National Register of Historic Places Inventory—Nomination Form

received DEC JAN 5 1985 1986 date entered

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

Type all entries	-complete applicable	sections		
1. Nam	e			
	evue High School			See Week
	Center Street Sch	ool		
2. Loca	ation			
street & number	Washington and C	enter Streets	The second of	n/anot for publication
city, town Be	llevue	n/a vicinity of	11 450 0 114	
state Kentuck	су со	de county	Campbell	code
3. Clas	sification	W- 1	A of	
Category district _X building(s) structure site object	Ownership x public private both Public Acquisition NA in process NA being considered	Status X occupied unoccupied work in progress Accessible yes: restricted yes: unrestricted no	Present Use agriculture commercial X educational entertainment government industrial military	museum park private residence religious scientific transportation other:
4. Own	er of Prope	erty	real fill from a	- 0
		10 10 10 10	1947 7	
name City	of Bellevue			- الله
street & number	616 Poplar Stree	t ,		A.S
city, town Be	llevue	n/avicinity of	state	Kentucky
5. Loca	ation of Leg	al Description	on	
		Name of		
courtnouse, regi	The service of	pbell County Courtho	use	e and feet
street & number	Fourth and York	Streets	2.70	
city, town New	port		state	Kentucky
6. Rep	resentation	in Existing	Surveys	
title Survey o	f Historic Sites	has this pro	pperty been determined eli	gible? yes X no
date 1978-1	979		federal stat	e county local
depository for su	urvey records Kentu	cky Heritage Council		
city, town	ankfort		state	Kentucky

7. Description

Condition		Check one	Check one	
excellent	deteriorated	x unaltered altered	X original site	
X fair	unexposed	antered	moved date	

Describe the present and original (if known) physical appearance

7. Description

The old Bellevue High School, located at the southwest corner of Washington and Center Streets in Bellevue, is a stylistic and unusually well-preserved public school building dating from 1905. (Photos 1, 2.) The building is rectangular and symmetrical in form, and consists of three stories above a raised basement. It is sited in the center of a small, level lot, bounded on the south by Smith Alley, and on the west by a block of residential buildings. (Map 1.) A narrow playground wraps around all four elevations. The main entrance of the school building faces Center St., with secondary entrances on the east and west elevations. (Photos 1, 6, 7.) The school's property line is delineated by a low concrete retaining wall.

The city of Bellevue, Kentucky (1980 population: 7000) is located opposite Cincinnati on the south bank of the Ohio River. Like its neighbor cities- Dayton, Newport, Covington and Ludlow- Bellevue possesses a rich inventory of late nineteenth and early twentieth century architecture. A representative survey of Bellevue's historic resources, conducted during 1978-1979, uncovered numerous structures of architectural significance. The Sacred Heart Catholic Church, located at Taylor and Divison Streets, is listed on the National Register.

The old Bellevue High School is located in the southern portion of the city's core area, which was developed in stages from approximately 1870 to 1910. Since the blocks surrounding the school are modest in character, with most buildings no higher than two or two and a half stories, the school building dominates the streetscape. (Map 2; Photo 3.) Furthermore, its height and monumentality make it one of the landmarks of the central portion of Bellevue. Due to the gradual rise in elevation in the southern portion of the neighborhood, the school building is visible for several blocks to the east; a particularly good view is available from the C & O railroad bridge to the south. (Photo 3.)

The massing of the old Bellevue High School building consists of a central block, nine bays wide, flanked by wider, slightly projecting twin wings four bays in width. The rear of the building, facing the alley, is a flat plane with no projections. (Photos 1 and 4.)

National Register of Historic Places Inventory—Nomination Form

Bellevue High School Continuation sheet Campbell Co., KY

Item number

For NPS use only received date entered

Page 2

The building is eclectic in design, basically Renaissance Revival but also displaying elements common to other turn-of-thecentury styles. It has a distinct horizontal emphasis, which is further enhanced by a projecting belt course (three bricks wide) dividing the first and second stories, as well as broad overhanging eaves borrowed from the Craftsman vocabulary. Although the body of the building exhibits a restrained classicism, its complex, steeply pitched gray slate roof recalls the Romanesque Revival. (Photo 5.) The main section of the roof follows the truncated hip form, with a mutiplicity of dormers; subordinate hipped sections are to be found over the wings. Wall dormers, with stone copings and modified Palladian windows, rise from the central pavilion as well as the east and west entrances. (Photos 1 and 6.) These are flanked by smaller roof dormers on either side. The roof's height and complexity are not fully revealed from the street below, and are best appreciated from a vantage point a block or two away.

The north, east and west elevations of the old Bellevue High School are faced with a smooth-surface, unpainted hard red brick, laid in common bond. On the rear, southern elevation, a cheaper soft brick is used, and the fired brick "wraps" around the edges of this wall in a "Quoin"-like fashion. (Photo 10.) In like fashion, the foundation walls of the north, east and west elevations are built of smooth sandstone blocks, with a beveled water table above. Common fieldstone, however, is utilized on the rear foundation wall. (Photo 11.) This combination of materials is highly unusual, and may be unique in the area.

The windows of the school building have retained their original two-over-two light sash. Round-headed windows, with segmental brick arches, are utilized for decorative effect on the second and third stories of the facade, as well as in the dormers. (Photos 1 and 6.) Large round-topped windows are also centered above the east and west entrances. (Photo 6.) Since the windows are slightly recessed, there are no lintels; sills are simple sandstone blocks that appear continuous but are actually divided.

The most prominent decorative feature of the exterior is its main entry, which is contained in the main pavilion facing Center St. (Photos 1, 8.) It is distinguished by a monumental arch of large sandstone blocks. A large scrolled keystone is centered over the doorway; engaged, chamfered colonnettes flank the outer edges. The date "1905" is incised in a pair of cartouches ("19" and "05")

National Register of Historic Places Inventory—Nomination Form

Bellevue High School Continuation sheet Campbell County, KY

Item number

For NPS use only received date entered

Page 3

to the left and right of the doorway. A projecting entablature supports a recessed stone panel inscribed with the legend "Bellevue School". Although this originally read "Bellevue High School", the word "High" has been obliterated. (Photo 15.)

The main doorway is recessed in a vestibule and approached by a short flight of stone steps. The doorway is surmounted by a huge, semicircular fanlight with simple tracery, and flanked by sidelights. The original double wooden doors, with raised panels and rectangular glass panes, are still in use. (Photo 9.) The east and west entrances feature door surrounds of radiating stone voussoirs. (Photos 6, 7.)

Alterations to the school's exterior have been minimal. In fact, a 1923 photo of the school published in the Pictorial and Industrial Review of Northern Kentucky looks remarkably like a contemporary view. (See photo.) A fire escape has been added to the rear elevation, and a window converted to a door for access. In the Northwest corner of the building, a basement window was converted into an entrance, and an enclosed flight of steps added. (Photo 12). The doorway on the east elevation has been replaced by an incompatible metal door, and the sidelights filled in with concrete blocks. (Photo 6.) The old photo shows a crenellated stone wall surrounding the schoolyard, but that has since been replaced by the existing concrete wall.

The interior plan of the school's first and second floors features a broad central hallway that runs the length of the building, lined with classrooms on both sides. (Photo 13.) Stairwells, providing access to the upper floors, are located at opposite ends of this hall. These staircases date from a 1937 remodelling and are minimal. (Photo 14.) An original tin ceiling, with rectangular pattern, can be found in the second-floor hallway.

Classrooms are rectangular in shape and functional in design. Nonetheless, they are distinguished by their high ceilings and tall windows, which provide an abundance of natural light. Nearly all classrooms retain their original pine millwork, doors, cupboards, and operable transoms. Many also feature original ceiling-mounted electric "school" light fixtures, with milk-glass globes.

The most unusual interior feature of the old Bellevue High School is its third-floor auditorium/gymnasium, which utilizes a

National Register of Historic Places Inventory—Nomination Form

Bellevue High School
Continuation sheet Campbell Co., KY

Item number

For NPS use only received date entered

Page 4

unique design all the more remarkable for its relatively small size. It is distinguished by a dramatic vaulted ceiling of smooth plaster, supported by a pair of massive pine arches featuring a "cutwork" pattern. (Photo 15.) The walls of the gymnasium are clad in tongue and groove pine siding which retains its original finish; the floor is hardwood. The room is illuminated by dormer windows set deeply into the north wall; a small projecting stage is located opposite. Classrooms located on either side have passageways leading into the backstage area of the auditorium/gymnasium.

8. Significance

		invention		other (specify)
X 1900-	communications	industry	politics/government	transportation
1700–1799 1800–1899	art commerce	engineering exploration/settlement	music	humanitarian theater
1600–1699	_x architecture	_X education	military	social/
1500-1599	agriculture	economics	literature	sculpture
prehistoric 1400-1499	archeology-prehistoric archeology-historic	community planning	landscape architecture	religion science

Statement of Significance (in one paragraph)

8. Significance

The old Bellevue High School is the oldest unaltered public building in the city of Bellevue, and is one of several important and stylistic early-twentieth century school buildings in the Northern Kentucky area. The old High School remains in remarkably original condition, with nearly all of its architectural features intact, including exterior stonework and fenestration, and interior woodwork and gymnasium. The school building is associated with the prominent Northern Kentucky architecture firms of Bausmith and Weber and E. C. and G. T. Landberg. In addition, the School is a landmark in the truest sense of the word, since its size and monumentality, as well as its location on a slight rise of ground make it one of the most visually prominent buildings in the city.

The old High School was built to accommodate Bellevue's burgeoning school enrollment at the turn of the century, which resulted from the city's remarkable growth following its designation as a fourth-class city in 1884. In 1904 the decision was made by the Bellevue Board of Education to construct a new secondary school. In March of 1905, a site at the southwest corner of Wadshington and Center Sts. was chosen. The lot was subsequently purchased from local building materials magnate and real estate developer Harry Spinks for \$5400. Plans were soon drawn up for a new schoolhouse, projected to cost \$30,000. The building would be modern in every respect, since it would contain the conveniences of central heat, electric light and indoor plumbing that, according to old news accounts, were still missing from the city's older facilities. A noteworthy feature of the new school would be its third-floor auditorium, which would be available for public and private entertainments as well as school functions. The Superintendent of Schools expressed the hope that the new building would thus become the social center of the community, and a source of pride for city residents. The new school would also represent educational progress. It would have a new, expanded fouryear curriculum, supplanting the three-year program currently in use. According to the Kentucky Post of January 11, 1905, this new course of study "was designed to bring the Bellevue schools to a high standard so as to enable graduates to enter universities and

9. Major Bibliographical References

See continuation sheet

10. Geographic	al Data		
Acreage of nominated propertyar	oprox. 1 acre		Quadrangle scale 1:24000
A 1 6 7 1 7 8 4 0 4 3 Zone Easting North	3 0 9 5 d	B Zone Easting	Northing
ا لساسا ليا	لبلبا		
ELLI LILLI LI	لتناتا	FLJ LL	للتالل الما
GLJ LJLJJ L	لتثايا	н Ц	
Verbal boundary description an See continuation sheet			
List all states and counties for		apping state or county bo	undaries
state n/a	code	county n/a	code
state	code	county	code
11. Form Prepa	red By		
organization City of Bellevu street & number 616 Poplar S	J v	date Aug	gust 1985 (606) 431-8869
city or town Bellevue	a gladena	state	Kentucky
12. State Histo	ric Prese	ervation Offic	er Certification
The evaluated significance of this p	roperty within the s	state is:	
As the designated State Historic Pre 665), I hereby nominate this propert according to the criteria and proced	y for inclusion in th lures set forth by th	ne National Register and certif	rvation Act of 1966 (Public Law 89– ly that it has been evaluated
State Historic Preservation Officer s	ignature o	ved L. 11/490	
title State Historic Preserv	vation Officer	VA VA	date November 26, 1985
For NPS use only I hereby certify that this proper		ne National Register	date /-9-86
Resper of the National Register		18 00 100 100 100 100 100 100 100 100 10	The second second
Attest:			date
Chief of Registration			

National Register of Historic Places Inventory—Nomination Form

Bellevue High School
Continuation sheet Campbell County, Kentucky

Item number

For NPS use only
received
date entered

Page 2

colleges without examination."

The old Bellevue High School is one of the few extant Cincinnati-area buildings designed by architect W. P. Bausmith, a Covington resident who maintained his office in Cincinnati. So far, only the Gerke Building at 123 E. Sixth St. in Cincinnati, and Covington's Colonial Apartments (built as the Greek Revival Wesley Hamilton Mansion; remodeled 1903 by Bausmith) are known to be his work. During the early 1900's Bausmith worked in conjunction with C. C. Weber, who later went into partnership with his brother Edward. Since newspaper accounts credit Bausmith with the design of the Bellevue High School, it is not known what part, if any, was played by Weber. However, the Weber Brothers firm would gain considerable notoriety later in the century as the designers of a number of significant buildings.

As mentioned previously, the School has been spared the excesses of modernization suffered by many other vintage school buildings. The most substantial renovation of the structure occurred in 1937, when the east and west stairwells were rebuilt using metal construction to conform with fire codes. The Landberg Brothers firm, architects of the remodelling, were responsible for a number of significant public and semi-public buildings of the 1920's and 1930's. Other extant works of the Newport-based firm include the Dayton High School (1924-25), which was nominated to the Register in the spring of 1985. The Landbergs were also responsible for the Lincoln-Grant School on Greenup St. in Covington, as well as the superb Eqyptian-Moderne Scottish Rite Temple on Madison Ave. in the same city. Dayton's Masonic Temple, located on Sixth Ave., is also attributed to the firm.

Although built as a high school, the School has served the needs of a wide spectrum of students during its eighty-year history. It continued to be used as a high school until the present facility was completed in 1933. At this time, it was converted to a grade school and its official name changed to the "Center Street School". It served this function until a new elementary school was built in the 1960's, and then used briefly as a junior high. In 1970, the Board closed the school as a cost-cutting measure, and sold the building to the city of Bellevue. The old High School was then

National Register of Historic Places Inventory—Nomination Form

Bellevue High School Continuation sheet Campbell Co., Ky.

Item number

8

For NPS use only received date entered

Page 3

converted into a recreation/community center, housing a wide range of activities for city residents. It will continue to serve in this capacity until October of 1985. At that time, the bulding will be sold to a developer and converted to housing for the elderly, utilizing the preservation tax incentives. This adaptive re-use project will preserve a landmark structure while providing needed housing for Bellevue's sizeable elderly population. The new use of the building will also maintain its tradition of service to the community.

National Register of Historic Places Inventory—Nomination Form

Bellevue High School Continuation sheet Campbell Co., KY

Item number 9

For NPS insecutive
respitatel
space antered

Page 2

9. Bibliography

Dayton High School National Register nomination form. Prepared by Walter E. Langsam, Historic Surveyor, City of Covington, Kentucky.

The following editions of the Kentucky Post April 18, 1903; July 16, 1904; January 11, 1905; March 11 and 17, 1905; November 11, 1905.

Pictorial and Industrial Review of Northern Kentucky. Published by the Fennell Company, Newport. 1923.

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

Views in Cincinnati and the Ohio Valley. Cincinnati: 1910.

Williams' Bellevue Directories and Cincinnati Business Directories, 1904-1905 and 1910.

National Register of Historic Places Inventory—Nomination Form

Bellevue High School Continuation sheet Campbell Co., KY

Item number

For NPS tree only HINGEL VOICE date entered

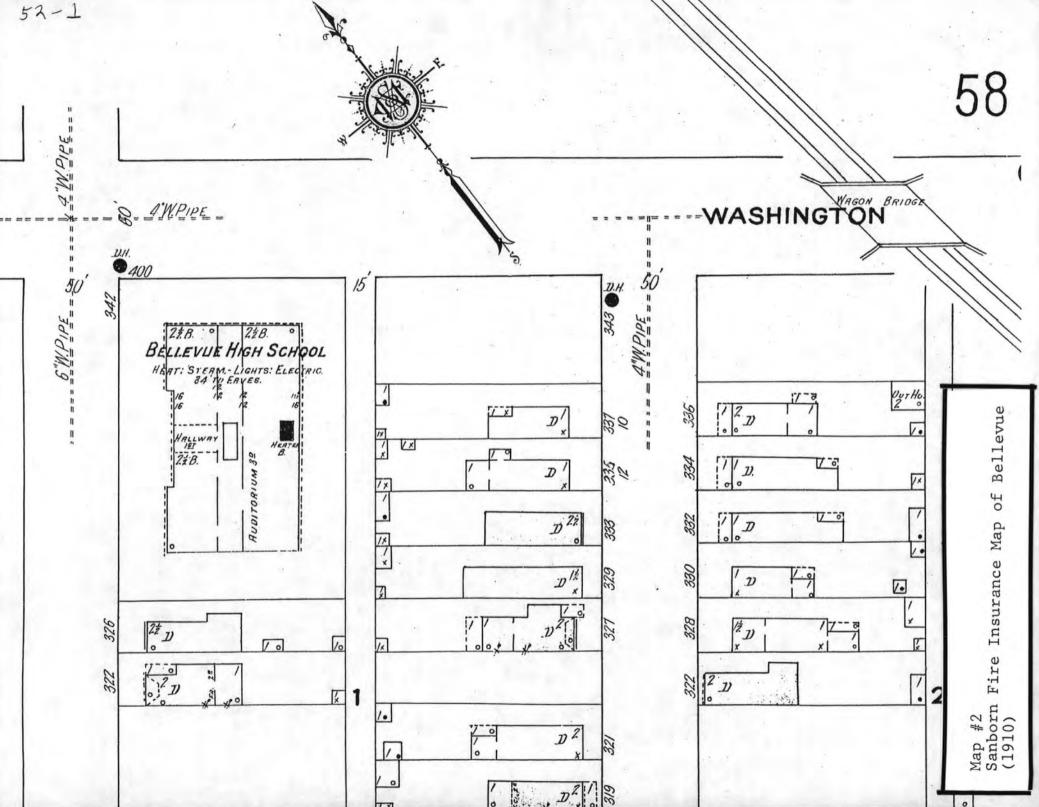
Page

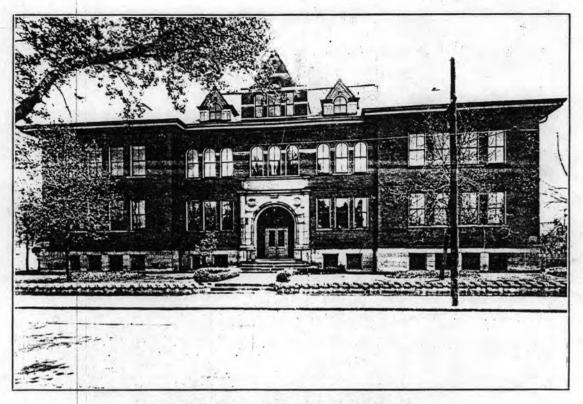
10. Legal Description

This property comprises all of Lots 161, 162 and 163, Williamson's Addition.

Beginning at a point in the west right-of-way line of Washington Ave., this point being the southwest intersection of said avenue and Center St., and also the northeast corner of Lot 161; then proceeding south along the west right-of-way line of Washington Ave. 120 feet to the intersection of said street and Smith Alley, this point being the southeast corner of Lot 161; then west along the north right-of-way line of Smith Alley 169.14 feet (along the south boundary lines of Lots 161,162, and 163) to the southwest corner of Lot 163; then proceeding north along the west boundary of Lot 163 to the northwest corner of said lot, this point being the intersection of Lot 163 with the south right-of-way line of Center St.; then east 169.14 feet along the south right-of-way line of Center St. (this being the north boundary line of Lots 161, 162, and 163) to the place of beginning.





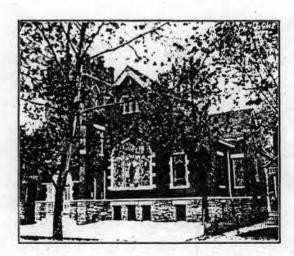


BELLEVUE HIGH SCHOOL

BOARD OF EDUCATION

VAUGH MILLS, Superintendent GEO. GILLIGAN, Principal CHAS. A. PATZOLD W. A. MANSER STANLEY GORANFLO, Secretary HARRY F. SHAEFER, Treasurer

JOHN R. GRAHAM C. M. STILL M. K. WILLIAMS R. J. MILES



CALVARY M. E. CHURCH

REV. JNO. L. TILTON, Pastor

Source: Pictorial and Industrial Review of Northern Kentucky 1923 Souvenin

ur s waltsi

86000026

WASO Form - 177 ("R" June 1984)

dates

boundary selection

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Bellevue High Sch Campbell County KENTUCKY	001			Fed. Reg. Date: 23/8* Date Due: 13/86 Action: ACCEPT	1985
resubmission	on or local governmen	•		in the RETURN_	
owner objection appeal	on or local governmen		TO CO OF STATES	Federal Agency:	
Substantive Review:	sample	request	appeal appeal	☐ NR decision	
Reviewer's comments:					
				Recom./Criteria	
				Reviewer	
				Discipline	
				Date	
				see continuation sheet	
Nomination returned for		rrections cited b reasons discussed			
1. Name	-			The second second second	was south
2. Location					
3. Classification					
Category	Ownership Public Acquis	tion	Status Accessible	Present Use	
4. Owner of Property					
5. Location of Legal De	escription				
6. Representation in Ex	cisting Surveys			ight a middle riv	in the state of
Has this property been of	determined eligible?	☐ yes	□ no		
7. Description					
Condition		С	heck one	Check one	
excellent	deteriorated		unaltered	original site	
good	ruins		altered	moved date_	1000
fair	unexposed				
Describe the present and	d original (if known) p	ohysical appeara	nce		
summary paragraph completeness clarity alterations/integrity					

8. Signif	ficance			
Period	Areas of Significance—Check and justify belo	w		
Specific Statement	dates Builder/Architect nt of Significance (in one paragraph)			
sumr	mary paragraph pleteness			ionios dyill ouvellett
☐ justif☐ relat☐ cont	cable criteria fication of areas checked ing significance to the resource			YESTOWN'S
	fication of exception			
9. Majo	r Bibliographical References			
10. Geo	graphical Data			
Quadran	of nominated property igle name eferences			
Verbal b	ooundary description and justification	Tax		
11. For	m Prepared By	* * * * * * * * * * * * * * * * * * * *		
	te Historic Preservation Officer Certification luated significance of this property within the st	ate is:		
State Hi	nationalstatelo	cal		
title	date			
13. Oth	ner			
☐ Map ☐ Phot	tographs			
Questio	ns concerning this nomination may be directed t	to	e de la Companya de l	
Signed_		Date	Phone:	



OCTOBER TWENTY FIRST 1905















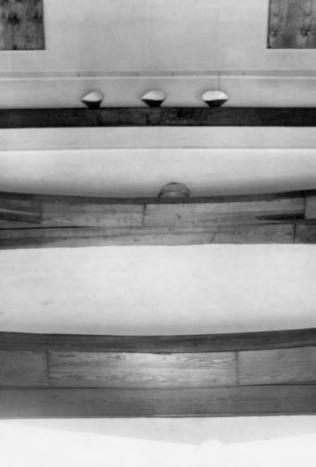






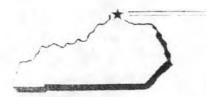






supplementary information

CITY OF BELLEVUE



616 Poplar Streat • Betlevue, Kentucky 410 Telephone (606) 431-3838

AUG 19 1985

KY. HERITAGE

August 16, 1985

Mr. David Morgan, Director Kentucky Heritage Council and State Historic Preservation Office Capital Plaza Tower, 12th Floor Frankfort, Ky 40601

RE: Ky. Historic Review Board Nomination to National Register/Bellevue High School

Dear Sir:

This letter is in support of the nomination to the National Register for the Bellevue High School. The building is sound, and we hope it can be converted to a senior citizen residential building at some time in the future, while preserving its characteristics.

It has been used in the past for various grade levels as well as a shelter when the Ohio River flooded.

Thank you for your consideration.

make Marke

Very truly yours,

Donald J. Martin

City Administrative Officer



KENTUCKY HERITAGE COUNCIL The State Historic Preservation Office

November 26, 1985

Mr. Jerry Rogers, Keeper National Register of Historic Places National Park Service U.S. Department of the Interior 1100 L Street, N.W. Washington, D. C. 20240

Dear Mr. Rogers:

The following nomination to the National Register of Historic Places was approved at the state level by the Kentucky Historic Preservation Review Board on September 12, 1985. As State Historic Preservation Officer, I recommend it be entered in the National Register.

Name & Location of Site

Bellevue High School Bellevue, Campbell County, Kentucky

Your early consideration of this nomination will be appreciated.

Sincerely,

David L. Morgan, Director

Doved L. Magor

Kentucky Heritage Council and

State Historic Preservation Officer

DLM:RMP/bsc

Enclosures