National Register of Historic Places Inventory—Nomination Form

See instructions in How to Complete National Register Forms

Type all entries—complete applicable sections

For NPS use only

received JUN 2 I 1985 date entered JUL 1 8 1985

1. Nam	e—complete applicable				
historic	Dayton High Sc	hool			
and/or common	Old Dayton Hig	h School Building]		
51	ation				
street & number	Southeast corne	r of Eighth & Wa	lnut Streets	not for publication	
city, town	Dayton	vicinity of			
state Kent	cucky cod	e 021 county	Campbell	code	
3. Clas	sification				
Category district public X building(s)		Status occupied unoccupiedX work in progress AccessibleX yes: restricted yes: unrestricted no	Present Use agriculture commercial educational entertainment government industrial military	museum park private residence religious scientific transportation X other: Vacant	
name Cha	arles Atkins-Day 7529 Sussex Dr	ton Square Apartr	ments		
т.	lorence	vicinity of		Kentucky 41042	
only, town		al Description		Kentucky 41042	
courthouse, regi	stry of deeds, etc.	ampbell County Co	ourthouse		
street & number	Fourth & York	Streets			
city, town	Newport		state	Kentucky 41071	
6. Rep	resentation	in Existing S	Surveys		
titleSurvey o	f Historic Sites	s in Kentubæskyhis prop	perty been determined el	igible?yes Xno	
date · 1	985		federalX stat	e county local	
depository for su	rvey records	Kentucky Heritage	Council		
city, town	1	Frankfort	state	Kentucky 4060	

7. Description

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

Describe the present and original (if known) physical appearance

The former Dayton High School is a three-story building set in a residential neighborhood in Dayton, Kentucky. Dayton is one of a series of communities connected by Kentucky Route 8 along the south side of the Ohio River opposite the eastern sections of Cincinnati, Ohio. Except at the mouth of the Licking River, which is flanked by Covington to the west and Newport to the east, there is relatively little space between the Ohio River and the Kentucky hills behind to the south. located on the lower slopes at the northernmost bend of the Ohio River in northern Kentucky; the lower part of the town along the river was subject to frequent flooding until a flood levee was completed in 1982. Kentucky 8 runs approximately east-west at this point and forms the main commercial thoroughfare of the town, called Fairfield or Sixth Avenue. South of it the ground slopes up gradually and then steeply south of Poplar (the equivalent of 9th Street). The High School extends across much of the south side of the block of 8th Street between Walnut to the west and Vine Street to the east. It is the largest and most conspicuous structure in the central part of Dayton, and can be seen from the Cincinnati bank as rising massively above its residential neighbors against the Kentucky hillside.

The building was built close above the sidewalk near the center of the block, and additions have built it up solidly back to the alley that splits the block east-west. West of the building is a playground-parking lot, with a recent one-story shed building (to be removed) along 8th Street. There is also a paved area to the east, with a handsome late 19th-century residence remaining on the southwest corner of 8th and Vine Streets. On the north side of this block of 8th Street are several brick and frame 19th-century Italianate dwellings of some interest; on the northwest corner of 8th and Walnut is a turn-of-the-century stone church; most of the surrounding housing, however, is rather modest but adequately maintained, with a pleasant sense of "neighborhood."

The front of the school lot along 8th Street is bordered by a lime-stone crenellated wall that dates from before 1923, and there are sections of similar wall along the alley at the rear. The ground level behind the wall is nearly at the top of it, sloping up slightly to the concrete foundations of the school building. The original high school structure appears to be of wood on masonry bearing walls, although the southeast and north 1930s additions flanking the gymnasium probably have reinforced concrete construction.

The walls of the original block and the sides of the corner additions have somewhat mottled orangish brick; the additions are clad in more uniform, paler brick. Most of the trim is white glazed tile: there is a plain watertable, a molded course at the base of the parapet, coping above the parapet, windowsills and shoulders on the buttress strips that define the corners of the end-pavilions, and some

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page

2

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

additional trim on the entrance features. The parapet is stepped up over the three main front and side entrances, with an embossed tile panel over the main (8th Street) entrance. The latter is flanked by small one-story octagonal projections with sash windows on the wider front faces. These projections (like the smaller entrances at the ends of the facade) are clad in brick below the continuous watertable down to the level of the steps, which are just above ground level. The octagons have their own brick parapets with tile courses above and below. The recessed Tudor-arched main entrance has a finely molded and angled frame, and there is a low gabled tile parapet with vertical panels in the Tudor manner, with square flat tops at the ends and center of the gable. The panels are Gothic-arched with crossed ribs above the wider central panel. The side entrances and the narrower doorways set just inside the front end-pavilions have deep-set brick Tudor arches and parapets; the smaller front entrances lead into the stair-halls at mid-landing level, and their between-floors windows are framed by vertical brick pilaster-strips.

The original windows seem all to have two-over-two pane wooden sash windows, but the additions are metal horizontal-paned casements; several of the original windows have also been replaced with similar metal frames, even on the front. Most of the front windows are paired, except for the single openings in the stair towers and quadruple strips in the end-pavilions. The fenestration on the sides is less regular, with strips across the third floor and smaller windows flanking the side entrances. The rear corner additions have still another pattern of metal frames. The original openings have unobtrusive brick upright jackarches extending slightly beyond the frames.

The interiors of the Dayton High School are virtually without architectural interest, although basically intact. Aside from simple stair-railings in the original section, and the impressive appearance of the upper strip windows with their spectacular views, no feature has any significance. Frames and moldings are minimal in both the original wing and additions, and materials are plaster and painted wood or metal. Floors are tiled or carpeted, not in very good condition. Walls are mostly sound, with some water damage, like the floors of several rooms on the top story.

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date antered

Continuation sheet

Item number

7

Page

3

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

The plan consists of classrooms across the front and sides, wrapped around the lower gymnasium at the center read. An east-west corridor across the rear of the main block has southern extensions to the added classrooms. The main entrance leads into a vestibule with a half-flight of steps to the main first-floor level, but the upper stories over this entrance contain classrooms. The main entrance is flanked by administrative offices, including small compartments in the octagonal flankers. The staircases are located at the other entrances on the front and sides and flanking the gymnasium at the rear from the alley. The classrooms are of normal size, except for large spaces on the top floor in the additions--probably laboratories. The gymnasium is a standard single-volume space of two-story height, with the former cafeteria located in the basement below. Not all of the basement is finished. An oddity is the series of four chimneys without openings along the north wall of the front corridor on all three stories.

In 1937-1939 the southeast and southwest corners flanking the original gymnasium at the rear of the main north block were filled in with compatible three-story blocks. The sides of the additions-facing east and west--continue the brick cladding, the horizontal tile courses above the stone foundations and defining the parapet, and the basic fenestration pattern of the original front and sides of the building, although the double windows are of a different steel industrial type, with smaller panes around the central, move-The rear walls of these 1930s additions along the able sections. narrow south alley are exposed concrete with vertical structural buttresses, relating to the original exposed construction of the gymnasium, which has a somewhat lower roof, allowing windows above it on the third floor of the rear of the main block and the new corner wings. Although these wings project slightly on the sides, they basically fill in the original rectangle of the building and the fact that they are additions is hardly apparent at either the sides or the rear.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric archeology-historic agriculture X architecture art commerce communications	community planning conservation economics X education engineering exploration/settlement industry	landscape architecture law literature military music philosophy politics/government	science sculpture social/ humanitarian theater transportation
X 1900-	communications	industry invention	politics/government	transportati

Specific dates .1924-25

Builder Architect Attributed to E.C. Landberg &

Statement of Significance (in one paragraph)

Associates

The former Dayton High School Building is a typical example of between-the-wars school buildings, with a mild Collegiate-Tudor Revival architectural flavor largely provided by minimal glazed white-tile trim and Tudor-arched brick entrances. Its full three stories stand out dramatically, however, within the context of the fairly modest residential neighborhood in which it was originally and is still located. The building is set between the hills of Northern Kentucky and the Ohio River near the center of the riverbend on which much of the small town of Dayton, Kentucky is sited. The school is clearly visible from the eastern sections of Cincinnati, Ohio, opposite, with concomitant views from its upper stories toward the downtown Cincinnati skyline and the Ohio hills across the river.

Constructed rapidly after the previous 1890s school building on the same site burned down, the present structure was erected in 1924-25. So important was it to the community that funds for the construction of the gymnasium-auditorium at the rear were raised voluntarily by local civic organizations when the School Board decided they could not afford to incorporate these facilities within their building program. Dayton is a fairly old, close-knit, largely German Catholic community, and this high school, used for almost fifty years until 1982-83, when a replacement was built nearby, was a major local institution. Its proposed re-use as apartments will benefit Dayton both economically and in terms of man-made environmental stability, providing needed middle-class housing that may well attract new residents from the Greater Cincinnati area, as well as permitting present residents additional choice of housing stock.

Dayton is a community of just under 7,000 population at present; the population was listed as 8,200 in 1923, just before the construction of the present high school. It was formed in 1867 by the official consolidation of two villages, Jamestown and Brooklyn, which had been laid out just before 1850. Dayton was enlarged about 1920 and the new school building may have responded to increased needs, as well as the fire. Although largely residential, Dayton has had several important industries as the basis of its economy for over a century.

The Dayton High School is one of the most prominent and attractive buildings in Dayton. It is nestled against the steep Kentucky hills at the northernmost bend of the Ohio River, in a modest but

9. Major Bibliographical References Because of the lack of published sources, several local historians, architects, and residents of Dayton have been consulted on the history of the school building and the architects. The Dayton Board of Education staff has also been helpful, and the current High School Hand Book has been drawn on for historic information. Many issues of The Kentucky Post Geographical Data 10. Acreage of nominated property 1.0055 Quadrangle name Newport, Kentucky-Ohio Quadrangle scale 1:24000 **UTM References** 1,6 Verbal boundary description and justification The property, being the entire former school yard with building, extends from the southeast corner of Walnut & Eighth Streets along (continued) List all states and counties for properties overlapping state or county boundaries state code county code code state county code Form Prepared By name/title Walter Langsam, Historic Preservation Specialist City of Covington organization date 5/30/85 7th Floor-City/County Building telephone 606-292-2271 street & number Covington state Kentucky city or town 2. State Historic Preservation Officer Certification The evaluated significance of this property within the state is: X local national state 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 date title STATE HISTORIC PRESERVATION OFFICER June 6, 1985 For NPS use only

Entered in the

National Bogister

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

Geeper of the National Register

Chief of Registration

Attest:

U.S. GOVERNMENT PRINTING OFFICE: 1983 0 - 419-311

date

date

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Continuation sheet

Item number

8

Page

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

quite homogeneous and still viable residential neighborhood. Eighth Street lies one block south of the major east-west thoroughfare of the town, Kentucky Route 8.

The present/former high school building is directly on the site of the previous Dayton High School, which is believed to have been erected about 1895. A view of it--published in 1923 just before the fire that led to the construction of the present building--suggests that the earlier structure corresponded at least in location and outline to the existing entrance and flanking classrooms; even the projections of the main entrance may reflect the presence of the earlier feature, although the turn-of-the-century school had only two-and-a-half stories and different fenestration.

Whereas the earlier building had a vaguely Richardsonian flavor with the addition of scrolled volutes flanking the large round-arched window of the central gable, the 1924 structure has a mild Collegiate Tudor flavor typical of the period between the world wars for school design. The historic source allowed plain rectangular blocks with only slightly projecting end and center pavilions, with extensive strip-windows suitable for classrooms. The apparently flat roofs with low brick parapets and minimal stone trim of English Tudor or Jacobean country-houses and institutional buildings are also effectively applied to early 20th-century school needs, as here.

The exterior design of the Dayton High School is typical of the period, competent, and executed well in mottled brick with glazed white tile moldings and trim, although the interiors have and seem to have had no architectural interest whatsoever. Nevertheless, the main block and the 1930s additions have ample-sized, well-lit rooms and adequate central circulation corridors. The building is basically structurally intact, in spite of some water damage and vandalism.

As mentioned above, the gymnasium/auditorium at the rear of the school was part of the original construction, as a result of civic pressure and contributions. The three-story wings at the southeast and southwest corners of the building, flanking the gym, are believed to have been erected in 1937-1939 under the auspices of the Federal NRA and/or WPA programs. In 1960-61, a limited renovation of the school resulted in some changes to the windows.

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Continuation sheet

Item number

8

Page

3

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

The proposed conversion of the former high school to apartments will probably serve those who work in Cincinnati as well as elsewhere in Northern Kentucky. Not only do the upper floors sport spectacular views of the eastern hillside suburbs of Cincinnati across the Ohio River, contrasting to the pleasant immediate surroundings of the building, but Dayton is easily and rapidly accessible to downtown Cincinnati, Covington, Newport, and the intervening Bellevue, and also to the major highway systems that connect with the outer suburbs on both sides of the river, including interstate highways I-75 and I-71. Proposed revitalization of the commercial corridors of both Bellevue and Dayton along Route 8, and increasing improvements in Covington and Newport provide further incentives to development of this attractive part of Northern Kentucky for residential use.

It is believed that the architects of the High School were E. C. Landberg & Associates. This firm, with offices in nearby Newport, Kentucky, consisted primarily of Edwin C. Landberg and his younger brother G. Truman Landberg (ca. 1898-1951). According to the latter's obituary (Cincinnati Historical Society), they designed the Ninth Street Baptist Church and the North Avondale School in Cincinnati, a school in Mariemont, Ohio, a planned suburb near Cincinnati, as well as many other buildings in the Greater Cincinnati Area, including Northern Kentucky, particularly public schools in Campbell County. They designed the Lincoln Grant School, an attractive facility for black children erected in the East Side of Covington in 1931 (to be nominated to the National Register as part of the proposed Emery-Price District in the near future). E. C. Landberg was active in the Masonic Order, and is said to have designed not only the Masonic Temple on Sixth Street in Dayton--still one of the taller and more interesting institutional buildings in the town--but also the magnificent 1955 Scottish Rite Masonic Temple at 1553 Madison Avenue in Covington, one of the largest in the country. Another building attributed to the Landbergs is the Rifkin Building on the southwest corner of 6th and McKinney Streets in Dayton; like the Dayton Masonic Temple, it dates from about the time of the High School. There is also a drawing for an unidentified three-story office building signed by E. C. Landberg in the Kenton County Public Library Photograph Collection.

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Continuation sheet Item number 8 Page

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

The Dayton High School has a more traditional Tudor Collegiate quality, but the Lincoln Grant School and the Covington Masonic Lodge share a distinctly more "moderne" stylization. Although the work of the firm has not yet been studied in depth, it is apparent that they were competent architects who steered a middle course between tradition and innovation, contributing considerably to the built environment of the Northern Kentucky/Greater Cincinnati area in the period between the world wars.

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Continuation sheet

Item number

9

Page

2

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

have been consulted.

Pictorial and Industrial Review of Northern Kentucky: Historical Souvenir.

Newport, KY .: The Northern Kentucky Review, 1923.

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number

10

Page

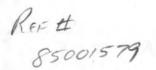
2

Dayton High School Eighth & Walnut Streets Dayton, Kentucky

8th Street approximately 365 feet, then south approximately 120 feet to an unnamed alley, and then along the alley 365 feet to the east side of Walnut Street and then north approximately 120 feet to the point of beginning (southeast corner of Walnut & 8th).

WASO Form - 177 ("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE



NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Dayton High School							
Campbell County							
KENTUCKY				Working No	JUN 21	19 85	
			-	Fed. Reg. Date	-2/4/81		
				Date Due:	118/8 =	- 8/5/85	
				Antion:	ACCEPT	7-18-04	
resubmission			Entered	in the	Action: ACCEPT RETURN		
nomination by person	or local governmen	nt	Nationa	l Register	Some and special		
owner objection	or local governme			Federal Agenc	_ REJECT	52 S- 1570 X	
appeal				rederal Agenc	y:		
Substantive Review:	sample	request	appeal	□NR	decision		
Reviewer's comments:							
				- 101			
				Recom./Criter			
				Reviewer			
				Discipline			
				Date	tinuation sheet		
				see con	tinuation sneet		
Nomination returned for:	The state of the s	rrections cited below reasons discussed be					
1. Name	dan			1 700		age do la	
2. Location			74				
3. Classification			150	F1 5 585			
Category	Ownership Public Acquis	ition	Status Accessi ble	Prese	ent Use		
4. Owner of Property			14		3		
5. Location of Legal Desc	ription			1			
6. Representation in Exist	ting Surveys				2017-2-110	4677 (1-10)	
Has this property been det	ermined eligible?	☐ yes ☐	no				
7. Description			7 - 7-1	100000	741-	- 1-	
Condition		Check	k one	Chec	k one		
excellent	deteriorated		naltered	-	original site		
good	ruins		Itered		noved date_		
☐ fair	unexposed		0.455				
Describe the present and o	riginal (if known)	physical appearance					
summary paragraph							
completeness							
clarity							
alterations/integrity							
dates							
boundary selection							

8. Significance	40
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	Topics il not il
9. Major Bibliographical References 10. Geographical Data	
10. Geographical Data	
Acreage of nominated property	
Quadrangle name UTM References	
O TWI Neterences	is the first that the second
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:nationalstatelocal	
State Historic Preservation Officer signature	
State Historie Historie Historie Signature	
title date	
13. Other	
☐ Maps ☐ Photographs ☐ Other	
Questions concerning this nomination may be directed to	
Signed Date Ph	one:























Jack Moreland Superintendent

Administrative Staff

Nilliam T. Reiley Assistant Superintendent

Fed Williams, Jr. Director Pupil Personnel

Plan Steidel Food Service Director/ Fille One Coordinator

Daylon High School

Thomas L. Hood Principal

George G. Johns Middle Ichool Frincipal & Coordinator of Ipecial Education

Carol Rae Howard Guidance Counselor

Lincoln Elementary Ichool Wayne Itarnes Principal

DAYTON INDEPENDENT SCHOOLS

RECEIVED

999 Vine Street Dayton, Kentucky 41074 491-6565

MAY 1 1985

KY. HERITAGE COUNCIL

April 30, 1985

Mr. David L. Morgan State Historic Preservation Office 12th Floor, Capital Plaza Frankfort, Kentucky 40601

Dear Mr. Morgan:

The Dayton Board of Education is aware that the old Dayton High School building has been nominated for a place on the National Register of historic buildings. The Board and I are delighted at this possibility and are in complete support of the application as a proposed tax act project.

Currently, Dayton Square Associates has an option to purchase the facility and with that purchase, will add another building block to the re-development of the city of Dayton.

The Dayton Board and I have enjoyed the positive relationship with the Dayton Square developers and certainly hope you will view favorably the application before you.

tocerely yours,

Jack Moreland, Superintendent

JM: jag

cc: Chuck Atkins



KENTUCKY HERITAGE COUNCIL The State Historic Preservation Office

June 6, 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 May 14, 1985. As State Historic Preservation Officer, I recommend it be entered in the National Register.

Name & Location of Site

Dayton High School
Dayton, Campbell County, Kentucky

Your early consideration of this nomination will be appreciated.

Sincerely,

David L. Morgan Director Kentucky Heritage Council and

State Historic Preservation

Officer

DLM: RMP/bsc

Enclosure

12th Floor, Capital Plaza Tower

Frankfort, Kentucky 40601

Telephone (502) 564-7005

Read 6/21/85