

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received

date entered

2/9/87  
APR 20 1987

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

1. Name

historic Eastside Multiple Resource Area

and or common N/A

2. Location

An area bounded by 8th Ave. on the north, the CSX Railroad tracks  
street & number on the west, the old corporation line on the south N/A not for publication  
and Licking River floodwall on the east.

city, town Covington N/A vicinity of

state Kentucky code 021 county Kenton code

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Kenton County Municipal Building

street & number Court Street

city, town Covington state Kentucky

6. Representation in Existing Surveys

title N/A has this property been determined eligible?  yes  no

date N/A  federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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

The Eastside Multiple Resource Area is located in the southeastern section of Covington, Kentucky. The area is bounded on the north by the Licking Riverside Historic District (NR, 1975) and the Downtown Commercial Historic District (NR 1983) on the north, the CSX Railroad tracks and Madison Avenue on the west, the Wallace Woods Historic District (NR 1983) on the south, and Prospect Street and the Licking River Floodwall on the east. The Eastside Multiple Resource Area is composed of four historic districts which are largely residential areas and definable neighborhoods in eastern Covington. The majority of the districts are residential in character with several zoning overlays for both single and multi-family dwellings and commercial use. Within the districts are 1,879 contributing buildings and 370 non-contributing buildings.

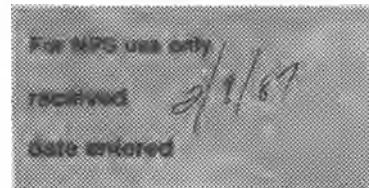
The Eastside Multiple Resource Area contains the Emery-Price, W. 15th, Helentown and Austinburg Historic Districts which were settled between 1840 and 1935. The terrain is relatively flat with an average elevation of 50' above the normal water level of the Ohio and Licking Rivers. All of the districts are laid out on essentially north/south grids in rectangular blocks. Overall the north/south streets are wider than those running east/west. The north/south streets are the major thoroughfares in this section of Covington, carry a high volume of traffic and contain many large ornate dwellings. Many corners in the districts are comprised of commercial structures while the rest of the blocks are residential in character. The majority of structures in the districts are one to three stories in height and sited on small lots giving the districts a high density.

The oldest homes in the Eastside Multiple Resource Area are ca. 1840-60 Greek Revival and Italianate residences. The Emery-Price and Helentown Districts were settled in the mid-1800s as Covington expanded south from its original boundaries. The W. 15th district, southern sections of Helentown and northern areas of Austinburg were subdivided and settled from 1860 to 1885 when the population rose rapidly in the city. Many blocks in these areas are composed of excellent Italianate, Second Empire and Queen Anne design dwellings. In addition to single family dwellings a number of significant multi-family apartments and rowhouses were constructed in these years.

As development increased at the turn of the century, many new homes were built in Helentown and Austinburg in the Colonial Revival styles. These were later followed by Bungalow, American Foursquare and Craftsman designs. Much of the southern area of Austinburg was settled after 1900 and displays a wide variety of early 20th century styles. By 1930 almost all lots in the Eastside districts had been occupied. In addition to the historic residential architecture there are over a dozen significant churches and schools in the districts as well as notable commercial architecture. Several of these institutions such as St. Benedict's Catholic Church were of great importance in the development of the area.

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Since 1935 very little new construction has taken place in the Eastside area and it retains a remarkable degree of architectural integrity. Of the 2,249 buildings in the district only 370, or 15% are non-contributing. Of these non-contributing properties approximately 75 were built after 1935 with the remainder non-contributing due to alterations. Most new construction has taken place along Madison Avenue for commercial businesses or along the eastern edge of the districts near the Licking River floodwall.

In addition to the overall integrity of the architecture many streets also retain original brick paving, brick sidewalks and brick alleys. A large number of homes also display cast iron fences from the late 19th century. The appearance of the districts has not changed substantially in the past fifty years and the Eastside area is one of the most homogenous and intact historic areas in Covington.

Within the Multiple Resource Area boundary are three properties presently listed on the National Register. These are: St. Mary's Cathedral on Madison Avenue in Helentown, (NR, 1973); the Carnegie Library on Scott Boulevard in Emery-Price, (NR, 1972); and the Patton/Carlisle House on Garrard Street in Helentown, (NR, 1984).

Summary - Contributing and Non-Contributing Buildings

Historic District	Contributing	Non-Contributing
Emery-Price	104	30
W. 15th Street	32	1
Helentown	689	151
Austinburg	1,054	188
Totals for the M.R.A.	1,879	370
"Structures" (Total)	Approx. 265	

Survey Methodology

The Eastside Multiple Resource Area was studied for the past several years by Walter Langsam, former Historic Preservation Specialist with the city of Covington. In 1986, Mr. Langsam and assistants conducted a street by street survey of all properties with the boundaries of the area. Properties were mapped out and grouped according to contributing and non-contributing status, photographs were taken of representative streetscapes and properties and extensive research was performed on buildings within the area. This research included a study of 19th and 20th century city directories, census data, an examination of historic maps and other published materials.

With the departure of Mr. Langsam from the city in August of 1986, the consulting firm of Thomason and Associates of Nashville, Tennessee was

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selected to place the survey materials into nomination form. The consultant performed an additional windshield survey of each property to determine contributing and non-contributing status, an examination of architectural styles, land use and streetscape elements. Additional research and photography on many streets and properties was also performed.

In addition to the four districts, an industrial complex was also identified as potentially eligible. This complex is located in the 1300 block of Madison Avenue, west of the Helentown boundary, and consists of the ca. 1890 Cincinnati and Ohio Railroad roundhouse and related buildings. The roundhouse is a rare remaining example of this type of railroad architecture. Due to additions and alterations as well as concerns regarding owner consent, further information and examination of the complex is necessary to determine National Register eligibility.

The blue line maps attached serve as boundary maps and photographic keys, while the map copies (of a 1950 update of Sanborn insurance maps) are intended as guides to contributing and non-contributing elements within the districts. A second set of the blue line maps are gridded in order to index the Sanborn maps.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Black History
		<input type="checkbox"/> invention		
<b>Specific dates</b>	ca. 1840 - 1935	<b>Builder/Architect</b>	see #8, page 16	Ethnic: German

### Statement of Significance (in one paragraph)

The Eastside Multiple Resource Area contains four historic districts that are locally significant in the growth and development of Covington, Kentucky, during the years ca. 1840 to 1935. These districts contain 2,249 buildings constructed between ca. 1850 and 1930, and are predominantly comprised of frame and brick residences sited on small urban lots within rectangular blocks. The Eastside area was settled largely after 1867 when the completion of the Covington-Cincinnati suspension bridge resulted in a building boom in the city. The growth and expansion of the area continued throughout the late 19th century, and the majority of the buildings within the four districts pre-date 1900. The area originally contained middle and working class neighborhoods, and this residential composition remains a defining characteristic. A wide range of architectural styles are displayed in the districts with Italianate and Queen Anne predominating. Intrusions in the area have been few and the districts retain a high degree of architectural integrity. The Eastside Multiple Resource Area is nominated under criteria A and C.

The Eastside Multiple Resource Area is significant under criterion A with respect to the themes of exploration/settlement, industry, and black and ethnic (German) history. Settlement patterns involving land speculation and the subdivision of rural land into "suburbs" during the 19th century is an important theme in the area and is particularly evident in the Austinburg and Helentown Districts. The area was an important center of industry during the 19th century and the buildings of the Stewart Iron Works are extant within the Austinburg District. Early in the city's history, Covington's population was dominated by German immigrants. This ethnic group was significant in the city's development in its establishment of many traditional German industries such as brewing and meat packing. Many of the area's architecturally important churches and schools, such as the Cathedral Basilica of the Assumption, St. Benedict's Church, and the Catholic Latin School, were established to serve the city's growing German community. By the late 19th century, the Emery-Price District, which had initially been a German neighborhood, had become one of the centers for Covington's small black population. The Reverend Jacob Price, a successful merchant, minister and community leader was instrumental in establishing several churches in the area and in promoting black education.

The Eastside Multiple Resource Area has been nominated under criterion C with respect to the theme of architecture. The area contains a significant collection of urban architectural styles built between 1840 and 1935. The area displays a dense urban streetscape with both single and multi-family dwellings. Late Greek Revival, Italianate, Queen Anne, Colonial Revival and Bungalow styles are all found in abundance throughout the area. Alterations to historic structures have generally been minimal and the area retains a high degree of architectural integrity.

## 9. Major Bibliographical References

See Continuation Sheets

## 10. Geographical Data

Acreeage of nominated property See District Forms

Quadrangle name See District Forms

Quadrangle scale 1:24,000

UTM References

A 

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Zone Easting Northing

B 

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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 District Forms

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

state N/A code county N/A code

state N/A code county N/A code

## 11. Form Prepared By

name/title Philip Thomason, Margaret Dick

organization Thomason and Associates

date August, 1986

street & number Post Office Box 121225

telephone 615/383-0227

city or town Nashville

state Tennessee 37212

## 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 L. Meyer

title STATE HISTORIC PRESERVATION OFFICER

date March 9, 1987

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

Keeper of the National Register Amy Schlager

date 4/20/87

Attest:

date

Chief of Registration

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Covington Development 1780-1850

The city of Covington sits at the junction of the Ohio and Licking Rivers and was simply called "The Point" by early settlers. In 1780 and again in 1782, Kentucky pioneers, under the leadership of George Rogers Clark, gathered here to march against the Indians in the Miami and Scioto valleys. In the 1780s Thomas Kennedy built a home at the site and began a flatboat ferry across the Ohio River to Cincinnati. This early settlement was known as Kennedy's Ferry and it remained a quiet river crossing for many years.

In 1815, Kennedy sold 150 acres of land for \$50,000 to a group of investors composed of John and Richard Gano and Thomas Carneal. This group platted the land and sold lots at public auction in March of 1815. The community was named Covington in honor of General Leonard Covington who was killed in the battle of Chrysler's Field during the War of 1812. As originally laid out the town was bounded on the north and east by the Ohio and Licking Rivers, on the west by Washington Street and on the south by Sixth Street. Early north/south streets in Covington were named for Kentucky's first governors including Shelby, Garrard, Greenup, Scott and Madison streets.

The early years of the settlement were marked by slow growth. Most homes and stores were clustered around the ferry landing with residential development gradually expanding along the confluence of the rivers. A flood in 1815 and national depression in 1819 further slowed the sale and development of lots. In 1824 the land company promoting Covington was dissolved with many of the lots remaining unsold. In 1828, Covington's fortunes improved when Robert Buchanan of Cincinnati began construction of a cotton factory on the west side of the public square. This investment spurred new interest in the community and between 1826 to 1830 the population doubled to 715 residents. In 1830 a log church existed along with many inns, storehouses and a bank.

By the early 1830s Cincinnati was becoming one of the country's fastest growing cities and Covington enjoyed some of the spillover of this growth. In 1833, a steam ferry service connected the two cities and Covington became a center for commerce and industry. During these years several major factories such as the Covington Iron Works and McNickle Mill were constructed and many tobacco factories and warehouses were erected.

Covington was formally incorporated as a city in 1834. As western migration continued the demand for building lots increased. Most of the original lots of the city were purchased by the mid-1830s and new areas to the west and south of the town were examined for expansion. Covington's population grew to 2,026 by 1840 with most new residents moving west from Pennsylvania, Virginia and Maryland. In 1840 only 46 Germans were residents of Covington.

The city enjoyed intense growth during the next two decades as thousands of German immigrants came to the United States and settled in the Cincinnati and

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Covington area. Unrest in several of the German states and the Revolution of 1848 spurred the immigration of significant numbers of Germans. Advertisements in newspapers extolled the virtues of the Ohio River Valley and its similarities with the Rhine Valley. In 1840, an estimated 200 Germans per day were arriving to settle in the Cincinnati and Covington area. This rapid growth caused the city in 1841 to annex property to the west and south. An area extending down to present day Twelfth Street was added at this time with lots platted and sold.

This influx of German immigrants had a great impact on the development and character of Covington. By 1853 the population had swelled to 12,154 with much of the population increase composed of immigrants from the German states. To serve this population schools were opened such as the Western Baptist Theological Seminary and Dr. Orr's Female Academy. Traditional German industries such as breweries and meat packing plants were opened during these years and the number of mills and factories rapidly increased. By the early 1850s Covington was becoming one of the major communities of northern Kentucky.

#### Development of the Eastside Area 1840-1880

Parts of the Helentown and Emery-Price neighborhoods were settled in the 1840s and 1850s following the annexation of this area in 1841. The area south to Twelfth Street was incorporated into the city at this time with lots platted and sold during these years. Most of this land was part of the Western Baptist Seminary property and this institution subdivided and sold lots from Sixth to Twelfth Streets. Between Madison and Greenup Streets many large lots were laid out especially for homes facing the north/south streets such as Scott and Madison. Homes on these streets were also predominately of brick construction. East of Greenup the area was subdivided into smaller lots averaging 25' in width particularly on the east/west streets. Many of the homes in this section were of frame construction with a large working class population.

The earliest homes in the Emery-Price neighborhood were constructed ca. 1840 on land which was part of the Western Baptist Theological Seminary and Foote subdivisions. Most properties erected from 1840 to 1860 were late Greek Revival residences with simple exterior detailing. These homes share many characteristics such as gable roofs with metal terne surfaces, two to three bays in width with an offset entrance, six-over-six or four-over-four windows with simple stone lintels and window openings on the side facades. Houses in the Emery-Price and northern Helentown districts were constructed of both brick and frame in these years with frame homes more common on the east/west streets towards the Licking River.

A fine example of this style can be seen at 136 E. 9th Street in the Emery-Price district. This two-story brick house is three bays wide and retains its original recessed door and surround with simple architrave molding (Photo 18). Other good examples in Emery-Price are at 220 E. Robbins and 119 E. 9th



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Street. In Helentown residences were built along Twelfth, Thirteenth, Bush, Trevor and adjacent blocks of Scott, Madison and Greenup prior to 1850 in Greek Revival designs. A number of houses throughout these blocks are listed in the 1860 Covington Directory and retain much of their original designs. These include approximately ten dwellings in the 300 block of E. 12th Street, six houses in the 300 block of Trevor, five residences in the 100 block of E. 13th and other small concentrations along Greenup, Garrard and Wheeler Streets.

Houses in the late Greek Revival style continued to be built on into the 1860s in these districts. By 1860, however, Italianate designs became the predominant architectural style for the next two decades in both Emery-Price and many of the blocks in Helentown. Covington's rapid growth spurred extensive development and expansion in the both areas in the 1860s and 1870s. The popularization of the Italianate style through pattern books in the 1850s by A.J. Downing, Calvert Vaux and others helped make the Italianate style the dominant form of American urban architecture into the 1880s.

In the Emery-Price District the Italianate style dwelling is found along most blocks and often built next door to earlier Greek Revival style houses. These residences feature side gable roofs, arched windows with metal hood molding and decorative cornices with large brackets at the roofline. Most homes are two or three bays wide, display two-over-two windows, have an offset doorway and a narrow rear wing or gallery. Excellent examples are found at 20 and 22 E. Robbins, 817-19 Scott and 111 E. 9th (Photo 1). Italianate style houses are found on most blocks in Emery-Price and comprise almost half of the designs in the district.

The Italianate style is also a dominant form throughout the Helentown district. By 1877 the area bounded by 11th on the north, Madison on the west, Pleasant on the south and Wheeler to the east had been settled with most lots containing houses. Other concentrations of residences were in the 1500 block of Garrard, Greenup, most of Madison and Scott to 16th and along Martin Street. Of the approximately 350 houses built in Helentown by 1877 over half are Italianate designs.

Fine examples of the Italianate style are found in the Helentown area. Most of the 100 block of E. 12th is composed of two and three-story brick homes (Photo 31). Other fine rows are in the 1500 block of Greenup, and 1400 block of Scott (Photo 47). While some of the floor plans differ the overall characteristics of these Italianate houses are very consistent. Differing details are usually found in the type of hood molding over the windows and along the cornices. Original porches on the main facades of the residences also differ in design with some displaying simple chamfered posts and railings while others have more exuberant Eastlake milled designs. The overall homogeneity and presence of Italianate dwellings is one of the main defining characteristics of the Emery-Price and Helentown districts.

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As the area between Sixth and Twelfth began to become settled the open rolling land to the south of town became highly prized. The land to the south of Covington was originally woods and farmland owned by both speculators and families who lived and farmed on their property. Much of the land south of town was owned by Abraham and Onerias Powell who were early settlers of the city. Onerias Powell was the original surveyor of Covington and he and his brother amassed large land holdings to the south of town in the 1830s. Further south were 70 acres purchased in 1833 by Robert Wallace for his farm and residence. In 1842, 80 acres north of the Wallace property and south of the Powell lands were purchased by Seneca Austin who built a residence near the Licking River. To the west of Austin were lands owned by the Southgate family and Wolfe Company. These lands remained primarily open woods and farmland throughout the decade of the 1840s.

As the population of Covington swelled the relatively level land to the south and southeast of the city increased in value. On March 2, 1850, the city charter moved the southern corporate limits of Covington to the southern border of Austin's land adjacent to the Wallace farm. Sensing the value of his land, Seneca Austin subdivided a large tract of land in a plat dated October 21, 1850 which was called "Austinburg." Austinburg was laid out in 123 lots on a grid which conformed to the Licking River rather than the Ohio River. This development was the first in the open lands to the south of the city and new purchases and subdivisions soon followed.

In 1852, another large tract was developed by Robert Patton who purchased the land from Abraham Powell for \$35,000. This strip of land ran from the Licking River west to Madison Street between present day 15th and 16th Streets. Like the Austin plat, the Patton subdivision was also oriented towards the Licking River instead of following the north/south grid of the city. Patton was a realtor and lawyer who also built a house at 1533 Garrard Street (Photo 33). Names of streets in both the Patton and Austin subdivisions were originally male and female names and were probably named for family members. Other tracts of land south of Twelfth and along Madison were subdivided around 1850 by Hiram Martin and the Clayton and Moore Company.

The land speculation of the early 1850s was furthered with the completion of the Kentucky Central Railroad which entered the city from the south just west of Madison Avenue. In 1853 the Kentucky Central Railroad was completed from Lexington and located its terminal facilities in Covington. The company selected the south section for its terminal where there was room for its yards, engine houses and sidings. After the railroad was completed to Pike Street businesses in Covington began a shift away from the river to the new business center around the railroad. This emphasis to the south of the river was a boon to the property owners such as Austin, Patton and Powell who found increased demand for their lots.

By 1860 Covington was one of the largest towns in the state with a population

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of 16,471. Many of the new arrivals were of German descent who purchased and built homes in the new lots on the south of town. Lots were also sold along the Licking River to industries such as the Licking Iron Works located between 11th and 12th streets plus numerous slaughter houses and mills southward to Austinburg. Because of the presence of the industrial complexes along the river most of the new brick residences of the period were built along Scott, Madison and Greenup to the west of the river. On the narrow east/west streets east of Garrard, many of the early houses were more modest frame or one-story brick structures occupied by workers and laborers.

The majority of the houses built in the Emery-Price and Helentown districts before 1860 are late Greek Revival and Italianate designs. Numerous examples still exist throughout the district with many in good condition. Most of these homes are sited on narrow lots ranging from 25' to 35' in width with little or no front yards and small rear yards. By the late 1850s Italianate style dwellings began to overtake the simpler Greek Revival forms in popularity. The earliest of these houses in the area can be found on streets in the Emery-Price district and northern areas of Helentown. The Italianate style was popular for residences and also corner commercial businesses found in many of the blocks.

To continue Covington's growth and prosperity city fathers had discussed for many years the construction of a suspension bridge to Cincinnati. This bridge was promoted as early as 1828 but it was not until 1856 that construction began on the bridge. The Civil War interrupted progress on the bridge and it remained half finished during the war. The need for the bridge was emphasized when Covington was threatened by Confederate forces in 1862. Union forces and Ohio volunteers crossed the Ohio River on a pontoon bridge to construct fortifications to the south of Covington and protect the city. Work on the bridge resumed and it was completed in 1866 at a cost of two million dollars. John A. Roebling, was the designer and he went on to greater fame as the designer of the Brooklyn Bridge.

The opening of the suspension bridge between Covington and Cincinnati caused a real estate boom which lasted for several years. Development expanded both to the west and south of Covington with new lots subdivided and sold. In 1867, the city approved routes for a horse drawn railway system including routes down Madison and Scott to the corporation line. This new transportation system made lots in the south of Covington more desirable and by the early 1870s many new brick and frame residences had been constructed in the Emery-Price, Helentown and Austinburg areas. Suburban expansion was slowed briefly by the national Panic of 1873 but the Covington economy quickly rebounded.

Immigration decreased somewhat during these years with Irish and Welsh joining the predominately German population of Covington's eastside. The German influence on the Eastside area was of major importance in its early years. A

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center of the German residents was originally around Tenth, Eleventh and Twelfth Streets east of Madison Avenue. In 1854, German residents began construction of the St. Joseph's Roman Catholic Church which was completed in 1859. This stone church stood at the northwest corner of Twelfth and Greenup and was one of the major German churches of the late 19th century. Another large German population settled west of Madison Avenue along Fifth and Sixth Streets with the large Mother of God or Mutter Gottes Church built in 1871.

St. Joseph's Church was the primary German Catholic Church in the Eastside area in the 1860s and 1870s. In addition to the church a school served the local children adjacent to the church. One block from the church at Eleventh and Scott Streets was the Eleventh Street Market House which was another major center for the German residents. Residents in the blocks surrounding St. Josephs show a variety of German names such as Davenick, Wickman, Droege, Kempfer and Kierker. By 1877 almost all of the Emery-Price district was a densely settled residential area and in Helentown extensive development had taken place along Madison, Scott, Greenup and Martin Streets. At the southeast corner of 12th and Greenup is a building which still displays the German street signs from this period.

Occupations in the Emery-Price and Helentown districts show a wide range from upper middle class businessmen to working class laborers. The larger dwellings of the middle and upper class residents of the district are generally found along the north/south streets such as Scott and Greenup while smaller and frame working class residences are along the narrower east/west streets. An examination of the 1869 city directories reveal many German names and differing occupations. At 1209 Greenup was Joseph Weber, a painter, and at 1213 Greenup was Ignatius Droege, treasurer of the Licking Rolling Mills. In the 300 block of E. 13th was Joseph Bogenschutz, locksmith, John Tennes, tailor and Michael Reeves, blacksmith.

Several notable Covington residents resided in the Helentown district during these years. At 1533 Garrard is the Robert Patton home constructed ca. 1855 (NR). Patton was one of the early developers of the Helentown area and prospered during the sale of lots in the 1850s. In the late 1860s his fortunes reversed and he lost his home in 1866 with one of the plaintiffs being attorney John Carlisle. Carlisle moved into the house in 1869 while he was a state senator and he apparently occupied the home for several years although he never owned the property. Carlisle later went on serve as both United States senator, representative and U.S. Secretary of Treasury.

At 1226 Greenup Street is the home of Frank Duveneck, an important 19th century artist (Photo 39). Duveneck was born in Covington in 1848 and his stepfather purchased this house in 1860. In 1870, Duveneck studied art in Europe and in later years had major exhibitions in New York and Cincinnati. He was a member of the Art Academy of Cincinnati and was a leading teacher and artist of the institution for many years. Between 1904 and 1909 he worked on

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murals at the Cathedral Basilica of the Assumption.

To the east of the residential areas mills and factories continued to operate along the Licking River. These businesses provided employment for residents of the area and were tolerated for many years despite the attendant noise and pollution. In the 1870s businesses along the river included the Blick and Philips Coal Company and Philips and Jordan Iron Company. Other enterprises were the Dorsel and Wolftaney Distillery, Ashbrook and Hughes Slaughter House, Seiler Brothers Ice House, Droege Iron Company and Kenton Distillery.

Development of the Eastside Area 1880-1930

By 1880, Austinburg was fast becoming Covington's new center of residential growth. Most of the development in Austinburg was confined along the major north/south streets such as Scott, Madison and Greenup. The oldest structures in the area were those built in the original subdivision of Austinburg along streets such as Oliver, E. 16th and E. 17th Street. A newspaper article from 1875 cited Austinburg's rising popularity due to its "pure air and quiet surroundings." The open land in the area also afforded opportunities for recreation with the Star Skating Rink and Baseball Ground located on Madison between E. 17th and E. 18th Streets.

As development spread southward the large German population petitioned to get a new church built in the Eastside area. In November of 1883 a new church was established in Austinburg under the patronage of St. Benedict. A lot in the Southgate subdivision was purchased and the church dedicated on July 5, 1885 at a cost of \$8,000. The church initially had a congregation of 90 families but grew rapidly as the population increased. Other churches were formed and built in the area during these years including the Shinkle Methodist Church on E. 16th Street.

Most houses built in the Eastside area between 1880 and 1900 were predominately Queen Anne, Italianate and Second Empire residences or rowhouses. The Italianate style continued to dominate until around 1890 when Queen Anne styles were most common. Several significant rowhouses were built in the Eastside area during these years in Italianate designs. The best examples are the two seven unit rowhouses at Madison and W. 15th in the W. 15th district. Italianate single family dwellings and duplexes continued to be built during these years with typical detailing such as arched windows, hood molding and decorative cornices.

Houses from this period had both the main entrances facing the street or were located on a side elevation. Residences with the entrances located on the side represent a vernacular form popular in the northern Kentucky and southern Ohio region. These "Covington" design residences are generally two or three bays wide with the parlor in front and main entrance set back on a side facade. The doorway usually leads to a staircase connecting with the upper floors. Some of

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the larger dwellings have the entrance in an extended bay projection.

Not only is this vernacular form evident in the Italianate style but it can also be seen in Queen Anne forms. By 1890, the asymmetrical Queen Anne residence was the predominant form of architecture in the area. Houses featured bay windows, corner towers, arched windows and ornate milled porches on one or more facades. These designs filled vacant lots or replaced earlier dwellings in all of the Eastside historic districts. On Madison, Scott and Greenup these Queen Anne designs were often very large and ornate. In the W. 15th district is the Weller House at 1515 Madison which is a large two-story brick design with a corner tower (Photo 26). Emery-Price displays fine Queen Anne designs at 901 Scott and 1006-08 Greenup. A significant three-story commercial building at 801 Greenup features arched windows and a corner pyramidal tower (Photo 14).

The Helentown district is also rich in Queen Anne designs. At 9 E. 12th is the large Queen Anne rectory for St. Mary's Cathedral built ca. 1875. This building is one of the finest Queen Anne designs in the Eastside area (Photo 37). Entire blocks in the Helentown area south of Pleasant Street are composed chiefly of Queen Anne variations. The most significant rows are in the 1400 block of Garrard and 1600 blocks of Greenup and Scott. In addition to the traditional single family dwellings and duplexes a number of large Queen Anne rowhouses were built in the area. The most significant of these are Emery Row on Scott Street (Photo 17), in the Emery-Price district and the row at 1211-17 Scott in Helentown (Photo 30).

Of lesser influence are the Second Empire, Victorian Gothic and Romanesque forms. A number of houses in the Emery-Price and Helentown area have slate mansard roofs built in traditional Second Empire styles. Several fine Second Empire dwellings and rowhouses were built in the Emery-Price district in the 1880s. The best examples of this style can be found at 811-13 Scott (Photo 1) and 1013-19 Scott (Photo 7). In Helentown significant Second Empire style townhomes can be found at 1337-39 Scott (Photo 51), 118-20 E. 15th (Photo 50) and 119-21 Martin. Victorian Gothic and Romanesque forms are less frequent and are associated more with early churches in the area such as the Shinkle United Methodist built in Helentown in 1892 at 114 E. 15th (Photo 48).

Occupants of the homes built in the area in the late 19th century continued to be predominately German or Irish with some eastern European influences also felt. Middle and working class residents also continued to make up most of the area with some wealthier professionals constructing homes along Scott, Madison and Greenup. An examination of city directories from 1886 and 1894 shows most residents continued to represent labor and trade professions of the period.

In 1886, residents in Helentown included William Ward, train agent and A.C. Ellis, attorney on Martin Street. On Scott were Thomas Reed, printer, E.B. Rogers, salesman and George Marshall, livestock dealer. Greenup Street was the home to E.K. Herndon, salesman and Thomas Hardiman, storekeeper. A similar

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listing of middle and working class professions are found in Austinburg. In the 1500 block of Garrard in 1886 were W.G. Lord, teacher, James Michie, jeweler and W.H. George, a superintendant with the Kentucky Central Railroad. Occupations along Scott, Greenup, E. 17th and E. 18th included plasterer, laborer, clerk, printer and tailor.

By 1890, the population of Covington had increased to 35,371. A citywide water system was in use throughout much of the community and many homes had gas and telephone service. Manufacturing and industry increased in these years and in the downtown area large brick and stone commercial buildings were erected. Much of the residential growth of Covington in these decades took place on the west side of town, but was especially pronounced in Austinburg.

The oldest settled area of Austinburg were lots in the Patton subdivison which were sold in the 1850s and 1860s. Along Oliver, Patton and Maryland Streets are the oldest homes in Austinburg. Most of these are late Greek Revival homes of frame construction which have been altered. However, the 400 block of Patton contains three brick Greek Revival designs in fair condition. This northeast area of the district also contains some of the best Italianate and Second Empire designs of the 1870s and 1880s. At 1609-13 Maryland is an excellent row of identical Second Empire homes (Photo 93) and in the 1500 block of Maryland are several fine Italianate designs from the 1880s (Photo 57).

In the 500 block of E. 19th are eight identical one-story brick Italianate dwellings which retain their original appearance (Photo 94). These houses are two bays wide with metal cornices and side entrances. Another fine example is at 515 E. 16th (Photo 85). In the north/south blocks between E. 16th and E. 19th area are a scattering of Italianate designs from the 1880s.

Because much of Austinburg was settled in the late 19th century the majority of designs in the district are variations of the Queen Anne style. Queen Anne designs comprise much of the blocks along Greenup, Garrard, Scott and Madison. Denver, E. 17th, E. 18th, and E. 19th area also composed primarily of Queen Anne designs. Most of these designs appear to follow standard pattern book forms of the period with only a few of the larger buildings on Scott, Madison and Greenup attributed to local architects.

Good examples of the Queen Anne style can be seen on many blocks in the district especially in the central and western streets. At 400 E. 19th is a two-story frame house with its original milled porch and shingles in the gable field (Photo 89). The 1700 and 1800 blocks of Scott (Photos 59, 60), Greenup (Photo 61) and Garrard (Photo 84) contain dozens of brick and frame Queen Anne designs from the 1880s to the early 1900s. Common features include arched windows, decorative terra cotta panels, stained glass windows and slate gable or hipped roofs.

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The expansion of Covington continued unabated at the end of the 19th century. In addition to the subdivision and sale of lots in the southern edge of Austinburg the city annexed the Wallace property to the south of the old corporation line in 1894. Electric street car lines were run to the Wallace farm and the lots were put up for sale in this area in 1895. This subdivision boasted large lots and became a preferred residential area of the professional and upper class residents in the early 1900s. A large section of Wallace Woods bordering Austinburg was listed on the National Register in 1983.

Throughout the late 19th century mills and factories continued to operate along the Licking River in the Eastside area. One of the major industrial corporations to settle in Covington in the early 1900s was the Stewart Iron Works on Madison Avenue in the Austinburg District. This business was founded in 1886 in Wichita, Kansas by Covington natives R.C. Stewart and W.A. Stewart. They soon moved the plant to Cincinnati where it remained until 1903 when the present complex was built. The company built several large three-story buildings over the next decade (Photos 67, 68) and they specialized in iron fencing and prison cell construction. The Stewart works were Covington's largest employer in the early 1900s with over 200 employees. Examples of the Stewart fencing can be seen on almost every street in the Eastside area (Photo 56).

Between 1880 and 1895 much of the remainder of Austinburg was subdivided and sold by various land companies. The area bounded by Madison, Scott, E. 18th and E. 16th was platted and subdivided in 1885 with an adjacent block of Southgate's land on Greenup subdivided in 1886. Eighteen lots were platted by Jacob Weller along Madison in 1887 and later that year more adjacent land was subdivided by the Madison and Scott Land Company. From 1890 to 1893 subdivisions took place along the southern end of Austinburg adjacent to the corporate line. The Up-Town Improvement Company, Greenup Street Lot Company and individual investors sold and platted their lands between Madison and Garrard.

Rapid construction soon followed in most areas of Austinburg which were subdivided by 1895. Fine frame and brick Queen Anne and Colonial influenced homes were constructed along Garrard, Greenup, Scott and the east/west streets. In 1897 the Covington Commission voted to install street lights throughout Austinburg and many street improvements also occurred in these years. Garrard Street was completed from E. 20th to the corporation line in 1897, Greenup Street was paved with brick in 1903 and many other similar street pavings and widening occurred during these years.

In addition to street opening, paving and repairs the city also opened a new fire hall in Austinburg in 1895. Designated Fire Hall # 5, the two-story station was built at the southwest corner of 17th and Scott in the Victorian Romanesque design. This fire hall was used until the mid-20th century when it was sold and still stands in an altered condition (Photo 101).



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Businesses along the Licking River began to move out of the area at the turn of the century as the pressures for residential development increased and businesses turned away from the river and to the railroad lines for transportation. The impact of the mills and factories along the river had the unwanted effect of creating a "shantytown" in the southeastern section of Austinburg. By the 1890s an area along the river and Glenway Avenue was a rough area of squatters and shanties. This area was known as "Oklahoma" named after a group from that state who settled here looking for work. By 1901, Oklahoma was described as the place where "the riff-raff of Covington exists." It was described as composed of poor negroes, mean whites and hoboes. Following a series of newspaper articles and public indignation the make shift village was cleared for new residential development.

In 1900, the population of Covington had grown to 42,938. The community grew in importance as a major rail center and was served by the Chesapeake and Ohio, Louisville and Nashville and Kentucky Central Railroads. Over the next ten years the population increased by another 10,000 residents with construction continuing in the Austinburg area. Electric streetcar lines were extended or opened on Scott, Greenup and Eastern with most streets paved with brick and sidewalks improved.

While Queen Anne designs persisted into the early 20th century, many of the dwellings constructed in Austinburg from 1900 to 1915 were reflective of the Colonial Revival style. Many of these were very simple in form with classical detailing confined to the porch or eaves of the house. These "Foursquare" designs are found throughout the southern area of the district. More ornate Colonial designs are relatively rare in Austinburg with 1227 Scott the best example with stone quoining, an elaborate cornice and elliptical dormer window (Photo 60). The influence of the Colonial Revival design is seen primarily in the detailing on vernacular brick and frame dwellings of the period. These houses are often slightly asymmetrical in plan but display porches with Ionic or Doric columns, denticulated cornices and occasional brick quoining.

Another popular design from this period were Dutch Colonial designs with gambrel roofs. A number of blocks in the district have these at least one or more Dutch designs especially along Delmar Place, E. 19th and the 2000 block Garrard. The best display of this style is the row of five identical designs at 219-27 E. 20th. Built of rusticated concrete blocks on the first story, these dwellings have board and batten and wood shingles on the upper facades. They represent the best row of Dutch Colonial designs in the Eastside area.

Between 1910 and 1930 most of the remaining open lots in Austinburg were sold and residences built. Much of this new construction occurred along the eastern and southern edge of the district in the last subdivisions or on former Licking River industrial sites. Houses constructed in these two decades were built with Prairie and Bungalow influences. The majority of these designs are one or two story brick homes with wide eaves, knee brace brackets, brick or frame porch

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posts and multi-light windows. Some also feature half-timbering and stucco in the gables. Heavy concentrations of Bungalows can be found east of Oakland on E. 18th (Photo 88), Delmar Place, E. 20th, E. 21st and the 2100 block of Eastern (Photos 64, 106).

Very few influences of the Spanish or Italianate Revival designs from the early 20th century are evident in the district. A few apartment houses in Austinburg have stepped parapet rooflines in imitation of the Mission style but these are minor hints of the style. There are also no residences which have Art Deco or Moderne detailing. An excellent Art Deco commercial building exists at 208-12 E. 20th Street with a terra cotta facade and original recessed storefronts (Photo 95). On the upper facade of the building are Deco floral panels and geometric banding along the roofline. Since 1930, very few new buildings have been constructed in the Eastside area.

In addition to the residential development in the Eastside area many other important buildings such as churches and schools were built in the early 1900s. In the Emery-Price District at 120 E. 9th Street is the First Baptist Church which was built in 1916 to serve the local black congregation. On Lynn Street is the Lane Chapel Methodist Church which was built in 1925 to serve the black community. In addition to the churches a fine library was constructed by the Carnegie Foundation in 1903 on Scott Street (Photo 20). This building was designed in the Neo-Classical style and is one of the best examples of this style in the district. The building is presently an arts center for the community and was listed on the National Register in 1972.

In Helentown are several significant churches. The Cathedral Basilica of the Assumption was constructed in the early 1900s in imitation of Notre Dame of Paris (Photo 35). This massive French Gothic style church is one of the most significant in Covington and was listed on the National Register in 1973. In Helentown on Madison Avenue the Christian Church was constructed in 1912 and is an excellent example of the Neo-Classical style (Photo 40). It features a large Ionic portico on the main facade and extensive classical detailing. Shinkle Methodist Church at 114 E. 15th Street is one of the best examples of the Victorian Gothic style in the Eastside area. The present building was constructed in 1892 which replaced an earlier frame church on the same location (Photo 48).

Within the Helentown district are two important schools. Across from the Cathedral on Madison Avenue is the Catholic School built with Gothic detailing (Photo 36). This school continues to be operated as part of the Cathedral complex on Madison. On Scott Street is the Bishop Howard School constructed in 1927 (Photo 34). This two-story building is all that remains of the St. Josephs Church complex which was located behind the school at 12th and Greenup. The school has Classical influences and features arched second story windows and a Doric door surround. Another school, the Catholic Latin School, was built facing E. 11th Street in 1941. Although important to the educational history of the

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community the school is non-contributing due to age. The 4th District Public School on Scott south of E. 15th Street was built in 1939 and is also non-contributing to the district. This school replaced an earlier brick schoolhouse on this location built in the early 1870s.

Except for the schools and churches there are few other large non-residential buildings in the district. A notable exception is the Cumberland Telephone Building at Eleventh and Scott built in 1922 (Photo 38). This two-story building has a stone exterior and features classical detailing on the main facade. The building was one of the first telephone exchange buildings in Covington and it continues to be used by the Bell system. In the southeast section of Helentown on E. 15th Street is a modern factory which has been excluded from the district boundary.

As Austinburg's population increased it became clear to the parishoners of St. Benedict's that a new church was needed. A large lot on E. 17th Street was purchased and in 1907 a building committee was formed to plan a new church. Architects Samuel Hannaford and Sons were chosen to design the church and the cornerstone was laid September 22, 1907. In December of 1908 the large brick church was completed at a cost of \$60,000 (Photo 92). The church continued to expand with a rectory constructed in 1913, completion of the St. Benedict School in 1923 and convent finished in 1927.

A number of significant churches and schools were built in the Austinburg District before 1935. In addition to St. Benedict's, other churches in the district include the Immanuel Baptist Church at 2002 Greenup and the Apostolic Church at 1801 Greenup. The Apostolic Church was constructed in 1911 and features influences of the Bungalow style with broad eaves and knee brace brackets along with an Italianate tower (Photo 100). The Immanuel Baptist Church was built in 1915 in an interesting combination of Gothic and Classical designs (Photo 71). Non-contributing churches in the district include the Pentacostal Church on Thomas Street, the Mormon Church on Scott Boulevard, the St. Lukes Church on Scott which was altered in recent years with added stone exterior.

At the corner of 19th and Maryland is the Sixth District Public School constructed in the Neo-Classical style by architect Lyman Walker. The building was constructed in 1907 and still serves students of the Eastside area. One block south on 20th Street is the St. Elizabeth's Hospital complex. St. Elizabeth's was started in 1865 on Seventh Street near Madison Avenue. In 1913, this lot was purchased and the original hospital building constructed. Although the original building still stands, additions in the 1950s and 1970s make the complex non-contributing to the district.

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The topography of Emery-Price and Helentown has not been greatly changed since its early development. In the Austinburg area several large projects were necessary to open streets and fill in ravines. Maps of the early Austin estate show several large ravines and stream beds which flowed or emptied east into the Licking River. Portions of these ravines are still visible despite the public improvements effected later. West of Maryland Street between E. 17th and E. 18th Streets is a portion of a valley which was originally a stream bed on the Austin estate. A portion of a ravine also exists east of Oakland between E. 17th and E. 18th Street. Most of the rest of Austinburg was leveled and developed by the early 1900s.

By the end of the 19th century a section of the Emery-Price neighborhood became populated by black families. Several churches which were originally formed by European immigrants were sold to black congregations such as the Welsh Church on Lynn Street. The acknowledged leader of the black community in the late 1800s was the Reverend Jacob Price for whom the district is partly named. Reverend Price became minister of the First Baptist Church on E. 9th Street and he worked to organize schools and other churches in the black community. In addition to his work as a minister, Price was also a successful lumber merchant in Covington with offices on Madison Avenue. Price died in 1923 and is buried in Newport. The Jacob Price homes on the east boundary of the district were named in his honor in 1940.

Two schools for black students were opened in Covington in the 1870s. One was the Madison Street School located on the west side of Madison between Second and Third Streets and the Robbins Street School located on Robbins Street between Madison and Scott. In 1880, William Grant, a local politician, appealed to the growing number of black voters in Covington with the promise of building a larger school for black students. After he was elected Grant deeded land for a black school on E. 7th Street (now demolished) with the first graduates emerging in 1889. In the early 1900s the school was merged with a black school called Lincoln in Latonia. The present high school building was constructed in 1931 and was the primary high school for blacks until it was desegregated in 1965 (Photo 15). The school was closed in 1976 and is now a private business college.

During the early 1900s the corner store continued to be an important aspect of life in the eastside area. It was not until the rise of the modern shopping center in the 1950s that many of the stores closed. A listing of corner business in 1935 reveals a wide variety of shops catering to the public. In Helentown corner business included Klingenburg Hardware on Greenup; Koenig's Grocery at 15th and Garrard; Wissman shoe repair at 15th and Greenup; Bitter Meat Market at Byrd and Garrard; and Central Cleaners at 13th and Greenup.

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Austinburg also contained a wide variety of stores in the mid-1930s. Listed in Austinburg were the Schreck Grocery store at 16th and Eastern; Leist's Deli at 17th and Eastern; Willmes' Cafe and Garden at 17th and Eastern; Schickner's Pharmacy at 17th and Maryland; Theil Paints on Greenup; and the Bob Mauntel Cafe at 16th and Maryland whose slogan was "Where good fellowship prevails and the beer is always cold." While some corner stores remain in business in the area they are primarily small grocery stores or taverns. Most other businesses have closed or moved to modern shopping areas.

From the mid-1800s to 1935 many architects have worked in the Eastside area. The majority of architects who worked in the Eastside area had offices in Covington or Cincinnati. The major exception was Leon Coquard of Detroit who designed St. Mary's Cathedral. Important local architects were Samuel Hannaford and Sons who designed St. Benedict's Church using glazed brick and Neo-Classical detailing. A student of Hannaford's, Lyman Walker, later went on to design the Sixth District School using the same types of brick and detailing. Other notable architects were Kunz and Beck (Bishop Howard School), Crapsey and Brown (St. Luke's Methodist), Hildreth and Beckman (1912 Scott), C. L. Hildreth (Immanuel Baptist Church), and Harry Hake Sr. (Cumberland Telephone Building). Few references to specific architect designed residences are found in the area with most homes built from standard plans or pattern books.

Since 1935 few changes have taken place in the Eastside area. The largest amount of demolition and new construction took place on the edge of the Emery-Price district when several blocks of homes were razed along Robbins, Eleventh and Greenup for the construction of the Jacob Price homes in 1940. Madison Avenue was also the site of demolition, especially along the west side of the street as new businesses constructed modern stores and shopping areas. Despite these changes the Eastside area is remarkably intact with approximately 75 new buildings built in the district in the past fifty years. Although the area was extensively damaged in the great flood of 1937, few homes were razed as a result.

The majority of changes in the appearance of the district have occurred through neglect or alterations incompatible with the historic architecture. In the Emery-Price district are several vacant lots along Greenup Street but few vacant lots are found in Helentown or Austinburg. Most alterations in the districts have occurred to frame homes such as the application of artificial sidings, removal of porches and alterations to windows. Despite these changes only 15% of the 2,249 structures are non-contributing in the districts and they retain a significant degree of integrity.

Two major physical changes have occurred in the district in the 20th century. The first was the construction of the C & O Railroad embankment along E. 17th

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Street which separates much of the Helentown and Austinburg areas. The second major change was the erection of the Licking River Floodwall in the early 1950s. The floodwall serves to protect the Eastside area from periodic flooding of the Licking River and helps to define the eastern boundary of the Austinburg district.

In recent decades the city of Covington has promoted the rehabilitation and renovation of residential and commercial buildings in the Eastside area. Several studies and plans supporting the goals of preservation have taken place and there have been a number of historic tax act projects in the districts. The residents of the Eastside area are presently growing in awareness of the rich architectural resources within its boundaries and the opportunities for including preservation to improve the quality of life.

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MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

FEB 18 1987

MRA/THEMATIC NOMINATION TITLE: Eastside Multiple Resource Area

HISTORIC DISTRICT NAME: Austinburg Historic District

OWNER OF PROPERTY: Multiple ownership

(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

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other (specify)
			Ethnic: <u>German</u>

Specific dates ca. 1850 - 1935 Builder/Architect N/A

Statement of Significance (in one paragraph)

(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acres of nominated property Approx. 140.5 acres

Quadrangle name Covington KY/Newport KY

Quadrangle scale 1:24,000

UTM References

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



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Austinburg Historic District

Description

The Austinburg Historic District contains 1,242 buildings along or part of 60 blocks in Covington, Kentucky. The district is composed of pre-1935 residential and commercial structures built in the Italianate, Queen Anne, Colonial Revival and Bungalow styles. Only 188 of the buildings in the district are non-contributing due to age or alterations. The district contains a high degree of integrity and there are few major intrusions.

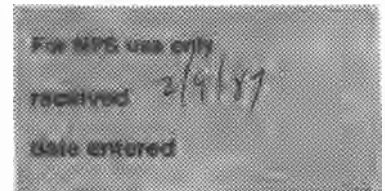
The area encompassed by the district is composed of flat terrain with most streets divided into north/south and east/west blocks. The original streets of the Austinburg subdivision are aligned on a northwest/southeast grid. To the north of the district is the southern boundary of the Helentown District, on the east is the Licking River Floodwall, on the south is the Wallace Woods District (NR, 1983) and on the west is Madison Avenue and the CSX Railroad tracks. Most commercial structures in the district are located along Madison Avenue with the remainder of the district containing primarily residential structures. Included in the district on Madison is the Stewart Iron Works, a major industrial complex of the early 20th century.

Overview: Contributing and Non-Contributing Buildings.

- E. 15th Street: E. 15th Street in the district contains 3 contributing buildings.
- Oliver Street: Oliver Street in the district contains 9 contributing and 5 non-contributing buildings.
- Patton Street: Patton Street in the district contains 5 contributing and 4 non-contributing buildings.
- E. 16th Street: E. 16th Street in the district contains 65 contributing and 24 non-contributing buildings.
- E. 17th Street: E. 17th Street in the district contains 54 contributing and 15 non-contributing buildings.
- Thomas Street: Thomas Street in the district contains 6 contributing and 3 non-contributing buildings.
- E. 18th Street: E. 18th Street in the district contains 87 contributing and 9 non-contributing buildings.
- E. 19th Street: E. 19th Street in the district contains 30 contributing and 6 non-contributing buildings.
- Delmar Place: Delmar Place in the district contains 63 contributing and 3 non-contributing buildings.
- E. 20th Street: E. 20th Street in the district contains 57 contributing and 7 non-contributing buildings.
- E. 21st Street: E. 21st Street in the district contains 39 contributing and 2 non-contributing buildings.
- Durrett Street: Durrett Street in the district contains 10 contributing and 2 non-contributing buildings.
- Madison Avenue: Madison Avenue in the district contains 43 contributing and 7 non-contributing buildings.

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non-contributing buildings.  
Pearl Street: Pearl Street in the district contains 34 contributing and 18 non-contributing buildings.  
Scott Boulevard: Scott Boulevard in the district contains 90 contributing and 4 non-contributing buildings.  
Pine Street: Pine Street in the district contains 13 contributing and 4 non-contributing buildings.  
Greenup Street: Greenup Street in the district contains 108 contributing and 3 non-contributing buildings.  
Mackoy Street: Mackoy Street in the district contains 31 contributing and 4 non-contributing buildings.  
Garrard Street: Garrard Street in the district contains 97 contributing and 23 non-contributing buildings.  
Denver Street: Denver Street in the district contains 16 contributing buildings.  
Nancy Street: Nancy Street in the district contains 9 contributing and 7 non-contributing buildings.  
Maryland Avenue: Maryland Avenue in the district contains 51 contributing and 19 non-contributing buildings.  
Eastern Avenue: Eastern Avenue in the district contains 74 contributing and 18 non-contributing buildings.  
Oakland Avenue: Oakland Avenue in the district contains 26 contributing and 3 non-contributing buildings.  
Glenway Avenue: Glenway Avenue in the district contains 34 contributing buildings.

Detailed descriptions of each street are as follows:

East/West Streets

E. 15th Street

Only one block of E. 15th Street extends into the Austinburg District. E. 15th leaves the boundary of the Helentown District as it passes under the C&O Railroad embankment. The Austinburg boundary begins just past the embankment and the southern side of the 400 block is included in the district. Within this block are three identical Bungalow plan designs constructed ca. 1920. Excluded from the boundary on the north side of the street is a modern building and altered gas station. E. 15th Street does not extend past this block and terminates into Eastern Avenue.

Oliver Street

Oliver Street is an east/west street one block south of E. 15th Street. The street extends two blocks from Maryland Avenue to the Licking River floodwall. Oliver Street was originally part of the Patton subdivision and parts of the street were settled before 1877. The oldest structures on the street are a row of five frame residences at 401-09 constructed ca. 1865 (Photo 90). Unfortunately all of these houses have been altered in recent years and are non-contributing. Further down the street are fourteen frame and brick structures in the 400 and 500 block built in Italianate designs from ca. 1890. Many of the frame houses have been altered with new siding and porches.

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Patton Street

Patton extends from Garrard Street in Helentown under the C&O embankment into Austinburg and runs for three blocks where it intersects Glenway Avenue. Parts of two blocks are included in the district with the two easternmost blocks excluded due to modern structures. Only the north side of the 400 block of the district contains residences. The most significant on the block are ca. 1860 late Greek Revival brick residences at 412 and 414. A ca. 1880 two-story brick house is at 404 Patton. All other dwellings on this block are later frame structures which have been altered. The south side of the 400 block is excluded from the district and contains a modern packing company and parking lot.

E. 16th Street

E. 16th Street is a major east/west street in the district and runs from Garrard east until it dead ends at the Licking River floodwall. The 300 block of E. 16th was not laid out or subdivided until after 1877. Most structures along this block are simple Queen Anne or Italianate styles built ca. 1890. In this block are 34 one and two-story frame and brick dwellings most of which are contributing. In addition to the residences the two-story brick St. Benedict School and Sister's House is located at 336 and 342 E. 16th (Photo 91). The St. Benedict School was constructed in 1922 in a vernacular style of the period. The two buildings are associated with St. Benedict's Church which is located on the adjacent block between E. 16th and E. 17th streets.

In the 400 block are 17 brick and frame structures, most of which were constructed between 1860 and 1875. The majority of the brick houses remain intact and display late Greek Revival and Italianate detailing. Most of the frame dwellings have been altered and are non-contributing. On the north side of the block are 4 vacant lots. At 424 is an Italianate design corner store constructed ca. 1880 with excellent hood molding and brackets. In the 500 block are 18 residences. On the north side of the street are several altered frame houses and a brick Greek Revival residence built before 1877 (Photo 86). Four identical ca. 1915 Bungalow designs are located at 516-522 E. 16th. On the south side of the block is a fine ca. 1870 brick Italianate cottage located at 515 E. 16th (Photo 85). This house is designed in a "shotgun" floor plan with excellent arched hood molding over the windows and a denticulated cornice. Another notable structure is the brick Italianate store at 501. Most of the remaining houses on this side of the street are altered frame structures constructed ca. 1890.

In the 1600 block are 19 residences built between 1870 and 1910. Most of these are one and two-story frame houses with some alterations. The district boundary is drawn to extend across Glenway Avenue to include the only building in the 700 block, a ca. 1865 brick Italianate house at 702 E. 16th. Beyond this structure are no residences and adjacent to the floodwall is a modern industrial building.

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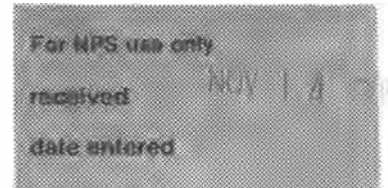
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E. 17th Street

E. 17th Street is a major east/west street which extends seven blocks in the district from Madison Avenue to the floodwall. The C&O embankment runs along the north side of E. 17th between Madison and Greenup and marks the northern boundary of the district. There are no residences on the south side of the street in these blocks and houses facing E. 17th begin only after Greenup Street in the 200 block. In the 200 block are 5 residences on the south side of the street and the boundary is drawn to exclude 3 non-contributing structures on the north side. All of the dwellings on the south side of the street were constructed after 1880 and include Italianate, Queen Anne and Colonial Revival designs.

Both sides of the 300 block are included in the district and 30 residences are extant on the street. This block contains a wide variety of architectural residential styles. All of the houses were built after 1877 and the earliest are brick Italianate structures constructed ca. 1885 at 312, 320, 322 and 351 E. 17th. Also in this block are Queen Anne, Second Empire, Colonial Revival and Dutch Colonial designs. Most houses are located on especially narrow lots of 20' to 25' creating a densely settled streetscape.

In the 300 block is one of the major buildings of the Austinburg District, the St. Benedict Church (Photo 92). In 1907 the cornerstone for the church was laid with Samuel Hannaford and Sons chosen as architects. The building was completed in 1908 with a prominent stone Neo-Classical portico and bell towers with Baroque design belfreys. The church is constructed of glazed brick with arched, rectangular and Palladian window designs. The church is one of the major structures in the district and has not been significantly altered since its construction.

The 400 block of E. 17th contains 11 pre-1930 residences, a modern dwelling and modern commercial building. Most contributing structures on the block are frame Italianate or Second Empire designs with new siding or other alterations. A mixture of frame and brick houses extend down the 500 block with one-story ca. 1890 Italianate frame cottages predominating. Beyond Oakland Avenue are a number of late 19th century frame dwellings but due to extensive alterations these have been left out of the district.

Thomas Street

Thomas Street is a three block long street which extends from Maryland to Glenway Avenues. Few houses on Thomas were built before 1877 and most are simple one-story frame cottages constructed ca. 1890. In the 400 block are 2 vernacular frame dwellings on the north side of the block and a Bungalow design on the south side. In the 500 block are two non-contributing structures and several large vacant lots. Five frame houses on the north side of the 600 block are included with the south side of the block excluded due to vacant lots and intrusions (Photo 87). The five houses in the block are one-story Italianate

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designs constructed ca. 1890.

18th Street

E. 18th Street is an east/west street which extends nine blocks from Madison Avenue to Glenway Avenue in the district. In addition to these blocks a small section of W. 18th Street to the west of Madison Street is included. This section of W. 18th Street includes the rear of several buildings which are part of the Stewart Iron Works complex and a three-story apartment building. This apartment building is a vernacular design with extended two-story bay windows.

In the block of E. 18th between Madison and Scott are 10 residences including 6 fine Queen Anne designs constructed ca. 1890. At 11-13 and 15-17 are identical Queen Anne brick duplexes with decorative gable peaks, extended bay windows and arched doorways on the main facade. Other residences in the block such as 18 and 22 E. 18th also have fine Queen Anne detailing. In the 100 block are 4 structures; a Queen Anne style house on the north side and 3 identical Colonial Revival style residences on the south side. The Colonial houses at 103-07 have brick porch posts and brick quioning.

The 200 block of E. 18th contains 16 frame houses constructed from 1885 to 1910. Most designs are simple Queen Anne or Italianate styles with simple detailing. In the 300 block are 25 brick and frame dwellings built after 1885. The majority of these houses are one-story frame vernacular designs built around 1900. Several fine Queen Anne style houses are at 338-342 E. 18th. The 400 block was settled somewhat later than blocks to the west and most structures were built after 1905. In this block are residences built in the Colonial Revival, Dutch Colonial and Bungalow styles. Most of these houses are frame one-story structures.

Beyond Eastern Avenue the 500 block of E. 18th contains 11 buildings which includes several intrusions. Most residences are early 20th century vernacular or Bungalow style cottages, many of which have been significantly altered. In the 600 block is an excellent row of identical Bungalow designs on the north side of the street (Photo 88). These six identical Bungalows display Doric porch posts and large shed roof dormers on the upper story. On the south side of the street are 11 residences of vernacular or Bungalow designs from the early 20th century. The district boundary does not extend beyond the 600 block.

E. 19th Street

Five blocks of E. 19th Street between Scott Boulevard and Oakland Avenue are included in the district. In the 100 block are 7 residences constructed after 1880. Most are vernacular designs of the early 1900s with two notable Dutch Colonial designs at 109-111 E. 19th. The north side of the 200 block contains a row of ca. 1900 two-story frame dwellings almost all of which have been altered with added sidings and porches (Photo 104). On the south side are

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several Queen Anne and Dutch Colonial designs.

At the corner of E. 19th and Maryland Avenue is the Sixth District Public School constructed in the Neo-Classical style by architect Lyman Walker. Built in 1907, the two-story school features a central gable pediment on the main facade with engaged Ionic columns. The building displays a glazed brick exterior with corner quoining. Windows are both arched and rectangular and the cornice displays modillion blocks beneath the eaves. Walker was a student of architect Samuel Hannaford and the materials and detailing are similar to St. Benedict's Church. The school continues to serve students of the Eastside area.

At the northeast corner of E. 19th and Maryland is a large frame Queen Anne style house constructed ca. 1880 (Photo 89). This residence rests on a large lot and pre-dates most houses in this section of Austinburg. The house features a one-story porch with milled posts, brackets and friezes. Also in the block are 4 vernacular residences built at the turn of the century. On the south side of the 500 block is an excellent row of 8 identical one-story Italianate design houses constructed ca. 1885 (Photo 94). These dwellings are of brick construction with decorative sheet metal cornices and brackets, side entrances and rectangular windows with decorative lintels. On the north side of the street are several Bungalow designs.

#### Delmar Place

Delmar Place is a five block east/west street south of E. 19th and it runs between Denver Street and the Licking River floodwall. No buildings on the street pre-date 1877. East of Denver Street in the 300 block are 13 residences built between 1890 and 1930. Most dwellings are two-story brick and frame residences in a variety of designs. Represented in the block are Colonial Revival, late Queen Anne, Bungalow and Dutch Colonial designs. The 400 block appears to have been settled somewhat earlier with many of its 21 homes built in the Queen Anne and Second Empire styles (Photo 69). Two Bungalows and 3 Dutch Colonial designs are represented on the block.

In the 500 block are 10 residences dating from the early 1900s with most displaying Bungalow style influences. The 600 block is composed almost entirely of one and two-story Bungalow designs, especially on the south side. These homes are simple rectangular plans of frame and brick with large one-story front porches. Structures in the 700 block of Delmar Place are not included in the district due to extensive alterations.

#### E. 20th Street

Parts of 7 blocks of E. 20th Street are included in the Austinburg District. E. 20th is a major east/west connector and runs from Madison Avenue on the west to the Licking River floodwall on the east. All buildings on E. 20th were constructed after 1877. Between Madison and Scott streets are 7 buildings, the

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most notable of which is a Colonial design apartment building on the south side of the street at 11-15 E. 20th. This three-story brick building is five bays wide with extended bay windows and quoining. The building also has an elaborate stone classical design surround at the entrance. Adjacent to this building is a Queen Anne duplex constructed ca. 1890. On the north side of the street are four frame residences built ca. 1900.

In the 100 block are 9 residences of which 8 are one-story frame dwellings built in gable front plans. Despite alterations most houses in this block are contributing to the district. At the corner of Greenup is a ca. 1930 gas station which retains much of its original detailing (Photo 97). Past Greenup Street on the north side is a one-story commercial building at 208-212 E. 20th. This building is one of the best examples of the Art Deco style in the Eastside area (Photo 95). The facade of the building is sheathed in glazed terra cotta with panels of floral and zig zag banding characteristic of the Art Deco period. Most of the original storefronts are also intact with metal transom bars, transoms and large display windows. Adjacent to this building are 5 residences in the rest of the block including 2 ca. 1885 brick Italianate houses (Photo 70).

On the south side of the 200 block is a row of 5 Dutch Colonial style dwellings built ca. 1905. These houses have similar plans with the first story of rusticated concrete block construction and the upper floors of shingles or board and batten framing. All of the houses have prominent gambrel roofs. In the 300 block are only 3 vernacular structures constructed ca. 1900 on the north side of the street. All of the 300 and 400 blocks of the street on the south side are the site of the modern St. Elizabeth Hospital, the only major intrusion in the district. E. 20th makes a jog to the north of the hospital complex before resuming its eastward course.

East of Eastern Avenue in the 500 block are 10 residences constructed after 1900. Several are simple "Foursquare" designs with Colonial details while others are Bungalow designs from the 1920s. In the 600 and 700 blocks of E. 20th are 24 houses dating from 1905-1925 (Photo 80). Many of these are gable front plan Bungalows and vernacular designs of the period. These houses are of both brick and frame construction and one-story in height.

E. 21st Street

Running between Garrard and the floodwall, E. 21st Street is an east/west thoroughfare extending 6 blocks in the district. The north side of the block between Denver Street and Eastern Avenue is occupied by the St. Elizabeth Hospital complex, the only major intrusion in the district. Although the original section of the hospital was built in 1912, additions to the building in 1959 and the 1970s have resulted in a loss of integrity and the complex is listed as non-contributing to the district. In the 300 block on the south side of the street are 5 residences including a two-story Queen Anne design at 313 and 2 Dutch

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Colonial houses at 307-309. The 400 block contains two vernacular designs from the early 1900s.

Past Eastern Avenue residences are on both sides of the street in the 500 block. On the south side of the street is a row of two-story brick dwellings constructed ca. 1900-10. Most of the residences are gable front plans with Colonial Revival or late Queen Anne detailing. Several houses have wide eaves with knee brace brackets and brick quoins. On the north side of the street is a row of similar late Queen Anne houses of brick and frame construction (Photo 79). Five of the 7 houses on the block have consistent detailing with gable front slate roofs, rectangular windows and Colonial porch columns and trim.

In the 600 block on the north side of the street is a row of 9 identical two-story brick residences (Photo 106). All of these dwellings have rectangular plans with gable front slate roofs and brick pier porch columns. Beneath the eaves are knee brace brackets and half have half-timbering in the gable field. On the south side of the block are 5 Bungalow designs of one and two-stories. The Bungalow at 609 E. 21st has oversized Doric columns and a stuccoed upper facade. The boundary is drawn to include 5 Bungalows in the 700 block of the street which are contributing to the district.

#### Durrett Street

Durrett Street helps to form the southern boundary of the Austinburg Historic District. The street is located along the old corporation line of Covington and marks a section of the boundary between the Austinburg District and Wallace Woods District. Properties on the north side of the street lie in Austinburg while those on the southern side are in Wallace Woods. The street runs east/west from Garrard Street to Glenway Avenue. The two homes in the 400 block are both modern intrusions. In the 500 block are two contributing Bungalows constructed ca. 1920 and 5 one and two-story Bungalows are located in the 600 block.

#### North/South Streets

##### Madison Avenue

South of the Chesapeake and Ohio Railroad embankment are several blocks of significant architecture along Madison Avenue. Although new construction has occurred on blocks of the west side of the street, much of the east side remains intact and contains the district's best historic commercial architecture. Parts of 4 blocks of Madison are included between E. 17th Street and Wallace Avenue.

On the west side of the 1700 block is the Stewart Iron Works complex, an important collection of industrial buildings (Photos 67, 68). Much of the complex was constructed in 1903 with extensive remodelings taking place after a fire in 1912. The buildings are two and three-story vernacular Italianate designs with



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arched windows, corbelled brickwork and sheet metal cornices. Windows are paired nine-over-nine sash on most facades. On the central three-story bay facing Madison is a stepped parapet at the roofline. Exterior alterations to the buildings have been minimal and the complex remains an important architectural asset on Madison Avenue.

Adjacent to the iron works at 1725-27 Madison is the three-story brick O'Meara building (Photo 74). This vernacular apartment building has an altered commercial storefront with bay windows and classical detailing on the upper facade. On the east side of the 1700 block are five Queen Anne design residences and a modern non-contributing commercial structure. Three of the Queen Anne designs are two-story brick dwellings with stone quoining.

In the west side of the 1800 block are 8 buildings including a Queen Anne duplex and Queen Anne rowhouse built ca. 1890 (Photo 58). The rowhouse at 1811-15 has a projecting central bay, small porches with diagonal eave bracing and a gable and mansard roof. The house also has arched and bay windows. Shaler Street, a short east/west street, divides this block and a Queen Anne Queen Anne style residence at 17 Shaler is included in the boundary. The east side of the block contains 9 residences and an impressive three-story brick Colonial Revival commercial and apartment building (Photo 73). This building at 1802-04 has glazed brick piers on the first story with much of the original storefront intact. On the upper floors are extended bay windows and a sheet metal cornice with modillion blocks and dentils. Most residences on this block are two-story brick Queen Anne and Colonial Revival designs from ca. 1890.

The 1900 and 2000 block contains very few older structures on the west side of the street and the boundary is drawn to include only the east side of Madison. In the 1900 block are 10 pre-1900 structures which were originally stores or have been converted to commercial use (Photo 75). Most of these are two-story brick Italianate style houses and several are non-contributing due to extensive alterations. The most notable buildings on the block are Italianate designs at 1918 and 1930 and a one-story Spanish Mission design at 1926.

Six buildings in the 2000 block are included on the east side running from E. 19th Street to an alley (Photo 76). All but one of the structures are used for commercial purposes with the other remaining as a residence. There are 2 early 20th century commercial buildings which remain intact. At 2002-04 is a two-story brick store with Classical detailing in its sheet metal cornices. Adjacent to this building at 2006-08 is another two-story building with a glazed brick exterior. This building features a Spanish style parapet and extended bay windows on the upper floor. South of the alley the boundary runs east to Pearl Street to avoid several modern intrusions at the south end of the block.

Pearl Street

Pearl Street is a narrow (36') north/south street which extends from E. 18th

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Street three blocks south where it dead ends into the old corporation line. Pearl Street was subdivided and laid out later than most of the other north/south streets in the district and no buildings on the street pre-date 1877. The 1800 block contains brick and frame dwellings with many built in simple variations of the Queen Anne and Colonial Revival styles. Five of the frame houses are non-contributing due to extensive alterations.

In the 1900 block are 27 residences, the majority of which are one-story frame and brick structures (Photo 77). The earliest and most notable houses are 2 Italianate designs at 1921-23, built ca. 1885. Most other houses on the street are turn of the century cottages with minimal detailing. In the 2000 block are 7 dwellings, five of which are of frame construction with numerous alterations. There are few buildings located on the west side of the street which is primarily parking areas for Madison Avenue businesses. There are also several automobile garages to serve residents where the street dead ends on the south.

Scott Boulevard

Scott Boulevard is one of the major north/south streets in the district and it contains some of the best residential architecture in Austinburg. Like most of the district the street was settled after 1877 and the majority of residences were built between 1880 and 1910. Most buildings on the street are of brick construction, two-stories in height, with designs reflecting the Queen Anne style. Four blocks of the street from E. 17th Street south to the Wallace Woods District boundary are included in the Austinburg District.

The 1700 block contains 19 large brick and frame residences and the St. Luke's Methodist Church. Most of the residential buildings are Queen Anne styles built in the 1890s. On the west side of the street are 9 brick houses with fine detailing (Photo 60). At 1719 is a two-story Queen Anne built in 1895 and designed by Sweeny and Robinson architects. This residence is a good example of the typical Queen Anne designs on the street and features a large arched window with stained glass, projecting gable plan and milled porch decoration. At 1723 is a Queen Anne design with a bay window on the second story displaying an elaborate stone surround and slate roof. An exceptional Colonial Revival design is at 1727 which features stone quoins, eave modillion blocks, an elliptical roof dormer and tile roof. In addition to the residences there is a Victorian Romanesque design fire company building at 1701 which was built ca. 1890 (Photo 101). Unfortunately, the original first floor was altered when it was converted into a residence but the upper floor arching and detailing remains intact.

The east side of the 1700 block contains 9 residences built after 1880 (Photo 59). Five of the dwellings are frame Queen Anne designs while the 4 brick buildings have Colonial Revival influences. Several of the frame houses have fine detailing. At 1724 the house displays decorative wooden shingles and

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extensive eave bargeboard. At 1714 the dwelling retains its original milled porch, square gable panels and varied slate roof (Photo 83). In addition to the residences the St. Luke's Methodist Church is located on this side of the street at 1728 Scott. This church was constructed in 1893 as the St. Johns Episcopal Church and designed by architects Crapsey and Brown. The building originally displayed a frame and shingle exterior but the building was altered in recent years with the addition of permastone and is considered non-contributing to the district.

In the 1800 block of Scott are 21 contributing residences and a non-contributing church. On the west side of the street most of the houses in this block are two-story frame designs constructed 1890-1900 (Photo 62). Although several have been altered with new siding most houses retain their original detailing. The majority of homes are gable front plans with minimal Queen Anne decoration. On the east side of the street are mostly two-story brick dwellings constructed ca. 1900 with Queen Anne influences. Most residences in this block have simple detailing with slate roofs, brick pier porch columns and restrained eave ornamentation. At 1802 Scott is one of the district's few modern intrusions, the Mormon Church built in 1958. The brick church's gable front design and landscaping help to lessen its impact on the streetscape.

The 1900 block of Scott contains a fine row of brick Queen Anne designs on the west side of the street and frame and brick houses on the east side (Photo 78). Of the 15 residences on the west side 8 are contiguous brick structures on the south end of the block (Photo 65). In this row are good Queen Anne designs with gable front plans, stained glass windows, Doric and Ionic porch columns and decorative stone and brickwork. On the remainder of the block are two-story frame dwellings with numerous alterations and simple detailing. On the east side of the street is also a mixture of one and two-story brick and frame residences. Several of the frame structures have been altered but all of the 14 houses on this side of the street are contributing. At 1912 Scott is a two-story apartment building built by architects Hildreth and Beckman. At 1928-30 are ca. 1900 identical plan brick residences with Ionic porch columns, quoining and arched windows on the main facade.

Between E. 20th and the Wallace Woods boundary are 22 residences and 2 commercial buildings. Most structures in the block are ca. 1900 two-story Queen Anne designs of brick and frame construction. Several of the frame dwellings such as at 2005 and 2009 retain their original frame decoration on the porches and eaves. On the east side of the street at 2024-32 is a good row of 5 Queen Anne style residences built ca. 1900. In addition to the residences there is an altered Colonial Revival style commercial building at 2001-03 Scott. On the main facade is brick quoining and a sheet metal cornice but the storefront has been altered. At 2002 Scott is a modern gas station. South of the old corporation line Scott enters the Wallace Woods Historic District as it leaves Austinburg.

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Pine Street

Pine Street is a narrow north/south street and alley which runs from E. 17th Street to the corporation line between Scott and Greenup. In the two blocks between E. 17th and E. 19th Pine Street is essentially a 25' wide alley with only small auto garages and no residences located in these blocks. South of E. 19th the street widens to 35' and contains both garages and residences. On the west side of Pine Street in the 1900 block are 8 one and two-story frame houses (Photo 103). Several of the residences are ca. 1890 Italianate styles while the remainder are simple gable front vernacular forms. The application of modern sidings and the removal of original details has been extensive on the street. In the 2000 block are 7 residences on the west side of the street (Photo 72). The majority of these are one-story frame gable front vernacular and Bungalow designs with extensive alterations. Pine Street dead ends into the old corporation line and the Wallace Woods boundary at the south end of the block.

Greenup Street

Greenup Street is a major north/south street in the district and extends four blocks from E. 17th Street to the Wallace Woods boundary in the 2000 block. In the 1700 block are 26 residences built between 1885 and 1910 in a variety of styles. Most structures are two-story brick and frame designs constructed in the Queen Anne, Italianate, Colonial Revival and Second Empire styles. On the west side of the street are a number of brick Queen Anne designs with arched windows, gable front plans and brick and stone decoration (Photo 105). At 1729-31 is a three-story brick Second Empire building four bays in width on the main facade. One section of the first floor was originally a store and despite alterations the original cast iron pilasters are visible. On the upper floors are decorative stone hood molding, bracketed cornice and gable dormers at the slate mansard roof. On the east side of the street is a row of mostly two-story frame houses built in gable front plans with Queen Anne detailing (Photo 61). At 1724 is a two-story brick Italianate dwelling built ca. 1880.

In the 1800 block are 24 residences all but one of which are contributing to the district. On the west side of the street is a row of 11 two-story brick and frame Queen Anne designs. Most houses are gable front plans with similar detailing and all were constructed between 1895 and 1910. Many display decorative stone and brickwork, stained glass windows and slate roofs. This row is one of the more cohesive and intact blocks in the district. At 1801 is the Apostolic Church built in 1912 with a combination of Italianate and Bungalow elements (Photo 100). The wide eaves have knee brace brackets and there is a square bell tower on the north facade. On the east side of the street are 13 residences most built in the Queen Anne style. The majority are two-story designs with a wide variety of detailing. Also in the block are 2 Tudor designs at 1804-06 with half-timbering in the gable fields. At 1826 is the only altered non-contributing house.

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The 1900 block contains an excellent row of brick two-story Queen Anne style dwellings on the west side of the block. The 10 structures on this side of the street have similar plans and detailing such as decorative stone and brickwork, gable front plans and Colonial porch detailing. This row is also very consistent in appearance with all properties contributing. On the east side of the street are 11 residences of both brick and frame construction. There is more variation in design on this side of the street with several ca. 1885 Italianate designs interspersed among later Queen Anne houses. At 1926-32 Greenup is a one-story brick commercial building constructed ca. 1920 (Photo 102). The building retains much of its original storefronts and brick upper facade Renaissance influenced detailing.

The Immanuel Baptist Church dominates the corner of Greenup and E. 20th Street (Photo 71). Built in 1915, the church is an interesting combination of Gothic and Italianate designs executed in stone and glazed terra cotta. On all facades are striking stained glass windows and over the main entrance is an ornate stained glass window and stepped parapet. The church was designed by architect C. L. Hildreth and it continues to serve the local congregation.

Past the church on the east side of the 2000 block are 17 residences built from 1890 to 1910 in Queen Anne and Tudor styles. Most houses are two-story brick designs and there are no non-contributing buildings on this block. On the west side of the street is a three-story Colonial design store and apartment building at 2001 Greenup (Photo 96). This building retains much of its original storefront and displays stone quoining and a sheet metal cornice with modillion blocks. In the rest of the block are 17 residences built between 1890 and 1920 in the Queen Anne and Dutch Colonial styles. This block also is very cohesive with all buildings contributing to the district. Most are two-story brick structures with gable front plans and similar detailing. South of the 2000 block is the boundary of Wallace Woods.

#### Mackoy Street

Mackoy Street runs one block between E. 20th Street and the old corporate boundary between Greenup and Garrard streets. The street was subdivided and lots sold after 1892 with most houses built by 1910. The majority of the residences are one-story frame vernacular designs with minimal detailing. On the block are 35 dwellings with few displaying any significant architectural decoration. Over half of the houses have been altered with modern siding or new porches.

#### Garrard Street

Garrard Street is an important north/south street which extends through the district. Parts of 5 blocks are included in the district between E. 16th Street and the Wallace Woods District boundary. In the 1600 block are 8 residences on the west side of the street, several of which pre-date 1877. The house at 1609

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is shown on the 1877 map and some of the adjacent frame residences which have been altered may also be from this period. On the east side of the street are 7 houses built ca. 1890 in the Queen Anne style. In addition to the residences there is also a two-story Italianate design commercial building at 1620 Garrard. This building has been altered but retains its original cast iron pilasters on the storefront.

In the 1700 block is a variety of buildings. At the corner of E. 17th and Garrard are two commercial buildings (Photo 81). At 1701 Garrard is a ca. 1880 Italianate two-story brick building with part of the original cast iron storefront intact. Across the street at 1702 is a three-story Second Empire design commercial building also with an altered storefront. On the west side of the street are 15 frame and brick dwellings including a fine Italianate structure at 1703 (Photo 84). In the middle of the block is a row of 5 identical brick Queen Anne designs with simple detailing. On the east side of the street are 13 residences. Most of these are two-story frame residences which have been altered with added siding and porches. Five houses in this row are non-contributing due to alterations. At the south end of the block are three Bungalow designs constructed ca. 1915.

In the 1800 block are primarily brick and frame Queen Anne designs built from 1880 to 1910. On the west side of the street are 13 residences of both one and two-story designs. Several have Colonial detailing on the porches and large knee brace eave brackets. At 1819 Garrard is a Dutch Colonial design with a distinctive curved roofline and at 1829 is a one-story commercial building constructed ca. 1930. On the east side of the street are 13 residences with 2 non-contributing due to alterations and a modern house built at 1828. Most houses on the block are simple gable front plans of frame and brick. The most notable building on the block is the two-story Colonial design apartment building at 1810 Garrard (Photo 99). This apartment house features brick quoining on the porch piers and paired brackets beneath the sheet metal cornice.

There are 26 residences in the 1900 block of Garrard of one and two-story frame and brick buildings. The majority of houses on the street were built between 1885 and 1920 with Queen Anne, Colonial Revival and Bungalow designs represented. On the west side of the street are 12 residences with gable front plans and simple detailing. On the east side of the street is a notable three-story apartment building at 1902 Garrard (Photo 98). This building has Colonial detailing and extended bay windows of the 19th Street facade. The majority of residences on the east side are two-story late Queen Anne styles of brick construction.

In the 2000 block of Garrard are 15 residences on the west side of the street. On the east side the St. Elizabeth Hospital complex takes up the block between 20th and 21st with 7 dwellings in the block between 21st and the corporate boundary. Residences on this block continue in the Queen Anne style with two

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fine Dutch Colonial designs at 2039 and 2043. At 2031 is a modern commercial warehouse which is the only major intrusion in this block. On the east side of the street are several large brick vernacular designs with Colonial detailing.

Denver Street

Denver Street is a block long street running between 19th and 20th streets. The west side of the 1900 block contains 12 structures primarily of frame construction (Photo 66). Most residences on the block were built ca. 1900 with Queen Anne and Colonial Revival detailing. While many of the frame houses have been altered with new siding and porches all are contributing to the district. On the east side of the block are 4 dwellings also built around 1900 and all are contributing. There are no exceptional structures on the street but together the buildings constitute a cohesive streetscape.

Nancy Street

Nancy Street is a short, north/south street near the C&O embankment and was originally part of the Patton subdivision. The street is intersected by Patton and dead ends on both north on south. On this block are 16 houses including three ca. 1880 Italianate houses at 1536, 1537 and 1534. All other dwellings were built ca. 1900 and 7 houses are non-contributing due to extensive alterations.

Maryland Avenue

Maryland Avenue is a major north/south street despite containing fewer structures than Garrard or Greenup. The street extends from E. 15th Street on the north to Durrett Street, a total of 8 blocks. In the 1500 block are 27 structures including several ca. 1880 Italianate residences on the west side of the street. At 1525 and 1527 are excellent two-story Italianate designs with elaborate hood molding and bracketed cornices. At 1535 is a one-story Italianate structure with cornice decoration featuring dentils and paired brackets. Most houses on the east side are frame buildings which have been altered with new siding. All but one of the dwellings on the street are contributing. At the rear of 1538 is a ca. 1920 concrete block garage which is typical of many built in alleys throughout the Eastside area.

In the 1500 block are structures only on the west side of the street. In this block are 13 one-story frame residences most of which have been significantly altered and are non-contributing. At 1551 Maryland is a three-story store and apartment building. The storefront has been altered but the upper facade retains its original cornice and corbelled brick brackets. The 1600 block contains 6 dwellings, 5 of which are contributing. On the west side of the street is an excellent row of 3 two-story Second Empire residences and a three-story commercial building (Photo 93). The houses at 1609-1613 are two bays wide with a door and window on the main facade. Above the first story is

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an elaborate cornice with dentils and brackets. The second story has a mansard roof with a gable dormer window and diamond patterned slate shingles. The commercial building at 1615 has an altered storefront but the upper facade retains a cornice with modillion blocks, brick quoining and a pedimented gable dormer on the slate mansard roof.

The 1700 block has 5 residences constructed after 1900. All three houses on the west side of the street have been altered with 2 Bungalows on the east side. There are no buildings facing Maryland in the 1800 block and only one Dutch Colonial house at 1902 Maryland in the 1900 block. The St. Elizabeth Hospital complex now encompasses all of the 2000 block of the street. In the 2100 block are 15 residences built ca. 1890-1910 in Queen Anne and Colonial designs. All but one of the buildings retain their original features and only one non-contributing structure is on the street.

Eastern Avenue

Eastern Avenue is a north/south street which extends 8 blocks from E. 15th Street to Durrett Street. In the 1500 block are 23 residences built from ca. 1880 to 1920. Most houses in the block are two-story brick structures with Queen Anne and Colonial Revival details (Photo 59). There are also several Bungalow designs along the street. Of the 25 residences all but 7 are contributing to the district. In the 1600 block are several post-1935 commercial and residential buildings with no contributing buildings. In the 1700 block are 9 residences of which 4 are modern structures and the others are ca. 1920 Bungalow styles. Also in the block is the modern Free Pentacostal Church.

The 1800 block of Eastern has 10 residences of which 8 are contributing. In the block are 4 ca. 1920 Bungalow designs, a ca. 1880 Italianate design at 1603 and a good Dutch Colonial design at 1615. This Dutch design features wood shingles, eave trim and a slate gambrel roof. In the 1900 block are 19 residences including a row of 5 Queen Anne designs on the west side of the street. Many of the houses on the east side are either altered frame Queen Anne dwellings or Bungalow designs from the 1920s. All but two of the houses in the block are contributing.

In the 2000 block are 5 houses on the east side of the street with the west side occupied by the St. Elizabeth Hospital complex. The dwellings in this block are 2 ca. 1900 vernacular designs and 3 ca. 1920 Bungalows. The 2100 block contains an excellent row of ca. 1900 two-story brick houses with gable front plans (Photos 63, 64). Houses on this block are very similar in plan and detailing with one-story front porches on brick and frame piers, minimal detailing and slate roofs. The block contains 15 residences all of which are contributing to the district.



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Oakland Avenue

Oakland Avenue is a north/south street which extends 8 blocks in the Austinburg area. The boundary of the district includes only part or all of the blocks between E. 16th and Durrett streets. North of E. 16th are many modern and altered houses which are not included in the district. No structures face Oakland in the 1600 and 1700 blocks. In the 1800 block are 2 contributing ca. 1920 Bungalows on the east side of the street. In the 1900 block are 12 one and two-story frame and brick dwellings. Most are frame with numerous alterations. The 2100 block contains 11 residences in Bungalow, Foursquare and Dutch Colonial designs.

Glenway Avenue

Glenway Avenue forms the easternmost street in the Austinburg area adjacent to the Licking River floodwall. Included in the district are three blocks from Delmar Place south to Durrett Street. Glenway was settled after 1910 and most residences are Bungalow designs from the period. In the 1900 block are 17 residences of which 16 are Bungalow styles. The 2000 block has 7 structures all of which are one and two-story Bungalows. The 2100 block also repeats this style with 10 Bungalow designs from the 1910s and 1920s (Photo 82). Most are of frame construction and all are contributing to the district.

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Austinburg Historic District

Significance

The Austinburg Historic District is an architecturally significant area of Covington, Kentucky. The district was settled after 1860 and displays a wide range of architectural styles such as Italianate, Queen Anne, Colonial Revival and Bungalow designs. The district is also significant in industry due to the presence of the Stewart Iron Works. Very few new buildings and alterations have occurred with the district since 1935 and it retains a very high degree of architectural integrity.

Austinburg was originally part of several large estates south of Covington in the 1840s and 1850s. A large part of the area was purchased in 1852 by Seneca Austin who resided in a home overlooking the Licking River (now demolished). As Covington grew in the 1850s, Austin and several other landowners such as Robert Patton and the Southgate family, subdivided their land into lots. The earliest homes in the area were built in the 1850s with settlement increasing throughout the next several decades.

The settlement patterns of the district are significant as examples of speculative development in the 19th century. Several large landowners such as Austin, Robert Patton and Onerias Powell laid out numerous blocks and subdivided them into lots to take advantage of the population boom at mid-century. Other areas of significance are through the impact of the churches and schools in the district. St. Benedict's Church is the most notable church in Austinburg and it has been a focal point of the German Catholic community since the late 19th century. The construction of the original building in 1883 helped to attract Germans to this area of Covington and it continues to be a major force in the community. The district boasts a number of other notable churches such as the Immanuel and Apostolic Churches. The Sixth District School has also been of importance in the education of the area and has served neighborhood students for over fifty years.

Throughout the late 19th and early 20th centuries Austinburg was one of Covington's fastest growing areas. The lots soon filled with fine examples of the Italianate, Queen Anne and Colonial Revival styles. In addition to single-family dwellings many duplexes, apartments and multi-family row houses were built. Several blocks were purchased by investors who constructed residences with identical plans and details. By 1910 almost all lots had been settled with the exception of areas along the southern and eastern edge of the neighborhood. Development and construction of Bungalow designs in these areas took place until 1935.

Included in the district along Madison Avenue are a number of fine commercial buildings and the Stewart Iron Works. Madison is a major thoroughfare in Covington and was the center for commercial development in the early 1900s.

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Several fine classical design commercial buildings exist along Madison. The Stewart Iron Works were established in the district in 1903 and quickly became the leading industry in Covington. The large complex made iron fencing for residences and jail cells. This business employed several hundred workers and operated at their Madison Avenue location until recent years.

Since 1935 construction within the district has been minimal and it retains a very high degree of architectural integrity. Very few intrusions are in the district and most non-contributing structures are due to alterations. Each block in the district presents fine examples of historic architectural styles and it is one of the largest concentrations of pre-1935 architecture in the city.

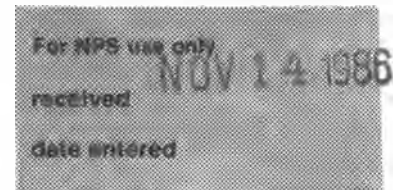
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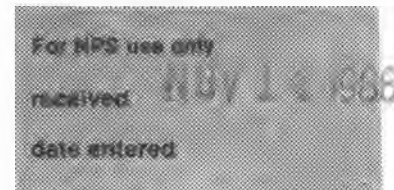
Verbal Boundary Description and Justification  
Austinburg Historic District

The Austinburg Historic District boundary is drawn as follows:

Beginning at the southeast corner of Glenway and Durrett, thence 400' westwardly along the old corporation line to the northwest corner of Oakland and Durrett, thence 1,700' westwardly to the western right-of-way of Pearl St., thence 50' north to a point, thence westwardly 70' to a point, thence westwardly 80' to a point on the eastern right-of-way of Madison Ave., thence northwardly 775' across E. 19th St., thence westwardly 150' across Madison to a point, thence 325' northwardly to a point crossing Shaler St., thence 150' westwardly to a point, thence 175' northwardly to a point, thence westwardly 50' to a point, thence northwardly 175' to the southern right-of-way of W. 17th St., thence along the southern right-of-way of E. 17th 1,275' to an alley west of Garrard St., thence northward 150' to a point, then eastward 125' crossing Garrard St. to a point, thence northward 175' to a point, thence eastward 150' to a point, thence northwardly 75' to a point, thence 150' to a point, thence northwardly 300' across Patton St. to a point, thence 300' eastwardly across Wheeler St. to an alley, thence northward along the alley right-of-way 325' to the southern right-of-way of E. 15th St., thence eastwardly 310' along E. 15th St. to the western right-of-way of Eastern Ave., thence southwardly 150' to a point, thence eastwardly crossing Eastern Avenue 125' to a point, thence south along an alley 230' to a point, thence southward 180' crossing Oliver to a point at an alley, thence westwardly 30' to a point, thence southward 40' to a point, thence westwardly 110' crossing Eastern Ave. to a point, thence southwardly 60' to a point, thence westwardly along the northern right-of-way of Patton 120', thence southwardly crossing Patton 135' to an alley, thence eastwardly along the alley right-of-way 850' crossing Eastern, Oakland and Glenway Avenues to a point, thence south 100' to the northern right-of-way of E. 16th St., thence westwardly 125' to the northwest corner of Glenway and E. 16th St., thence south 140' along the western right-of-way of Glenway to an alley, thence westwardly 250' along the alley right-of-way to the eastern right-of-way of Oakland Ave., thence south on Oakland 220' to an alley, thence eastwardly 160' along the alley right-of-way to a point, thence southward 120' crossing Thomas to the southern right-of-way of Thomas, thence westwardly 160' to the eastern right-of-way of Oakland Ave., thence south along the right-of-way 100' to an alley, thence eastwardly 250' along the alley right-of-way, thence southwardly 210' to an alley following the western right-of-way of Glenway Ave., thence westwardly 125' along an alley to a point, thence southwardly 130' crossing E. 19th St. to the southern right-of-way of E. 19th, thence eastwardly along the right-of-way 260' to a point, thence south 200' to a point, thence eastwardly 110' to a point, thence southwardly 650' to a point, thence westwardly 50' to a point, thence southwardly 150' to a point, thence following the northern property line of 2116 Glenway to the point of beginning.

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The Austinburg Historic District boundary is drawn to include the traditional boundaries of the neighborhood as well as significant properties along Madison Avenue. The Austinburg district is bounded on the north by the CSX Railroad right-of-way and embankment, on the east by the Licking River Floodwall and on the south by old corporate line and Wallace Woods Historic District. The boundary on the east has been drawn to exclude modern intrusions along parts of the west side of Madison Street. Inclusion of the eastern side and the area adjacent to, and including the Stewart Iron Works, includes significant commercial, residential and industrial buildings related to Austinburg.

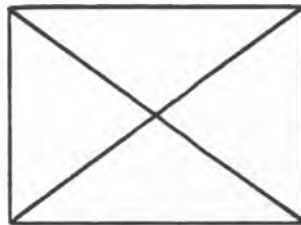
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AUSTINBURG HISTORIC DISTRICT

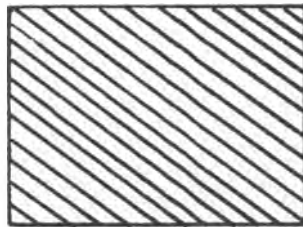


EASTSIDE MULTIPLE RESOURCE AREA  
COVINGTON, KENTUCKY

MAP KEY



VACANT - NON-CONTRIBUTING



PRE-1935 STRUCTURE  
ALTERED - NON-CONTRIBUTING



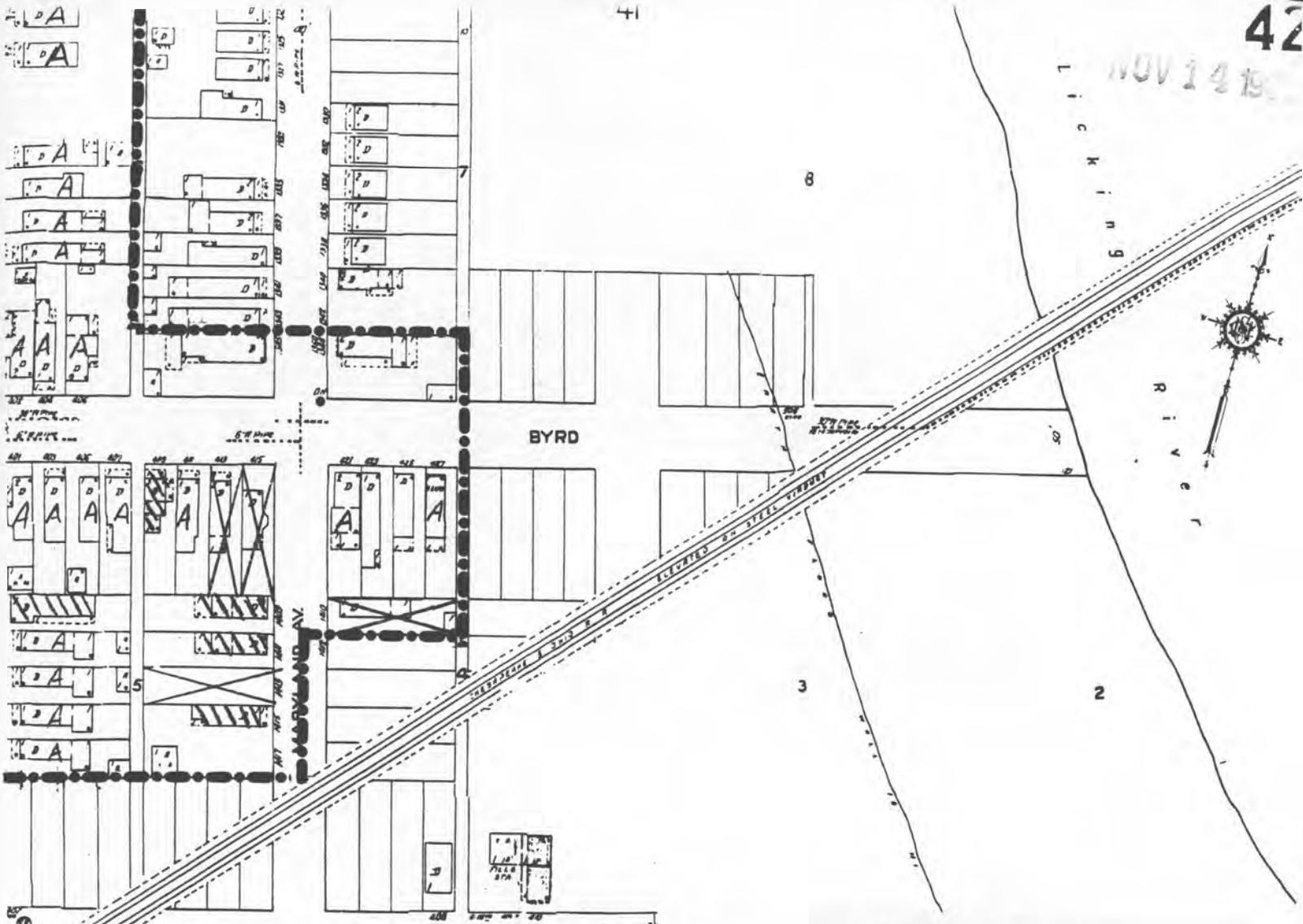
POST-1935 STRUCTURE  
NON-CONTRIBUTING

ALL OTHER PROPERTIES ARE CONTRIBUTING  
THOSE MARKED WITH AN "A" ARE ALTERED BUT CONTRIBUTING

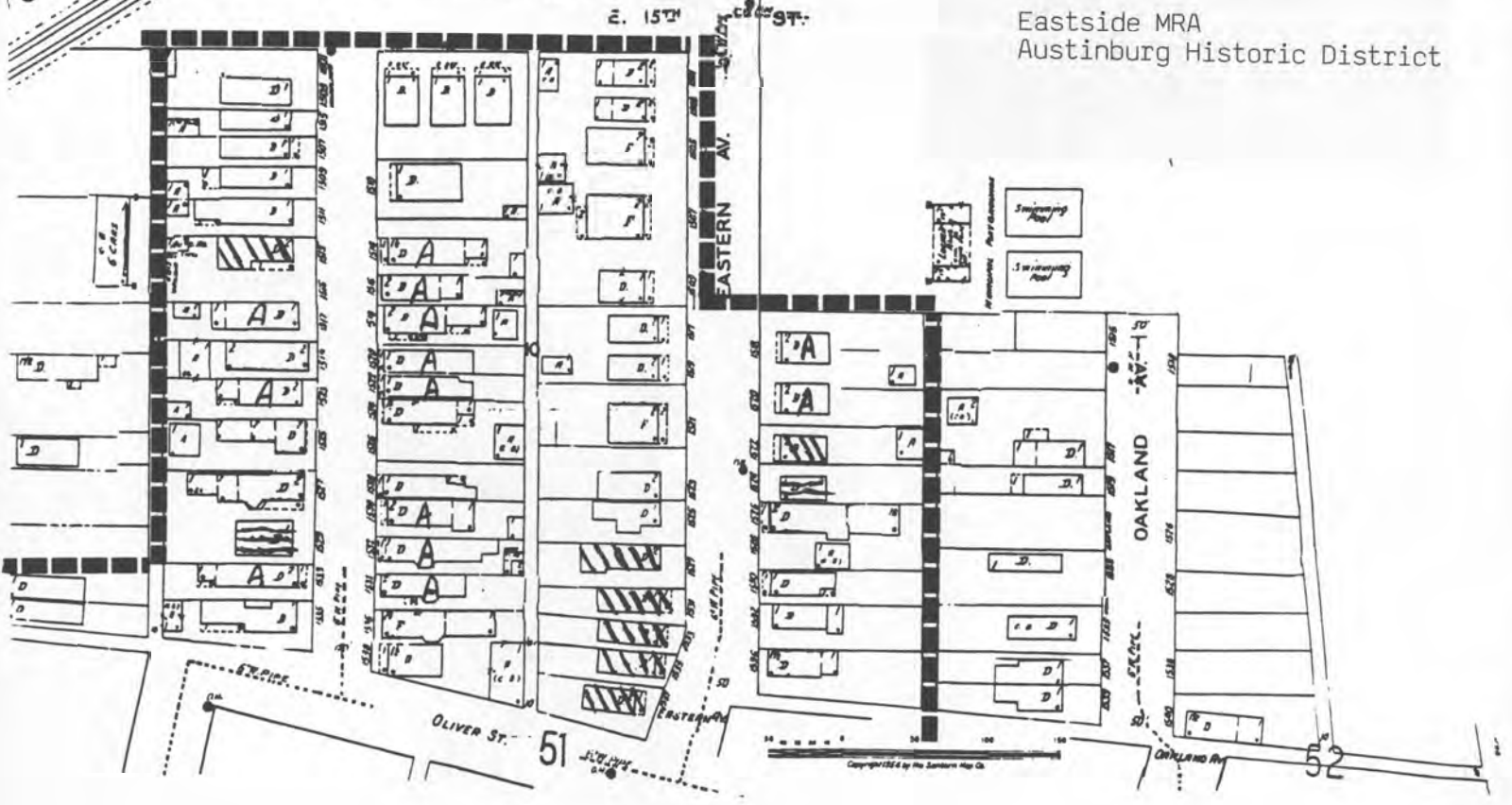
SCALE- 1" = 100'

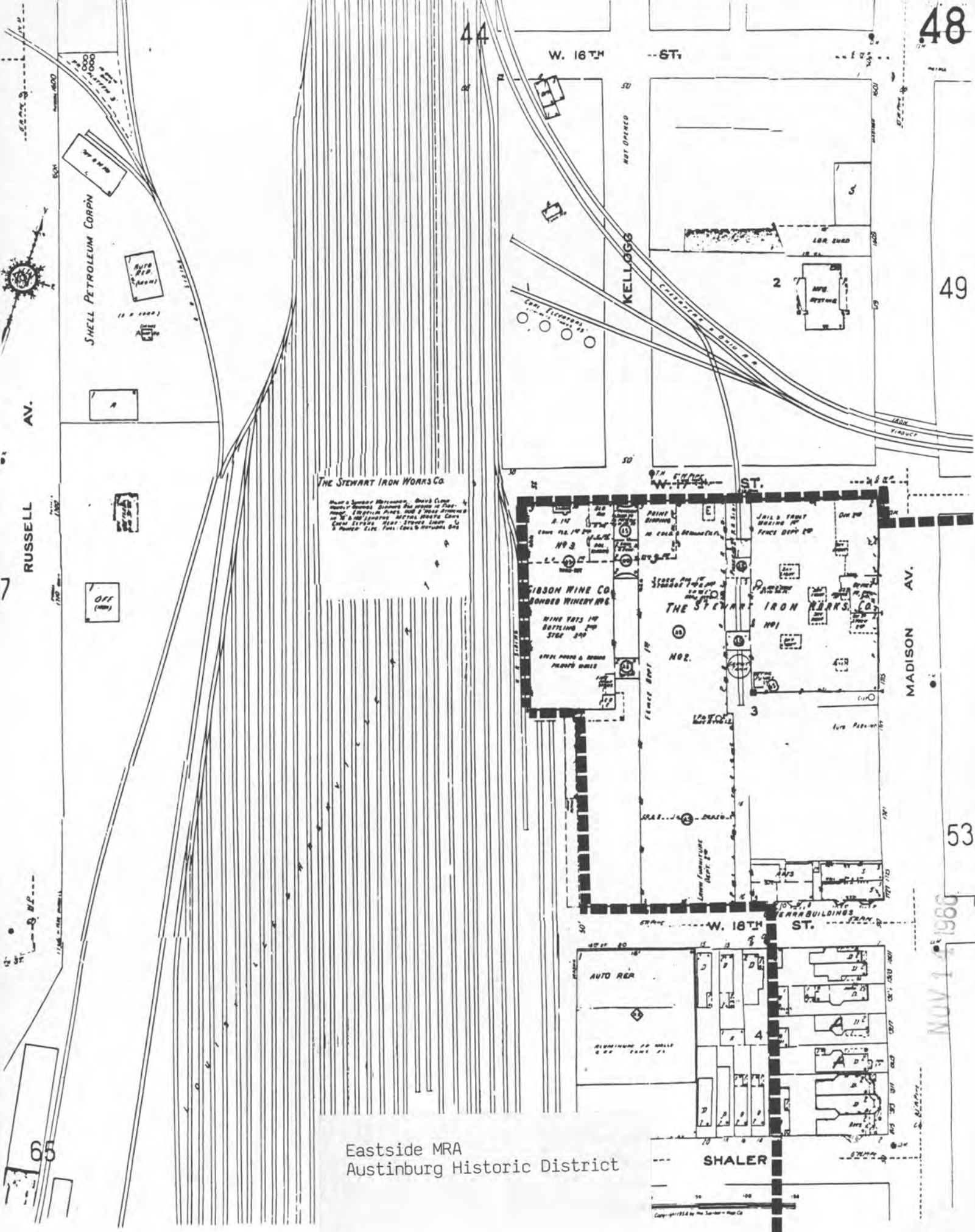
NORTH ARROW AS MARKED

NOV 14 1915



Eastside MRA  
Austinburg Historic District





**THE STEWART IRON WORKS CO.**  
 Plant & Machine Shop, Sheet Metal Shop, Pattern Shop, Foundry, etc. See also map of Austinburg, Ohio, showing location of this plant in the Eastside MRA.

**GIBSON WINE CO.**  
 BOTTLED WINERY INC.  
 WINE YETTS 1st  
 BOTTLING 2nd  
 STGE 3rd

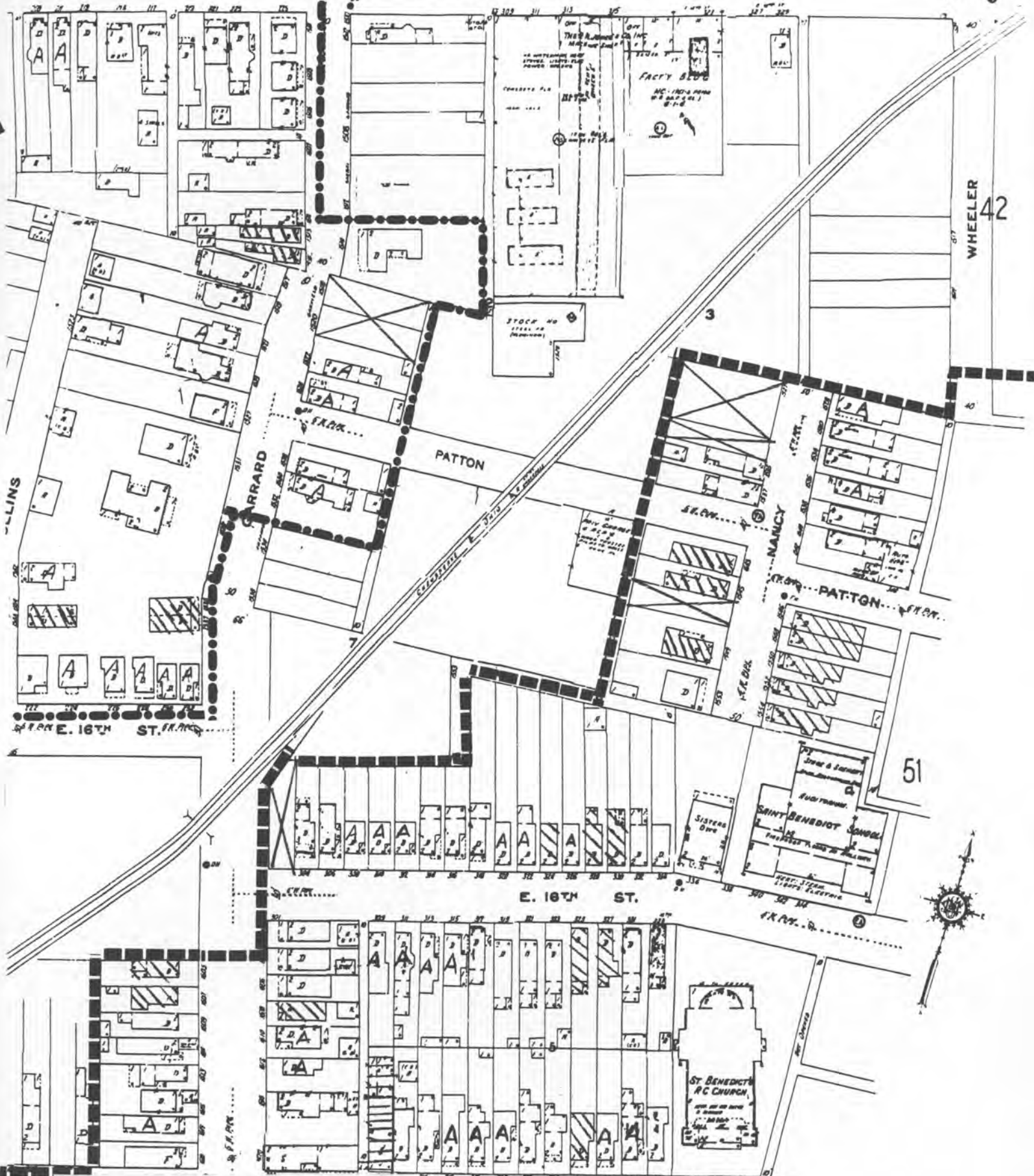
**THE STEWART IRON WORKS CO.**  
 NO. 1  
 NO. 2  
 NO. 3  
 PRINT SHOP  
 JAIL & TRUST BUILDING  
 FENCE DEPT. CO.

Eastside MRA  
 Austinburg Historic District

NOV 1 1966



E. 15TH ST. RR RR

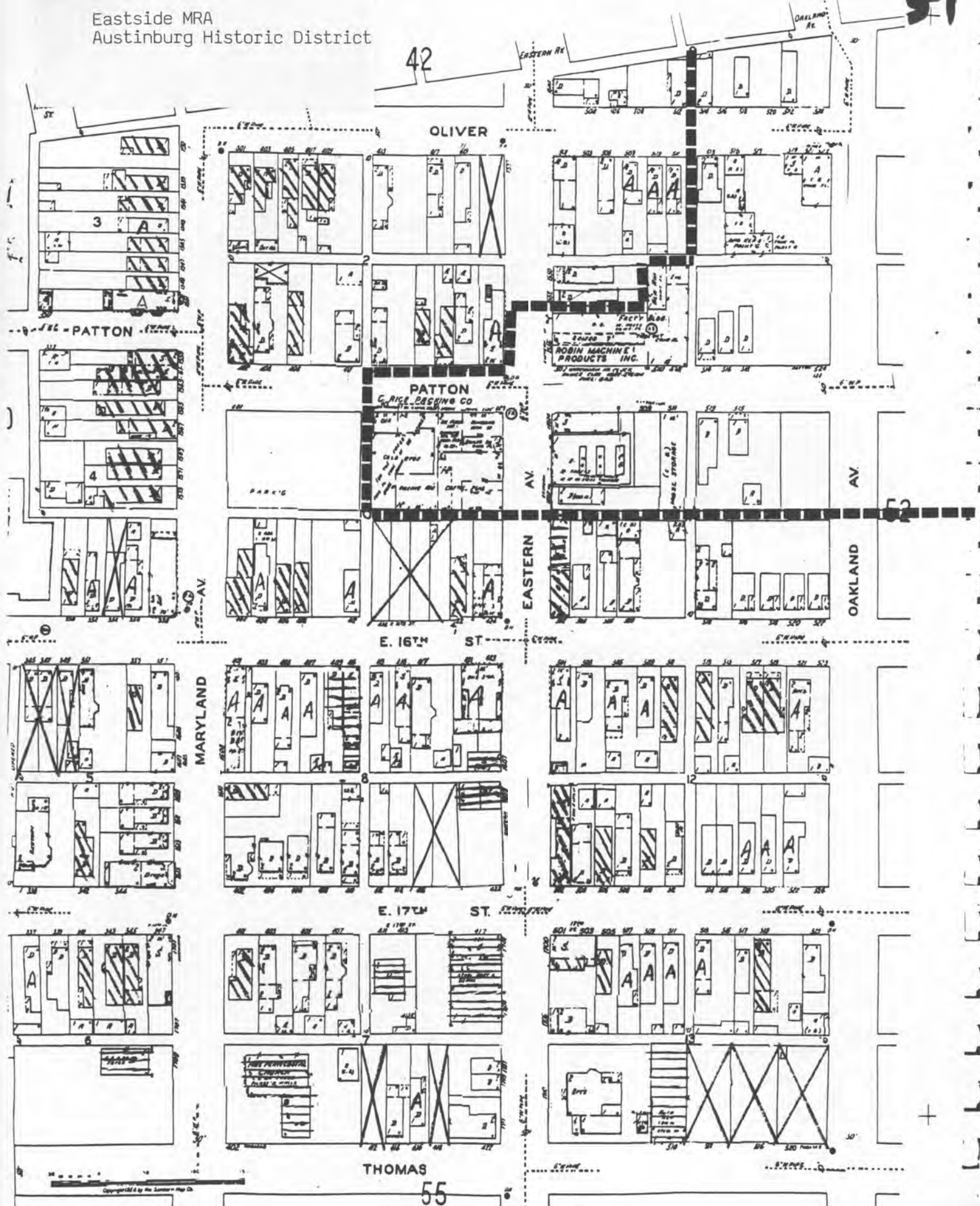


Eastside MRA Austinburg Historic District

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Austinburg Historic District

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OLIVER

PATTON

PATTON  
G. RICE DESIGN CO.

ROBIN MACHINE  
PRODUCTS INC.

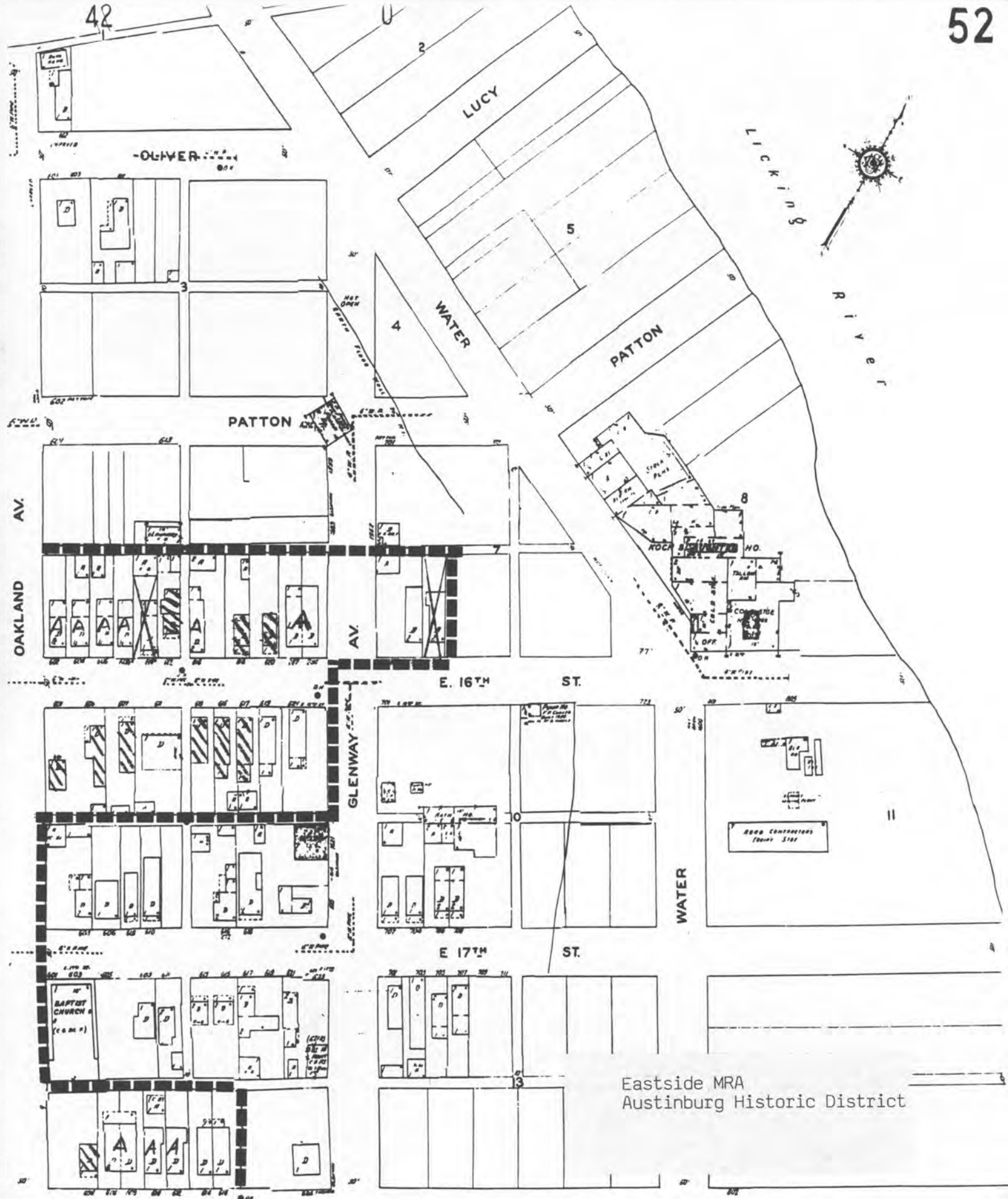
MARYLAND

E. 17TH ST.

THOMAS

55

NOV 27 1908



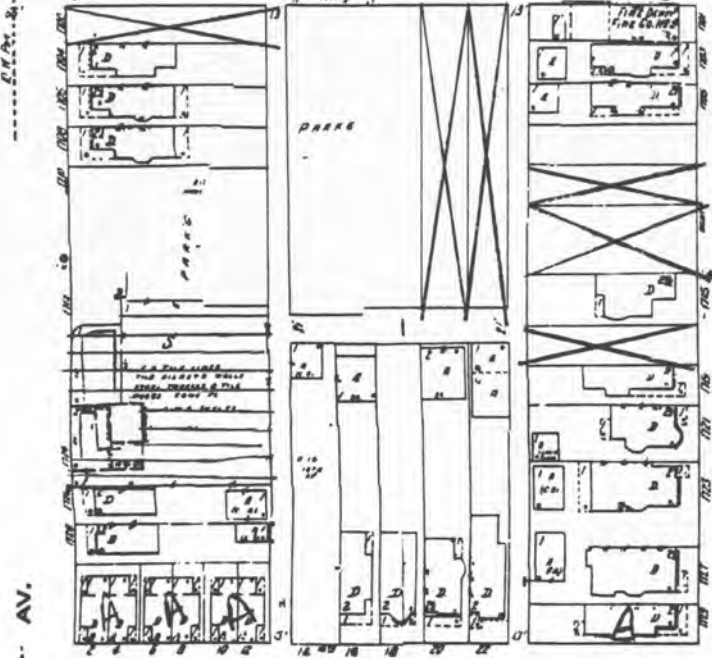
Eastside MRA  
Austinburg Historic District



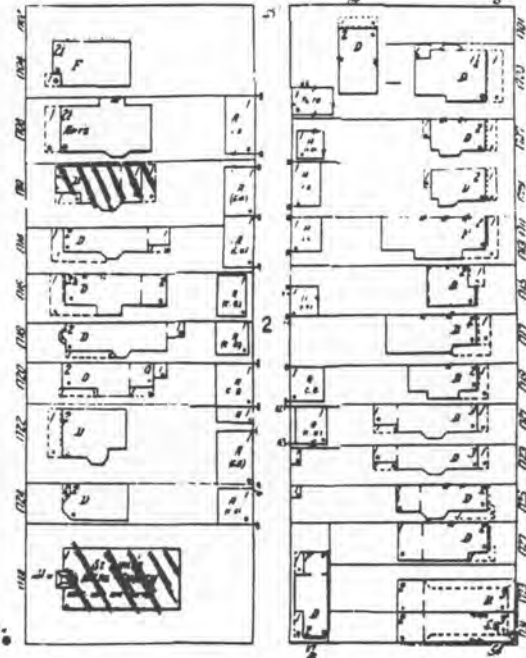
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E. 17TH ST.

MADISON AV.

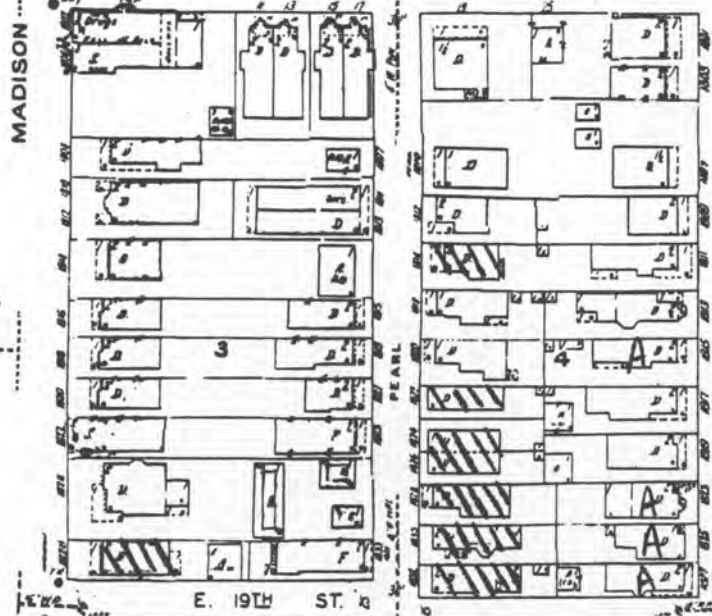


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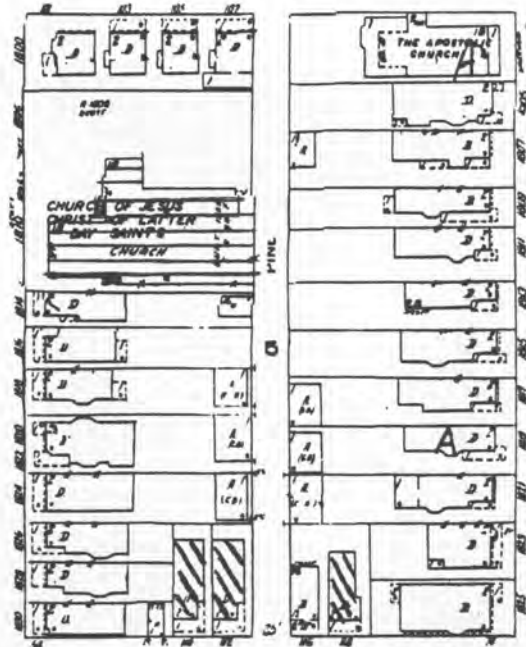


E. 18TH ST.

54



SCOTT



GREENUP

E. 19TH ST.

E. 18TH ST.

57

Eastside MRA  
Austinburg Historic District

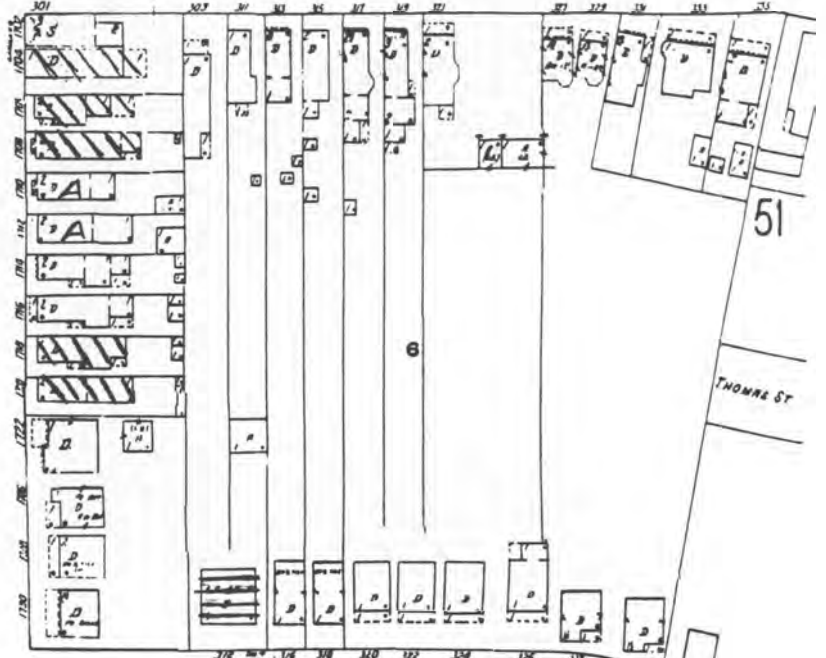
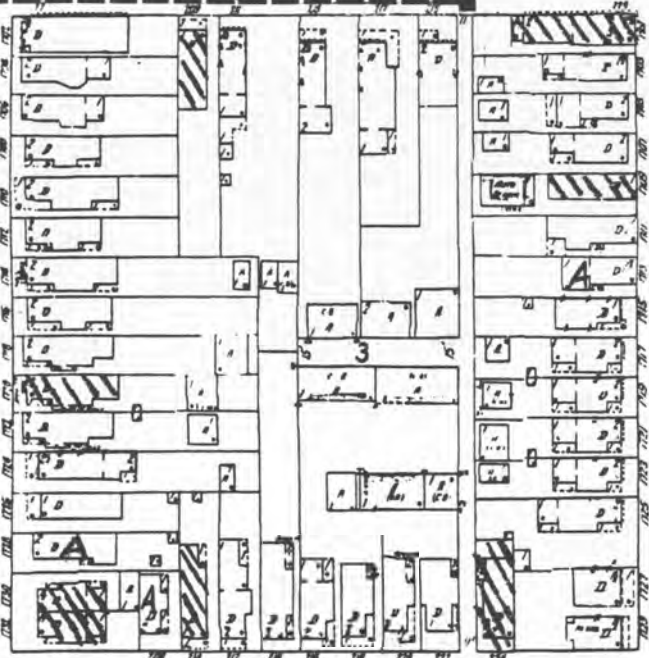
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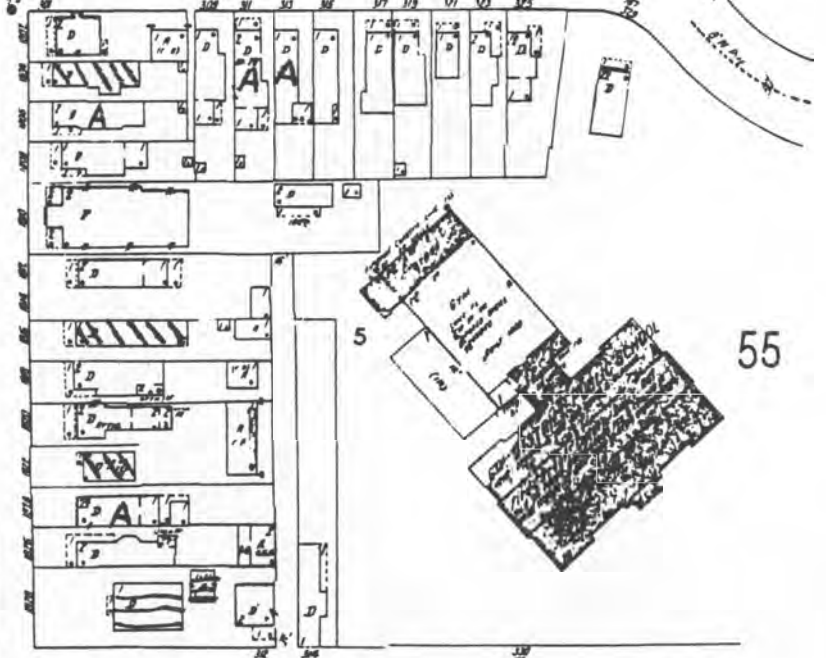
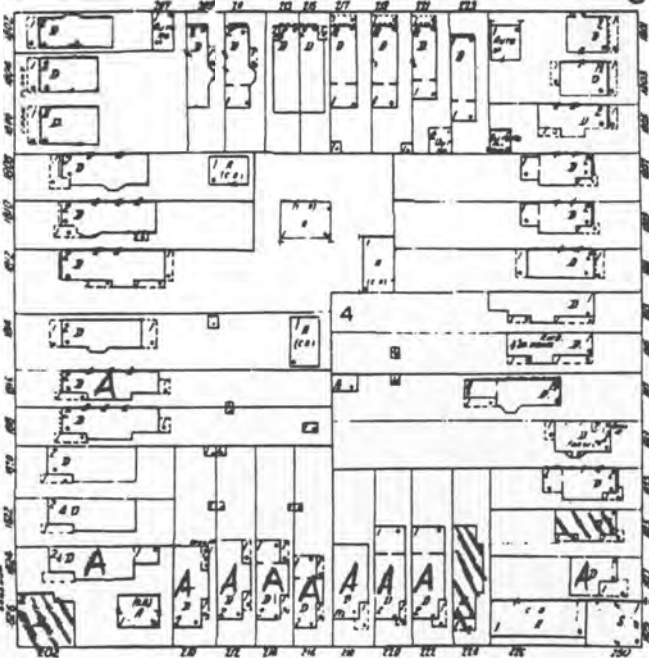
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51

THOMAS ST.

E. 18TH ST.

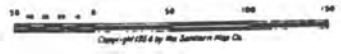


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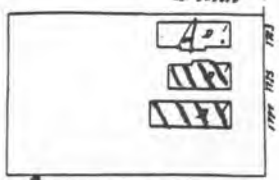
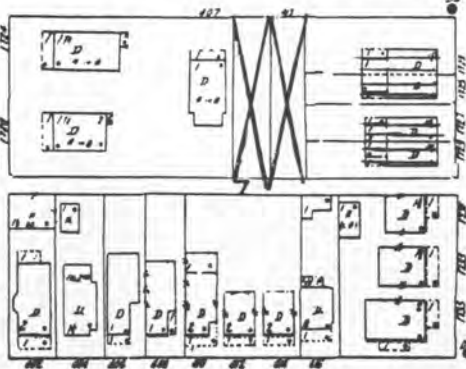
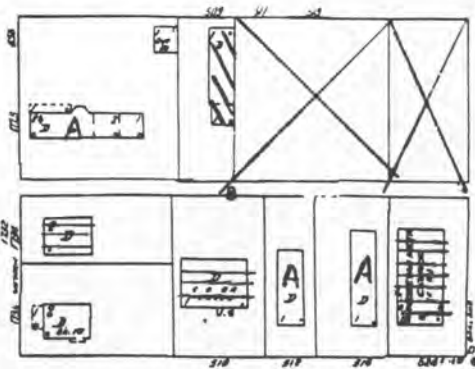
Eastside MRA  
Austinburg Historic District



55

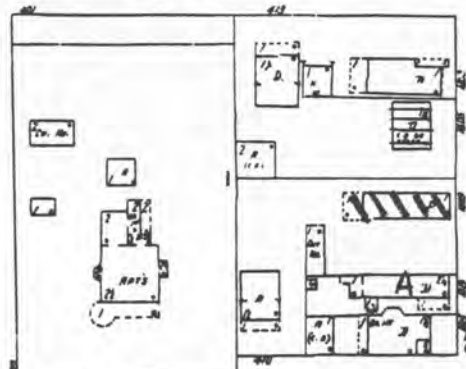
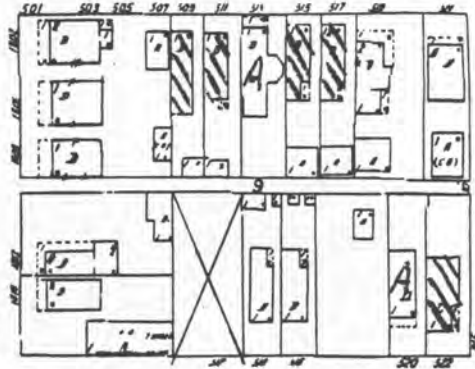
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E. 18TH ST.

(CATHARINE)

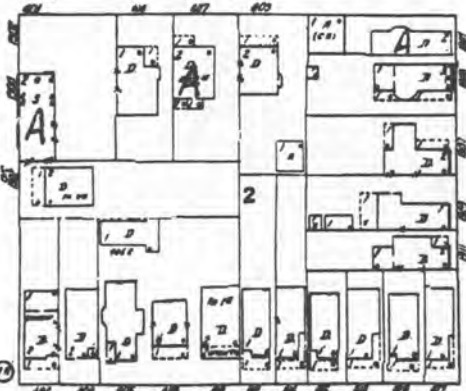
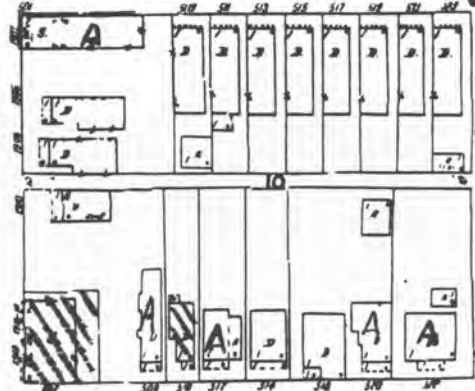


E. 18TH

EASTERN AV.

AV.

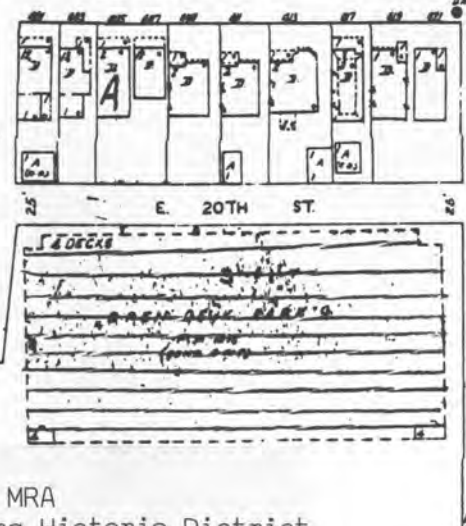
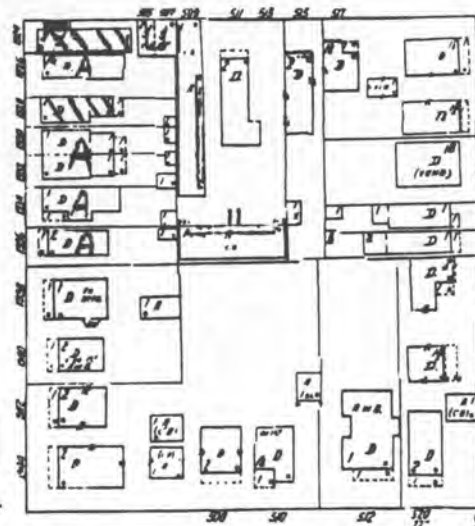
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E. 19TH ST.

MARYLAND ST.

DELMAR PL.



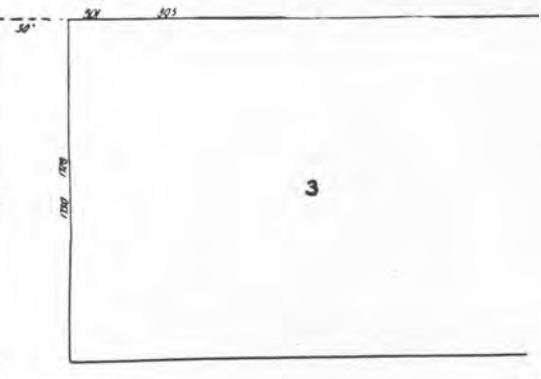
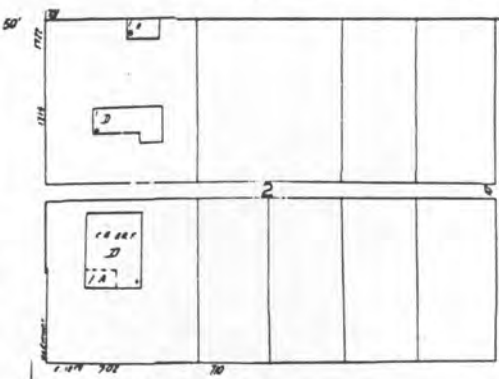
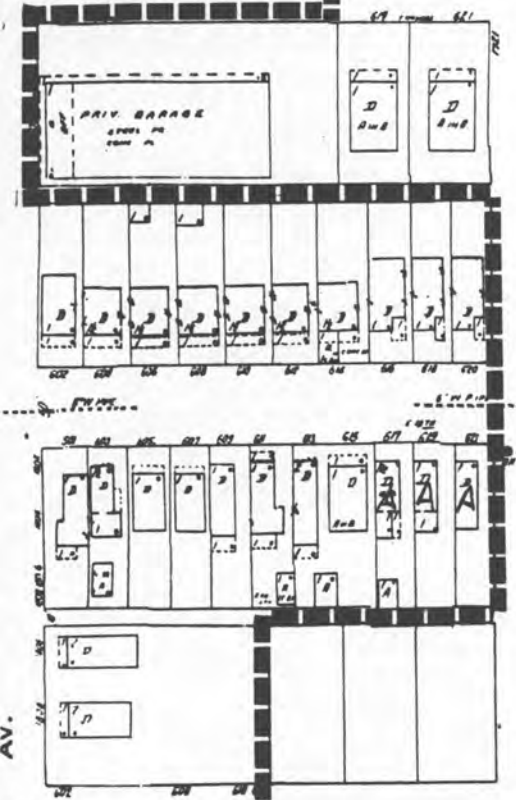
E. 20TH ST.

E. 20TH ST.

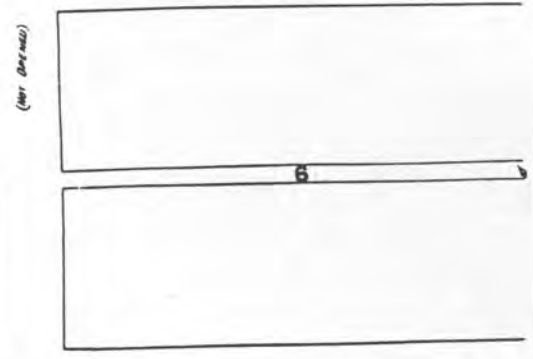
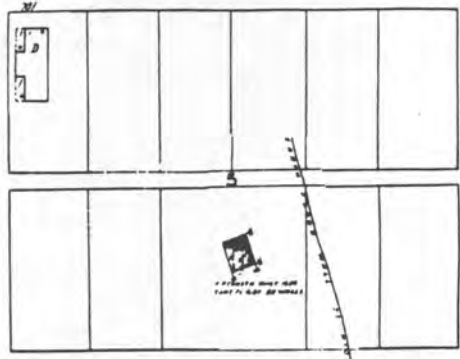


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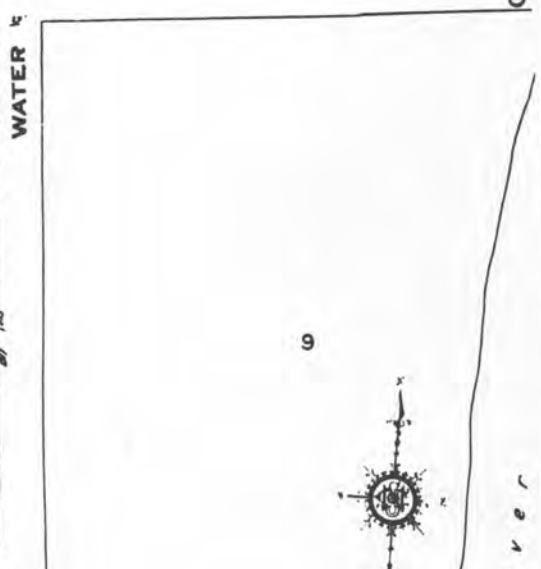
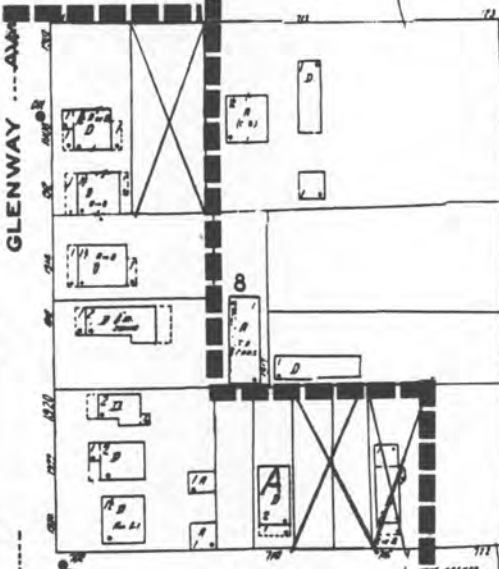
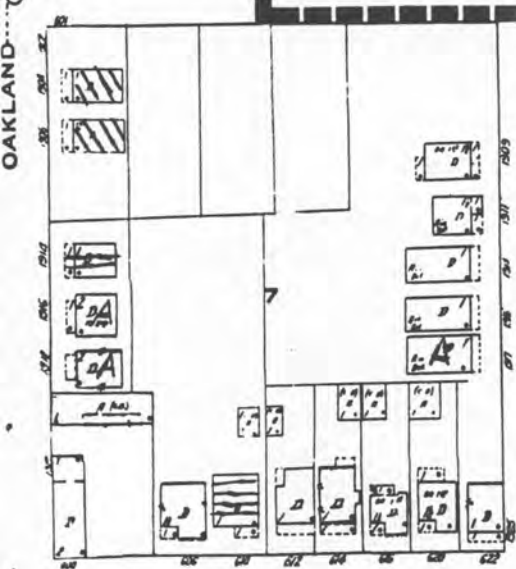
Eastside MRA  
Austinburg Historic District



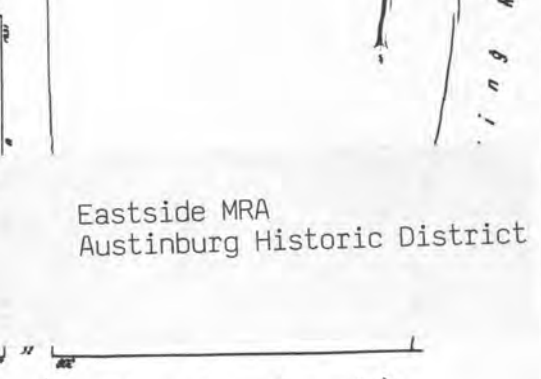
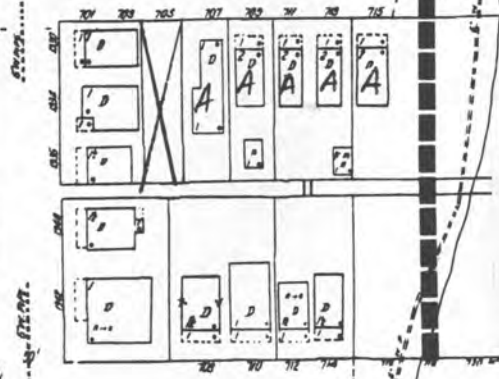
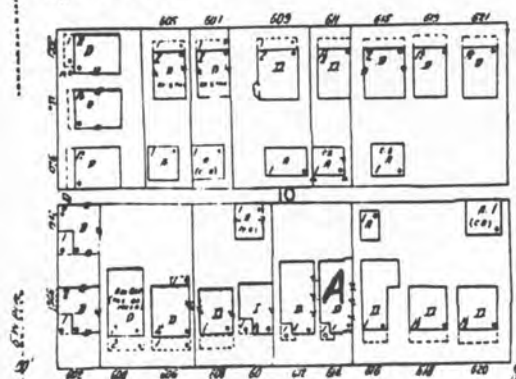
E. 18TH ST.



E. 19TH ST.



DELMAR PL.



E. 20TH ST.

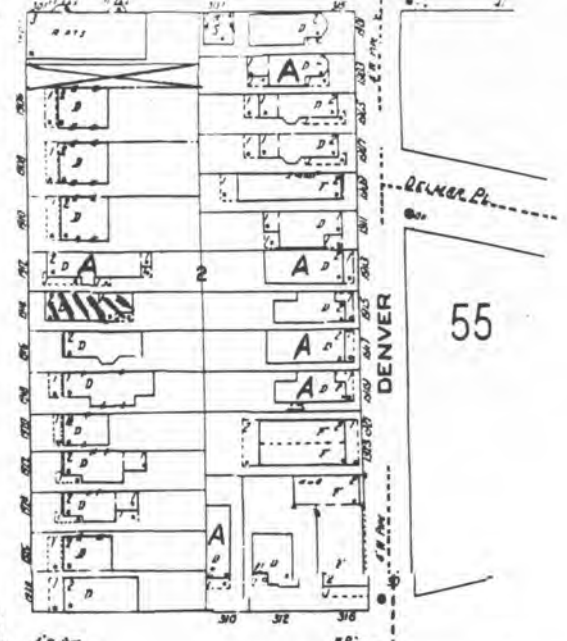
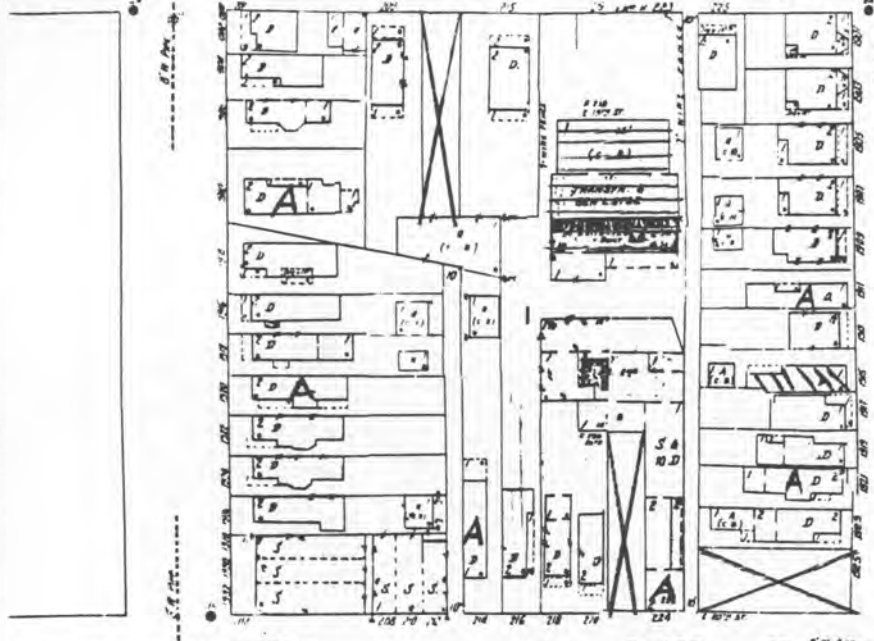
Eastside MRA  
Austinburg Historic District



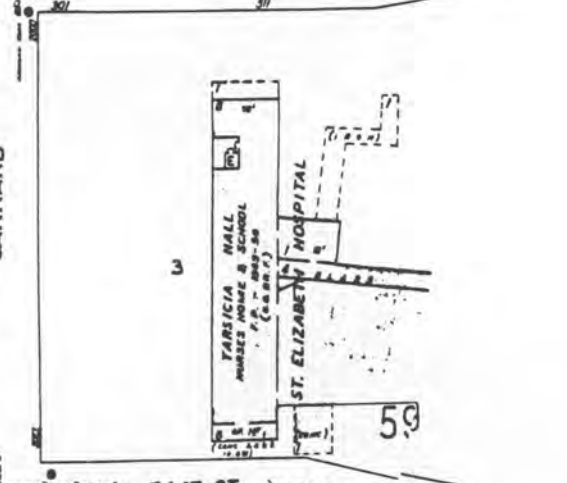
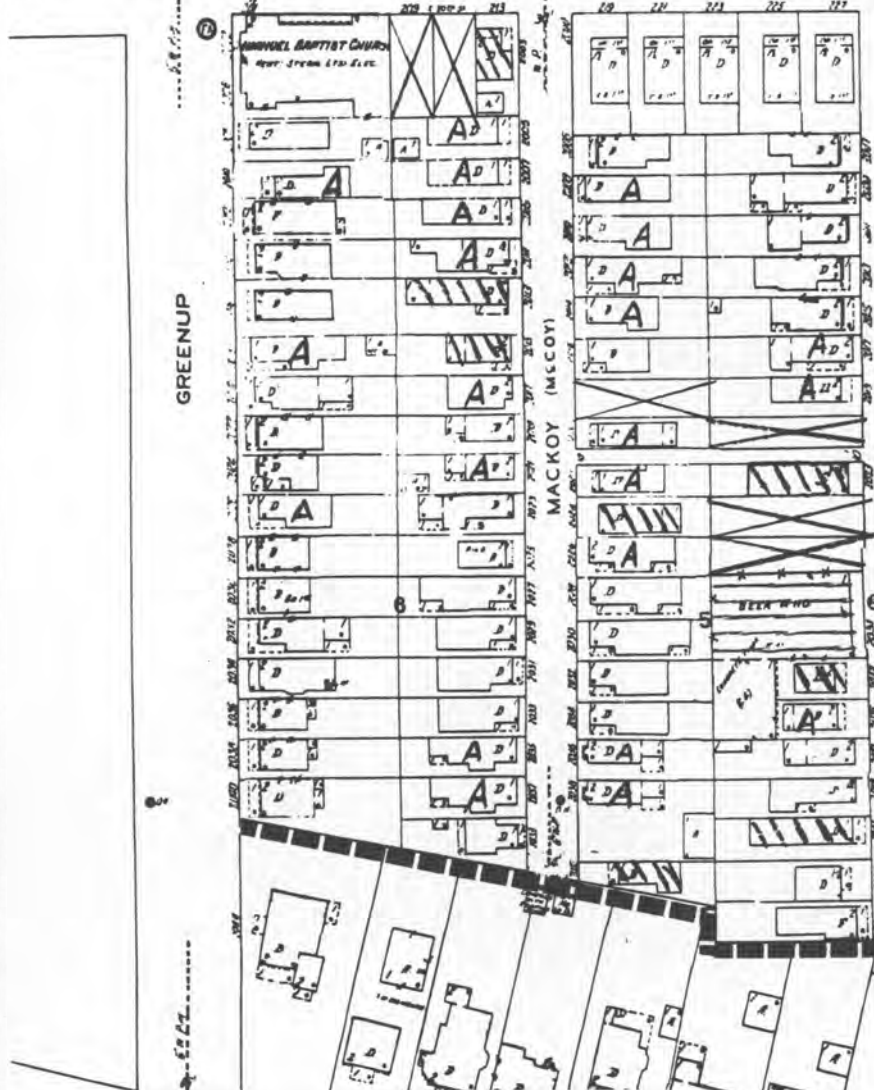
Eastside MRA  
Austinburg Historic District



E. 18TH ST. 54

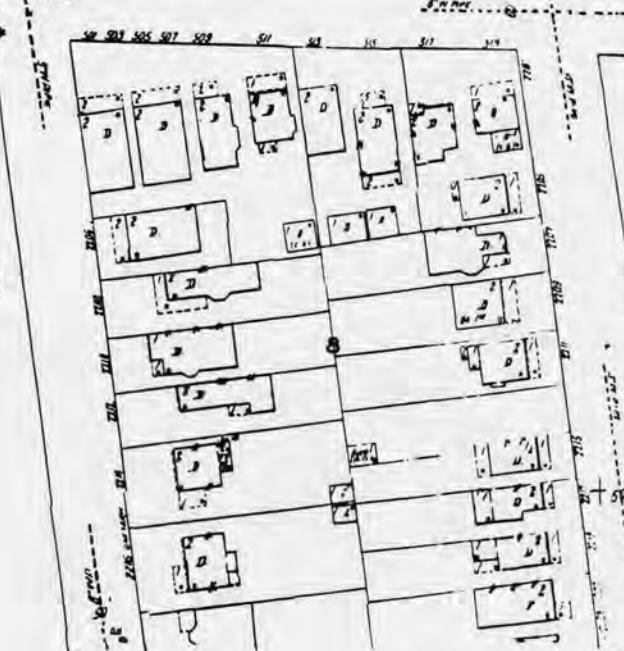
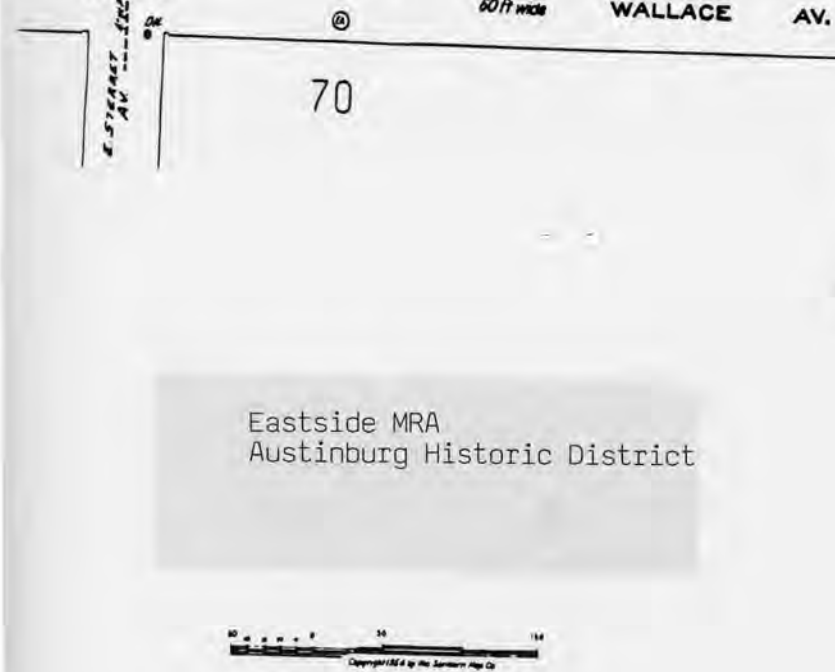
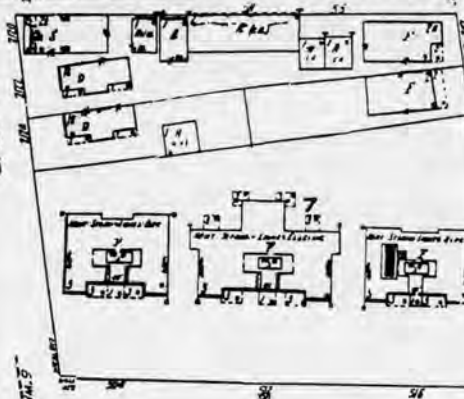
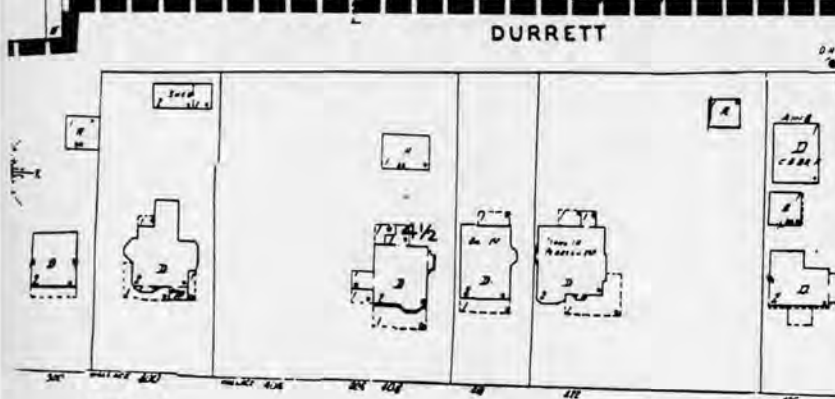
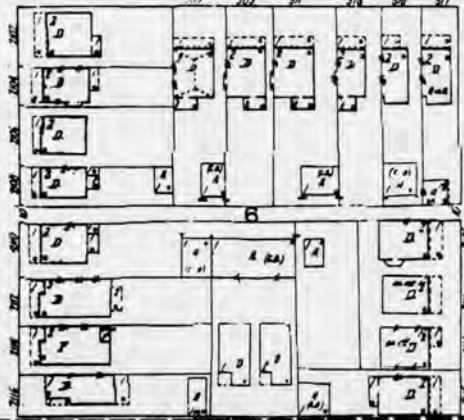
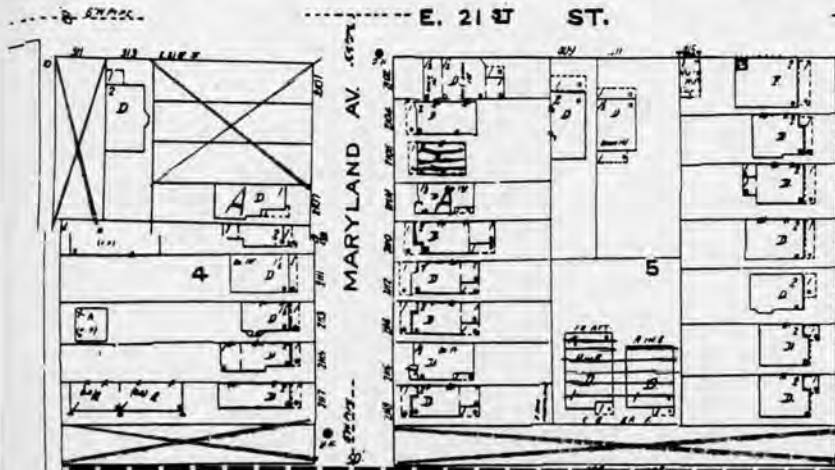
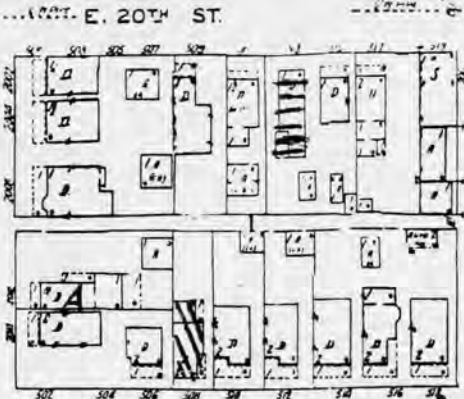
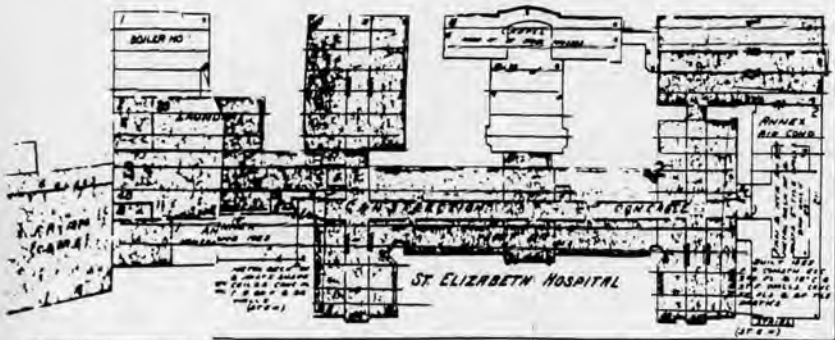


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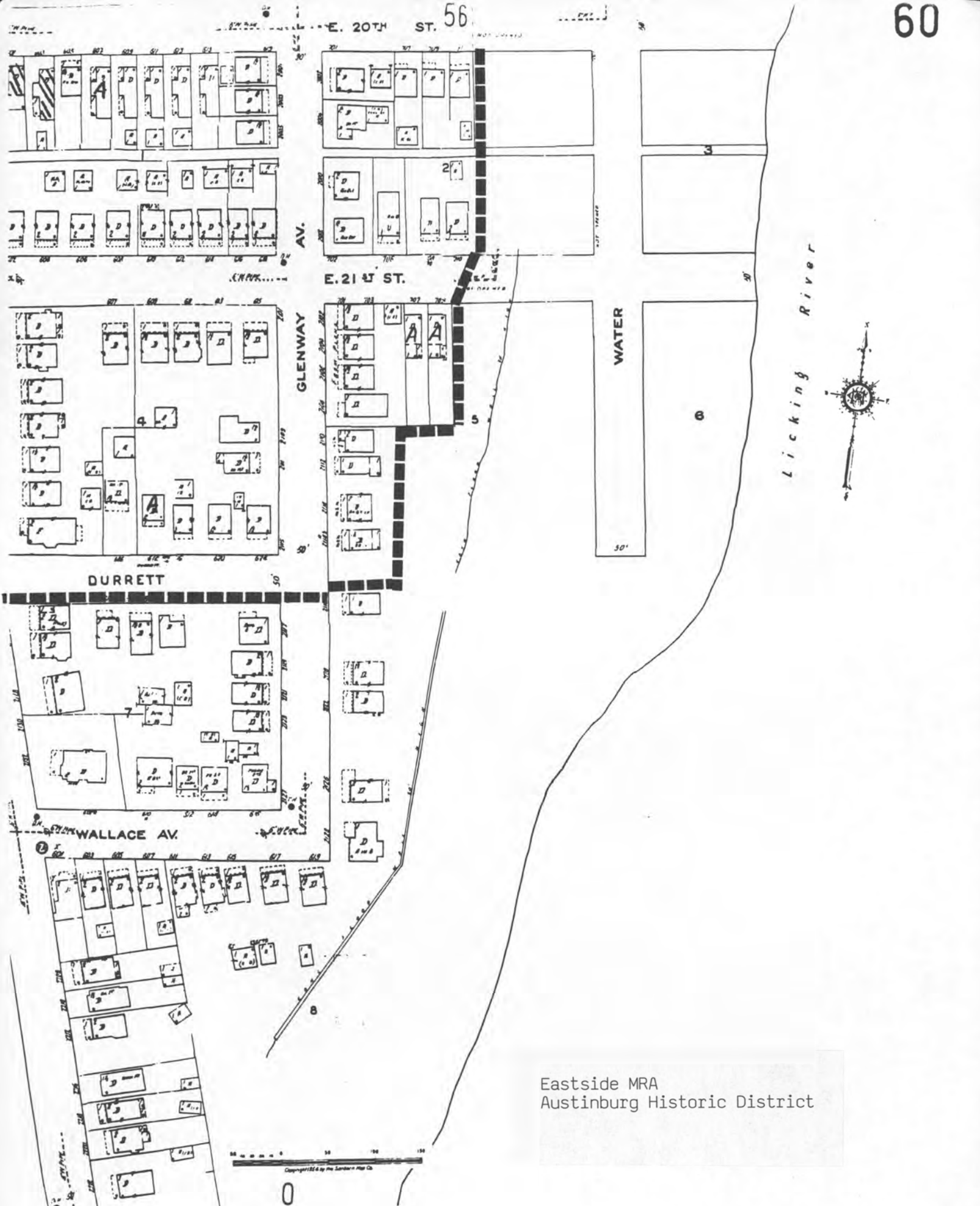


Eastside MRA  
Austinburg Historic District





Eastside MRA  
Austinburg Historic District



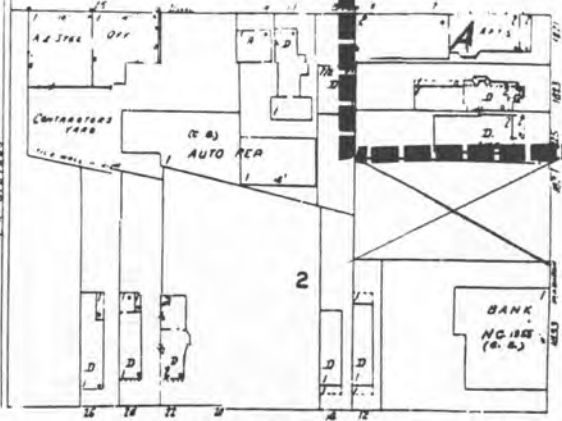
Eastside MRA  
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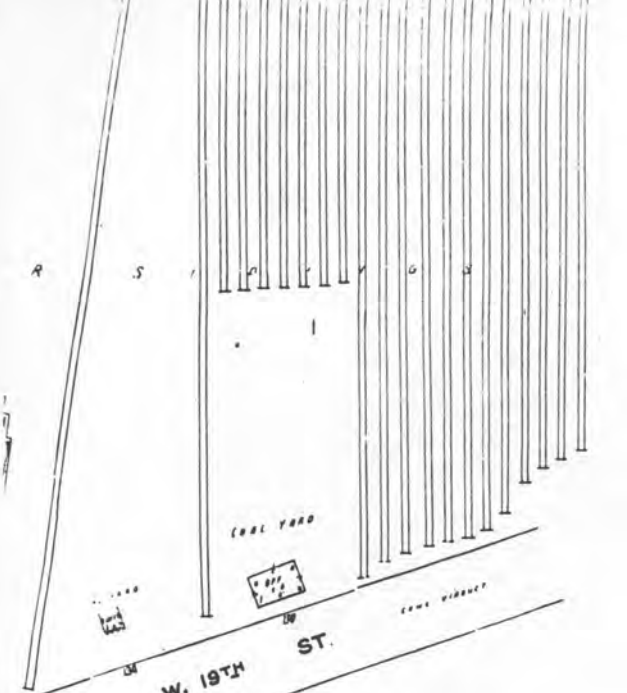
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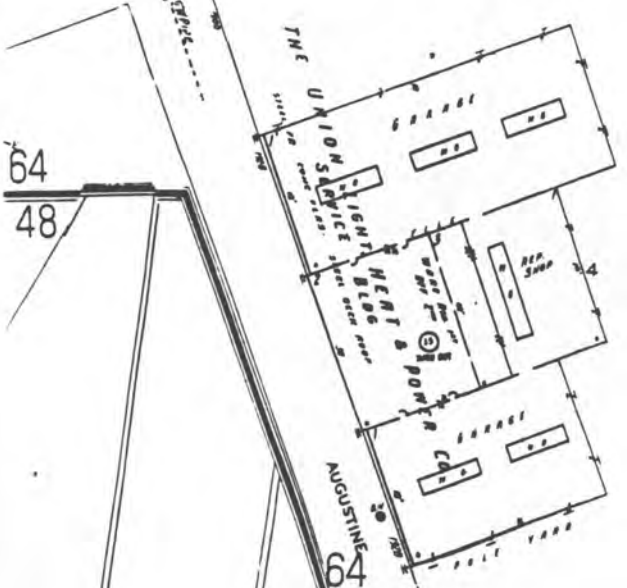
W. 19TH ST.

53



W. 19TH ST.

64  
48



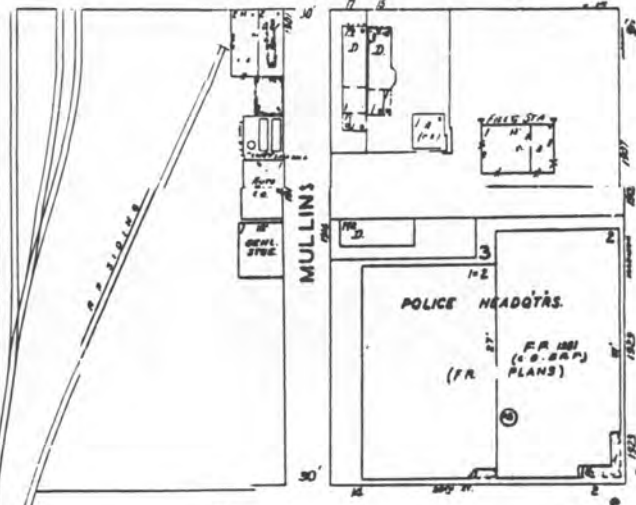
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65

IN OPERATION

THE UNION LIGHT  
HEAT & POWER CO.

COURTNEY & MARSHALL ST.



W. 20TH ST.

MADISON AV.

57



Eastside MRA  
Austinburg Historic District

MADISON AV.

W. 19TH ST.

64



MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

NRA/THEMATIC NOMINATION TITLE: Eastside Multiple Resource Area

HISTORIC DISTRICT NAME: Emery-Price Historic District

OWNER OF PROPERTY: Multiple ownership

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

DESCRIPTION: See continuation sheets

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
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<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input checked="" type="checkbox"/> other (specify: <u>Black History</u> )
		<input type="checkbox"/> invention		

Specific dates Ca. 1840-1935 Builder/Architect N/A

Statement of Significance (in one paragraph)  
(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreage of nominated property Approx. 19 acres  
Quadrangle name Covington, KY Quadrangle scale 1:24,000  
UTM References

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

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Emery-Price Hist. Dist. (Eastside MRA)

Continuation sheet Covington, Kenton Co., KY Item number 7

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Emery-Price Historic District

Description

The Emery-Price Historic District contains 134 structures along or part of 13 blocks in downtown Covington, Kentucky. The district is composed primarily of pre-1900 residential structures constructed in the late Greek Revival, Queen Anne, Italianate, Second Empire and Colonial Revival designs. Within the district are 104 contributing and 30 non-contributing buildings. While some commercial encroachment has occurred on the northern edges of the district the area remains primarily residential in character.

The area encompassed by the district is composed of flat terrain with the streets divided into a standard north/south and east/west grid. The land averages approximately 50' to 55' above the level of the Licking and Ohio Rivers. To the north of the district is the Licking-Riverside Historic District (NR, 1975). To the west is the main commercial area of the city and the Downtown Commercial Historic District (NR, 1983). To the east is the floodwall of the Licking River and the modern Price Housing Projects. On the south of the district is a continuation of older architecture on rectangular blocks in the proposed Helentown District.

The Emery-Price Historic District is bounded on the north by Eighth Street, on the west by rear lot lines of properties facing Scott Street and Madison Avenue, on the south by Lynn, Robbins and Eleventh streets and on the east by Greenup Street and an irregular line at the rear of properties along Greenup Street, Robbins Street and Lynn Street.

East/West Streets

E. 8th Street

Overview: E. 8th Street in the district contains four contributing buildings.

Detailed Description: The south side of the 100 block of E. 8th Street forms the northern boundary of the district. On this block is a one-story brick Italianate residence and three two-story brick duplexes (Photo 10). One duplex is a late Greek Revival style and the other two are Second Empire designs with slate mansard roofs. All properties on this block are contributing and have not been significantly altered.

E. 9th Street

Overview: E. 9th Street in the district contains 14 contributing and 4 non-contributing buildings.

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Detailed Description: E. 9th Street is a narrow east/west street and parts of two blocks between Madison Avenue and Greenup Street are in the district. Adjacent to the district boundary is the 9th Street Methodist Church which is located in the Downtown Commercial District. This church was constructed in 1860 and has been an important black church since 1880. Although already a part of the adjacent district the church has important connections with the Emery-Price area. On the south side of the block between Madison and Scott are six buildings, two of which are non-contributing due to alterations. The remaining buildings are brick late Greek Revival dwellings constructed before 1869. On the north side of the 100 block are several vacant lots, four pre-1869 brick residences and the First Colored Baptist Church. The Baptist Church was constructed in 1916 and designed by architect Randolph Craig in a simple vernacular Gothic design. On the south side of the block are three two-story Italianate brick homes constructed before 1869 and a two-story Greek Revival home (Photo 18). The Italianate house at 111 E. 9th Street displays excellent sheet metal hood molding and cornice brackets. Also in the block are three frame houses, two of which are non-contributing due to alterations.

E. 10th Street

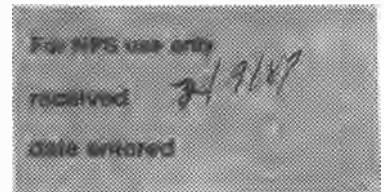
Overview: E. 10th Street in the district contains 19 contributing and 6 non-contributing buildings.

Detailed Description: Parts of three blocks of E. 10th Street are included between Madison Avenue and Prospect Avenue. In the block between Madison Avenue and Scott Street are two brick Colonial Revival residences located at 10 and 14 E. 10th and a Mission style apartment building constructed ca. 1910 4-6 E. 10th. These structures are some of the few early 20th century dwellings in the district. Also on the block is a two-story Greek Revival dwelling and two contributive but altered residences. In the 100 block is one of the district's few modern intrusions, the 1975 general fire station. Although the building occupies half of the block it has extensive site planning and landscaping which mitigates its modern design. Adjacent to the fire station's parking area is a three-story brick rowhouse built between 1877 and 1886 in the Second Empire style (Photo 19). This rowhouse has four separate units and is a major contributive element in the district.

On the north side of the 100 block are eight brick and frame residences all of which are contributing. Four are simple Queen Anne and Greek Revival designs while the other four have Italianate detailing. At 144 E. 10th is a corner store constructed after 1877 in the Italianate style. The storefront has been enclosed with brick but the cast iron pilasters remain visible. In the 200 block of E. 10th only four structures are included including a fine Greek Revival duplex at 215-217 (Photo 12). Beyond these structures are numerous vacant lots and altered frame buildings.

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E. Robbins Street

Overview: E. Robbins Street in the district contains 9 contributing and 2 non-contributing buildings.

Detailed Description: East Robbins is another east/west street running between Madison and Prospect Avenues. Parts of three blocks are included in the district. On the north side of the street in the block between Madison and Scott are two matching ca. 1880 Italianate brick residences, a pre-1869 Greek Revival dwelling and Colonial Revival design building (Photo 6). In the 100 block only two buildings, both Italianate residences, face Robbins Street. In the 200 block the north side of the street is included which contains two altered frame dwellings and three pre-1869 Greek Revival residences (Photo 11).

Lynn Street

Overview: Lynn Street in the district contains 5 contributing and 4 non-contributing buildings.

Detailed Description: Lynn Street is a block long east/west street which runs between Scott and Greenup Streets. Lynn Street contains seven residences, three of which are non-contributing, and two important black churches. At 127 Lynn is the Lane Chapel Methodist Church built in 1925. Across the street is the St. James Methodist Church which was built in 1947 and is non-contributing. At 121 Lynn is a notable one-story frame dwelling with excellent rusticated wood frame siding and it is one of the few structures in the Eastside area with this type of exterior treatment. The residences on the street are mainly Italianate designs although several have been altered.

E. 11th Street

Overview: E. 11th Street in the district contains 4 contributing buildings.

Detailed Description: The southern boundary of the district is defined by the north side of E. 11th Street. Approximately half the block is included between Scott and Greenup Streets to include four contributing structures. At 118 E. 11th is a fine two-story brick Queen Anne with a corner tower. At 114 and 118 are two pre-1877 brick residences with Italianate and Greek Revival detailing. At the corner of Eleventh and Greenup is a two-story brick corner store (Photo 9). Although the storefront has been altered the original cast iron pilasters remain. On this block are also several vacant lots.

North/South Streets

Scott Street

Overview: Scott Street in the district contains 33 contributing and 9



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non-contributing buildings.

Detailed Description: Scott Street is a major north/south street in Covington and one of the most significant in the district. The wide north/south streets such as Scott generally contain larger and more prominent homes than those streets running east/west. Within the boundaries of the district are all or parts of four blocks of Scott Street. In the 800 block are several altered structures on the east side of the street which have been converted into commercial use (Photo 16). At 810-28 Scott is Emery Row, a three-story brick eleven unit rowhouse constructed in the Queen Anne style (Photo 17). Built ca. 1880, the building is attributed to architect S. Hannaford. This rowhouse is the largest in the district and one of the most significant in the Eastside area. It features extended bay windows, square towers and arched windows on the top floor. Over the windows is stone jack arching and each floor is divided by belt coursing. On the west side of the 800 block are seven pre-1900 structures which form an impressive grouping of styles. Only two are non-contributing due to brick additions on the main facade (Photo 1). The buildings at 809 and 811 Scott are substantial three story, brick Second Empire designs. At 825 Scott is a modern two-story intrusion.

On the west side of the 900 block between 9th and 10th Streets are two Italianate and two Queen Anne structures (Photo 2). The Italianate design at 913 Scott was originally a commercial building and it retains much of its cast iron storefront. On the east side of the 900 block are two Queen Anne rowhouses, one altered structure and the Colonial design Health Department Clinic whose facade was added to an older structure in 1929. The east side of the 1000 block of Scott contains a modern fire station. On the west side are two contributing Italianate residences and a three-story Queen Anne rowhouse at 1013-1019 (Photo 7).

After crossing E. Robbins on Scott Street is the Covington Arts Center built in 1905 (Photo 20). This building, originally the public library, is an excellent example of the Neo-Classical style with a rusticated limestone exterior and was constructed by the Andrew Carnegie foundation (NR 1972). The building was designed by architects Boll and Taylor of Cincinnati and displays an large pediment supported by Ionic columns on the main facade. Over the doorway is an elliptical pediment supported by brackets. Other details include quoining, a prominent cornice with modillion blocks and statuary in the gable field. At 1023 Scott is a good example of a ca. 1900 Colonial Revival townhouse featuring Doric porch columns and a Palladian window in the gable of the main facade. Two vacant lots and an Italianate residence are also located on the west side of the block. South of Lynn Street are modern structures which are excluded from the district.

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Greenup Street

**Overview:** Greenup Street in the district contains 16 contributing and 5 non-contributing buildings.

**Detailed Description:** Greenup Street is another major north/south thoroughfare in Covington and parts of five blocks lie within the district boundaries. On the west side of the 800 block is a Queen Anne corner store with much of its storefront intact and Italianate residence both of which were built between 1894 and 1909. At 811-13 is the Mildred Flats apartment building constructed ca. 1900 (Photo 14). On the east side of this block is the Robinson Business College, formerly the Lincoln-Grant Public School (Photo 15). This school was the center for black education during much of the 20th century. Constructed in 1932, it was the major black high school in Covington until it was desegregated in 1965. The three-story brick school is a combination of restrained Classical and Art Deco elements. It is one of the few examples of Art Deco detailing in the Eastside area.

Between 9th and 10th Streets on the west side are two altered buildings in the 900 block (Photo 3). On the east side are seven pre-1900 buildings, two of which are altered (Photo 8). On the west side of the 1000 block are three large vacant lots and at 1013 is a Italianate store. This store has a bricked in storefront but the original stone columns remain. On the east side of the block is a fine row of five Queen Anne and Italianate design residences and stores with one intrusion (Photo 4). Past Robbins on the west is a large three-story ca. 1880 commercial building.

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Continuation sheet Emery-Price Hist. Dist. (Eastside MRA) Item number 8 Page 1  
Covington, Kenton Co., KY

Emery-Price Historic District

Significance

The Emery-Price Historic District is a significant collection of pre-1900 architecture located near downtown Covington, Kentucky. The district is significant through its architecture and also as a center for Covington's black population since 1900. The majority of properties were built between ca. 1840 and 1900 in late Greek Revival, Italianate and Queen Anne designs. The district has been primarily a middle and working class neighborhood adjacent to the commercial area of Covington.

Much of the Emery-Price district was settled after 1840 by German and Irish immigrants. One block south of the district at 12th and Greenup German residents built St. Joseph's Church (now demolished) which was a center for German residents for much of the 19th century. By 1880 most lots in the Emery-Price area had been settled with one to two-story brick and frame homes.

By the late 19th century the Emery-Price area became one of the centers for Covington's small black population. One of the first black schools was located on Robbins Street near Madison (now demolished) and the district was home to many of the city's black professionals. The 9th Street Methodist Church adjacent to the district served a black congregation beginning in 1880. One of the major leaders of the black community was the Reverend Jacob Price who was a successful merchant, minister and community leader. He helped establish several churches in the neighborhood and promoted black education. The Jacob Price Homes which are located on the eastern edge of the district are named in his honor. The Lincoln-Grant School was the major black school of the 20th century in Covington and still stands on Greenup Street.

While some demolition and alterations to structures has occurred within the district most properties display their original architectural detailing. Within the district are fine examples of Victorian architecture including the notable Queen Anne Emery Row rowhouse on Scott Boulevard. The district continues to be an important center for Covington's black population and the area is a center for city directed rehabilitation efforts.

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Emery-Price Hist. Dist. (Eastside MRA)

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Emery-Price Verbal Boundary Description and Justification

The boundary of the Emery-Price Historic District is as follows:

Beginning on the southeast corner of Greenup and E. 11th St., thence westwardly following the north right-of-way line of E. 11th St. 175' to a point, thence northward 75', thence westward 15' to a point, thence north 75' to a point across Lynn St. to the north right-of-way line of Lynn, thence westwardly 150' to the northeast intersection of Lynn and Scott Blvd., thence 50' northwardly along the eastern right-of-way of Scott to a point, thence 150' westwardly across Scott to the southwest boundary of 1033 Scott, thence 175' northwardly to a point across E. Robbins on the north right-of-way of E. Robbins, thence westwardly 75' to the first alley west of Scott, thence 200' along the east right-of-way of the alley to a point across E. 10th St., thence 100' westwardly across the alley along the north right-of-way of E. 10th St. to a point, thence northwardly 50' to a point, thence 40' eastwardly to a point, thence 35' northwardly to the first alley north of E. 10th St., thence 25' along the south right-of-way, thence 25' northwardly across the alley to a point, thence 10' westwardly to a point, thence northwardly 50' to the south right-of-way of E. 9th St., thence 160' eastwardly to a point, thence 275' across E. 9th St., across E. Saratoga to the south right-of-way of E. 8th St., thence 450' to the southwest corner of Greenup and E. 8th St., thence 125' southwardly across E. Saratoga to the southern right-of-way, thence 225' across Greenup to a point, thence 175' to the north right-of-way of E. 9th St. to a point, thence eastwardly 50' to a point, thence southwardly 125' across E. 10th St. to the south right-of-way, thence eastwardly 100' to the east property line of 223 E. 10th St., thence 75' southwardly to a point, thence 25' eastwardly to a point, thence 75' southwardly to the north right-of-way of E. Robbins, thence 350' westwardly across Greenup St. to a point, thence 175' southwardly across E. Robbins to a point, thence 75' eastwardly across the northern boundary of 1035 Greenup to the west right-of-way of Greenup, thence 200' southwardly across Lynn to the point of beginning.

The Emery-Price Historic District is bounded on the north by the Licking Riverside Historic District and the Downtown Commercial Historic District. On the west the district is bounded by the Downtown Commercial Historic District and modern intrusions along Madison Avenue. On the south the district is bounded by the proposed Helentown Historic District and modern intrusions. To the east the boundary line is drawn to exclude altered non-contributing properties and the intrusive Jacob Price housing project. This boundary is drawn to include the majority of properties associated with the areas of significance of the Emery-Price district.



**Emery-Price Historic District**  
 (Eastside MRA, Covington, Kenton Co)  
 Quad: Covington, KY 1:24,000

- UTM References**
- A. 16/715500/4328680
  - B. 16/715695/4328710
  - C. 16/715830/4328490
  - D. 16/715585/4328345
  - E. 16/715770/4328330

(NEWPORT)  
 4162 III SW

4326

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 KENTON 14 MI.

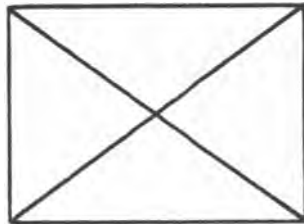
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EMERY-PRICE HISTORIC DISTRICT

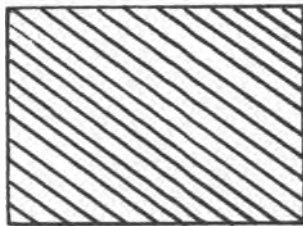


EASTSIDE MULTIPLE RESOURCE AREA  
COVINGTON, KENTUCKY

MAP KEY



VACANT - NON-CONTRIBUTING



PRE-1935 STRUCTURE  
ALTERED - NON-CONTRIBUTING



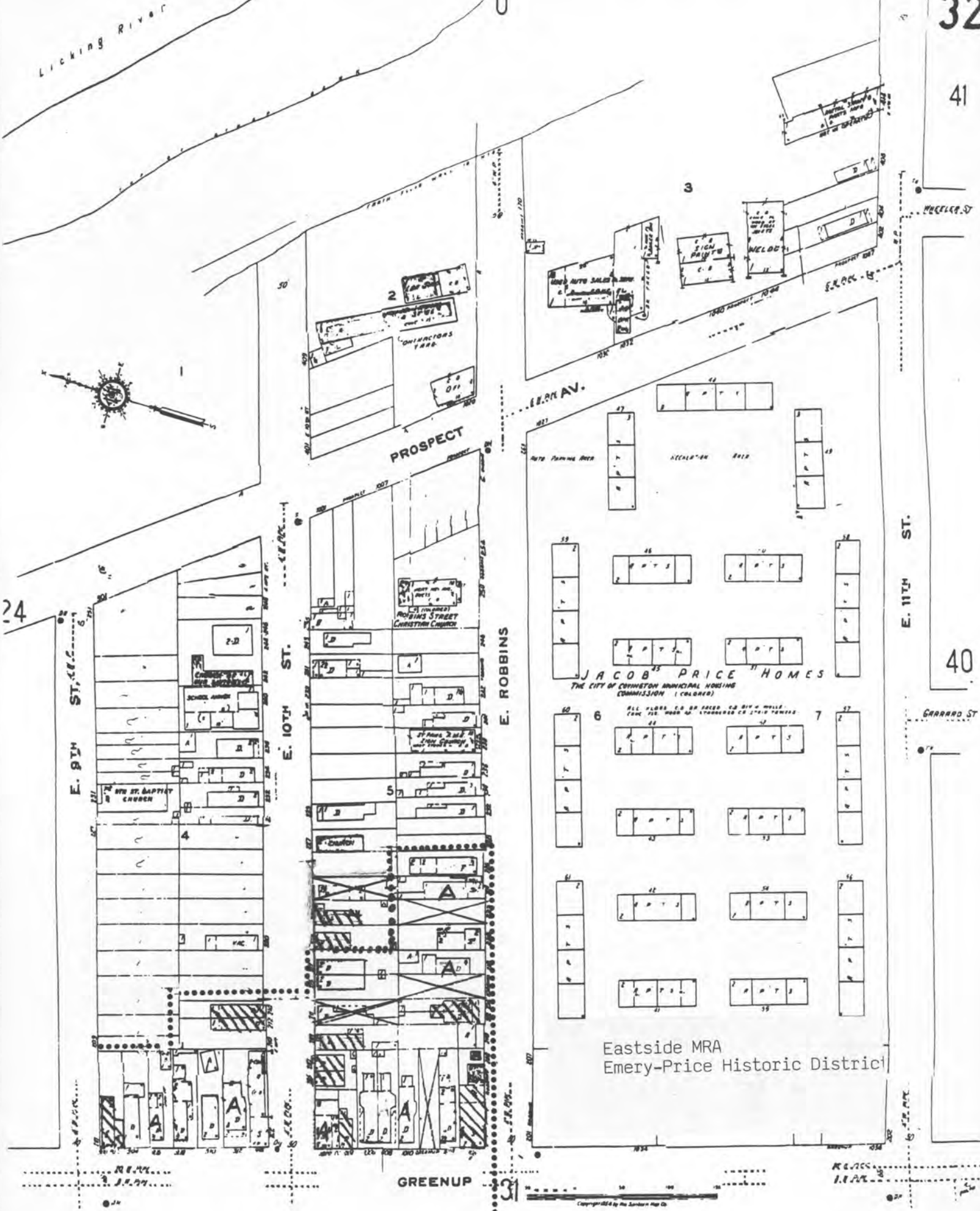
POST-1935 STRUCTURE  
NON-CONTRIBUTING

ALL OTHER PROPERTIES ARE CONTRIBUTING  
THOSE MARKED WITH AN "A" ARE ALTERED BUT CONTRIBUTING

SCALE- 1" = 100'

NORTH ARROW AS MARKED

Licking River



PROSPECT

LEARN AV.

E. ROBBINS

E. 11TH ST.

E. 9TH ST.

E. 10TH ST.

GREENUP

JACOB PRICE HOMES  
THE CITY OF COVINGTON MUNICIPAL HOUSING  
COMMISSION (COLORED)

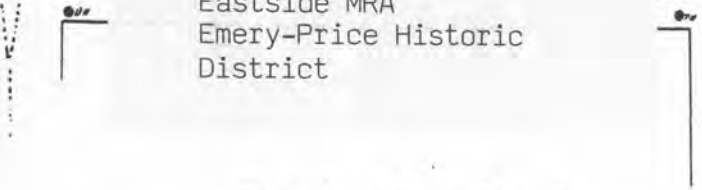
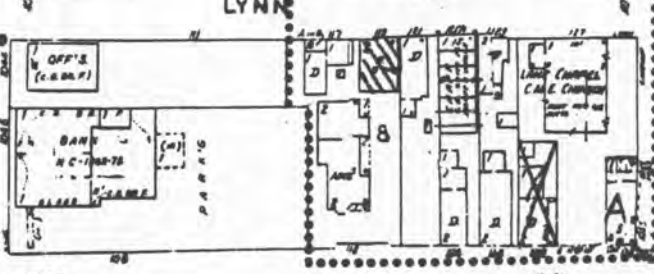
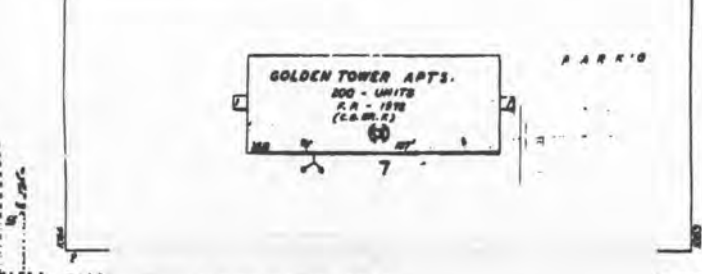
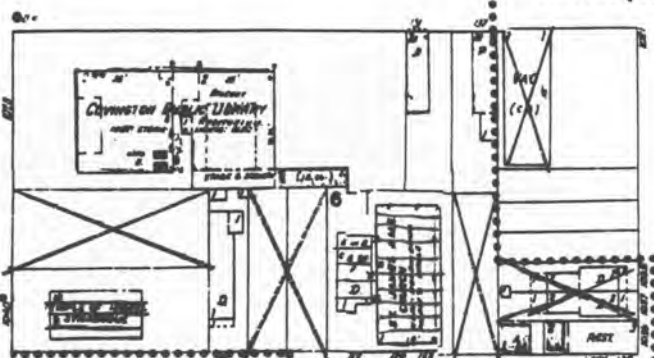
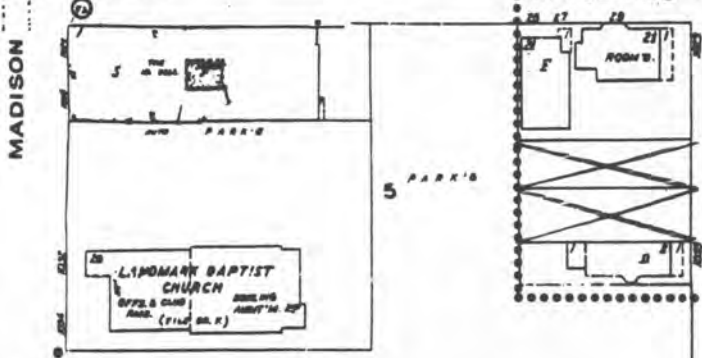
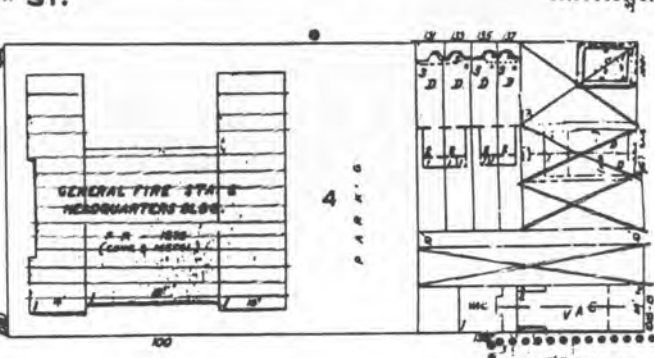
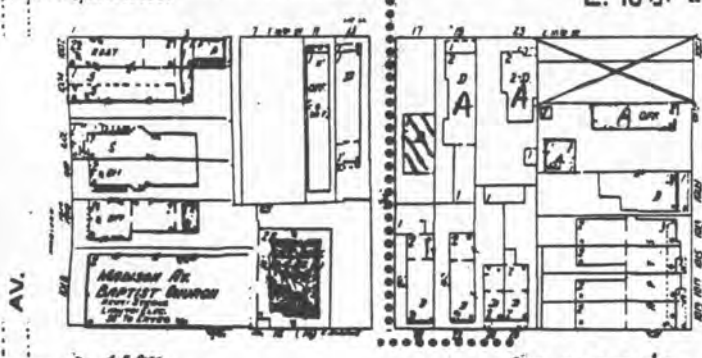
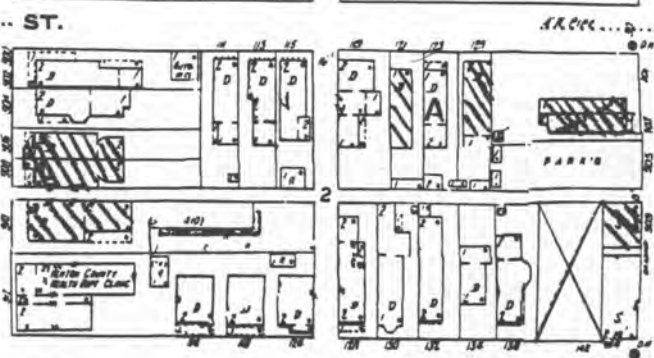
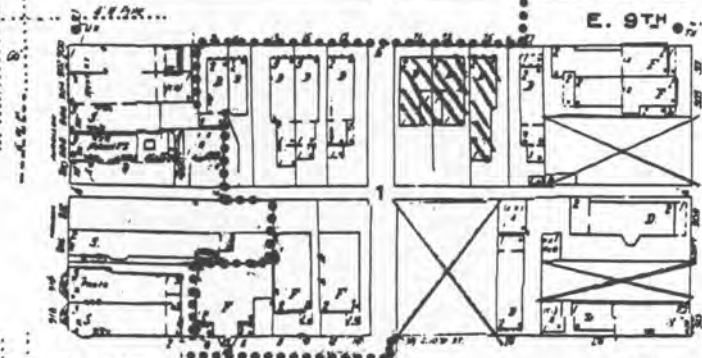
Eastside MRA  
Emery-Price Historic District

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22

23



MADISON AV.

SCOTT BLVD

SCOTT (BLVD)

SCOTT

GREENUP

GREENUP

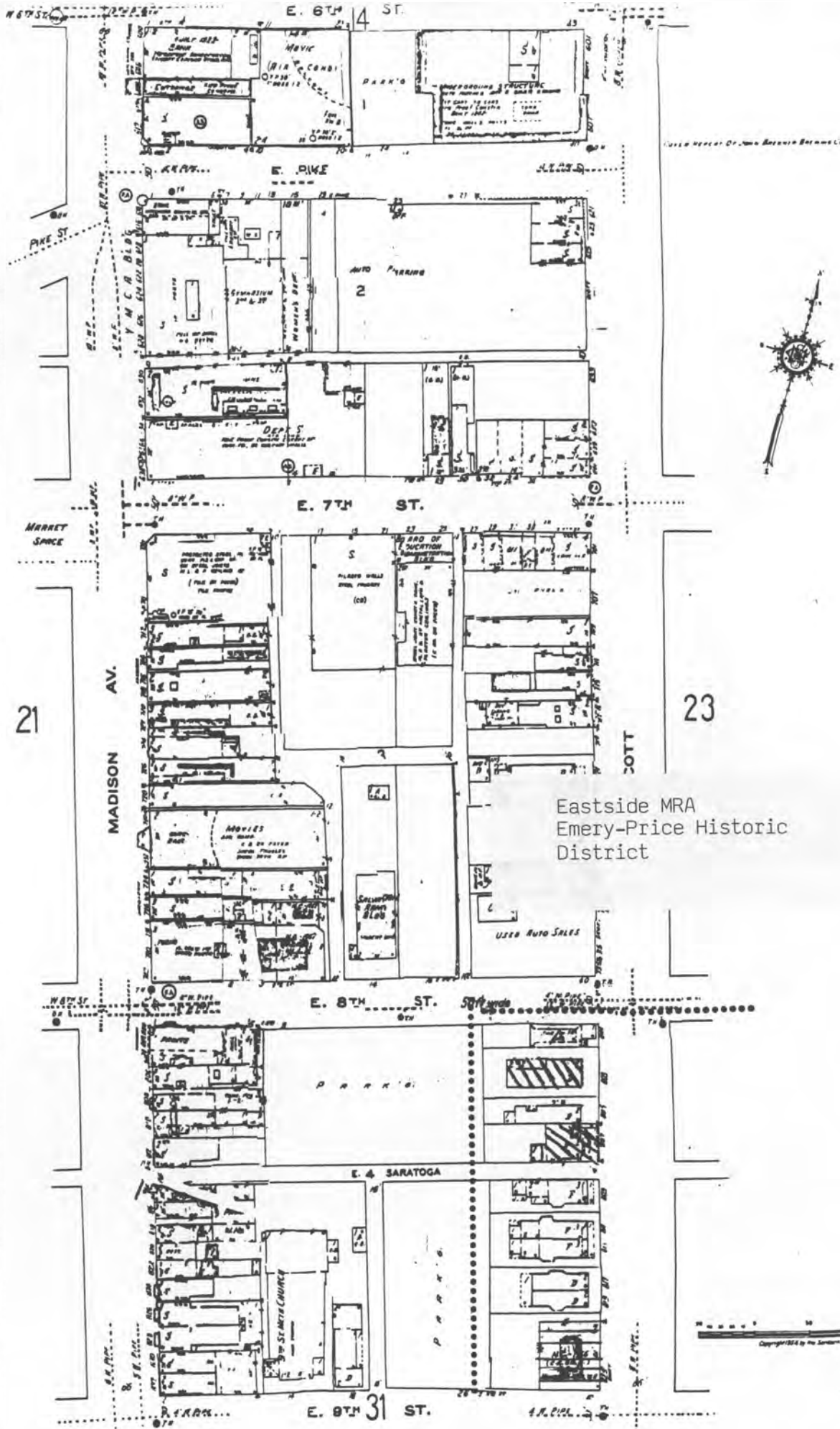
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District



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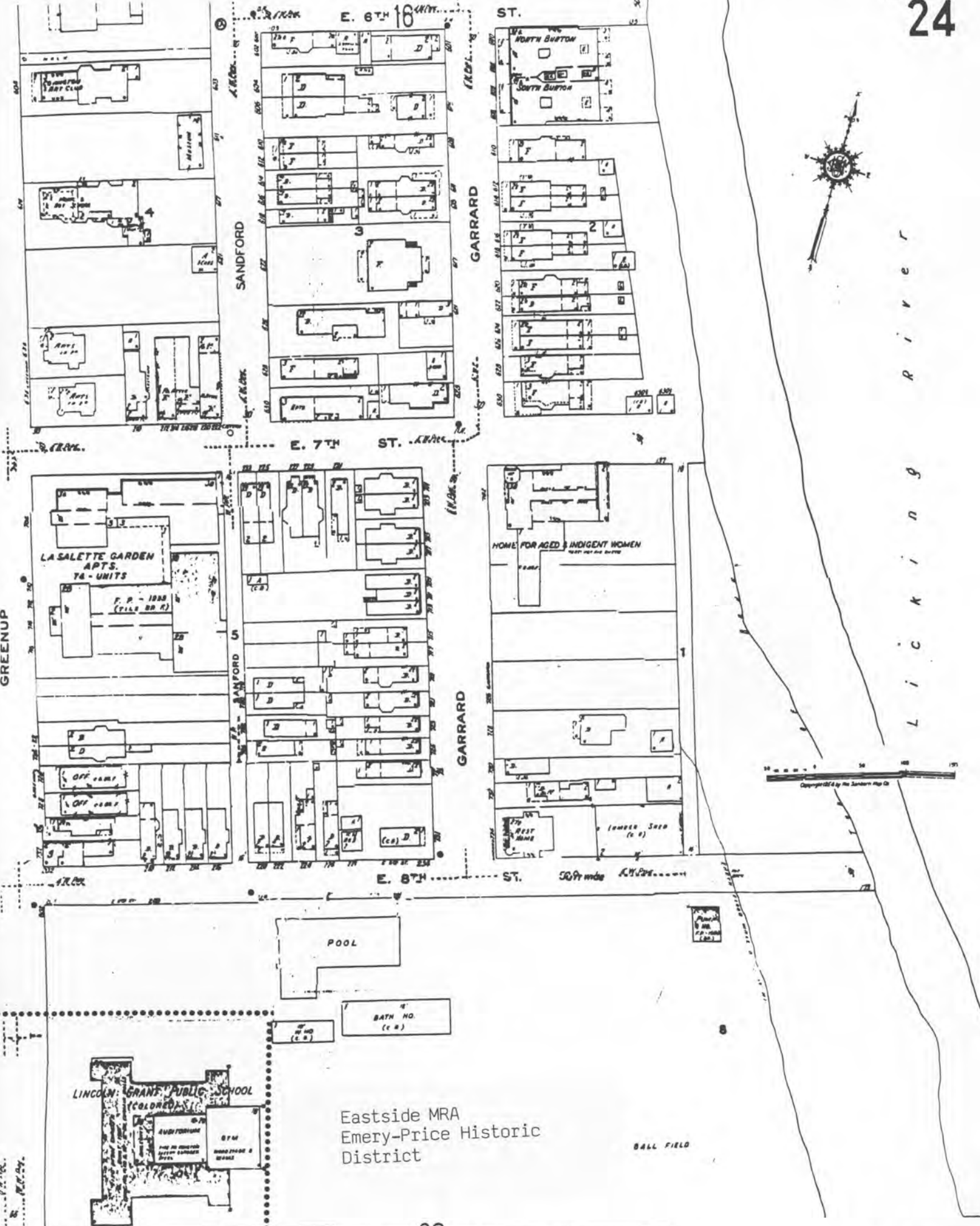
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Eastside MRA  
Emery-Price Historic  
District

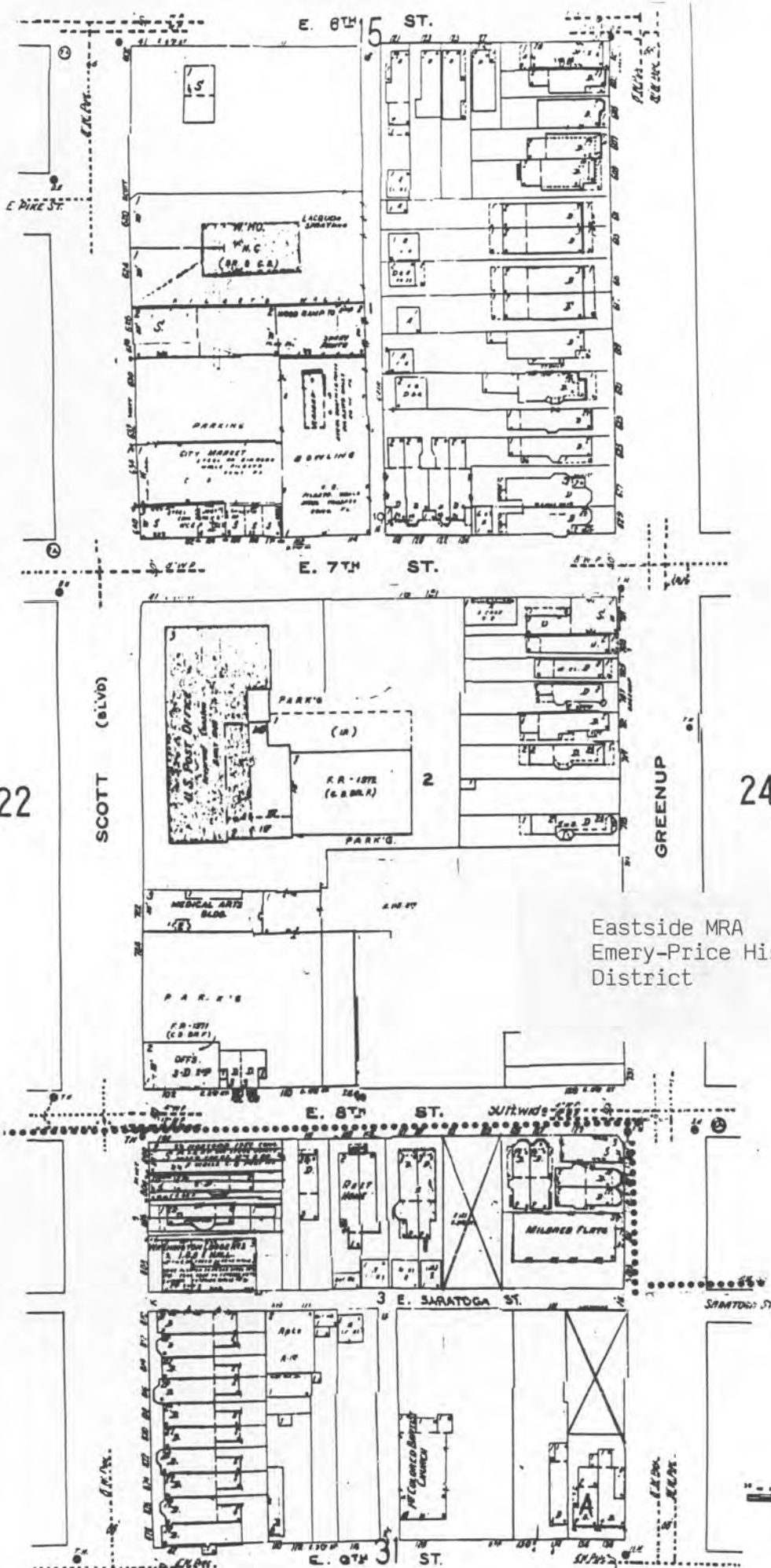


L i c k i n g R i v e r



Eastside MRA  
Emery-Price Historic  
District

E. 9TH ST



Eastside MRA  
Emery-Price Historic  
District

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

NRA/THEMATIC NOMINATION TITLE: Eastside Multiple Resource Area

HISTORIC DISTRICT NAME: Helentown Historic District

OWNER OF PROPERTY: Multiple ownership

(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: X excellent, X good, X fair; X deteriorated, ruins, unexposed; Check one: unaltered, X altered; Check one: X original site, moved date

Describe the present and original (if known) physical appearance (Use Continuation Sheets)

SIGNIFICANCE

Period: 1800-1899, 1900-; Areas of Significance: X architecture, X exploration/settlement, X other (specify): Ethnic: German

Specific dates: Ca. 1840-1935; Builder/Architect: N/A

Statement of Significance (in one paragraph) (Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreege of nominated property: Approx. 115.5 acres

Quadrangle name: Covington KY/Newport KY

Quadrangle scale: 1:24,000

UTM References

UTM grid coordinates for zones 16, 15, 16, 10, 5, 4, 3, 2, 8, 2, 2, 5, 1, 6, 0, 4, 5, 4, 3, 2, 8, 4, 2, 5, 1, 6, 7, 1, 5, 8, 8, 5, 4, 3, 2, 7, 4, 2, 5, 1, 6, 7, 1, 6, 1, 0, 5, 4, 3, 2, 7, 7, 0, 0, 1, 6, 7, 1, 6, 2, 6, 0, 4, 3, 2, 7, 9, 8, 5

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.

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Austinburg Historic District (Eastside MRA)  
Continuation sheet Covington, Kenton Co., KY

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*This should read  
it clear <sup>town</sup> historic  
District, both here  
and on next page*

1

Verbal Boundary Description and Justification  
Helentown Historic District

The Helentown Historic District boundary is drawn:

Beginning at the northwest corner of Wheeler and E. 15th St., thence westwardly 525' across Garrard to the northwest corner of Garrard and E. 15th St., thence 250' southwardly to a point, thence 150' eastwardly to a point, thence 75' southwardly to a point, thence 50' westwardly to a point, thence 215' southwardly across Patton to a point, thence westwardly 125' across Garrard to a point, thence 175' southwardly to the northwest corner of Garrard and E. 16th St., thence 200' westwardly along the northern right-of-way of E. 16th St. to the northwest corner of Collins and E. 16th St., thence 225' southwardly to a point, thence 75' westwardly to a point, thence 50' southwardly to a point, thence 250' westwardly to Scott Blvd., thence 300' northward to the northeast corner of Scott and E. 16th St., thence 275' westwardly to the northeast corner of Madison and E. 16th St., thence northwardly along Madison 360' to the northern property line of the Madison Ave. Christian Church, thence eastwardly 125' to an alley, thence northwardly 100' to a point, thence westwardly 75' west to a point, thence 450' northwardly across Martin St. and across Byrd St. to a point, thence 15' westwardly to a point, thence 25' northwardly to a point, thence 60' eastwardly to Wood St., thence 550' northwardly to a point, thence 75' westwardly to a point, thence 100' northwardly to a point, thence 15' westwardly to a point, thence 150' northwardly across E. 12th St. to a point, thence 275' westwardly to a point, thence 325' northwardly to E. 11th St., thence 500' eastwardly to Scott Blvd., thence 75' southwardly to a point, thence 225' eastwardly to a point, thence 100' southwardly to a point, thence 75' westwardly to a point, thence 250' southwardly across E. 12th St. to a point, thence 300' eastwardly across Greenup, thence 250' northwardly along the eastern right-of-way of Greenup St. to a point, thence westwardly 125' to a point, thence 75' northwardly to a point, thence eastwardly 125' to a point, thence north 50' to the southern right-of-way of E. 11th St., thence eastwardly 725' to the western right-of-way of Wheeler, thence 350' southwardly to E. 12th St., thence 200' eastwardly along the southern right-of-way of E. 12th to an alley, thence southwardly 825' along the alley right of way to a point, thence eastwardly 200' to an alley, thence 200' southwardly to a point, thence 125' westwardly across Maryland to a point, thence 225' westwardly across Wheeler to a point, thence 100' south to the point of beginning.

The Helentown Historic District boundary is drawn to include the majority of contributing structures associated with the historic neighborhood of Helentown. On the north the district is bounded by modern structures, the Downtown Commercial Historic District and Emery-Price Historic District. On the west the district runs behind modern or altered commercial buildings on Madison Avenue with the exception of the Madison Ave. Christian Church which is historically

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Austinburg Historic District (Eastside MRA)

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associated with the community. On the south the boundary is defined by the CSX Railroad embankment and right-of-way and the boundary is also drawn to exclude a modern factory. On the east the boundary is defined by modern or altered structures adjacent to the Licking River Floodwall.

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Helentown Hist. Dist. (Eastside MRA)

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Helentown Historic District

Description

The Helentown Historic District contains 840 buildings along or part of 37 blocks in Covington, Kentucky. The district contains an excellent collection of pre-1900 residential architecture constructed in the Greek Revival, Queen Anne, Italianate and Colonial Revival designs. Only 151 buildings in the district are non-contributing. Commercial use is found primarily on corners and there are few major intrusions in the district.

The area encompassed by the district is composed of rolling terrain with the streets divided on an essentially north/south and east west grid. There is a slight jog in north/south streets south of 15th Street to conform with early subdivisions. To the north of the district is the Downtown Commercial District (NR, 1983), the Jacob Price Projects and the southern boundary of the Emery-Price district. To the west is Madison Avenue, on the south is the C&O railroad embankment and on the east is the Licking River Floodwall.

East/West Streets

E. 11th Street

Overview: E. 11th Street in the district contains 18 contributing and 8 non-contributing buildings.

Detailed Description: E. 11th Street forms the northern boundary of the Helentown District. Parts of four blocks are in the district between Madison and Wheeler streets. Between Madison and Scott are four contributing structures including two fine Queen Anne houses. Also on this block is the Covington Latin School which has been a major school in the community for many years. The present building was constructed after 1935 and is non-contributive due to age. Past Scott the boundary includes the old Citizens Telephone Exchange which faces Scott Boulevard and two Greek Revival style commercial buildings at the corner of Greenup Street. The Citizens Telephone Building is a two-story limestone late Renaissance Revival design with arched windows on the first floor and pedimented rectangular windows on the second floor (Photo 38). Designed by architect Harry Hake, the building has rusticated stone blocks on the first floor and an elaborate cornice at the roofline.

Between Greenup and Garrard are six buildings, five of which are late Greek Revival style buildings. Within this block is one intrusion, the First Born Church. In the 300 block of E. 11th are eleven buildings with vernacular, Italianate and late Greek Revival dwellings represented on the block. This block also contains an intrusion, the Macedonia Baptist Church.

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E. Bush Street

Overview: E. Bush Street in the district contains 26 contributing and 12 non-contributing buildings.

Detailed Description: E. Bush Street is a three block street between Greenup and Wheeler. There are no structures existing in the 100 block but in the 200 and 300 blocks are 36 residences. These dwellings are primarily of frame construction with many alterations such as modern siding and new porches. Bush Street was primarily a street of working class residents with the Philips and Jordan Iron works located at the end of the street. Most buildings on Bush Street are simple Greek Revival or Italianate forms. The 300 block is very cohesive while the 200 block contains several vacant lots.

E. 12th Street

Overview: E. 12th Street in the district contains 56 contributing and 5 non-contributing buildings.

Detailed Description: Five blocks of E. 12th Street between Madison Avenue and Wheeler Street are in the district. This street is one of the major east/west connectors in this section of Covington and at the east end of the district it connects with a bridge over the Licking River leading to Newport. In the block between Madison and Wood is one structure, the three-story Bishop Toebe House built prior to 1877 and remodeled into the Queen Anne style (Photo 37). This house is one of the more imposing Queen Anne structures in the district and features bay windows, an elaborate door surround and pyramidal tower on the main facade. In the block between Wood and Scott are four altered but contributing structures. The south side of the 100 block contains an impressive row of ca. 1860-70, brick late Greek Revival and Italianate dwellings (Photo 31). In this row are twelve contributing buildings, several of which have been converted into commercial use. The boundary is drawn to exclude the north side of this block which is now an open park. The block was originally the site of St. Joseph's Catholic Church and school, one of the most significant churches in the area in the late 19th century. East of Greenup Street are two blocks with 43 residences. The majority of these are brick late Greek Revival and Italianate homes built prior to 1877. Interspersed with the brick dwellings are a number of frame structures, many of which have been altered. These blocks also have more vacant lots than usual in the district.

Trevor Street

Overview: Trevor Street in the district contains 47 contributing and 6 non-contributing buildings.

Detailed Description: Trevor Street is a narrow (28' to 40') street which runs between Scott Boulevard and Wheeler Street. These homes are one to two-story



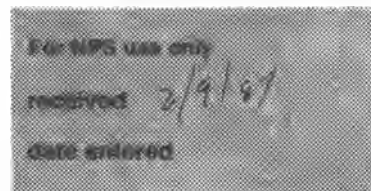
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brick and frame structures located on narrow lots. In the 100 block are twelve brick and frame vernacular and Greek Revival structures with two non-contributing due to alterations. The 200 block contains eleven residences, many of which are contributing but altered. In the 300 block is a fine row of one and two-story brick ca. 1880 Italianate and Greek Revival cottages on the north side of the street (Photo 43).

E. 13th Street

Overview: E. 13th Street in the district contains 54 contributing and 23 non-contributing buildings.

Detailed Description: Parts of five blocks of E. 13th Street are in the district between Wood Street and Maryland Avenue. E. 13th is a wide (50') street and is a secondary east/west connector between Madison and Maryland Avenues. In the short block between Wood and Scott are five frame rowhouses on the south side which are contributing but altered. There are no structures on the north side of this block. In the 100 block between Scott and Greenup are 20 single and multi-family dwellings (Photo 32). Most of these are pre-1877 late Greek Revival designs of brick construction. The 200 block has 19 dwellings with Greek Revival, Queen Anne and Italianate detailing. The 300 block is also consistent in its architecture with late Greek Revival dwellings predominating. At 312 and 316 are two of the few modern residences built in the district.

Pleasant Street

Overview: Pleasant Street in the district contains 30 contributing and 22 non-contributing buildings.

Detailed Description: Pleasant Street is a narrow (40') street which extends from Scott Boulevard to Wheeler Street. Pleasant Street is characterized by frame houses, many of which have been altered. There are also numerous vacant lots along the street. Despite the loss of historical fabric on many of the residences the street retains a number of contributing brick Italianate and vernacular dwellings from the late 19th century. In the 100 block are 10 single family dwellings; in the 200 block are 16 residences; and in the 300 block are 23 residences. In the 300 block many of the frame buildings on the north side of the street are non-contributing due to alterations.

Byrd Street

Overview: Byrd Street in the district contains 44 contributing and 11 non-contributing buildings.

Detailed Description: Byrd Street was developed and settled later than the streets to the north. On the 1877 map there are no structures along Byrd Street with most construction occurring between 1880 and 1910. Byrd is a small alley

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between Wood and Greenup with no major structures. East of Greenup the street becomes 50' wide and runs east until it ends at the C&O embankment. Parts of five blocks are in the district. In the 200 block are 13 residences with a few Queen Anne and Italianate designs represented. The block also contains three identical ca. 1905 Colonial Revival "Foursquare" designs at 212-16 Byrd with hipped roofs and small porches (Photo 44). In the 300 block between Garrard and Wheeler are 32 residences in a variety of vernacular and Bungalow styles from the early 20th century (Photo 41). Most of these are simple designs with minimal detailing. The 400 block continues the same type of designs in the 13 buildings on the block. Adjacent to this end of Byrd are numerous post-1935 structures along Maryland Avenue.

Martin Street

Overview: Martin Street in the district contains 22 contributing and 3 non-contributing buildings.

Detailed Description: Martin Street is a two block street between Madison and Greenup. Martin Street's location between the street car lines along Madison and Scott resulted in its early settlement and many of its homes are listed on the 1877 map. The street's early age is also seen in its northwest/southeast orientation rather than laid out on the standard east/west grid. Between Madison and Scott are nine late Greek Revival and Italianate dwellings and duplexes dating from ca. 1860-70. At 10-12 Martin is a good Second Empire style duplex constructed ca. 1875. In the 100 block are 14 19th century dwellings on the north side of the street (Photo 52). On the south side is only one structure but it is a fine ca. 1880 Second Empire style duplex.

E. 15th Street

Overview: E. 15th Street in the district contains 38 contributing buildings and 1 non-contributing building.

Detailed Description: E. 15th Street is another major east/west street between Madison and Eastern Avenue. Parts of 5 blocks are included in the district. Early settlement of E. 15th Street was sparse with few structures shown on the 1877 map. Between Madison and Scott are nine Italianate and Queen Anne style dwellings built ca. 1880-90. In the 100 block are several notable structures. At 112-16 is the Victorian Gothic style Shinkle Methodist Church which has served the local congregation for over 100 years (Photo 48). This brick church replaced a frame church on this site and is distinguished by Gothic arching and a pyramidal tower. At 118-20 is an imposing three-story Second Empire duplex built ca. 1885 (Photo 50). On the south side of the street are four Queen Anne and Italianate residences. In the 200 block are 17 structures constructed from 1870 to 1930 in a variety of styles. The most notable is the Dutch design at 210 E. 15th which displays a Dutch gable roof and extensive terra cotta decoration (Photo 42). East of Garrard only the north side of the street is included in the

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district and these blocks primarily contain ca. 1920 Bunlalow style residences. The district boundary is drawn to exclude the modern factory on the south side of the street.

E. 16th Street

Overview: E. 16th Street in the district contains 19 contributing buildings.

Detailed Description: E. 16th Street is the southernmost east/west street in the Helentown District. Settled after 1877, the street extends from Madison Avenue to Garrard Street before making a jog below the embankment and entering Austinburg. Only 13 residences are located along the four blocks from Madison to Collins. All of these residences are ca. 1880-90 Queen Anne and Italianate designs. Between Collins and Garrard are 6 ca. 1920 Bunlallows located on the north side of the street (Photo 49).

North/South Streets

Madison Avenue

Overview: Madison Avenue in the district contains 13 contributing and 2 non-contributing buildings.

Detailed Description: Madison Avenue is one of the major north/south streets in Covington and the Helentown District overlaps the street in several areas on its western boundary. Commercial development along Madison in recent decades has resulted in the demolition of many of its older mansions and only a few blocks retain their original historic fabric. Part of the 1100 block is within the district to include the significant St. Mary's Cathedral and School. The Cathedral was begun in 1894 and completed in 1910 by architect Leon Coquard of Detroit (Photo 35). Its French-Gothic design was modeled after Notre Dame of Paris and it is one of the most significant churches in the Midwest (NR 1973). Adjacent to the church is the Bishop's house which was remodeled in the Gothic design and across the street is the Catholic School (Photo 36). Adjacent to the school is a Queen Anne style residence and 3 commercial Italianate structures. The store at 1115 Madison is particularly intact with pedimented sheet metal decoration and its original recessed cast iron storefront (Photo 55).

Part of the 1500 block on the east side of Madison is also included. At 1530 Madison is the Madison Avenue Christian Church, a fine Neo-Classical style church built in 1912 (Photo 40). The church was designed by Weber Brothers architectural firm and it has not been significantly altered. South of the church are 6 Queen Anne and Italianate residences and commercial buildings. Across the street from this block is a Masonic Temple built in 1954 and designed by architect E.C. Landberg. Although not included in the district, the building's eclectic blend of Middle Eastern architectural styles is a unique addition to the street.

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Scott Boulevard

Overview: Scott Boulevard in the district contains 89 contributing and 22 non-contributing buildings.

Detailed Description: Scott Boulevard is an important north/south street in Covington and it contains some of the most notable architecture in the Helentown District. Most of Scott Boulevard was settled after 1850 and was a preferred location due to the wide street and addition of streetcar lines after 1870. Most of the residences constructed along the street are two-story brick structures built in the late Greek Revival, Italianate, Second Empire and Queen Anne styles. A number of the larger structures were built as multi-family duplexes or apartments.

In the 1100 block of Scott is a Second Empire and 2 Italianate design houses built 1875-80 on the west side of the street. On the east side all early residences were removed for the construction of the Citizens Telephone Company building in 1922. This building is a Neo-Classical style structure with an addition on the south side completed in 1937. Across Bush Street is the Bishop Howard School, a Neo-Classical design building completed in 1928 by architects Kunz and Beck (Photo 34). The school has a glazed brick facade with both rectangular and arched windows. The main entrance is recessed within a two-story arch and has a Doric column door surround. This school is all that remains from the St. Joseph's Cathedral complex which stood on this block at the turn of the century.

After crossing E. 12th Street, Scott becomes primarily residential in character. In the 1200 block are 16 structures of which 9 pre-date 1877. Most designs are of the Italianate style and are of brick construction. At 1211-17 Scott is a large three-story Italianate rowhouse with extended bay windows, decorative hood molding and gable dormer windows (Photo 30). In the 1300 block to Pleasant Street are five pre-1877 structures on the east side built in Italianate designs. On the west side most of the 6 residences were built ca. 1885-95 in Italianate and Queen Anne designs. In the 1300 block past Pleasant are several large lots containing significant dwellings (Photos 28, 46). At 1341-43 and 1337-39 Scott are large three-story Second Empire duplexes constructed between 1877 and 1886 (51). At 1333 Scott is a fine Italianate residence built ca. 1870 with an original milled porch with a conical roof. Other homes on the street are also excellent examples of the Queen Anne and Second Empire styles.

In the 1400 block are 15 structures the majority of which pre-date 1877. All of the buildings on the west side are Italianate or Queen Anne designs (Photo 47). On the east side are several dwellings non-contributing due to alterations. In the 1500 block of Scott are 15 residences and several non-contributing intrusions. Most of the frame dwellings on the street were built ca. 1865-75 while the brick residences were built after 1877. At 1504 and 1525 Scott are

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modern commercial buildings and at 1518 is the Fourth District Public School built in 1939. The Fourth District School displays some fine Art Deco detailing but is non-contributing due to age. At the corner of E. 16th and Scott the boundary crosses to include only residences on the east side of the street. This row of 7 structures between E. 16th and the railroad embankment are all Queen Anne style residences built ca. 1890.

Greenup Street

**Overview:** Greenup Street in the district contains 115 contributing and 8 non-contributing buildings.

**Detailed Description:** Greenup Street is another major north/south street in the city with sections settled soon after 1850. The Helentown District encompasses the 1100-1600 blocks of Greenup and it contains a fine collection of late 19th century architecture. Several blocks have residences which rival Scott in size and design.

There are no structures in the 1100 Block on the west side of the street which was originally the site of the St. Joseph's Catholic Church complex. On the east side are eight Italianate and Greek Revival buildings many of which are now occupied for commercial use or vacant. In the 1200 block on the west side are 4 pre-1870 brick Greek Revival structures and a later Italianate design. On the east side of the street are 11 Queen Anne and Italianate style dwellings built after 1877, including the Duveneck residence at 1226 (Photo 39). At 1224 Greenup is a good example of the typical iron fences found throughout the Eastside area (Photo 56). The 1300 block contains a variety of styles including early Greek Revival houses at 1326 and 1328 and a Second Empire style duplex at 1330-32 Greenup. Five houses on the east side of the block (1338-46) are two-story "Foursquare" style residences built ca. 1910. On the west side are 9 one and two-story dwellings built ca. 1915. These residences are gable front designs with Colonial Revival and Bungalow detailing (Photo 29).

In the 1400 block are five Italianate dwellings on the east side of the street which were built ca. 1860-70. All residences on the west side were built after 1877 and include an ornate Second Empire style house at 1415 built between 1877 and 1886. Adjacent to this residence are the Ruthlynn Apartments constructed ca. 1915 with Spanish detailing. The 1500 block contains 37 residences with approximately 15 pre-dating 1877. Most of these are two-story brick dwellings with decorative hood molding and brackets. South of E. 16th Street only one house, the Italianate design at 1514, was built prior to 1877 and the others are primarily Queen Anne designs built ca. 1890. At 1604 Greenup is an excellent Neo-Classical design commercial building (Photo 54).

Garrard Street

**Overview:** Garrard Street in the district contains 76 contributing and 14 non-contributing buildings.

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Detailed Description: Garrard Street is an important north/south street in the area and parts of 9 blocks are included in the district. With the exception of properties in the 1500 block most of the street was settled after 1877 and the street was first called Stevens Street. In the 1100 block are 12 residences constructed ca. 1890 in Italianate styles. At the corner of 12th and Garrard are 2 modern commercial businesses. The 1200 block contains 18 properties which were also constructed after 1880 and are designed in simple Italianate styles. The east side of Garrard between Trevor and 13th contains an especially cohesive row of 9 houses.

The 1300 block was settled much later than most of the rest of the street and the majority of residences were built after 1900. Within the block are 22 houses built in the Bungalow and simple Colonial cottage styles of the early 1900s (Photo 52). Also in the block are 3 Dutch Colonial designs with gambrel roofs. In the 1400 block are 20 residences built between 1880 and 1920. Most are simple Italianate or Colonial designs of the turn of the century. On the east side of the block is a row of 9 identical single family dwellings of brick construction.

In the 1500 block are the street's oldest buildings. This street was part of the Patton subdivision which was laid out in 1852 and settled soon after. Included on this block is the Patton house built by Robert Patton ca. 1855 in the late Greek Revival style (NR, 1983). The Patton house is a two-story brick residence with rectangular windows and sheet metal hood molding, sidelights and transom on the main entrance and a cornice with modillion blocks (Photo 33). On the main facade is a later one-story Eastlake style porch with milled posts and railing. Also in this block are 8 dwellings which pre-date 1877 and were built in the late Greek Revival and Italianate styles. Several more early houses on the east side of the street were demolished to make way for the factory which faces E. 15th Street. Garrard Street makes a jog to the southwest in this block to follow the original plan of the Patton subdivision. Beyond the 1500 block is the C&O railroad embankment which marks the southern boundary of the Helentown District.

Collins Street

Overview: Collins Street in the district contains 2 contributing and 2 non-contributing buildings.

Detailed Description: Collins Street is a block long dead end street which runs north from E. 16th Street between Greenup and Garrard. This street was originally called Thomas on the Patton Subdivision but very few structures were constructed on this street before 1930. Only two structures on the street are contributing to the district and they are simple vernacular designs from ca. 1900.

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Wheeler Street

**Overview:** Wheeler Street in the district contains 38 contributing and 9 non-contributing buildings.

**Detailed Description:** Wheeler Street is a narrow north/south street which connects E. 11th with streets in Austinburg. The alley behind the east side of Wheeler Street forms much of the eastern boundary of the district. Parts of 5 blocks of the street are included in the district. Wheeler was settled later than the other north/south streets and no structures were built before 1877. In the 1200 block are 16 residences built in simple Italianate and vernacular styles ca. 1890. South of E. 13th Street most structures on Wheeler were built in the early 1900s. These are frame cottages with minimal detailing. In the 1300 block are 6 identical design cottages with jerkin head roof forms (Photo 45). The 1400 block also contains several dwellings which were constructed at the same time with identical designs. Beyond E. 15th Street is the C&O embankment which forms the southern boundary of the district.

Maryland Street

**Overview:** Maryland Street in the district contains 2 contributing and 3 non-contributing buildings.

**Detailed Description:** Maryland Street runs along the eastern edge of the district with most of the street excluded from the boundary due to the age and alterations to the buildings. Parts of the 1300 and 1400 block are included in the district. These two blocks contain 5 buildings, 2 of which are contributing and 3 are non-contributing.

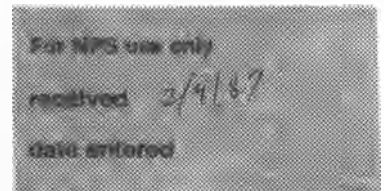
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Helentown Hist. Dist. (Eastside MRA)

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Helentown Historic District

Significance

The Helentown Historic District is an architecturally significant area of Covington, Kentucky. Containing 840 properties, the district retains an impressive collection of architectural styles built between ca. 1840 and 1935. The majority of buildings in the district were constructed prior to 1900 in the Greek Revival, Italianate, Queen Anne and Second Empire styles. Intrusions in the district are minimal and most non-contributing properties are altered pre-1930 structures. The district has traditionally been a middle and working class neighborhood close to downtown and this demographic configuration remains today.

The district is primarily made up of single-family and multi-family dwellings. Among these are large duplexes, apartment buildings and rowhouses from the late 19th century. Commercial buildings are much less common and are confined to street corners where they serve as local groceries or taverns. Many of these commercial buildings also date to the late 19th century and often retain elements of their original cast iron storefronts. Included in the district are also the imposing St. Mary's Cathedral (NR, 1974), Carnegie Library (NR, 1983) and several other churches and schools.

The area was originally settled by German, Irish and other immigrants after 1840. Most of the district was subdivided and settled by 1880 with a largely working class population who labored in Covington factories and shops. Although much of the original ethnic flavor of the community has dispersed through past generations the district still retains many German names and traditions. Since the early 1900s, a large black population has settled in the northeast section of the district.

The district retains several notable churches and schools which have been significant in the growth and development of Covington. St. Mary's Cathedral is one of the most important churches in the region and continues to serve the local Catholic congregation. Several other churches have also served the local Methodist and Christian congregations for many years. The Bishop Howard School, Catholic School and Catholic Latin School have all been important schools serving the German Catholics of the community.

The district contains one of the largest and best remaining concentrations of brick and frame Victorian architecture in the city. In addition to the residences themselves, the streetscapes with original iron fencing, brick sidewalks and alleys are also important aspects of the district. The many variations of Greek Revival, Italianate and Queen Anne designs makes the district especially architecturally significant.



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Verbal Boundary Description and Justification  
Helentown Historic District

The Helentown Historic District boundary is drawn as follows:

Beginning at the northwest corner of Wheeler and E. 15th St., thence westwardly 525' across Garrard to the northwest corner of Garrard and E. 15th St., thence 250' southwardly to a point, thence 150' eastwardly to a point, thence 75' southwardly to a point, thence 50' westwardly to a point, thence 215' southwardly across Patton to a point, thence westwardly 125' across Garrard to a point, thence 175' southwardly to the northwest corner of Garrard and E. 16th St., thence 200' westwardly along the northern right-of-way of E. 16th St. to the northwest corner of Collins and E. 16th St., thence 225' southwardly to a point, thence 75' westwardly to a point, thence 50' southwardly to a point, thence 250' westwardly to Scott Blvd., thence 300' northward to the northeast corner of Scott and E. 16th St., thence 275' westwardly to the northeast corner of Madison and E. 16th St., thence northwardly along Madison 360' to the northern property line of the Madison Ave. Christian Church, thence eastwardly 125' to an alley, thence northwardly 100' to a point, thence westwardly 75' west to a point, thence 450' northwardly across Martin St. and across Byrd St. to a point, thence 15' westwardly to a point, thence 25' northwardly to a point, thence 60' eastwardly to Wood St., thence 550' northwardly to a point, thence 75' westwardly to a point, thence 100' northwardly to a point, thence 15' westwardly to a point, thence 150' northwardly across E. 12th St. to a point, thence 275' westwardly to a point, thence 325' northwardly to E. 11th St., thence 500' eastwardly to Scott Blvd., thence 75' southwardly to a point, thence 225' eastwardly to a point, thence 100' southwardly to a point, thence 75' westwardly to a point, thence 250' southwardly across E. 12th St. to a point, thence 300' eastwardly across Greenup, thence 250' northwardly along the eastern right-of-way of Greenup St. to a point, thence westwardly 125' to a point, thence 75' northwardly to a point, thence eastwardly 125' to a point, thence north 50' to the southern right-of-way of E. 11th St., thence eastwardly 725' to the western right-of-way of Wheeler, thence 350' southwardly to E. 12th St., thence 200' eastwardly along the southern right-of-way of E. 12th to an alley, thence southwardly 825' along the alley right of way to a point, thence eastwardly 200' to an alley, thence 200' southwardly to a point, thence 125' westwardly across Maryland to a point, thence 225' westwardly across Wheeler to a point, thence 100' south to the point of beginning.

The Helentown Historic District boundary is drawn to include the majority of contributing structures associated with the historic neighborhood of Helentown. On the north the district is bounded by modern structures, the Downtown Commercial Historic District and Emery-Price Historic District. On the west the district runs behind modern or altered commercial buildings on Madison Avenue with the exception of the Madison Ave. Christian Church which is historically

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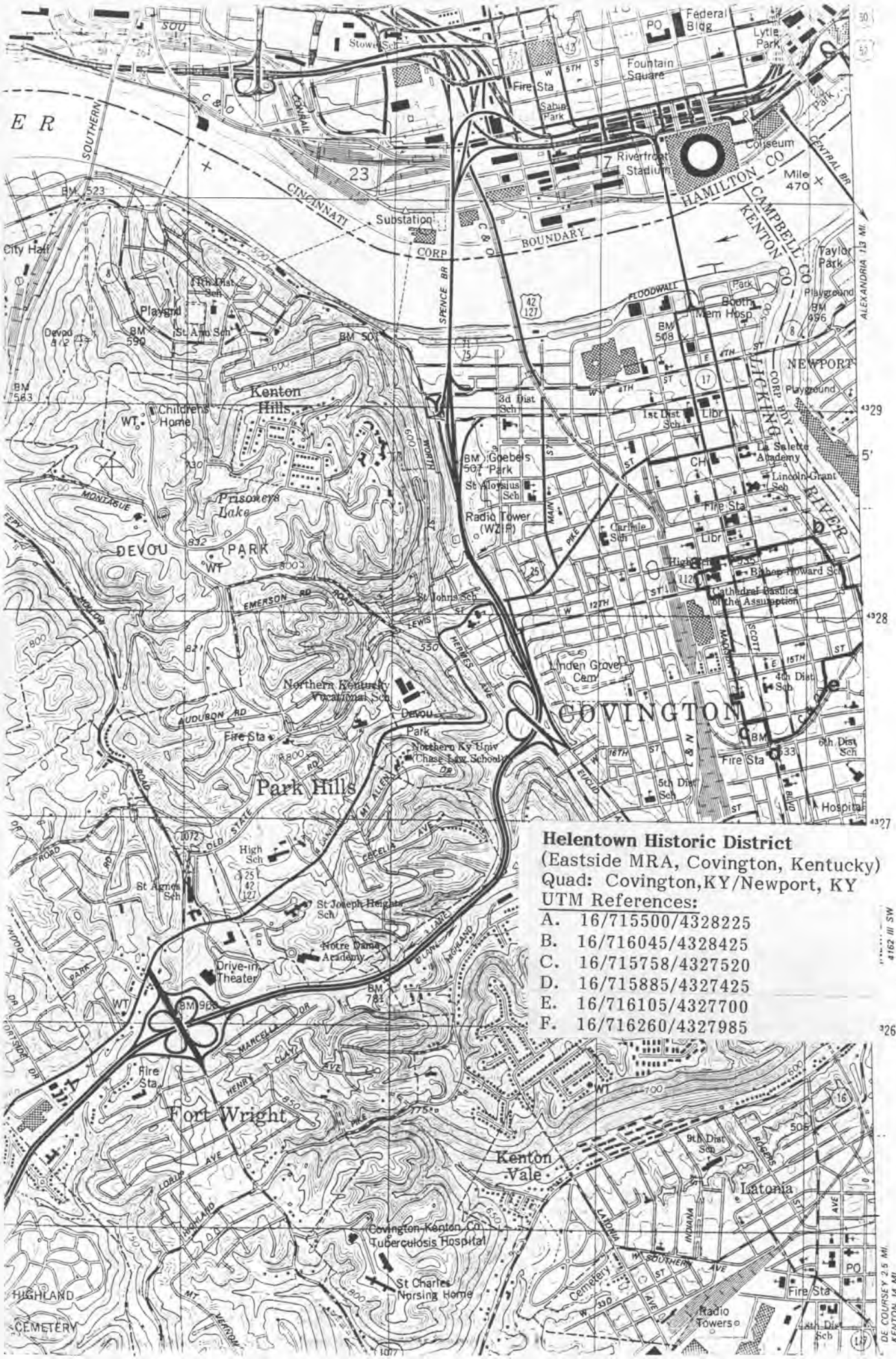
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associated with the community. On the south the boundary is defined by the CSX Railroad embankment and right-of-way and the boundary is also drawn to exclude a modern factory. On the east the boundary is defined by modern or altered structures adjacent to the Licking River Floodwall.



**Helentown Historic District**  
 (Eastside MRA, Covington, Kentucky)  
 Quad: Covington, KY/Newport, KY  
 UTM References:

- A. 16/715500/4328225
- B. 16/716045/4328425
- C. 16/715758/4327520
- D. 16/715885/4327425
- E. 16/716105/4327700
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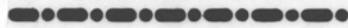
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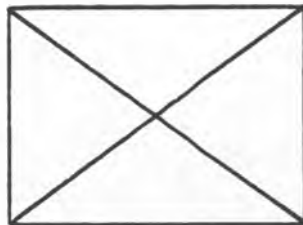
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HELENTOWN HISTORIC DISTRICT

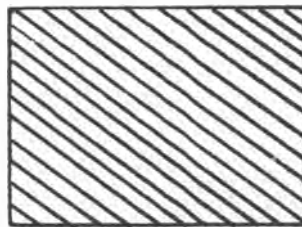


EASTSIDE MULTIPLE RESOURCE AREA  
COVINGTON, KENTUCKY

MAP KEY



VACANT - NON-CONTRIBUTING



PRE-1935 STRUCTURE  
ALTERED - NON-CONTRIBUTING

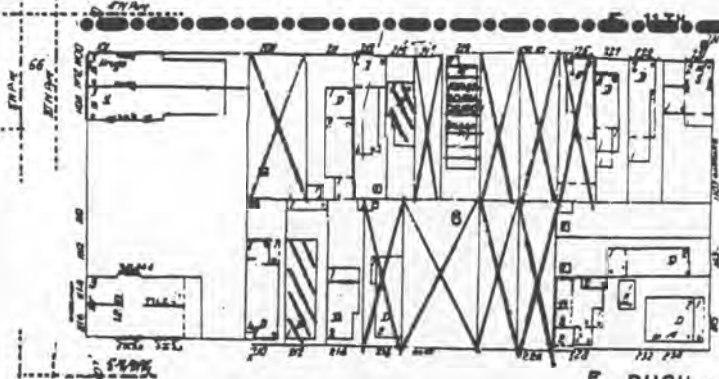


POST-1935 STRUCTURE  
NON-CONTRIBUTING

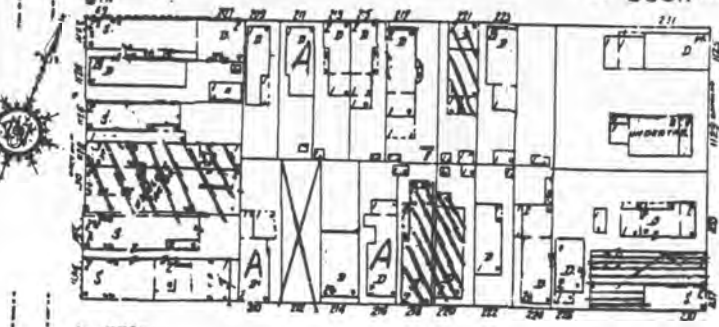
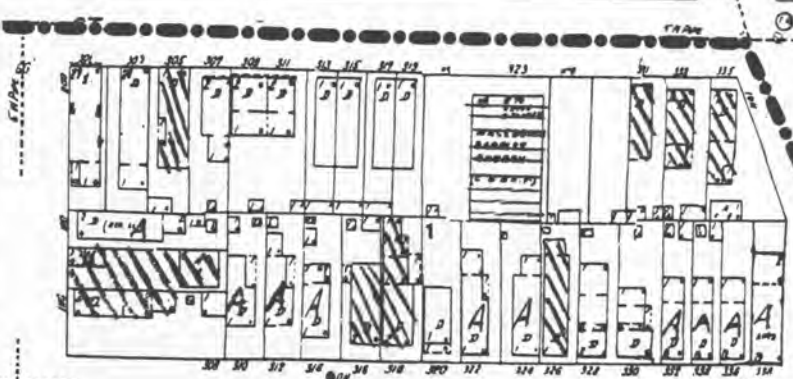
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THOSE MARKED WITH AN "A" ARE ALTERED BUT CONTRIBUTING

SCALE- 1" = 100'

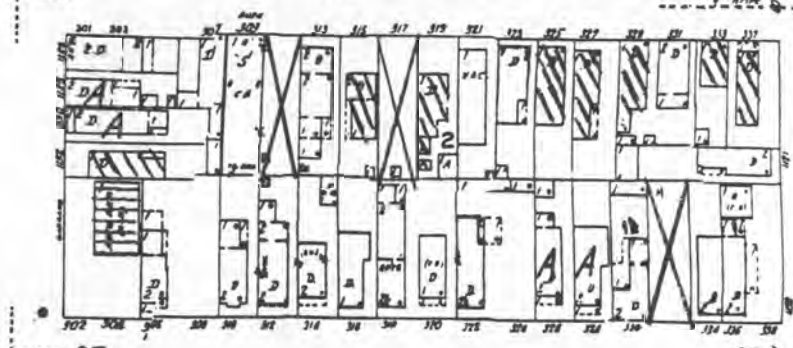
NORTH ARROW AS MARKED



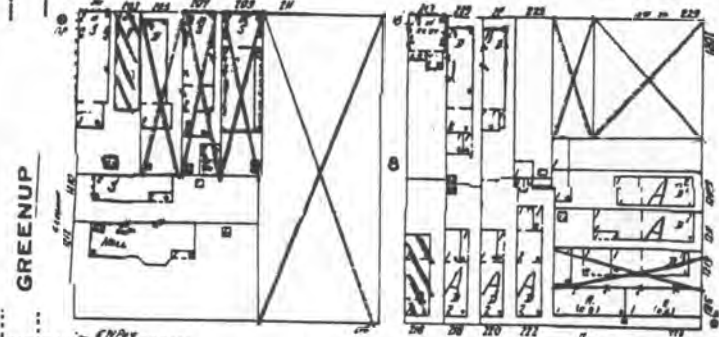
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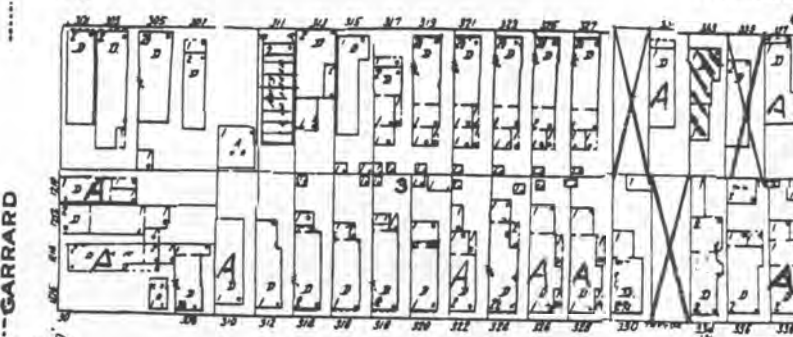
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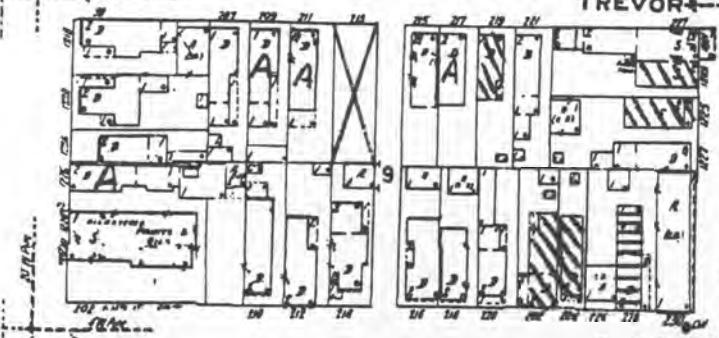
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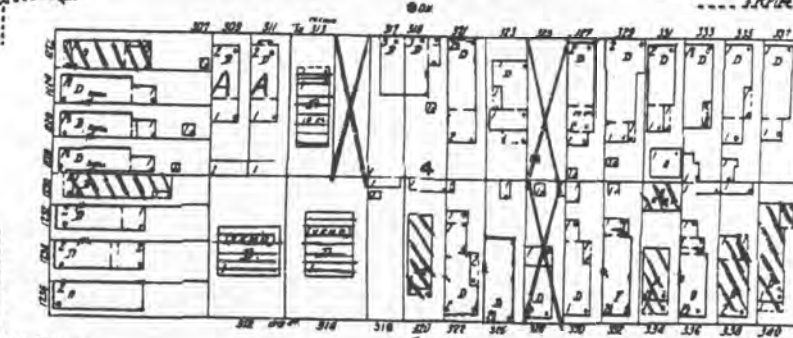
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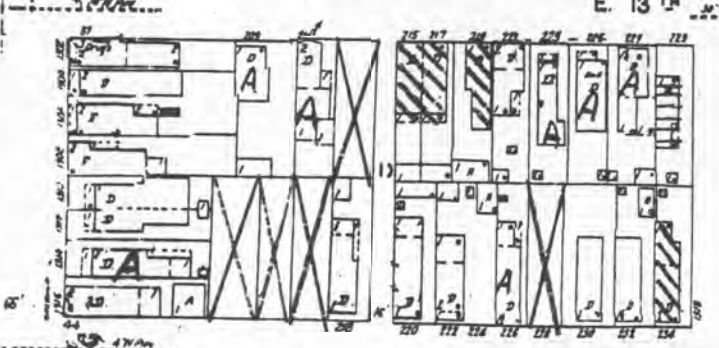
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E. 13TH



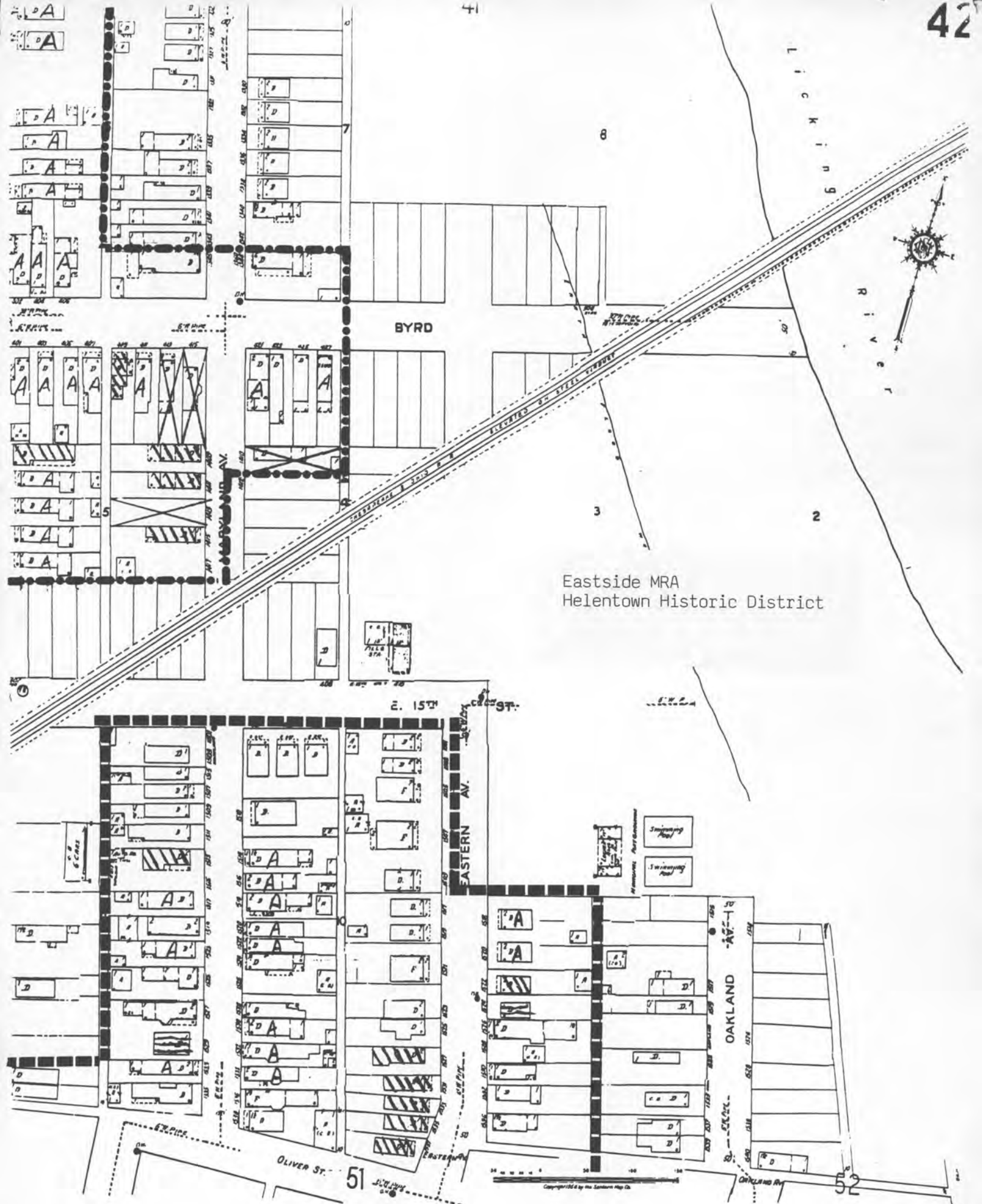
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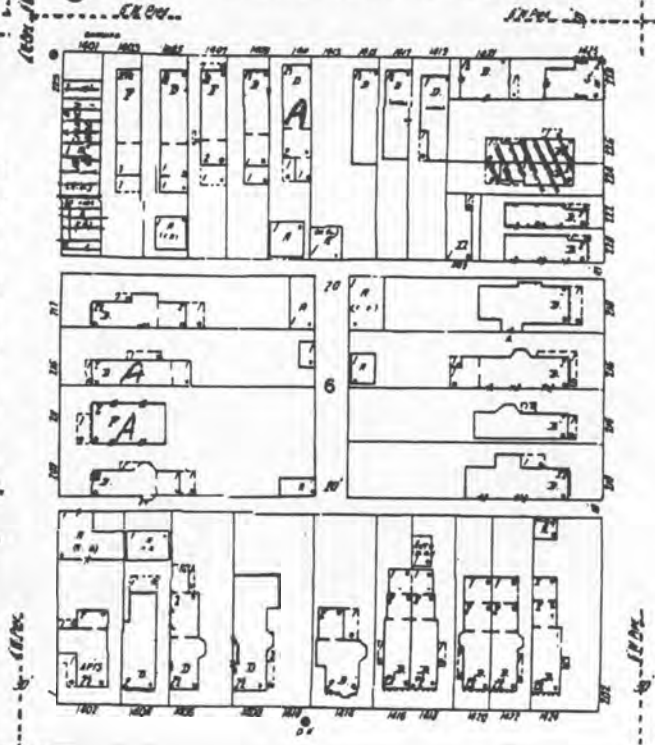
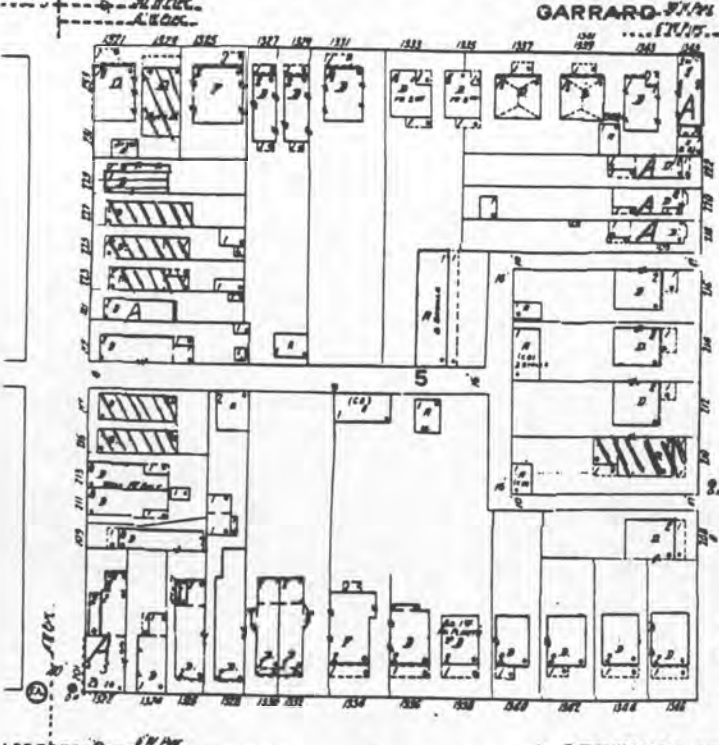
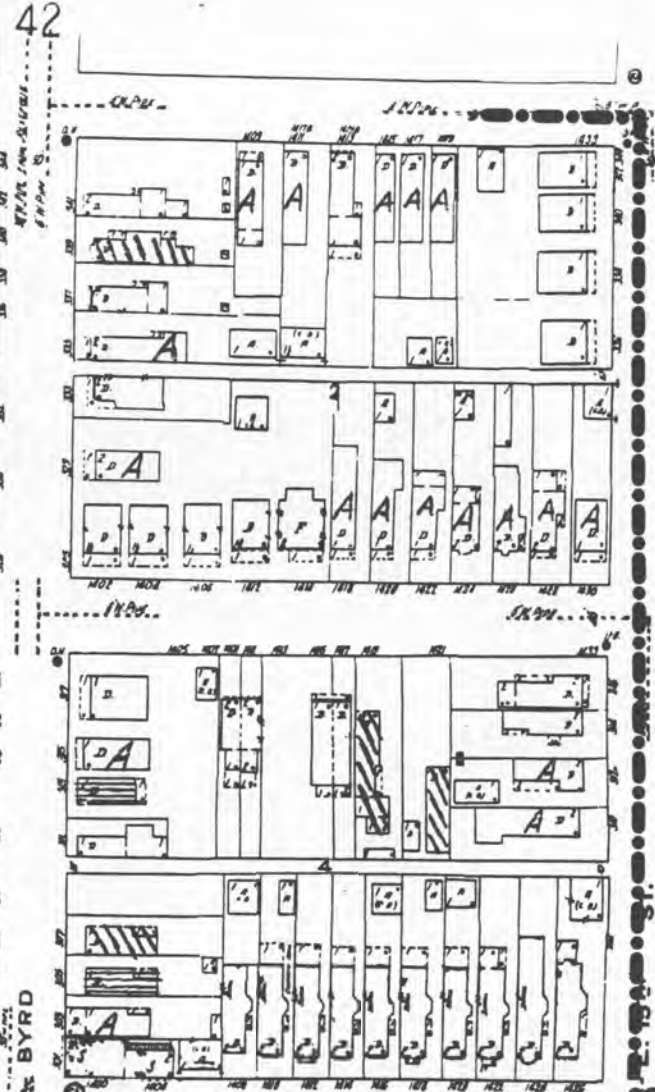
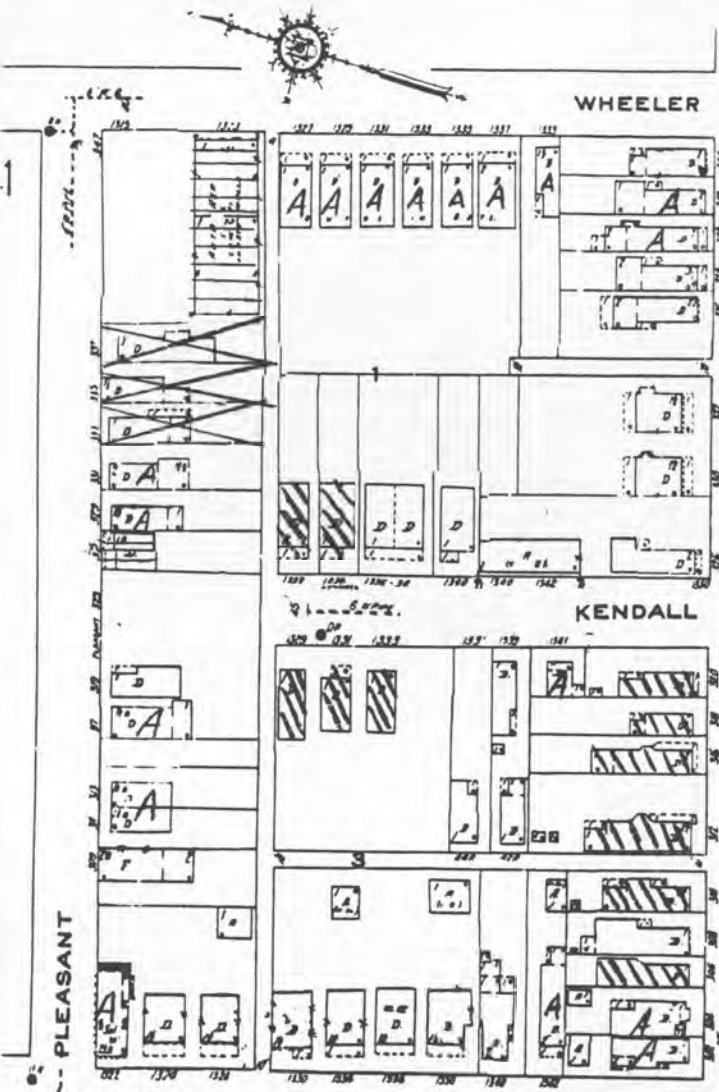
Eastside MRA Helentown Historic District

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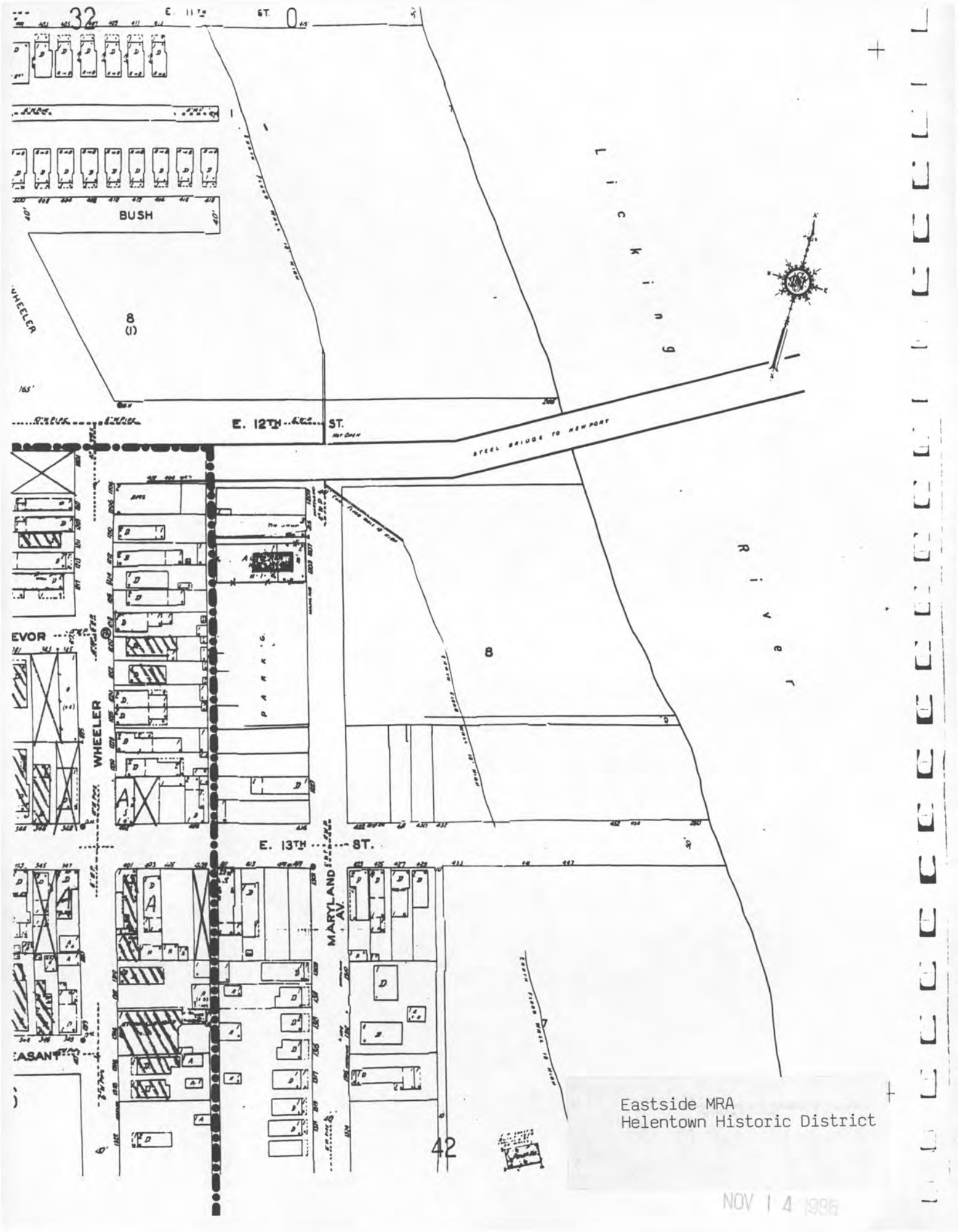


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BUSH

WHEELER

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E. 12TH ST.

STEEL BRIDGE TO NEWPORT

L I C K I N G

R I V E R

E. 13TH ST.

MARYLAND AV.

ASANT

Eastside MRA  
Helentown Historic District

42

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E. 15TH ST.

4TH DISTRICT PUBLIC SCHOOL

SCOTT STREET

GREENUP

50 COLLINS

E. 16TH ST.

53 E. 17TH ST.

Eastside MRA  
Helentown Historic District



5  
PARK

MADISON PARK  
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1100 N. 15TH ST.  
SUNDAY SCHOOL  
11:00 AM

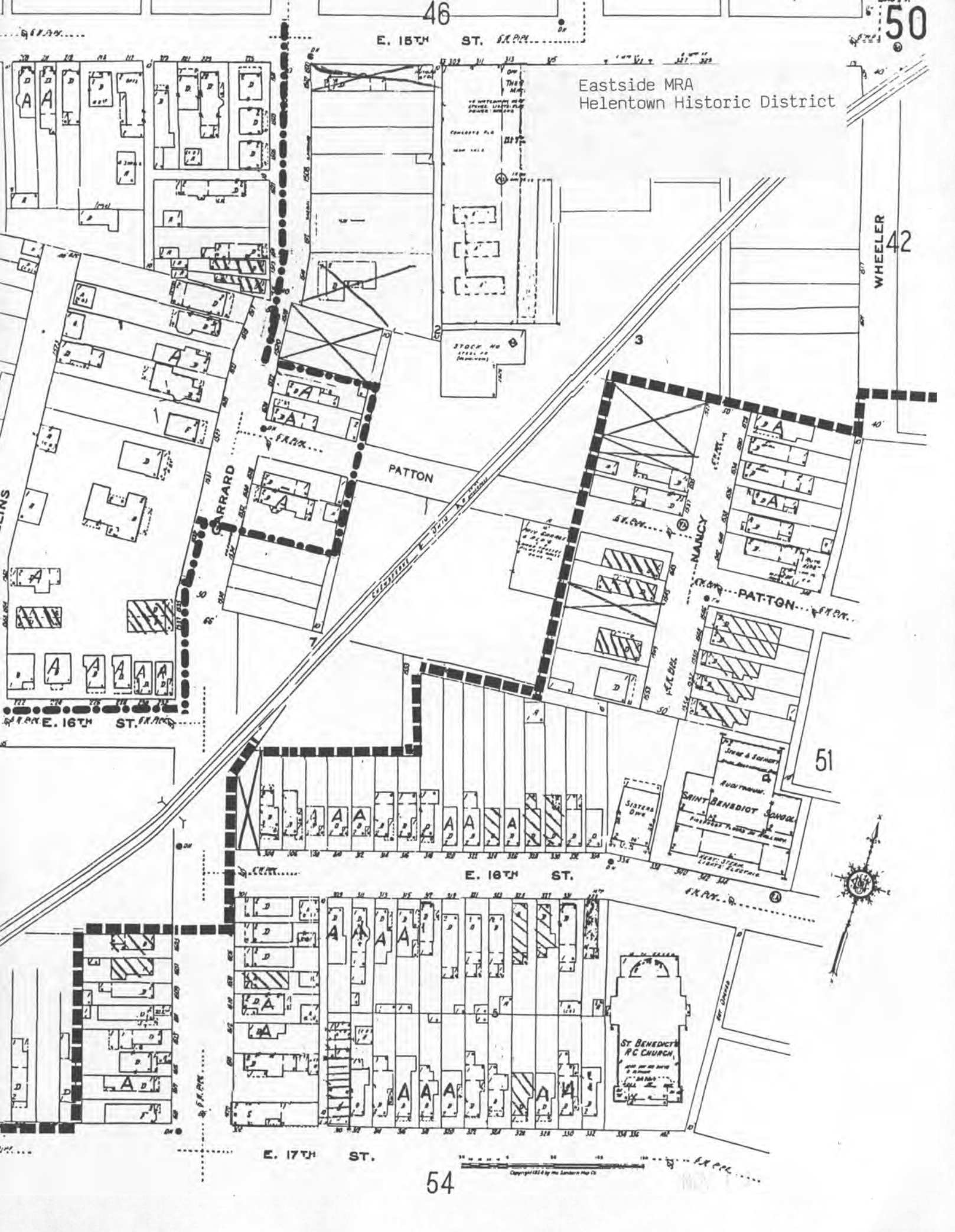
Paul Jones & Son  
1100 N. 15TH ST.  
SUNDAY SCHOOL  
11:00 AM

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N.C. 1100  
(C. 8)

E. 15TH ST. S.K.P.C.

Eastside MRA  
Helentown Historic District

WHEELER 42



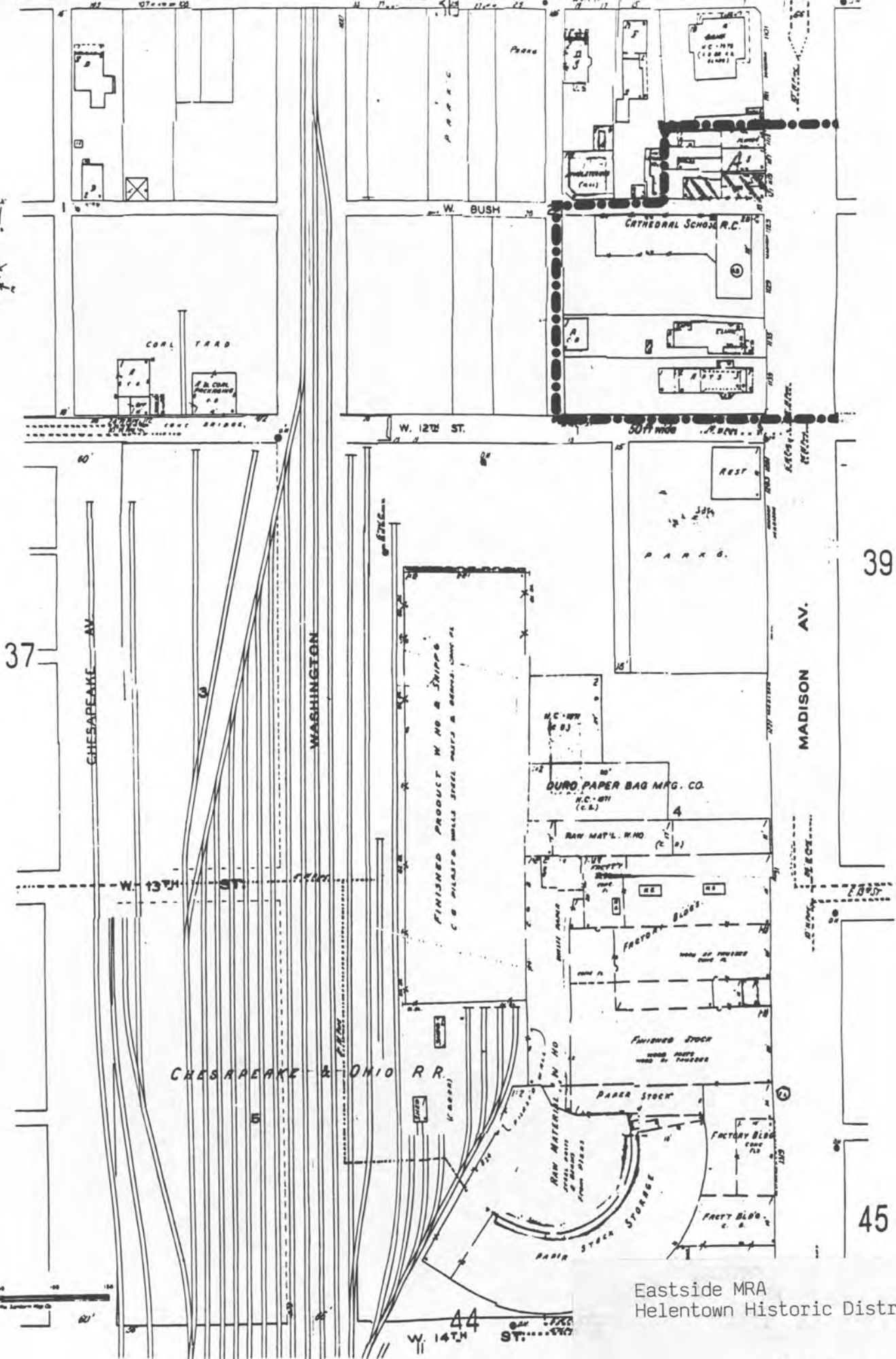
PATTON

NANCY

PATTON

E. 16TH ST.

E. 17TH ST.



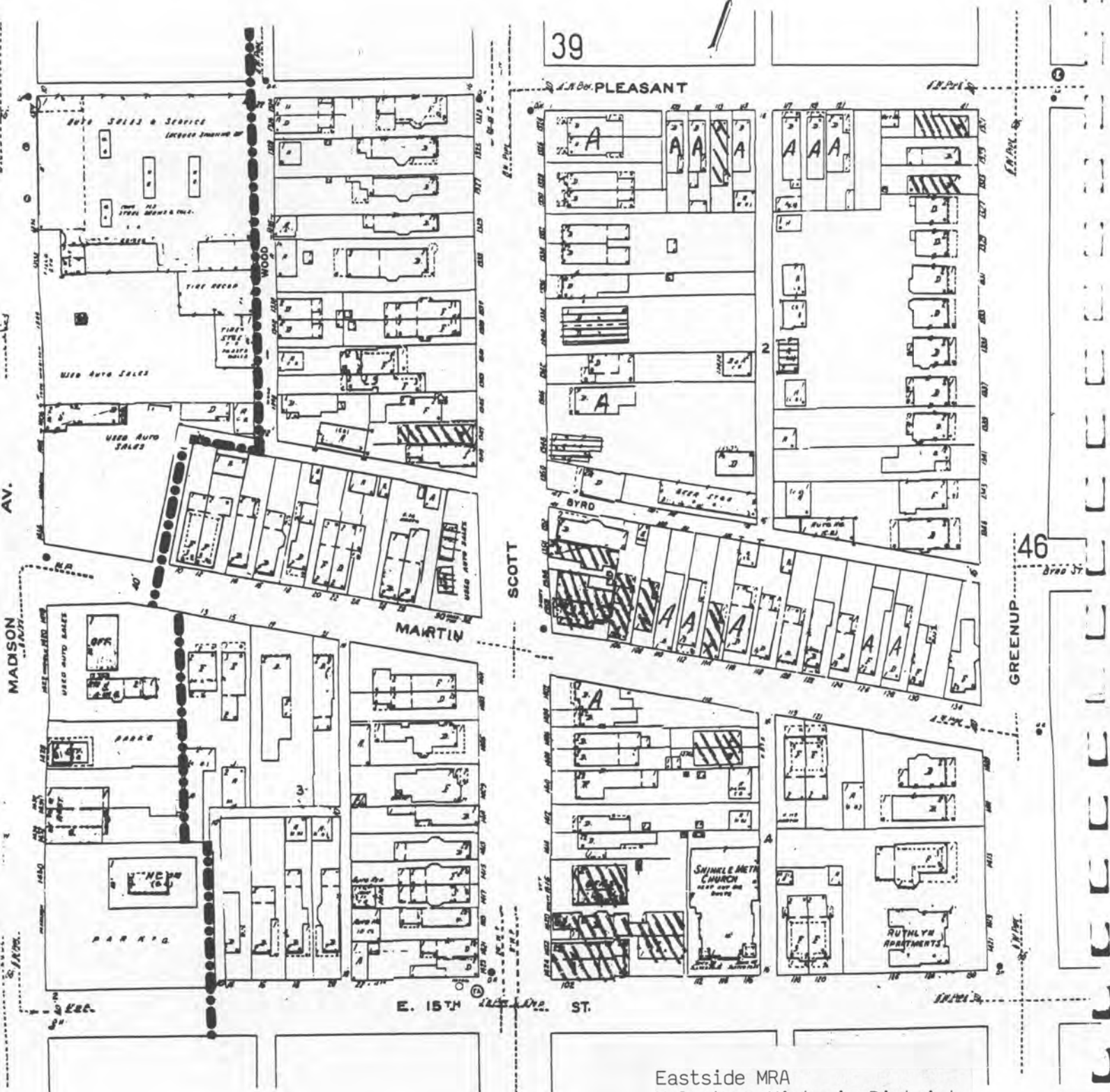
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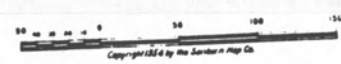
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Helentown Historic District



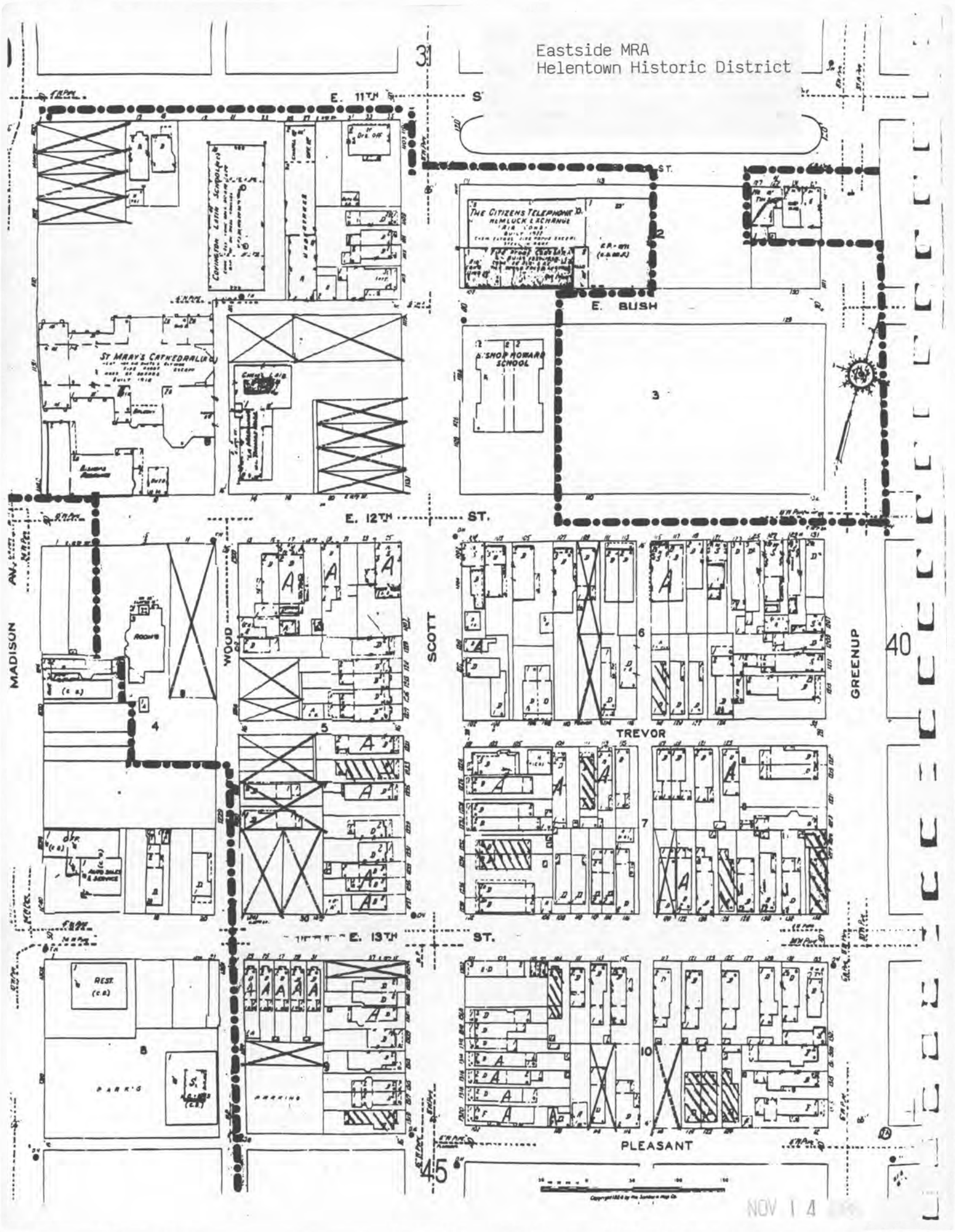
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Helentown Historic District



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Helentown Historic District



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**MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM**

**NRA/THEMATIC NOMINATION TITLE:** Eastside Multiple Resource Area

**HISTORIC DISTRICT NAME:** W. 15th Street Historic District

**OWNER OF PROPERTY:** Multiple ownership

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

**DESCRIPTION:**

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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**

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input 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** ca. 1880-1935 **Builder/Architect** N/A

**Statement of Significance (in one paragraph)**  
(Use Continuation Sheets)

**GEOGRAPHICAL DATA**

**Acres of nominated property** Approx. 2.5 acres  
**Quadrangle name** Covington KY **Quadrangle scale** 1:24,000

**UTM References**

<b>A</b>	<u>16</u>	<u>715465</u>	<u>4327770</u>	<b>B</b>	<u>16</u>	<u>715605</u>	<u>4327820</u>
	Zone	Easting	Northing		Zone	Easting	Northing
<b>C</b>	<u>16</u>	<u>715480</u>	<u>4327705</u>	<b>D</b>	<u>16</u>	<u>715640</u>	<u>4372695</u>
<b>E</b>	<u>  </u>	<u>  </u>	<u>  </u>	<b>F</b>	<u>  </u>	<u>  </u>	<u>  </u>
<b>G</b>	<u>  </u>	<u>  </u>	<u>  </u>	<b>H</b>	<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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received 2/9/87  
date entered

Continuation sheet W. 15th St. Hist. Dist. (Eastside MRA)  
Covington, Kenton Co., KY Item number 7

Page 1

W. Fifteenth Street Historic District

Description

The W. 15th Street Historic District is a small but significant collection of late 19th century residences located along Madison and E. 15th Streets in Covington, Kentucky. This district contains 33 structures of which all but one are contributing. Within the district are two excellent 7 unit Italianate rowhouses which face both E. 15th Street and Madison Avenue. The remainder of the district displays primarily Italianate and Queen Anne single family dwellings.

The district is located just west of the Helentown district and the two districts are separated by modern intrusions. The district is bounded on the east by Madison Avenue, on the south by a modern shopping complex, on the west by the CSX Railroad tracks and on the north by modern warehouses and non-contributing structures. The district is one of the best surviving collections of residential architecture along Madison Avenue.

Madison Avenue

Overview: Madison Avenue in the district contains 13 contributing buildings and 1 non-contributing building.

Detailed Description: Madison Avenue is a major north/south street that from the eastern boundary of the district. Parts of the 1400 and 1500 block on the west side of Madison are in the district boundaries. In the 1400 block are 4 Queen Anne dwellings at 1445-51 Madison which have similar plans but somewhat different detailing (Photo 25). The structures have gable front plans, are two-stories in height and of brick construction. They were built ca. 1890 and have one-story porches on the main facade.

In the 1500 block is a 7 unit rowhouse at 1501-13 which is one of the largest and significant in the Eastside area (Photo 24). Constructed ca.1885, this Italianate rowhouse is two-stories in height and of brick construction. Over each window and door is sheet metal hood molding and at the roofline is a sheet metal cornice. Each unit is two bays wide with rectangular windows and doors. Flanking each entrance is an original iron railing on the landing. Adjacent to this rowhouse is a fine Queen Anne design at 1515 Madison (Photo 26). This two-story brick building features an asymmetrical plan with bay windows, an original porch with milled decoration and corner tower. Behind this house is a modern two-story building which is non-contributing and a ca. 1900 vernacular brick dwelling which is contributing to the district.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

W. 15th St. Hist. Dist. (Eastside MRA)

Continuation sheet Covington, Kenton Co., KY Item number 7

Page 2

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received 2/9/87  
date entered

Neave Street

Overview: Neave Street in the district contains 1 contributing building.

Detailed Description: Neave Street is a one block street running north and south between W. 14th and W. 15th Streets. There are 3 older structures in this block on the west side of the street and 2 of these have been significantly altered and are therefore not included within the district. The remaining building is included in the district and is a two-story brick apartment building at 1421-23 Neave. This building was constructed ca. 1910 and has simple detailing and a stepped parapet at the roofline.

W. 15th Street

Overview: W. 15th Street in the district contains 19 contributing buildings.

Detailed Description: W. 15th Street is an important east/west street which connects Madison Avenue and Russell Avenue via a bridge over the railroad tracks. Parts of two blocks of W. 15th are included in the district. On the north side of the street are 7 single family dwellings and 1 duplex which are all contributing to the district (Photo 21). On the south side of the street are 4 single family dwellings and a 7 unit rowhouse which are also all contributing.

Between Neave and Madison on the north side of the street are 4 structures all of which were built ca. 1885. At 10-12 W. 15th is a two-story brick Italianate style duplex. Over the windows is sheet metal hood molding and the house retains its original porch with milled posts and a spindled frieze. Adjacent to this duplex is a one-story brick dwelling with simple detailing. At 22 and 26 W. 15th are two-story Italianate structures which retain their original design. Past Neave Street are 4 single family residences including 2 ca. 1910 two-story Bungalow designs at 30-32 (Photo 27). These brick houses have four-over-one vertical sash, wide eaves and knee brace brackets. The other 2 structures on the block are two-story frame houses built ca. 1890. These dwellings display simple Colonial and Italianate features.

On the south side of the street between Neave and Madison is a 7 unit rowhouse built ca. 1885 in a design similar to the adjacent rowhouse which faces Madison (Photo 23). This rowhouse is also an Italianate design with sheet metal hood molding over the doors and windows and a decorative cornice. Each unit is 2 bays wide and the landings retain the original iron fencing. This rowhouse is identical to the one facing Madison except its overall dimensions are smaller.

Beyond Neave Street on W. 15th are 4 identical Italianate dwellings built ca. 1885 (Photo 22). These home are two and one-half stories in height, of brick construction and display gable roofs. The floor plan is similar to many residences of the period in Covington with the major entrance on the side



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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Continuation sheet W. 15th St. Hist. Dist. (Eastside MRA)  
Covington, Kenton Co, KY Item number 7

Page 3

facade. The street facade is two bays wide with two-over-two sash windows in each bay. The windows display pedimented sheet metal hood molding. At the roofline is an elaborate cornice with brackets and small attic vent windows. There are no other structures on this side of W. 15th Street.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

W. 15th St. Hist. Dist. (Eastside MRA)

Continuation sheet Covington, Kenton Co., KY Item number 8

For NPS use only
modified 2/9/87
data entered

Page 1

W. Fifteenth Street Historic District

Significance

The W. 15th Street Historic District is significant primarily through its collection of architectural designs. This small area developed in the 1880s and 1890s and was a residential enclave surrounded by commercial development and railroad property. The district is separated by commercial and industrial development from adjacent historic districts. Within the district are 33 properties of which all but one are contributing to the district.

The district derives much of its architectural significance from the presence of the two seven unit Italianate rowhouses along Madison and W. 15th Streets. The property now occupied by the rowhouses is listed as vacant on the 1877 map of the city the property belongs to the Kennedy family who may have erected the rowhouses soon after. These Italianate designs represent some of the best rowhouses in the Eastside area and have not been altered.

In addition to the two rowhouses there are a number of other fine Queen Anne and Italianate designs in the district. At 25-31 W. 15th is a row of identical two-story brick Italianate residences and an identical row of Queen Anne residences are at 1445-51 Madison. At 1515 Madison is an imposing Queen Anne house built in the 1880s by Jacob Weller, a wealthy merchant and land investor. Most other dwellings appear to have been occupied by middle and working class residents.

Despite its small number of structures, the W. 15th Historic District contains an important collection of late 19th century architecture. The two Italianate rowhouses are especially significant and all but one property is contributing to the district.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received  
date entered

Continuation sheet West 15th Street Hist. Dist. (Eastside MRA)  
Covington, Kenton Co., KY Item number 10

Page 1

Verbal Boundary Description and Justification  
W. 15th Historic District

The W. 15th Historic District boundary is drawn as follows:

Beginning at a point at the southeast property line of 1515 Madison Ave., thence westwardly 175' across Neave St. to the western right-of-way of Neave St., thence northwardly 40' across an alley located 80' south of W. 15th St., thence westwardly 100 feet along the northern right-of-way of the alley to a point, thence northwardly 80' to the southern right-of-way of W. 15th St., thence 50' westwardly to a point, thence northwardly 100' across W. 15th to a point, thence 10' westwardly to a point, thence northwardly 50' to a point, thence eastwardly 150' across Neave St. to a point, thence 40' along the eastern right-of-way to a point, thence 180' eastwardly to Madison Ave., thence 225' along the western right-of-way of Madison, across W. 15th to the beginning point.

The W. 15th Street District is a small district bounded on the north and west by railroad yards and industrial buildings. On the south boundary is a modern grocery store and parking lot. To the east are modern structures along Madison Avenue. The boundaries are drawn to include all of the residential buildings clustered along Madison and W. 15th in these two blocks. The district is clearly defined by modern structures and intrusions surrounding all sides of the area.



**West 15th Street Historic District**  
 Eastside MRA, Covington, Kenton Co.  
 Quad: Covington, KY 1:24000

UTM References:

- A. 16/715465/4327770
- B. 16/715605/4327820
- C. 16/715480/4327705
- D. 16/715640/4327695

(NEWPORT)  
4163 III SW

4326

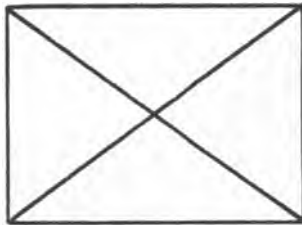
DE COURSEY 3.5 MI.  
KENTON 14 MI.

W. 15TH STREET HISTORIC DISTRICT

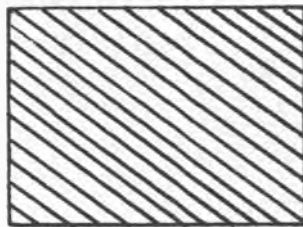


EASTSIDE MULTIPLE RESOURCE AREA  
COVINGTON, KENTUCKY

MAP KEY



VACANT - NON-CONTRIBUTING



PRE-1935 STRUCTURE  
ALTERED - NON-CONTRIBUTING

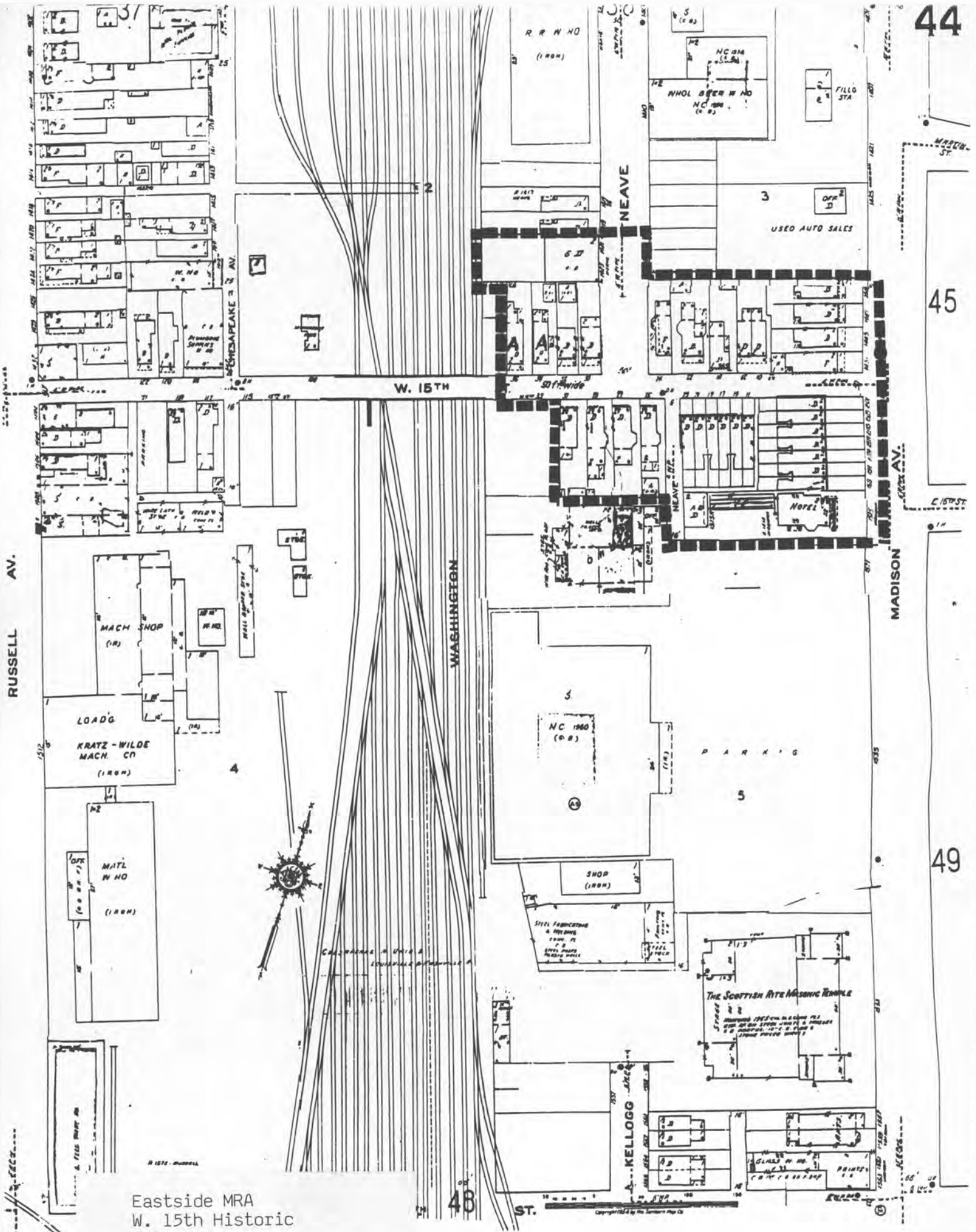


POST-1935 STRUCTURE  
NON-CONTRIBUTING

ALL OTHER PROPERTIES ARE CONTRIBUTING  
THOSE MARKED WITH AN "A" ARE ALTERED BUT CONTRIBUTING

SCALE- 1" = 100'

NORTH ARROW AS MARKED



Eastside MRA  
 W. 15th Historic  
 District

NOV 14 198

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Eastside Multiple Resource Area  
State Kenton County, KENTUCKY

Nomination/Type of Review

Date/Signature

1. Austinburg Historic District

~~Substantive Review~~ Keeper

Attest

A Schlager 2/18/87

2. Emery-Price Historic District

~~Substantive Review~~ Keeper

Attest

A Schlager 2/18/87

3. Helentown Historic District

~~Substantive Review~~ Keeper

Attest

A Schlager 2/18/87

4. West Fifteenth Street Historic District

~~Substantive Review~~ Keeper

Attest

A Schlager 2/18/87

5.

Keeper

Attest

6.

Keeper

Attest

7.

Keeper

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

*Cover*

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Eastside MRA  
Kenton County  
KENTUCKY

Substantive Review

COVER

Working No. NOV 14 1986

Fed. Reg. Date: \_\_\_\_\_

Date Due: 12/11/86 - 12/29/86

Action: ACCEPT

RETURN 12/29/86

REJECT

Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: *Overall, very clear picture of Conington resid development. Please clarify cover form to address distinction between structures & buildings as disc w/ J.R., KYSHPO 12/86 - also please review justification for education -*

Recom./Criteria Return  
 Reviewer Aschlagel  
 Discipline Arch Hist  
 Date 12/29/86  
 see continuation sheet

Nomination returned for:  technical corrections cited below *What role did educational resources play in community (distinction bet fund use & significance.)*  
 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"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

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

APR 1982  
 Kenton County  
 KENTUCKY  
 00000

**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 *Amy Schlager* Date *12/29/82* Phone: \_\_\_\_\_

**CODING PROBLEM SHEET**

State Name KY County Name Kenton Recorded Name Eastside MRA  
 Multiple Name \_\_\_\_\_  
 Reference No. \_\_\_\_\_ Certification Date \_\_\_\_\_

**Problem Field:**

- Owner
- Resource Type
- No. Contrib./Non-Contrib. Resources
- Historic Function/Historic Sub-function
- Current Function/Current Sub-function
- Level of Significance

- Applicable Criteria
- Criteria Considerations
- Area of Significance
- Period of Significance
- Architect/Builder/Engineer
- PA Level Information

- Cultural Affiliation
- Architectural Style
- Construction Materials
- Acreage
- UTM Coordinates
- Other

**Solution:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Coding Problem Team: \_\_\_\_\_ Date: \_\_\_\_\_ HM Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**Data Collector's Explanation of Problem:**

- ① A number of areas of significance checked on the cover are not supported in individual district explanations - there are education, religion, and exploration/settlement. *ed is somewhat weak -> can be beefed up*
- ② Is methodology section adequate? Yes - fine
- ③ Emery, Price and W. 15<sup>th</sup> St. H.Ds indicate that KY has a problem w/ counting. They are counting rowhouses as single bldgs, rather than # of units. See Green sheets.

Data Collector: M. J. [Signature] Today's Date \_\_\_\_\_ D.B. Corrected \_\_\_\_\_ Date \_\_\_\_\_

*COVER*

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Eastside MRA  
Kenton County  
KENTUCKY

Substantive Review

Working No. 11/14/86  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 3/26/87  
Action:  ACCEPT  
 RETURN 2-18-87  
 REJECT  
Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Cover establishes architectural context for HD; however, it needs to be reviewed in terms of comments concerning education from earlier return & if*

Recom./Criteria Return  
Reviewer A. Schlager  
Discipline Arch Hist  
Date 2/18/87  
\_\_\_\_\_ see continuation sheet

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

*any areas are removed from top of form, adjustments to cover must be made as well. In addition, form returned was not signed by SHPO & level of signing was not checked*

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

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  excellent  good  fair  deteriorated  ruins  unexposed  unaltered  altered  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

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

*HDs listed bc context weak, but complete and w/ fine considerations SHPO staff indicates cover will be signed & returned very shortly.*

**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 2/18/07 Phone: \_\_\_\_\_

### Reviewer's Comments

The nomination addresses the significance of this Eastside section of the city of Covington, and one can get a picture of the importance of this section in the overall development of the city and the region.

There are two specific questions that need clarification, however, before the property can be listed. First, there is some confusion concerning the designation of education and religion as areas of significance. If these two areas are checked, the nominations for the historic districts should include an analysis of why the schools and churches are significant in the history of each neighborhood, as separate from their use or function as either educational or religious structures. Many of the churches and schools are highlighted as significant in the architectural history of the community (Criterion C), but their role in the educational or religious history of the community is not defined (Criterion A).

In addition, there appears to be a possible undercount in the nominations. The nominations for the West 15th Historic District and the Emery-Price HD were checked for a match of the numbers given at the start of the nomination and the actual numbers of buildings noted in the street by street description, and the numbers did not correlate. Bulletin #14 indicates that row buildings should be counted individually, not as one building, and this may be the problem for these several districts.

The counts for the larger HDs and for the MRA also should be checked for this situation. In addition, these nominations use the word "approximately", and we are not sure what that means. The counts appear to be a specific number, so it may be appropriate to remove the word approximately from the discussion.

The individual nominations have specific comments pertaining to these comments as well. Please contact our staff should you have any additional comments.

*We will hope to expedite the review  
of this nomination when resubmitted.  
Please let me know if any problems -*

*Thanks*

*Amey*

*COVER*

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Eastside MRA  
Kenton County  
KENTUCKY

*Substantive Review*

Working No. 41/14/86  
Fed. Reg. Date: 2/2/87  
Date Due: 4/27/87  
Action:  ACCEPT 4-20-87  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*Properties within MRA all demonstrate  
significance of area within  
Covington's history - role of industry  
in developing housing neighborhoods*

Recom./Criteria Accept AC  
Reviewer ASpleasel  
Discipline Arch Hist  
Date 4/20/87  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below *stated - Architect types etc*  
\_\_\_\_\_ substantive reasons discussed below *Education not checked*

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  
 excellent  deteriorated  unaltered  original site  
 good  ruins  altered  moved date \_\_\_\_\_  
 fair  unexposed

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 \_\_\_\_\_

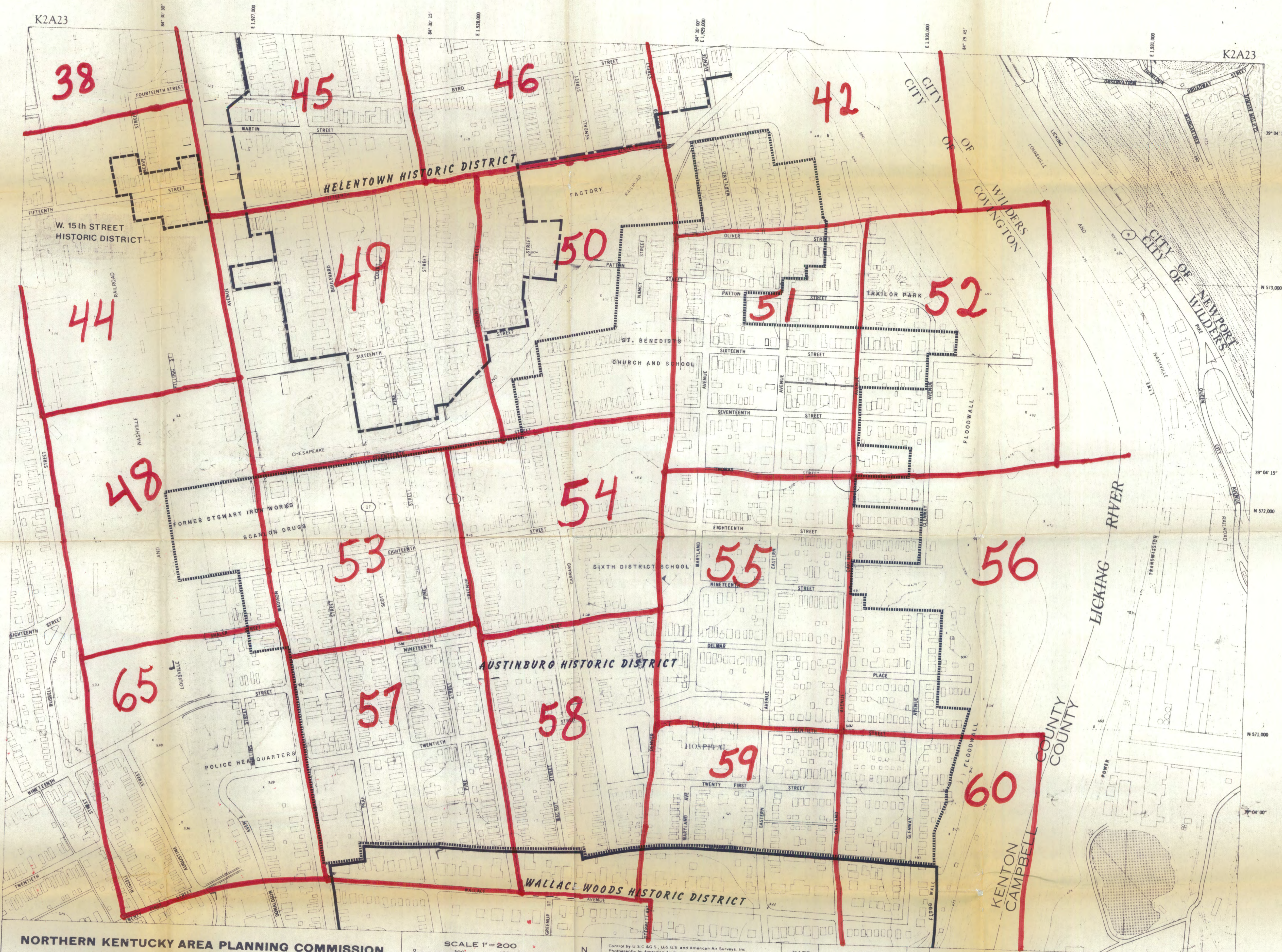
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**13. Other**

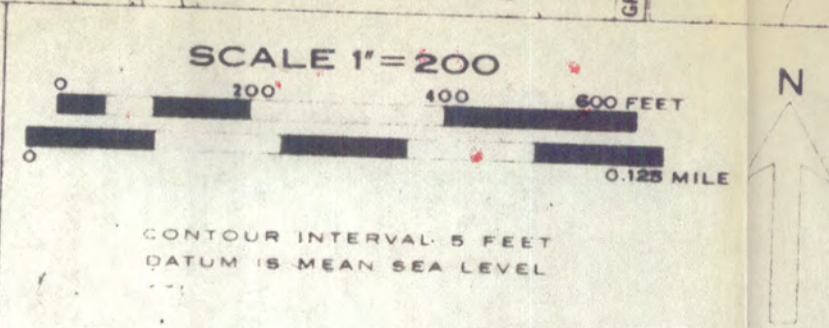
- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



**NORTHERN KENTUCKY AREA PLANNING COMMISSION**  
**KENTON AND CAMPBELL COUNTIES, KENTUCKY**  
 PHONE: 431-2580  
 AREA CODE 606  
 FINANCE BUILDING  
 NEWPORT, KY. 41071



Control by U.S.C.G.S., U.S.G.S. and American Air Surveys, Inc.  
 Photographs by American Air Surveys, Inc., Feb. 1963.  
 Mapped by American Air Surveys, Inc., 1963.  
 NOTE: Grid lines based on Kentucky State Plane  
 Coordinate System, North Zone, North American Datum 1927.  
 The preparation of this map was financially aided through a  
 Federal grant from the Urban Renewal Administration of the  
 Housing and Home Finance Agency under the Urban Planning  
 Assistance Program authorized by Section 701 of the Housing  
 Act of 1954 as amended.

DATE	CHANGES	BY

	K2	K2			
	11	31	41	51	
	12	32	42	52	
	13	33	43	53	
	14	34	44	54	
	15	35	45	55	
	16	36	46	56	

TOPOGRAPHIC  
 SERIES  
**K2A23**

Sanborn Map Quadrants for  
 Individual Maps  
 K2A23

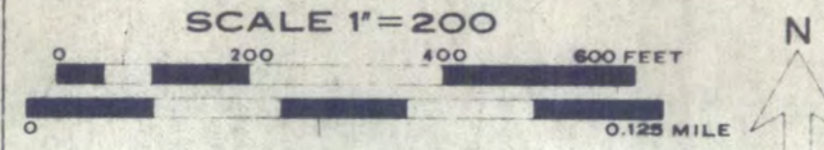




**NORTHERN KENTUCKY AREA PLANNING COMMISSION**  
**KENTON AND CAMPBELL COUNTIES, KENTUCKY**

PHONE: 431-2580  
 AREA CODE 606

FINANCE BUILDING  
 NEWPORT, KY. 41071



CONTOUR INTERVAL 5 FEET  
 DATUM IS MEAN SEA LEVEL

Control by U.S.C.&S., U.S.G.S. and American Air Surveys, Inc.  
 Photography by American Air Surveys, Inc., Feb. 1961.  
 Mapped by American Air Surveys, Inc., 1963.  
 NOTE: Grid lines based on Kentucky State plane  
 Coordinate System, North Zone, North American Datum 1927.

The preparation of this map was financially aided through a  
 Federal grant from the Urban Renewal Administration of the  
 Housing and Home Finance Agency, under the Urban Planning  
 Assistance Program authorized by Section 761 of the Housing  
 Act of 1954, as amended.

DATE	CHANGES	BY
0/69	TY. LIMITS	

K2		K2		K2	
11	21	31	41	51	
12	22	32	42	52	
13	23	33	43	53	
14	24	34	44	54	64
15	25	35	45	55	65
16	26	36	46	56	66

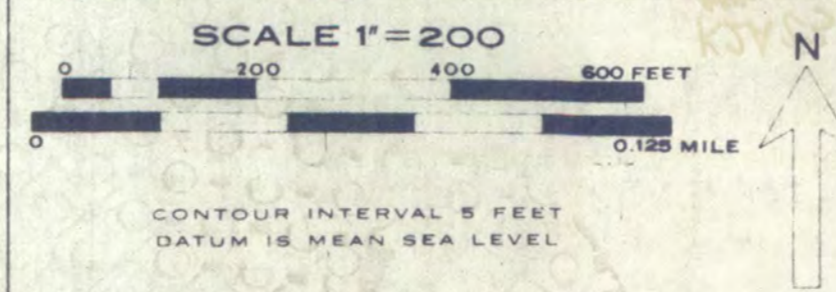
TOPOGRAPHIC SERIES  
**K2A22**



**NORTHERN KENTUCKY AREA PLANNING COMMISSION**  
**KENTON AND CAMPBELL COUNTIES, KENTUCKY**

PHONE: 431-2580  
 AREA CODE 606

FINANCE BUILDING  
 NEWPORT, KY. 41071



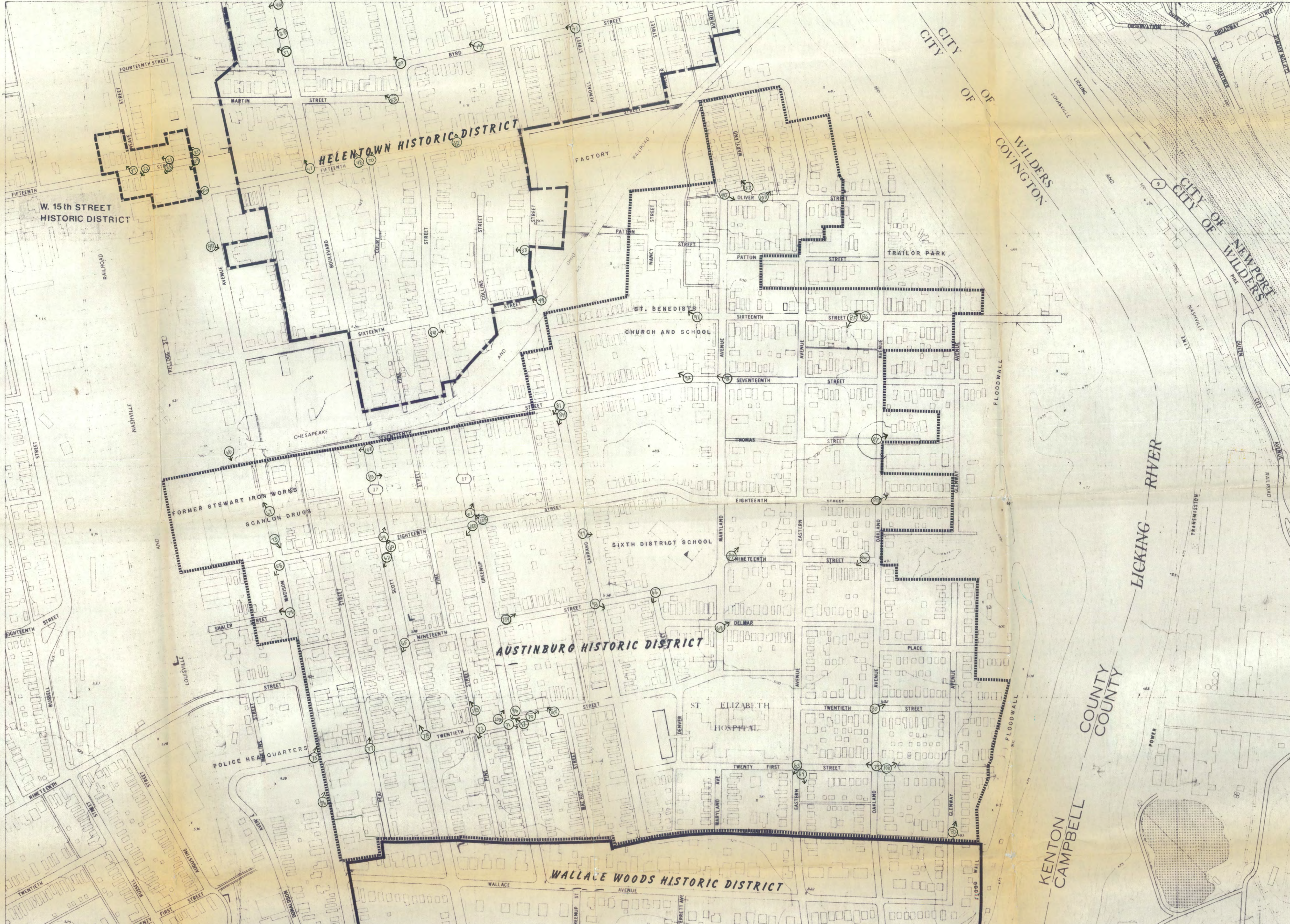
Control by U.S.C.A.G.S., U.S.G.S. and American Air Surveys, Inc.  
 Photography by American Air Surveys, Inc., Feb. 1963  
 Mapped by American Air Surveys, Inc., 1963  
 NOTE: Grid lines based on Kentucky State plane  
 Coordinate System, North Zone, North American Datum 1927.  
 The preparation of this map was financially aided through a  
 Federal grant from the Urban Renewal Administration of the  
 Housing and Home Finance Agency, under the Urban Planning  
 Assistance Program authorized by Section 701 of the Housing  
 Act of 1954, as amended.

DATE	CHANGES	BY
0/69	TY LIMITS	

	K2	K2		J	K	L	M
	11	21	31	41	51		
	12	22	32	42	52		
	13	23	33	43	53		
K2	14	24	34	44	54	64	K2
	15	25	35	45	55	65	
	16	26	36	46	56	66	

TOPOGRAPHIC SERIES  
**K2A22**

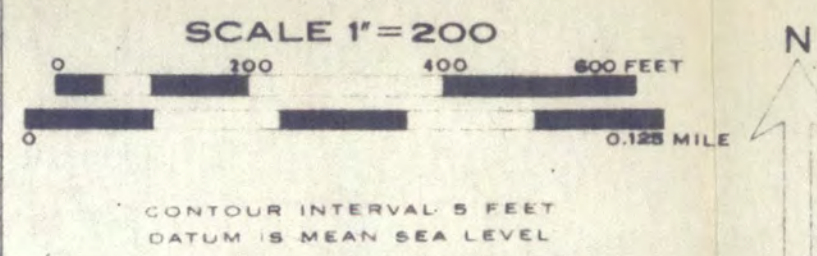
Eastside Multiple Resource Area  
 Boundary Map and  
 Photographic Key  
 K2A22



**NORTHERN KENTUCKY AREA PLANNING COMMISSION**  
**KENTON AND CAMPBELL COUNTIES, KENTUCKY**

PHONE: 431-2580  
 AREA CODE 606

FINANCE BUILDING  
 NEWPORT, KY. 41071



Control by U.S.C. & G.S., U.S.G.S. and American Air Surveys, Inc.  
 Photography by American Air Surveys, Inc., Feb. 1963  
 Mapped by American Air Surveys, Inc., 1963  
 NOTE: Grid lines based on Kentucky State plane  
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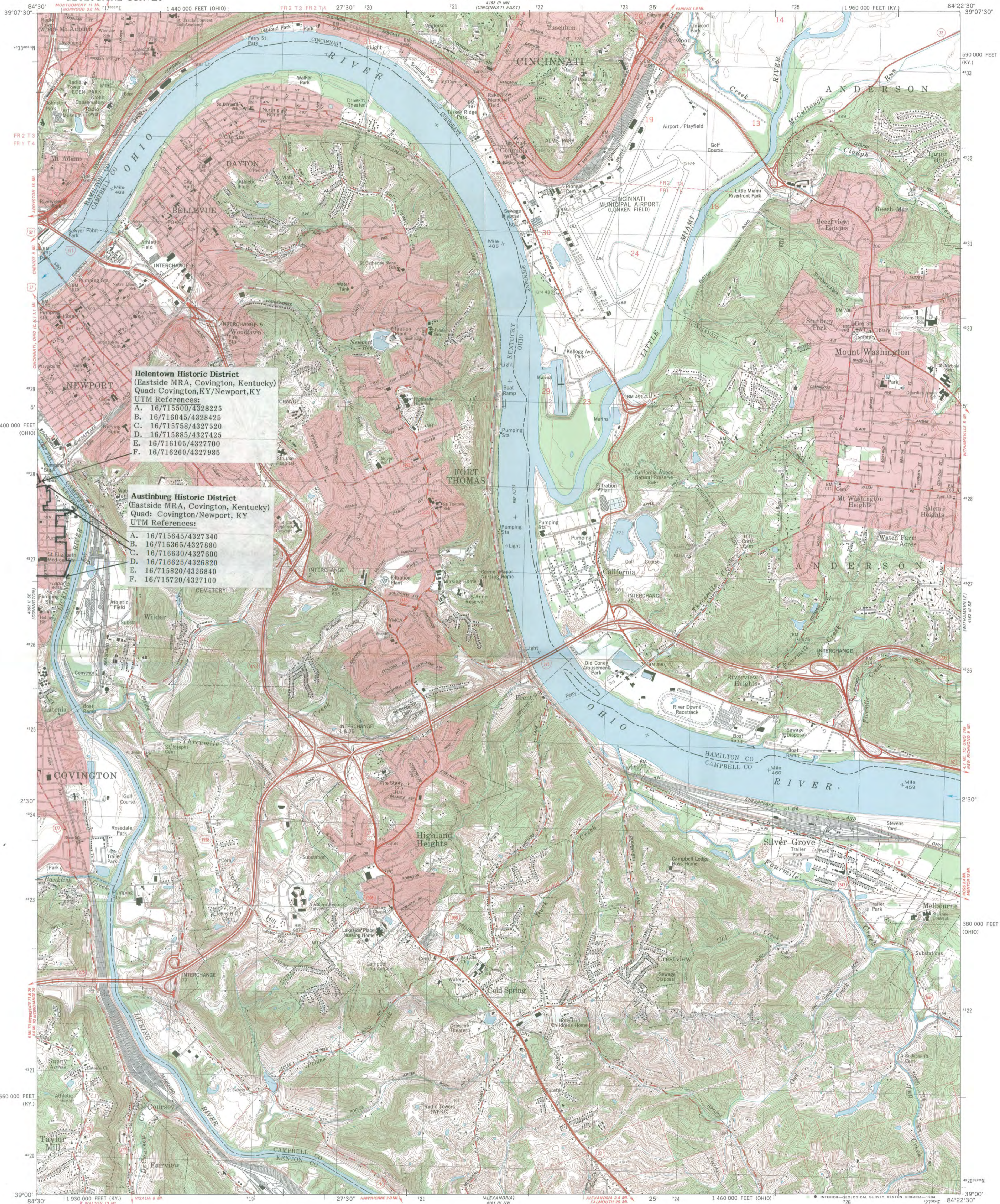
The preparation of this map was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954 as amended.

DATE	CHANGES	BY

K2		K2		J		K		L		M	
11	21	31	41	51							
12	22	32	42	52							
13	23	33	43	53							
14	24	34	44	54							
15	25	35	45	55							
16	26	36	46	56							

TOPOGRAPHIC SERIES  
**K2A23**

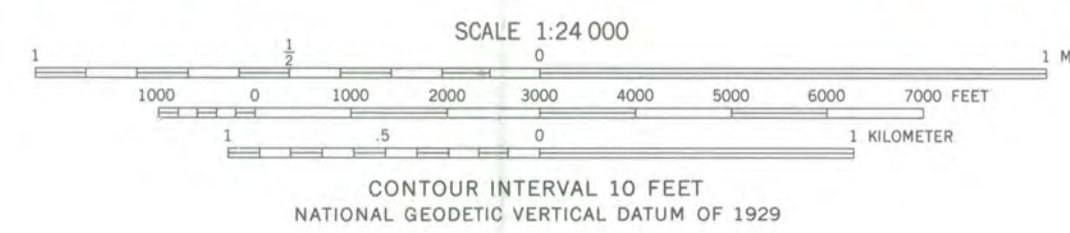
Eastside MRA  
 Boundary Map and  
 Photographic Key  
 K2A23  
 MA



**Helentown Historic District**  
(Eastside MRA, Covington, Kentucky)  
Quad: Covington, KY/Newport, KY  
UTM References:  
A. 16/715500/4328225  
B. 16/716045/4328425  
C. 16/715758/4327520  
D. 16/715885/4327425  
E. 16/716105/4327700  
F. 16/716260/4327985

**Austintown Historic District**  
(Eastside MRA, Covington, Kentucky)  
Quad: Covington, KY/Newport, KY  
UTM References:  
A. 16/715645/4327340  
B. 16/716365/4327880  
C. 16/716630/4327600  
D. 16/716625/4326820  
E. 16/715820/4326840  
F. 16/715720/4327100

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 corner 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 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



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

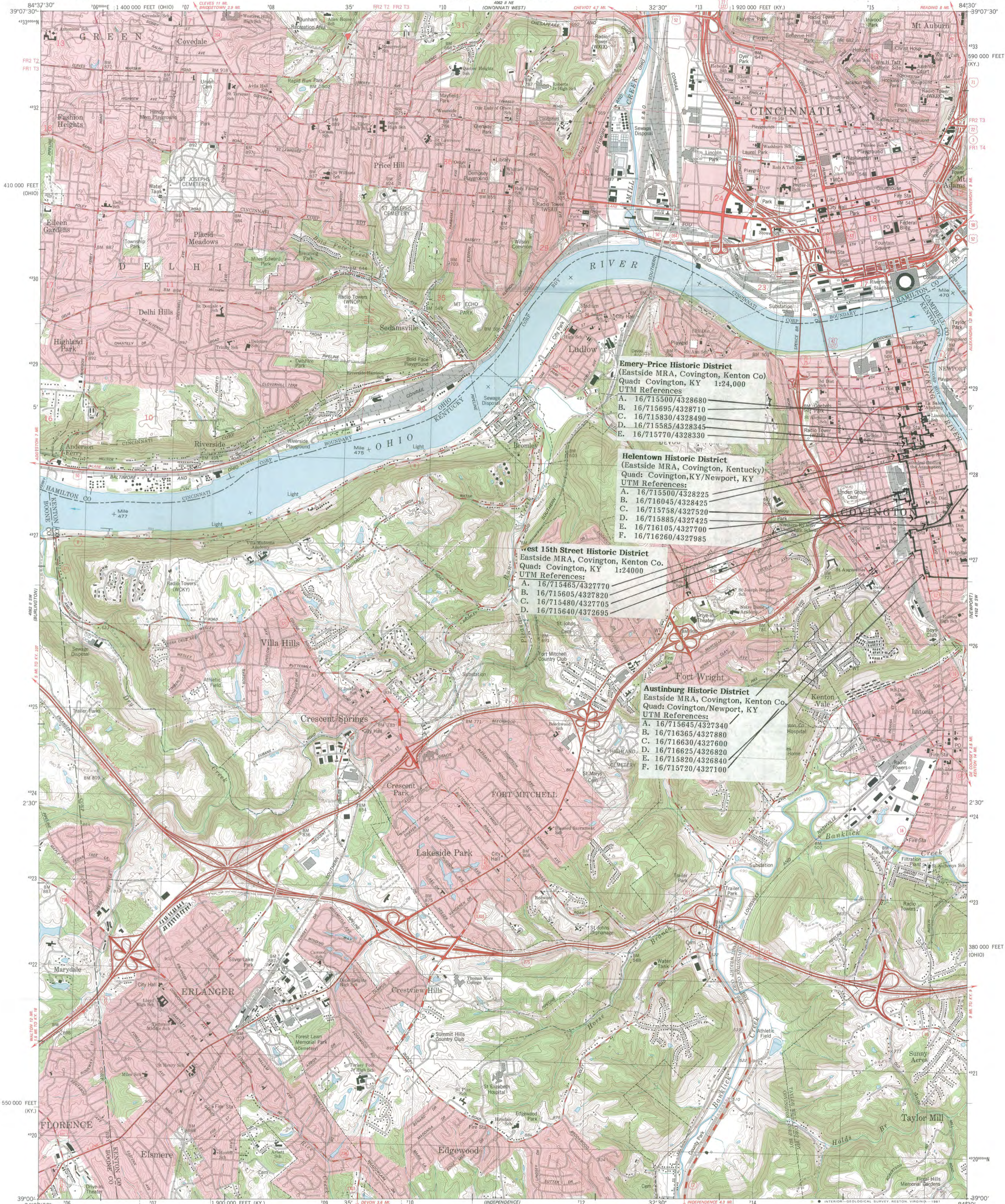
ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



NEWPORT, KY-OHIO  
SW/4 EAST CINCINNATI 15' QUADRANGLE  
39084-A4-TF-024  
1983  
DMA 4162 III SW-SERIES V853

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



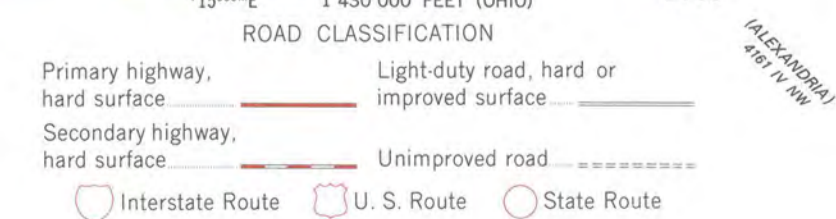
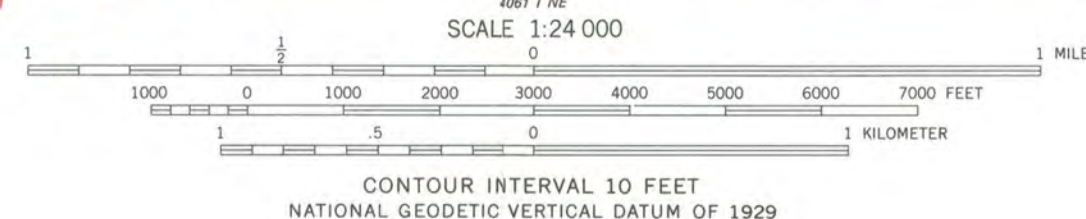
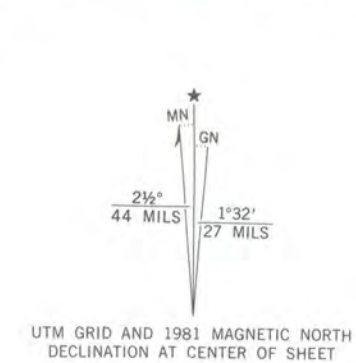
**Emery-Price Historic District**  
(Eastside MRA, Covington, Kenton Co.)  
Quad: Covington, KY 1:24,000  
UTM References:  
A. 16/715500/4328680  
B. 16/715695/4328710  
C. 16/715830/4328490  
D. 16/715885/4328345  
E. 16/715770/4328330

**Helentown Historic District**  
(Eastside MRA, Covington, Kentucky)  
Quad: Covington, KY/Newport, KY  
UTM References:  
A. 16/715500/4328225  
B. 16/716045/4328425  
C. 16/715758/4327520  
D. 16/715885/4327425  
E. 16/716105/4327700  
F. 16/716260/4327985

**West 15th Street Historic District**  
(Eastside MRA, Covington, Kenton Co.)  
Quad: Covington, KY 1:24000  
UTM References:  
A. 16/715465/4327770  
B. 16/715605/4327820  
C. 16/715480/4327705  
D. 16/715640/4327695

**Austburg Historic District**  
(Eastside MRA, Covington, Kenton Co.)  
Quad: Covington/Newport, KY  
UTM References:  
A. 16/715645/4327340  
B. 16/716365/4327880  
C. 16/716630/4327600  
D. 16/716625/4326820  
E. 16/715820/4326840  
F. 16/715720/4327100

Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, USCE, and the city of Cincinnati  
Topography by photogrammetric methods from aerial photographs taken 1949, and  
in part by the city of Cincinnati. Field checked 1950 and 1953. Revised from  
aerial photographs taken 1977. Field checked 1978. Map edited 1981  
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  
5 meters west as shown by dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is uncheck  
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 1914, and supplementary information  
Red tint indicates areas in which only landmark buildings are shown  
Ohio area 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



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



COVINGTON, KY.-OHIO  
8E4 WEST CINCINNATI 15' QUADRANGLE  
N3900-W8430/7.5  
1981  
DMA 4062 II SE-SERIES V853

DATE

1/6/86

TELEPHONE REPORT

TIME OF CALL

AM  
PM

1. CALL  TO:  FROM (Name)

Leah Konicki  
Julie Reisenweber

2. ADDRESS (Tel. No. if needed)

city of Covington - 606-292-2111  
KY 5400

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

~~PH~~ <sup>must</sup> listed by 1/25/86 for Tax Act

RUSH - must be

listed by  
1/25/86

Will be resubmitted quickly

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Schlagel Tech Hist NR



NOV 14 1986

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KENTUCKY HERITAGE COUNCIL  
The State Historic Preservation Office

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November 11, 1986

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 23, 1986. As State Historic Preservation Officer, I recommend it be entered in the National Register.

Name & Location of Site

**Eastside Multiple Resource Area**  
Covington, Kenton 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:JR/bsc

Enclosures

cc: Mr. Tom Fiorini



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KENTUCKY HERITAGE COUNCIL  
The State Historic Preservation Office

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January 30, 1987

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:

Enclosed is the **Eastside Multiple Resource Area** National Register Nomination. This nomination was returned to our office for minor corrections which have been made.

Many of the properties included in this nomination have received preliminary certification pursuant to the Economic Recovery Act of 1981 pending their listing in the National Register of Historic Places. In many instances the grace period for getting a building listed is about to expire; therefore, we request that you expedite your review of this nomination.

Your earliest approval of the nomination will be appreciated.

Sincerely,

David L. Morgan, Director  
Kentucky Heritage Council and  
State Historic Preservation Officer

DLM:bsc

Enclosures

FEB 9 1987





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KENTUCKY HERITAGE COUNCIL  
The State Historic Preservation Office

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March 10, 1987

Ms. Amy Schlagel  
National Register of Historic Places  
National Park Service  
U. S. Department of the Interior  
1100 L Street, N. W.  
Washington, D. C. 20240

Dear Ms. Schlagel:

Enclosed is a revised portion of the Eastside Multiple Resource Area nomination. We have rewritten the first two paragraphs in the Statement of Significance (#8) on the nomination in order to incorporate the corrections as requested by you. We thank you for your patience and assistance in getting this important area listed in the National Register of Historic Places.

Sincerely,

David L. Morgan, Director  
Kentucky Heritage Council and  
State Historic Preservation Officer

DLM:bsc

Enclosure

MAR 13 1987