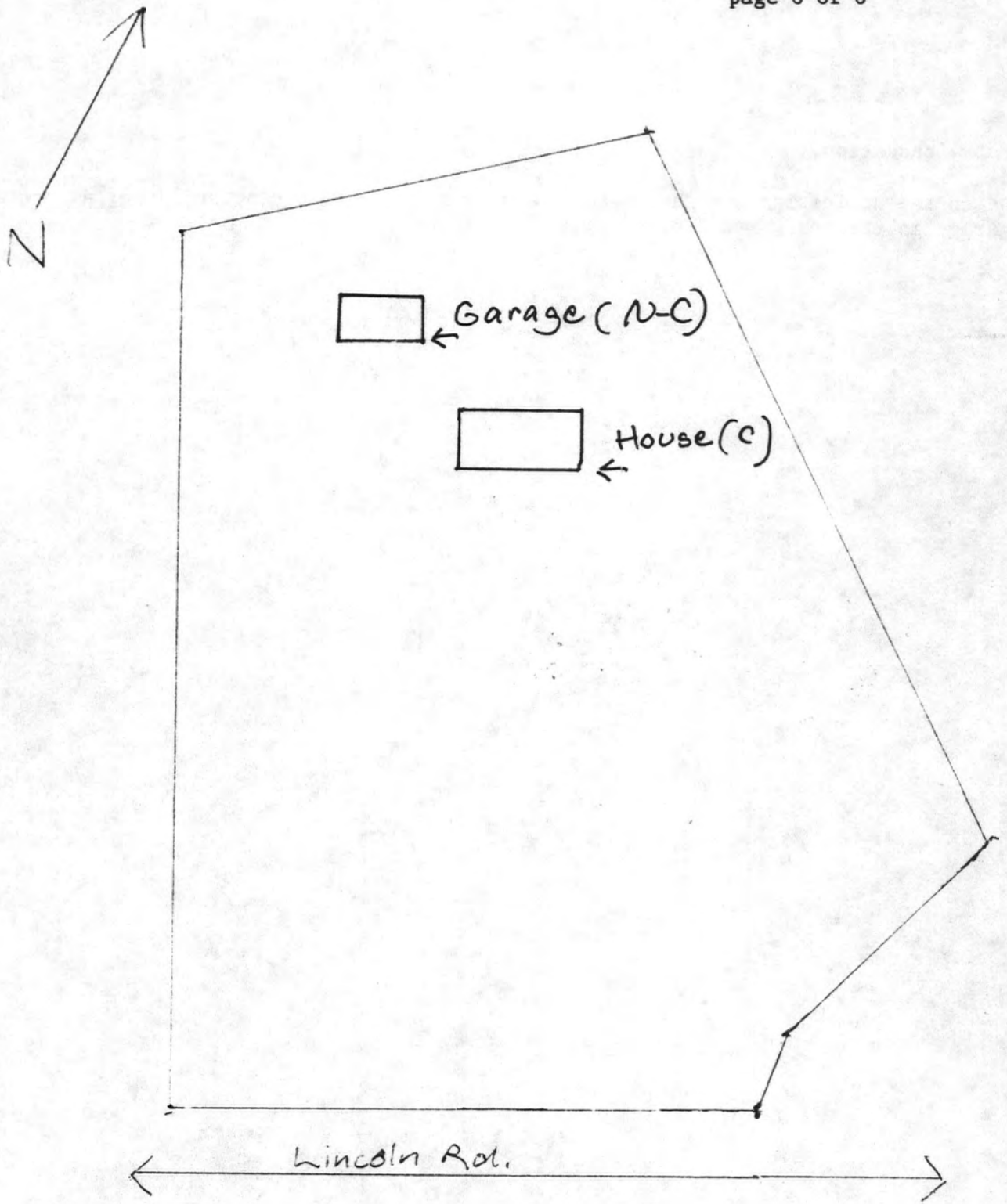
Item 45. Description.

The Foote-Fister Mansion is an imposing Second Empire frame residence sited on a sloping 2.2 acre lot. The mansion and its semi-wooded acreage with winding drive are unique in Bellevue and highly unusual in urban Northern Kentucky, which is characterized by tight scale and dense development.

The house, which appears to date from c. 1870., stands two and a half stories tall. It is simple and symmetrical in plan and five bays wide, with center doorway. A four-story central belvedere rises above the roof line. The house is sheathed in clapboard, much of which has weathered badly; some boards are missing. Both the main block and belvedere have bellcast mansard roofs clad in polychrome imbricated slate, with original wrought-iron cresting. Window treatment consists of 1-1 light sash, with minimal wooden trim. Those on side elevations retain original exterior blinds. Windows in the belvedere are paired; "shaped" and incised lintels, probably of pressed metal, extend over both. Front double doors have long beveled glass panes and appear to date from c. 1910. A full-width porch extends across the facade; it features slender tapered concrete columns with flared caps, and rests on

a concrete foundation.

Included in the nomination are the house and one non-contributing outbuilding; a concrete-block garage in the rear of the property.



Item 44. Site plan.
Traced from sketch in Property Valuation Administration Office; no scale or dimensions.

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

JAN 12 1988

MRA/THEMATIC NOMINATION TITLE: Bellevue Multiple Resources Area

HISTORIC DISTRICT NAME: Taylor's Daughters Historic District

OWNER OF PROPERTY: Multiple Owners: See Continuation Sheet for Addresses

(On Continuation Sheets list all properties by address which are included within the district and provide the names and addresses of their owners.)

DESCRIPTION:

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" 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

(Use Continuation Sheets)

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/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates c. 1868 - 1933 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acres of nominated property Approx. 140 acres

Quadrangle name Newport

Quadrangle scale 1:24000

UTM References

A	<u>1 6</u>	<u>7 1 7 9 2 0</u>	<u>4 3 3 1 6 4 0</u>	B	<u>1 6</u>	<u>7 1 8 3 4 0</u>	<u>4 3 3 1 1 5 0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1 6</u>	<u>7 1 8 4 1 0</u>	<u>4 3 3 0 9 6 0</u>	D	<u>1 6</u>	<u>7 1 7 8 4 0</u>	<u>4 3 3 0 6 0 0</u>
E	<u>1 6</u>	<u>7 1 7 6 4 0</u>	<u>4 3 3 0 5 6 0</u>	F	<u>1 6</u>	<u>7 1 7 5 6 0</u>	<u>4 3 3 0 9 0 0</u>
G	<u>1 6</u>	<u>7 1 7 4 2 0</u>	<u>4 3 3 1 0 0 0</u>	H			

Verbal boundary description and justification

(Use Continuation Sheets)

DISTRICT MAPS ATTACHED:

1. District Boundary Map Showing Contributing & Noncontributing Properties.
2. District Map Showing Location & Direction of Numbered Photographs.

1/12/88

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Bellevue MRA
State Campbell Co., KY

Nomination/Type of Review

Date/Signature

Nomination/Type of Review	Date/Signature
Cover	
1. Fairfield Avenue Historic District <i>SKR</i>	<i>for</i> Keeper Patrick Andrus 2/24/88 <i>for</i> Keeper Patrick Andrus 2/24/88 Attest _____
2. Foote-Fister Mansion	<i>for</i> Keeper Patrick Andrus 2/24/88 Attest _____
3. Taylor's Daughters Historic District <i>SKR</i>	<i>for</i> Keeper Patrick Andrus 2/24/88 Attest _____
4.	Keeper _____ Attest _____
5.	Keeper _____ Attest _____
6.	Keeper _____ Attest _____
7.	Keeper _____ Attest _____
8.	Keeper _____ Attest _____
9.	Keeper _____ Attest _____
10.	Keeper _____ Attest _____

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Bellevue MRA
Campbell County
KENTUCKY

Substantive Review

COVER

JAN 12 1988

Working No. _____

Fed. Reg. Date: 2-7-89

Date Due: 2/11/88 - 2/26/88

Action: ACCEPT 2-24-88

RETURN _____

REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*architecturally significant late 19th/early 20th
century "bedroom" community*

Recom./Criteria accept cover c

Reviewer Patrick Andrews

Discipline Historian

Date 2/24/88

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Pre-Initial Nomination Entries

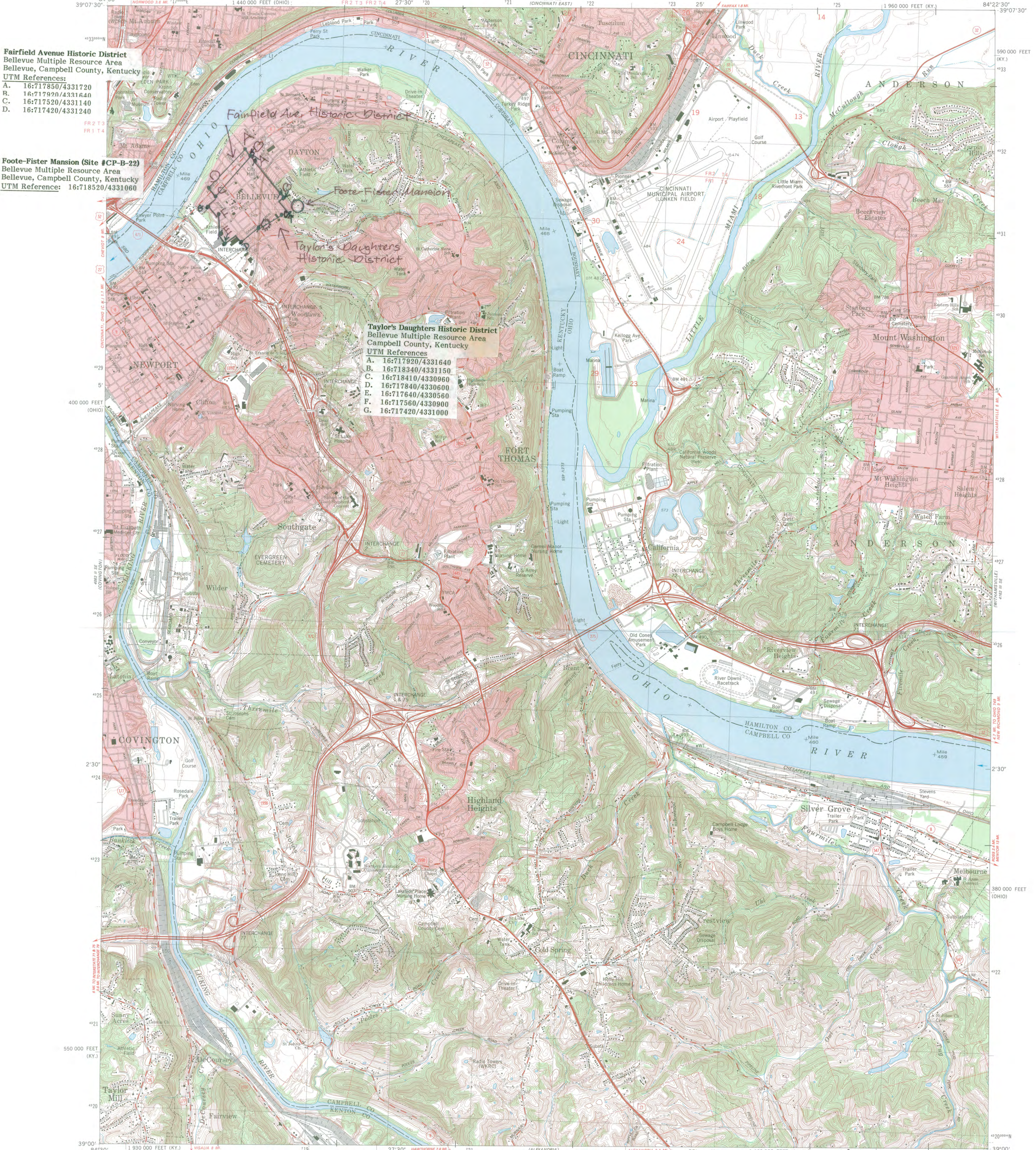
See individual property file within **Bellevue MRA** for any entries completed after the original nomination.

Resource Name	County, State	Reference Number
Bellevue High School	Campbell, KY	86000026
Sacred Heart Church	Campbell, KY	74000856
Seiter, Joseph, House	Campbell, KY	86000617

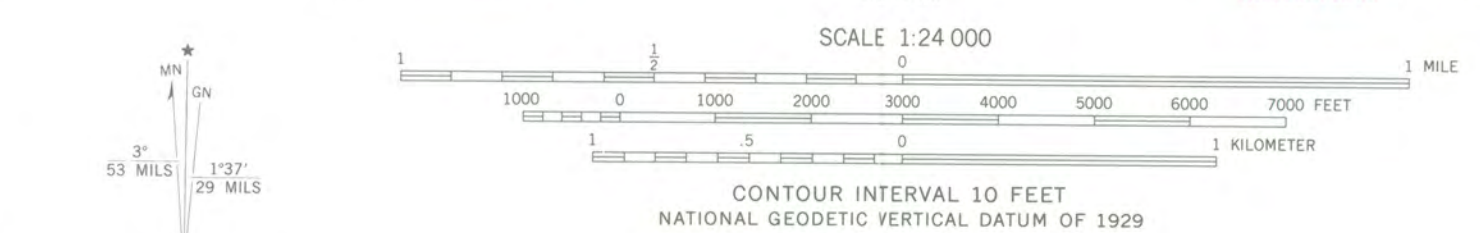
Fairfield Avenue Historic District
Bellevue Multiple Resource Area
Bellevue, Campbell County, Kentucky
UTM References:
A. 16:717850/4331720
B. 16:717920/4331640
C. 16:717520/4331140
D. 16:717420/4331240

Foote-Fister Mansion (Site #CP-B-22)
Bellevue Multiple Resource Area
Bellevue, Campbell County, Kentucky
UTM Reference: 16:718520/4331060

Taylor's Daughters Historic District
Bellevue Multiple Resource Area
Campbell County, Kentucky
UTM References:
A. 16:717920/4331640
B. 16:718340/4331150
C. 16:718410/4330960
D. 16:717840/4330600
E. 16:717640/4330560
F. 16:717560/4330900
G. 16:717420/4331000



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, USCE, City of Cincinnati, and Kentucky Highway Department
Topography by photogrammetric methods from aerial photographs taken 1949, and in part by City of Cincinnati. Field checked 1954
Revised from aerial photographs taken 1977. Field checked 1978. Map edited 1983
Polyconic projection, 10,000-foot grid ticks based on Kentucky coordinate system, north zone, and Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 3 meters south and 6 meters west as shown by dashed center ticks
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
Area east of the Little Miami River lies within the Virginia Military District
Area west of the Little Miami River lies within the Between the Miamis
Land lines based on the Great Miami River Base. Dotted land lines established by private subdivision of the Symmes Purchase
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



Bellevue, KY, M.R.A.
Zone 16, Newport Quad
Scale 1:24000

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092.
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506.
KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A PUBLISHER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEWPORT, KY.-OHIO
SW/4 EAST CINCINNATI 15' QUADRANGLE
39084-A4-TF-024

1983
DMA 4162 III SW-SERIES V853

History of the City of Bellevue



THE CITY OF BELLEVUE is now a municipal corporation of the fourth class. It was granted its first charter by the General Assembly of the Commonwealth of Kentucky under an Act which was approved by the Governor on March 15th, 1870. The legislative body of the city at that time was composed of a board of trustees consisting of five, one of their number being elected presiding officer. The first trustees of Bellevue were George D. Allen, John Peak, William Robson, Spencer C. Reeves and Ruben Tedrow. Bellevue, at that time, was approximately two-fifths of its present area, additional territory having been added from time to time by Act of the General Assembly and by annexation by the Board of Council. The present area of Bellevue covers about two square miles and a population of approximately seventy-eight hundred inhabitants. Lying immediately east of and adjacent to Newport, it is within twelve minutes by street car to the Dixie Terminal at Cincinnati, being connected with Cincinnati by two electric street car lines. Bellevue is really "a city of homes", there being but one manufacturing establishment in the city, which is the Caldwell Overall Company. The total assessed valuation or property for purpose of taxation is in round figures about \$4,000,000.00, while the total indebtedness of the city, bonded and floating, is approximately \$48,000.00 and the tax rate for 1922 was \$1.76 per hundred.

Bellevue has two banks, the Campbell County Bank with a capital of \$25,000.00 and deposits of \$900,000.00 and the Bellevue Commercial & Savings Bank with a capital of \$25,000.00 and deposits of approximately \$700,000.00, which indicates the character of people who comprise the citizenship of Bellevue. The former bank commenced business twenty years ago and the latter on May 10th, 1919.

The churches and lodges play a dominant part in the progress of the city, there being two Roman Catholic Churches and five Protestant Churches. Bellevue can boast of one of the finest system of public schools in the state, its High School, being one of the accredited list of most of the important colleges and universities in this section.

The main line of the Chesapeake & Ohio Railway passes through and maintains a passenger depot in Bellevue. Water is furnished through the City of Newport and electric current and natural gas by the Union Light, Heat & Power Company. Natural gas is furnished to consumers at the flat rate of thirty cents per one thousand cubic feet which is considerable lower than the rate in either Cincinnati or Covington, and this franchise still has about ten years to run. Bellevue being a city without factories, the air is not contaminated with smoke, and the winding Ohio River bordering it on the north and its hills on the south, with its close proximity to Cincinnati make it a healthy, convenient and attractive city in which to live. Unlike other cities in northern Kentucky, Bellevue, on account of its topographical condition, is unaffected by floods, and therefore we do not find in this city the poorer grade of houses and homes, which usually bring an undesirable class of citizens. About nine-tenths of the citizens of Bellevue are home-owners, paupers being absolutely negligible in the city and poor people few. Bellevue has some citizens of outstanding wealth and the beautiful homes along the finely paved and macadamized streets are some of the show places of the city.