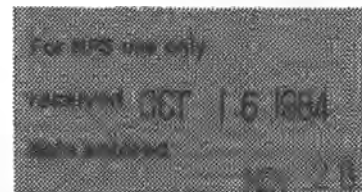


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Ludlow was chartered as a city in 1864. At that time, most of the estimated 300 residents occupied homes in the oldest portions of the town. With the coming of the railroad in 1873, the population swelled to 1,500 and many new homes were built, particularly in Ludlow's second partition (see map 4). The 1883 Atlas map of Ludlow shows the extent of expansion at that time (see map 5).

Many of the later neighborhoods were established after the first World War, notably those in the western portion of the city (see map 4). By 1930, Ludlow had acquired boundaries much like those of the present incorporation limits (see map 4).

✓ THE CENTRAL LUDLOW HISTORIC DISTRICT *Roughly bounded by Glenwood, Church, Adela, and Carneal Sts.*

The Central Ludlow Historic District contains the richest and most cohesive concentration of historic buildings in the city. It is located in the center of town, and encompasses portions of several early neighborhoods, platted between 1846 and c. 1890 (see map 4). The district (see maps 6,7) extends along Elm Street from Carneal to Euclid (photo 1), north along Euclid (photos 2 and 3), along Glenwood, crossing Butler and Kenner Streets to Somerset (photos 4 and 5), west on Somerset to Ringold and continuing south to Elm (photos 6 and 7), west on Elm to Adela (photos 8 and 9), south on Adela to Linden (photo 10), east on Linden to Davies (photos 11 and 12), north on Davies to Oak (photo 13), east on Oak (photo 14), and then north parallel to Carneal and back to Elm (photo 15).

The district contains three hundred sixty-seven buildings. One hundred and fifteen (31%) are contributing elements, two hundred twenty-eight (62%) are contributing but altered, and twenty-four (7%) are non-contributing. Non-contributing elements include modern intrusions less than fifty years old, and historic buildings which have been significantly altered and no longer retain their original architectural integrity or appearance. Unless otherwise specified, all property nominations refer only to the described building.

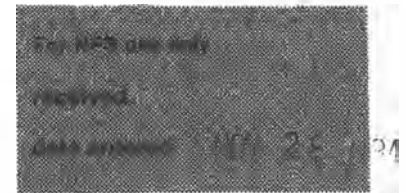
Boundary Justification

A detailed description of the district boundary may be found in item 10. Map 7 shows the district boundary, the directions from which photos 1 through 15 were taken, and the locations of all contributing, altered, and non-contributing buildings.

The district boundary was chosen to enclose the most cohesive section of Ludlow's historic fabric, c. 1860-1915 (see maps 6, 7). The area north of the district, near the river, contains a number of modern intrusions, vacant lots, and significantly altered older buildings. The northern boundary was chosen to distinguish those portions of the area which retain a sense of historic time through architectural integrity from those which no longer reflect that sense. Similarly, the area east of the district -- including the original portion of Ludlow -- has been seriously altered over the years and no longer retains its early appearance. The southern boundary excludes the south side of Oak Street and the east side of Davies Street, both of which lack historical integrity, due primarily to the major alteration of older buildings. Poplar Street, also excluded from the

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southern boundary, is comprised of small vernacular housing, c. 1900 (many have been altered), unrelated to the streetscapes found within the district. The neighborhoods west of the district (both west of Adela and west of Ringold), post-date World War I and are primarily composed of early 20th century suburban house forms and later construction.

Architectural Component

The majority of the buildings within the district were constructed c. 1870-1900. There are some earlier examples, notably Elmwood Hall, built 1818 (244 Forest, photo 16), and Somerset Hall, built 1832 (416 Closson Court, photo 17). In addition, there are a sizeable number of early 20th century buildings, primarily c. 1900-1915, such as those found on Elm Street, east of Adela. There is an even distribution of brick and frame construction, almost always on a stone foundation. Buildings range from single story to three-story, and although they are generally spaced close together, setback from the street varies.

Buildings within the district are primarily residential, including single-family houses and multi-family (2 or more) units. Most of the commercial buildings are located within the central business district on Elm Street, between Kenner and Carneal. There are a few commercial examples outside of that area, but the majority of these no longer serve commercial functions. Five churches, two with adjacent school buildings, are situated within the boundaries of the historic district.

Sixty-two (62) percent of the buildings in the district (see map 7) have been altered over the years. Most common are the application of modern siding, the replacement of historic porches with later ones, the addition of later wings or enlargements, and (in the case of commercial buildings) the modernization of historic storefronts. In all cases, these alterations do not significantly detract from the architectural integrity of the building, street, or neighborhood.

There are twenty-four non-contributing elements within the district (see map 7). These include modern intrusions such as the King Kwik Store, the Ludlow Pharmacy, the old movie theatre, and the First National Bank, all on Elm Street. Other non-contributing buildings are those which have been so altered as to obscure their original architectural integrity. Examples include the Duro Paper Bag Company on Linden Street, once the old Ludlow School, the Ludlow City Building on Elm Street, once a restaurant and store, and many residences such as 246 Glenwood, 210 Davies, and others. Several of the commercial buildings on Elm Street are considered non-contributing, due primarily to storefront modernization and alteration. Examples include Goody's Market, the News Enterprise office, the Home Building Association, and others. Parking lots and vacant lots are indicated on map 7.

There is a wide variety of architectural style within the historic district. Buildings range from local vernacular house forms to fine examples of late 19th and early 20th century decorative types.

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Most prevalent is the local Victorian Vernacular style, constructed in Ludlow c. 1870 to c. 1910. These houses are single, one and a half, two or two and a half stories, with gable ends to the street. The majority are frame, with some brick examples. Most have two-bay front facades, generally with a front door, but some have side entries. Many of these houses have little or no ornamentation, but the majority borrow decorative elements from a variety of late 19th century styles, most notably Queen Anne and Gothic Revival. Ornamentation may include shingled gable ends; gable trim or bargeboards; bracketed eaves; bay windows; corbeled chimneys; or decorative porches with turned posts, spindle and bracket trim, and elaborate balustrades. This type of house form may be found throughout the district, generally interspersed with high-style examples from the same period. For examples, see photos 4, 46, 47, 48, 55, 62, 63. Unfortunately, due to the simple nature of this style and its predilection to frame construction, many of these houses have suffered alteration through the application of modern siding and the covering or removal of original decorative elements.

The Italianate style, popular for both residential and commercial buildings, was used in Ludlow from c. 1865-1900. Most examples are of brick, with some of frame. Buildings are generally two or three story, but a few single story examples may be found within the district. All are rectangular in plan, with either a gable (earlier examples have a lower pitch) or a shed roof. The Italianate style in Ludlow is distinguished by decorative window heads (usually only on the front facade) of either stone, pressed metal, or wood; sills on corbel blocks; and elaborate bracketed cornices, often with paneled or decorative friezes. Another common feature is decorative brickwork, including corbel rows below the cornice and mousetooth stringcourses. The Italianate style may be found throughout the historic district, prevalent in the commercial buildings on Elm Street and popular in all of the residential neighborhoods. 243 Latta Avenue (see photo 18) is an excellent example of the most common residential application of the style, and the Allison House, 58 Kenner Street (see photo 19) is an interesting variation. The Ludlow Bakery, at Elm and Kenner (see photo 20), exemplifies the commercial form.

A local variation on the Italianate style is a vernacular form, similar in scale, plan, and materials but lacking the rich decorative features of the pure style. Most of these buildings are of brick, generally two-story, and most often serve residential functions as either single-family or multi-family housing. These examples almost always have a bracketed cornice, though generally simpler in design, and may have decorative or carved lintels (rather than elaborate window heads), sills on corbel blocks, or decorative brickwork. In general, the design and decoration is much plainer than the pure Italianate, though equally popular in Ludlow. 238-240 Forest (see photo 21) is a good example.

Another popular late 19th century style to be found in Ludlow is the French Second Empire. The local interpretation of the style is generally a 2 or 3 story brick rectangular plan, with a shed roof. The upper story of the building has a mansard-like roof slope, generally covered with patterned slate, with a dormer window. Other decorative elements often include bracketed cornices with deep, decorative friezes; carved or incised lintels or window heads; decorative brick or stone work; bay windows; corbeled chimneys; cresting;

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or decorative porches. The style was adopted for both single and multi-family residences, and can be found throughout the historic district. A good example is 31 Euclid (see photo 22). The French Second Empire was also used for commercial buildings, such as the Starlite Bar at Elm and Euclid (see photo 23).

A few Gothic Revival residences may be found within the historic district, although the style was not as popular as others of the late 19th century. This may be attributed to the fact that Ludlow's period of prosperity and growth did not occur until after 1870, with the coming of the railroad, when interest in the Gothic Revival style was waning. Local examples are usually one and one-half story frame residences, with steeply pitched, cross-gable roofs. Decorative elements often include gable trim or bargeboards, arched windows, bay windows with bracket trim, or decorative porches. A typical example is 46 Butler (see photo 24), which retains many of its decorative details. A more unusual, eclectic version is nearby at 40 Butler (see photo 28).

The Queen Anne style, popular towards the end of the 19th century, occurs more frequently within the district through decorative elements than through pure style. Residences which fall into this category are either of brick or frame, usually one and one-half, two, or two and one-half stories, often of irregular plan with hip or gable roofs. The most common features are decorative porches with elaborate machine-cut trim, turned posts, brackets, and spindles; shingled gable ends; decorative wood, brick, or stonework; decorative eavestrim; bay windows; tall corbeled chimneys, often with pots; and Queen Anne windows with small multi-panes, often incorporating stained glass. The Queen Anne style may be found throughout the historic district, with various degrees of decoration. 311 Oak Street (see photo 25) is an example of the style's residential application, and 220 Oak Street, once a store (see photo 26), is a commercial variation.

Residents of late 19th century Ludlow often borrowed elements from each of the popular Victorian styles, to create a local eclectic architecture. Eclectic buildings, primarily residential, can be found throughout the historic district. They range from single to three stories, are constructed of both brick and frame, and may be either single or multi-family units. Whereas the Eclectic style was most popular during the late 19th century, builders continued to employ a variety of Victorian decorative elements through the early years of the 20th century. Residential examples include 44 Kenner (photo 27), several of the homes on Elm Street (see photo 38) and Adela Street (see photo 53), and the fine row of 12-22 Butler Street (photo 60). The Eclectic style was also popular for commercial buildings, such as Farrell's Pharmacy, originally the Masonic Hall (see photo 66), and 202 and 204 Elm Street (see photo 29).

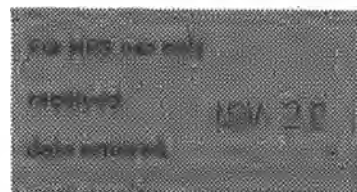
Although the majority of the architecture within the Central Ludlow Historic District falls within one of the late 19th century styles previously discussed, there are other examples as well. Although there are very few Federal buildings in Ludlow, some can be found within the district, for example 402 Oak Street (photo 30).

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The character of the historic district was essentially set by 1900, but many buildings, primarily residences, were added during the first two decades of the 20th century. Although some of these are interspersed throughout the older neighborhoods, most of them were constructed on the western edge of the district, notably along Elm Street and Oak Street near Adela. Many of these are in the American Foursquare style, generally two-story brick houses with two-bay front facades, large porches, and hip or gable roofs, such as 421 Closson Court (see photo 31). More popular, however, was the local adaptation of the Colonial Revival style. These are usually square or rectangular plan brick residences, commonly two and one-half stories with a two-bay facade. Decorative elements may include box cornices, corner quoins, columned or brick porches, dormers, Palladian windows, doors with transoms and sidelights (often of leaded or stained glass), and large first floor windows with leaded or stained glass transom panels. Examples may be found on the north side of Elm Street, near Adela (see photo 41).

A brief overview of the Central Ludlow Historic District follows, street by street. Refer to map 7.

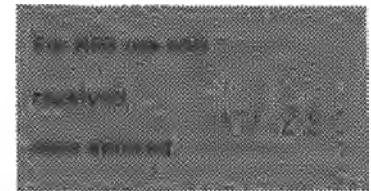
Elm Street (State Highway 8) is the main road through Ludlow, extending from the Covington city limit on the east to the Bromley city limit on the west. Elm Street runs parallel to the river, and contains Ludlow's central business district. The oldest portion of Elm Street within the historic district is the 200 block. The south side, between Carneal and Davies, was platted as part of the Helen A. Ludlow Subdivision in 1866, and the north, between Carneal and Butler, as part of the Kenner Subdivision platted 1846. During Ludlow's early years, the commercial center was on Ash Street, so Elm was primarily a residential street. The south side of the 200 block has undergone many changes. According to the 1886 Sanborn map, this block was primarily dwellings, with a livery stable and group of stores at Davies. In the early part of the 20th century, several of the early homes were demolished and replaced with other residences and commercial buildings. At present, the block contains several early homes, in the eastern portion of the block (see photo 32), three non-contributing buildings (see photo 33), and an excellent, though altered late 19th century commercial row at Davies (see photo 34).

The north side of the 200 block has also undergone many changes, and contains three non-contributing elements, including the First National Bank at the corner of Elm and Butler, and severely altered commercial buildings at 216 and 208 Elm. The 1886 Sanborn map shows primarily residential buildings, including the fine Italianate row at 230-238 Elm. All of the commercial buildings were present c. 1890, some replacing earlier dwellings, and reflect a variety of late 19th century styles (see photos 35 and 36).

The 300 blocks of Elm Street, between Butler and Kenner on the north and between Davies and Kenner on the south, also exhibit a mix of early residential with later 19th century commercial buildings. This block contains a large number of non-contributing elements, and is the least cohesive segment of the historic district. The 1886 Sanborn map shows several dwellings on the south side of the block, including an unusual eclectic double house at 321-323 Elm and the small vernacular houses at 307 and 309 Elm.

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Added to the block c. 1900 were 331, 325, and 317. Since that time, the modernization of several buildings has unfortunately damaged the integrity of the block (see photos 37, 38). The north side of the block is also lacking integrity, although it contains Farrell's Drugstore at 334-336 Elm, one of Ludlow's most unusual eclectic offerings, built 1884 (see photo 66). Next to Farrell's is a 1920's brick commercial building, then a series of non-contributing elements including a newly-constructed building at 326 and the 1947 theatre. At 316 Elm is Jones Funeral Home, once the Bentley House (c. 1865), which has been altered and enlarged.

The 400 blocks of Elm Street, from Kenner to Adela, are mostly residential although several of the houses are now used for offices and small shops. There is an eclectic commercial building, c. 1890, at the southwest corner of Elm and Kenner. The King Kwik Store, on the northwest corner, is the only intrusion. The south side of the block has a variety of housing from the late 19th and early 20th centuries, including vernacular, Italianate, and eclectic styles (see photos 39, 40). The north side of the street, from Kenner to Oldham, is similar to the south side, with a variety of late 19th and 20th century styles. From Oldham to Adela, however, is a complete row of early 20th century Colonial Revival and eclectic residences (see photo 41). These blocks are largely made up of contributing buildings, with the integrity of the streetscape generally intact.

Oak Street is a varied residential street which includes three churches and extends through the Kenner Subdivision (1846), the Helen A. Ludlow Subdivision (1866), and the Ludlow's Second Partition (1869). Only the north side of the 200 block Oak, between Carneal and Davies, was included in the district (see photo 42). There are several houses which pre-date 1886 within the block, including 230-232, 214-216, and 210-212. The remaining residences were present by 1894, as were the two commercial buildings at 220 and 222 Oak. The City Building, at 234-236, was added in 1923.

The 300 block, between Davies and Kenner, contains a wide variety of architectural types and styles. Setback and spacing is less consistent in these blocks than elsewhere on Oak Street. The south side of the block includes the Wesley Chapel (1889) at 319 (see photo 69). East of the church are several fine homes which date from pre-1886 to c. 1910. These are all larger two-story homes of brick or frame, with many decorative elements intact (see photo 43). West of the church is the former St. James Convent at 323, which dates to c. 1880, and an early 20th century bungalow at 331. The north side of the block contains St. James Church and School, along with the pastor's residence at 304 (see photo 72). These are all early 20th century additions to the street. The church parking lot is to the west of the school. The remaining buildings are late 19th century residences, all vernacular frame except for 330, which is a two-story brick Italianate (see photo 44).

The 400 blocks of Oak Street, between Kenner and Adela, are quite varied, containing buildings ranging from pre-1886 to c. 1915. The south side of the street includes the First Presbyterian Church built 1869 (see photo 68). Most of the houses on this side of the street were built between 1890 and 1905, and range from one to two and one-half stories. There are brick and frame examples of local vernacular, Italianate, and eclectic styles present (see photos 45, 46). The north side of the block contains similar examples c. 1890 - 1905, but also includes the Federal style residence at 402 and a row of early

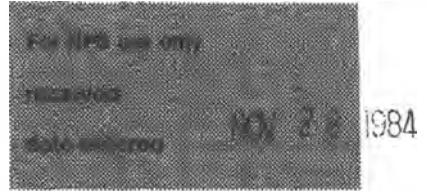
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20th century eclectic residences from 446-458. (see photo 47).

The 300 blocks of Linden Street, between Davies and Kenner, contain two non-contributing elements -- a modern store addition at 302-304, and the former Ludlow School at 319, now used by the Duro Paper Bag Company. Most of the residences on the south side of the block were present before 1886, and all but 335 were built before 1909. This is an old block of largely vernacular one and two story buildings, set close together and close to the street. Many of the frame examples have been sided (see photo 48). The north side of the street contains a number of high-style Italianate and eclectic residences. Unfortunately, most of these have been altered with modern porch additions (see photo 49). The remaining residences are late 19th century, one and two story vernacular types, except for 336 which is an early 20th century addition.

The 400 blocks of Linden, between Kenner and Adela, also contain a variety of late 19th and early 20th century residences, largely vernacular and Italianate in style (see photo 50). On the south side of the street are three identical double houses at 405-407, 409-411, and 413-417 Linden, all built before 1886. Most of the houses in the block have been altered with modern siding and later porches. The north side of the block is dominated by the First Baptist Church (1890), and its parking lot (see photo 70). The remaining residences reflect the rest of Linden Street, with late 19th century vernacular and Italianate examples (see photo 51). 436 Linden is an unusual Italianate commercial building, now altered for residential use.

Adela Street was platted as part of Ludlow's second partition in 1869. The west side of the street, between Oak and Church Streets, was all built c. 1890-1905, except for 208 Adela which was built after 1909, and St. Boniface School, constructed 1872. The west side of the 200 and 300 blocks is an evenly set and spaced collection of high-style residences (222 was originally a store), including Italianate, French Second Empire, Victorian Vernacular, and eclectic examples (see photos 52 and 53). St. Boniface School is a large two-story rectangular eclectic brick, and the church is a Romanesque Revival example, remodeled in 1916 (see photo 71). The east side of Adela is varied, including an early 20th century bungalow at 223, a large Italianate at 213, an early 20th century saloon at 207, and a c. 1905 brick dwelling and office at 115-119 (see photo 54).

Euclid Streets runs perpendicular to the river, south to Elm Street. The east side of the street is part of the Kenner Subdivision, platted 1846. There are two non-contributing buildings, due to alteration, at 9 and 47-49 Euclid. The spacing and setback vary, and houses range from single to three story. Most of the houses near the river are smaller vernacular examples (see photo 55). Other styles include Italianate, French Second Empire, and eclectic. 37 Euclid is an early 20th century Colonial Revival of yellow brick. The west side of Euclid was not platted until later in the 19th century, and most of the houses were built c. 1890. Spacing and setback are more equal than on the east side, and residences are fine examples of Italianate, French Second Empire, eclectic, and Victorian Vernacular styles (see photos 56, 57). There are two early 20th century bungalows at 40 and 42 Euclid.

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Butler Street also runs south from the river to Elm Street. Part of the Kenner Subdivision, platted 1846, it contains a number of late 19th century building types. The west side is older, with an even setback from the street. There is one non-contributing element at 48-50, which has been significantly altered. There is an unusual row of two-story brick eclectic residences at 12-22 (see photo 60). Other styles include Gothic Revival, Italianate, French Second Empire, and Victorian Vernacular (see photos 58 and 59). The east side of Butler dates to c. 1890, and contains few houses. These are Italianate and Victorian Vernacular. North of Latta is the First National Bank parking lot.

Kenner Street extends south from the river to Linden Street. The east side of Kenner, from south of Hooper to Elm, is defined by a variety of late 19th century styles. 21-31 Kenner is an interesting row of Victorian Vernacular frame houses (see photo 62). The remaining examples are larger residences in the eclectic, French Second Empire, Queen Anne and Italianate styles. The corresponding west side is comprised of generously spaced, large residences including French Second Empire, eclectic, Victorian Vernacular, and Gothic Revival examples (see photo 61). South of Elm, few buildings front on Kenner Street. Most interesting of those that do are 116, a brick Victorian Vernacular, and 118, a brick Italianate. 210 Kenner is a brick eclectic with Queen Anne features.

Glenwood Avenue lies parallel to the river, between Butler and Euclid. It was laid out after c. 1890, and is comprised entirely of Victorian Vernacular residences. The south side, included in the district, contains one and two-story frame examples, many of which retain their original decorative elements (see photo 63).

Forest Avenue was also laid out after c. 1890. In addition to Elmwood Hall at 244, built 1818 before the street was divided (see photo 16), there are fine late 19th century examples including the Italianate, Victorian Vernacular, and eclectic styles (see photo 64).

Latta Avenue was also divided after c. 1890. The south side of the street is comprised entirely of a fine row of Italianate residences (see photo 65). The opposite side contains the Latta House, built in 1902 (see photo 67). This unusual twelve-sided house and its lot occupy the entire north side of Latta.

Somerset Avenue, parallel to the river and running between Kenner and Ringold, contains three residences which contribute to the district. 410-412 and 418-420 are two-story double houses of brick, with rich eclectic details. Both are present on the 1883 map. 404 is a large brick eclectic with Italianate elements and an unusual corner bay (see photo 6).

Closson Court, parallel to Elm Between Kenner and Ringold, is the setting for Somerset Hall, built 1832 and presently used as the Masonic Lodge (see photo 17). Three houses on the south side of the street contribute to the district as well. 411-413 is a double Victorian Vernacular; 415 is a single version of the same style. 421 is an excellent example of the local American Foursquare design (see photo 7).



## 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 checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input 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 checked="" 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 type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates n/a

Builder/Architect n/a

### Statement of Significance (in one paragraph)

#### Multiple Resource Area and Central Ludlow Historic District\*

The three hundred and seventy-four buildings that comprise the multiple resource nomination for Ludlow represent a cohesive and extensive collection of late 19th and early 20th century material resources. Specifically, these resources exemplify the historical development of a small Northern Kentucky urban community, and reflect Ludlow's position as a river town within the commercial and social sphere of the Greater Cincinnati-Northern Kentucky area.

The majority of the nominated buildings are located within the Central Ludlow Historic District, situated near the riverfront in the center of town. In addition, there are seven individual buildings outside of the district which further reflect Ludlow's history and development (see map 6). Resources from all periods of Ludlow's history are represented in the nomination. Major periods of significance include settlement and early history, 1818-1864, and expansion and development, 1864-1930.

#### Settlement and Early History, 1818-1864

The land presently occupied by the city of Ludlow was uninhabited before 1790. Cincinnati, across the river, had been established two years earlier. Three men -- Beal, Mayo, and Oldham -- staked land claims in the vicinity of Ludlow about 1790. The remaining land, about 1,200 acres, was given as a government grant to General Thomas Sandford as a reward for military service. Sandford, preferring a wilderness setting, apparently moved from Cincinnati and settled on his newly-granted Kentucky tract.<sup>1</sup>

About 1818, Sandford traded his land for that of an equal parcel further south, owned by Thomas D. Carneal. Carneal, a member of the Kentucky Legislature, soon began construction of his home, Elmwood Hall (see photo 16), still standing at 244 Forest Avenue. Elmwood, an excellent example of the Federal style, has been listed on the National Register since 1972. The house originally faced the river and was surrounded by woodlands. With its distinctive Adamesque interior, it was equal to any of the finer residences in Cincinnati.

Carneal lived at Elmwood until 1827, when he sold the house and surrounding land to William Bullock, wealthy Englishman and proprietor of the Egyptian Hall in Piccadilly Square, a museum of curiosities. Bullock had visited Carneal shortly before that time, and had been greatly impressed with Elmwood and its setting on the Ohio River. With the purchase of Carneal's holdings, Bullock was inspired to construct a model town on the site. He returned to England and engaged the services of architect I. B. Papworth

\*Since the Central Ludlow Historic District constitutes over 95% of the Multiple Resource Area and includes buildings related to all areas of significance, the statement of significance applies to both the district and the Multiple Resource Area at large.

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to draw plans for his dream city, to be called "Hygeia" (see map 8). Although Hygeia offered all of the amenities necessary to a comfortable and elegant lifestyle, Bullock was unable to acquire financial backing from his English peers -- who feared the presence of Indians in the area -- and so abandoned his plans.<sup>2</sup>

In 1831, Bullock sold Elmwood Hall and 710 acres of land to Israel Ludlow, son of Israel Ludlow, Sr., who was responsible for platting the city of Cincinnati. Five years later, Ludlow acquired the remaining land and so by 1836 owned all of the area which now comprises the city of Ludlow.

Ludlow's first and only neighbor was his brother-in-law, George Kenner, who built his residence nearby. Somerset Hall (see photo 17) was constructed in 1832, also in the Federal style. Somerset Hall still stands on Closson Court, and has been used by the Unity Lodge of Masons since the 1880's.

In 1836, Israel Ludlow began to sell small parcels of his land in order to attract settlers to the area. The growing town, named for Israel Ludlow, was first platted in 1846, and stretched from Carneal Street to Traverse Street (site of the present-day railroad tracks). The Ohio River was the northern boundary (see maps 3 and 4). The Kenner Subdivision (see map 4) was platted soon after, in order to accomodate new residents.

Most of these new residents came from the surrounding area, primarily Cincinnati, and were of German or Irish extraction. By 1860, the population was about 300.<sup>3</sup> There was a thriving business area on Ash Street, and the surrounding neighborhood consisted of small residences. Still, the residents of Ludlow were dependent on the larger cities of Covington and Cincinnati, and the problem of easy access was of major concern. There were three exits from the town. At the east and west were tollgates, erected by private enterprise. The open highway to the south led only to virtually uninhabited land. In order to cross the river, residents were dependent upon a private ferry, run by William McCoy, between Ludlow and Fifth Street in Cincinnati.<sup>4</sup>

It was the growing local controversy over accessibility, aimed particularly at the ferry monopoly, that led to the incorporation of the city. Residents hoped that local legislation would be able to control and regulate road and river travel.<sup>5</sup> In 1864, Ludlow was chartered as the second city in Kenton County. Although the ferry controversy was not resolved until 1885, Ludlow's incorporation provided many other benefits, all of which led to a period of rapid growth and development.

Expansion and Development, 1864-1930

Ludlow, in 1864, was a community of unpaved streets, small houses and stores, and a working class population. With the city charter, a number of civic improvements were made. The first city council was convened in 1864, with A. B. Latta as president. A post office was established and the first public school was opened. The city was surveyed and the streets were marked in 1866.<sup>6</sup>

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There were four churches at that time -- Presbyterian, Methodist, Baptist, and Christian -- all of which met in private homes or shared-function buildings. In terms of local industry, there were two lumber yards, a sawmill, and a broom factory.<sup>7</sup>

After the Civil War, many veterans returned to Ludlow. By 1870, the population had risen to over 800, and many new homes were built. The Helen A. Ludlow Subdivision was platted in 1866, the Jenkins Subdivision in 1869, and the large Ludlow's Second Partition, to the west, in 1869 (see map 4). In response to the needs of the growing population, a new school was built on Linden Street (319 Linden, currently used for Duro Paper Bag offices) in 1870. Several churches were built during this period, including the Presbyterian Church at 425 Oak Street, constructed 1872 (see photo 68), and the early St. Boniface Church and School building, constructed by the German-speaking Catholics in 1872 on Adela near Church Street (see photo 71), and currently in use as a school building.

Perhaps the greatest influence on Ludlow's development was the coming of the railroad. In 1873, the Southern Railroad located in Ludlow, erecting a bridge to connect Ludlow with Cincinnati, across the river. The railroad meant employment, and so attracted a great many new residents. In addition, the new accessibility provided by the railroad encouraged other industry to locate in Ludlow. By 1875, Ludlow's population nearly doubled to about 1,500 citizens.<sup>8</sup>

The 1883 almanac map of Ludlow shows the commercial area along Ash Street (including sites 2 and 3, photo 76), the railroad yards, the beginnings of commercial development on Elm Street, established residential development in the older sections of town, and early development west of Adela (see map 5). The following ten years saw Ludlow continue to grow. In addition to the established working class population (augmented by railroad workers), Ludlow also began to attract a professional class of doctors, lawyers, and businessmen to serve the needs of the citizenry. Many of the fine high-style homes within the Central Ludlow Historic District were built during this period. One well-to-do citizen, Edward Maxwell, purchased land on the riverfront from the Ludlow family and built his residence there (site 1, photos 73, 74, 75).

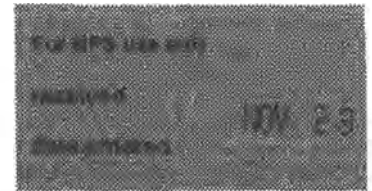
Three more churches were built in Ludlow. The Methodist Wesley Chapel was built on Oak Street in 1889, in the Gothic Revival style (see photo 69), and the eclectic style First Baptist Church, corner of Linden and Kenner, was constructed in 1890 (see photo 70). St. Boniface Church built a fine new Romanesque Revival Church on Adela in 1892, and used the former church building next door as the school (see photo 71).

In terms of social activity, the Unity Lodge of Masons took over Somerset Hall (photo 17) c. 1880, for use as a lodge. In 1884, the Samuel Reed Lodge built its lodge at the northeast corner of Elm and Kenner. Currently in use as Farrell's Drugstore, it is one of the best examples of Victorian eclectic taste in Ludlow (see photo 66).

As of 1890, Ludlow's population was about 2,500. The 1894 Sanborn map shows many new residences, particularly in the center of town where new streets were laid out as Latta, Forest, and Glenwood Avenues (see map 4). The Italianate, French Second Empire, Eclectic, and Victorian Vernacular styles were popular choices for late 19th century homes (see photos 56, 57, 60, 62, 64, 65).

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Many commercial buildings were constructed on Elm Street, between Carneal and Kenner, and the new business district began to take shape, displacing Ash Street. These commercial buildings were constructed in the current styles, primarily Italianate, French Second Empire, and Eclectic (see photos 34, 35, 36), and served a variety of functions. The 1890 Ludlow Business Directory shows bakeries, barbershops, groceries, dry goods, drugstores, clothing and shoes, and several saloons on Elm Street. Also listed were doctors, lawyers, dentists, a blacksmith, an undertaker, insurance agents, a livery stable, an optician, tailors, music teachers, etc. Ludlow, then, was a well-established community in the last years of the 19th century.

The problems of access and transportation had also been alleviated. In 1885, the Southern Railroad permitted a walkway to be added to the bridge, making it possible to walk across the river to Cincinnati. In 1893, Highway Avenue was completed, linking Ludlow to Covington. Streetcar service began in 1895, the line running from Newport through Covington to Ludlow.<sup>9</sup>

Gas lights had been installed in 1875; electricity in 1898. A modern water supply was established in 1893.

Industry and business continued to thrive. One of the most notable was the Pullman Company, which opened its repair shops near the railroad right-of-way in 1893, providing a new source of employment for the city (the Pullman Shops burned in 1919). The Southern Railroad continued its status as Ludlow's largest employer, sending daily trains to points south.

Another major employer and source of revenue for the citizens of Ludlow was the Ludlow Lagoon Amusement Park, established in 1894 by J. J. Noonan and J. J. Weaver. The Lagoon was located at the western edge of the city, and was accessible by streetcar. The "lagoon" was actually a man-made lake with five islands, and the park sported a boating area, amphitheatre, roller coaster, motordrome, and other amusements. The entrance to the park was on Laurel Street, and the Clubhouse -- for dining and dancing -- was on Lake Street. The Clubhouse (site 5, photos 80 and 81) was an elegant Shingle-style building, and is the only structure remaining from the amusement park. The Lagoon was a popular resort, attracting visitors from Cincinnati and northern Kentucky. A serious motor cycle accident, the tornado of 1915, and Prohibition all contributed to the decline of the park, which closed about 1920.<sup>10</sup>

The first decades of the 20th century were a time of continued growth and prosperity. In 1900, the population was about 3,300. By 1930, it had risen to 6,500. The composition of the Elm Street business district was established by the turn of the century, and few buildings were added during the early 1900's. Elsewhere in the city, building continued, with such notable additions as St. James Church and School (photo 72), built at Oak near Davies. The church, in the Gothic Revival style, was built in 1903, and the adjacent Romanesque Revival school was completed in 1911. The City Building, at 234-236 Oak Street, was built in 1923. Residential expansion continued along the western edge of town, and new Colonial Revival and American Foursquare homes were built in areas such as Elm Street near Adela (see photo 41). One of the most unusual residences built during

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those years was that of George T. Latta, begun in 1900 at 254 Latta Avenue. It is a twelve-sided brick structure with a well-appointed interior of fine woodwork, and retains all of its original lot on the north side of the street (see photo 67).

Although new neighborhoods had already been established near the Ludlow Lagoon and east of the railroad tracks (see map 4), Ludlow's largest building boom since the post-Civil War years came after World War I. At that time, several working-class neighborhoods were laid out in the western part of the city, consisting mostly of bungalow and early 20th century cottage-style houses. Two unique residential additions to Ludlow were built c. 1920, at 855-857 and 859 Oak Street (sites 6 and 7), photos 82, 83, 84, 85), near the Lagoon. Built by Elmer Browning, a developer, the former is in the Mission Revival style and the latter in the Egyptian Revival style. Both are in good condition and retain their original integrity.

By 1930, then, Ludlow had attained much of its present-day appearance. It was a well-defined community in its own right and an integral part of the northern Kentucky urban scene.

Conclusion

Although the city retains its late 19th - early 20th century character, there have been changes in Ludlow since the 1930's. The present population numbers about 5,000. In terms of residential development, there have been few modern additions to the older neighborhoods, though many alterations to historic buildings have been made. Several new industries have located in Ludlow, such as Duro Paper Bag Company and Cincinnati Drum Corporation. The Southern Railroad still operates in Ludlow, although almost all of the original buildings -- including the roundhouse, depot, and repair shops -- have either been demolished or destroyed by fire. The only building that remains is the freight house (site 4, photos 77, 78, 79), built c. 1900 and currently in use for offices.

The greatest changes have occurred on Elm Street, in the business district. In addition to a number of mid-20th century buildings, such as the theatre at 324 Elm built in 1947, there are a number of modern buildings, such as the First National Bank at Butler and Elm. Several of the historic buildings have been altered and some have been demolished. The City of Ludlow acquired its office building and city garage (227-229 and 231-233 Elm Street) in the mid-1960's; both were remodeled within recent years.

The multiple resource nomination for Ludlow is intended for use in local planning and preservation activities. The three hundred and seventy-four buildings included in the nomination represent a significant record of Ludlow's history and development, and it is hoped that listing in the National Register will aid local preservation incentives and community awareness.

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maps and section plats on file at the Kenton County mapping office.

The boundaries of the Central Ludlow Historic District are described as follows (see map 7 for point of origin):

Beginning at the NW corner of the lot designated as 476 Elm, continue east along the rear (north) property lines of 476 through 446 Elm; cross Oldham Street, and continue east along the rear (north) property lines of 440 through 424 Elm. At the NE corner of the lot designated as 424 Elm, proceed north along the western property line of 421 Closson Court; cross Closson Court and continue north along the east side of Ringold Street; cross Somerset Avenue and continue north along the western property line of 420 Somerset. At the NW corner of the lot designated as 420 Somerset, proceed east along the rear (north) property lines of 420 through 404 Somerset. Cross Kenner Street, and continue east along the north property line of 21 Kenner to the NE corner of that lot. At that point, proceed north along the rear (west) property lines of 18 through 12 Butler Street. At the NW corner of 12 Butler, proceed east along that lot's northern property line and cross Butler Street. Follow east along the south side of Glenwood Avenue, crossing Euclid to the SW corner of the lot designated as 7 Euclid. At this point, proceed north to the NW corner of the lot designated as 3 Euclid, then east along its northern property line. At the NE corner of 3 Euclid, proceed south along the rear (east) property lines of 3 through 51 Euclid Street. At the SE corner of the lot designated as 51 Euclid, continue east along the rear (north) property lines of 212 through 202 Elm Street. Follow the eastern property line of 202 Elm to its SE corner, then proceed west along the north side of Elm Street to the SW corner of 208 Elm. Cross Elm Street and follow south along the eastern property lines of 213 Elm and 210 Oak to the north side of Oak Street. At the SE corner of the lot designated as 210 Oak, proceed west along the north side of Oak Street, crossing Davies Street to the SE corner of the lot designated as 304 Oak Street. At this point, proceed south along the west side of Davies Street to the SE corner of the lot designated as 301 Linden Street. Continue west along the rear (south) property lines of 301 through 335 Linden; cross Kenner Street and continue west along the rear (south) property lines of 401 through 433 Linden. Cross Adela Street to the SE corner of the lot occupied by St. Boniface Church; follow its south, west, and north property lines to the SW corner of the lot designated as 310 Adela. At this point, follow north along the rear (west) property lines of 310 through 202 Adela to the NW corner of the lot designated as 202 Adela. At this point proceed east, crossing to the east side of Adela. Proceed north along the east side of Adela to the south side of Walnut Alley. Continue east to the NW corner of the lot designated as 458 Oak Street. At this point, proceed north along the western property line of 457 Elm Street, cross Elm to the north side of the street and continue west along the front (south) property lines of 460 through 476 Elm Street. At the SW corner of 476 Elm Street, proceed north to the point of origin.

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date entered NOV 28 1984

Continuation sheet

Item number

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Multiple Resource Area  
Thematic Group

dnr-11

Name Ludlow Multiple Resource Area  
State Kenton County, KENTUCKY

accept cover form - PWA - 11-28-84

Nomination/Type of Review

Date/Signature

1. Central Ludlow Historic District

Substantive Review

for Keeper

Patricia Andrews 11/28/84

Attest

2. House at 855--857 Oak Street

Substantive Review

for Keeper

Patricia Andrews 11/28/84

Attest

3. House at 859 Oak Street

Entered in the National Register

for Keeper

Melona Byers 11/28/84

Attest

4. Ludlow Lagoon Clubhouse

Entered in the National Register

for Keeper

Melona Byers 11/28/84

Attest

5. Maxwell House

Entered in the National Register

for Keeper

Melona Byers 11/28/84

Attest

6. Buildings at 117 and 119 Ash Street

Substantive Review

for Keeper

Determined Eligible

Eligible Patricia Andrews 11/28/84

DOE/OWNER OBJECTION

Attest

7. Southern Railroad Freighthouse

Substantive Review

for Keeper

Determined Eligible

Eligible Patricia Andrews 11/28/84

DOE/OWNER OBJECTION

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

~~Substantive Review~~

Central Ludlow Historic District (Ludlow MRA)  
Kenton County  
KENTUCKY

Working No. OCT 16 1984

Fed. Reg. Date: 2/4/86

Date Due: 11/15/84 - 11/30/84

Action:  ACCEPT 11-28-84

RETURN

REJECT

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

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*late 19th/early 20th century district - primarily residential, some commercial*

Recom./Criteria accept AEC

Reviewer Patricia Adams

Discipline Historian

Date 11/28/84

\_\_\_\_\_ see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- 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

*Note - statement of significance is found in cover form because nearly all of the MRA is located within the district*

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

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

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















































240

















40

































































































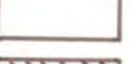



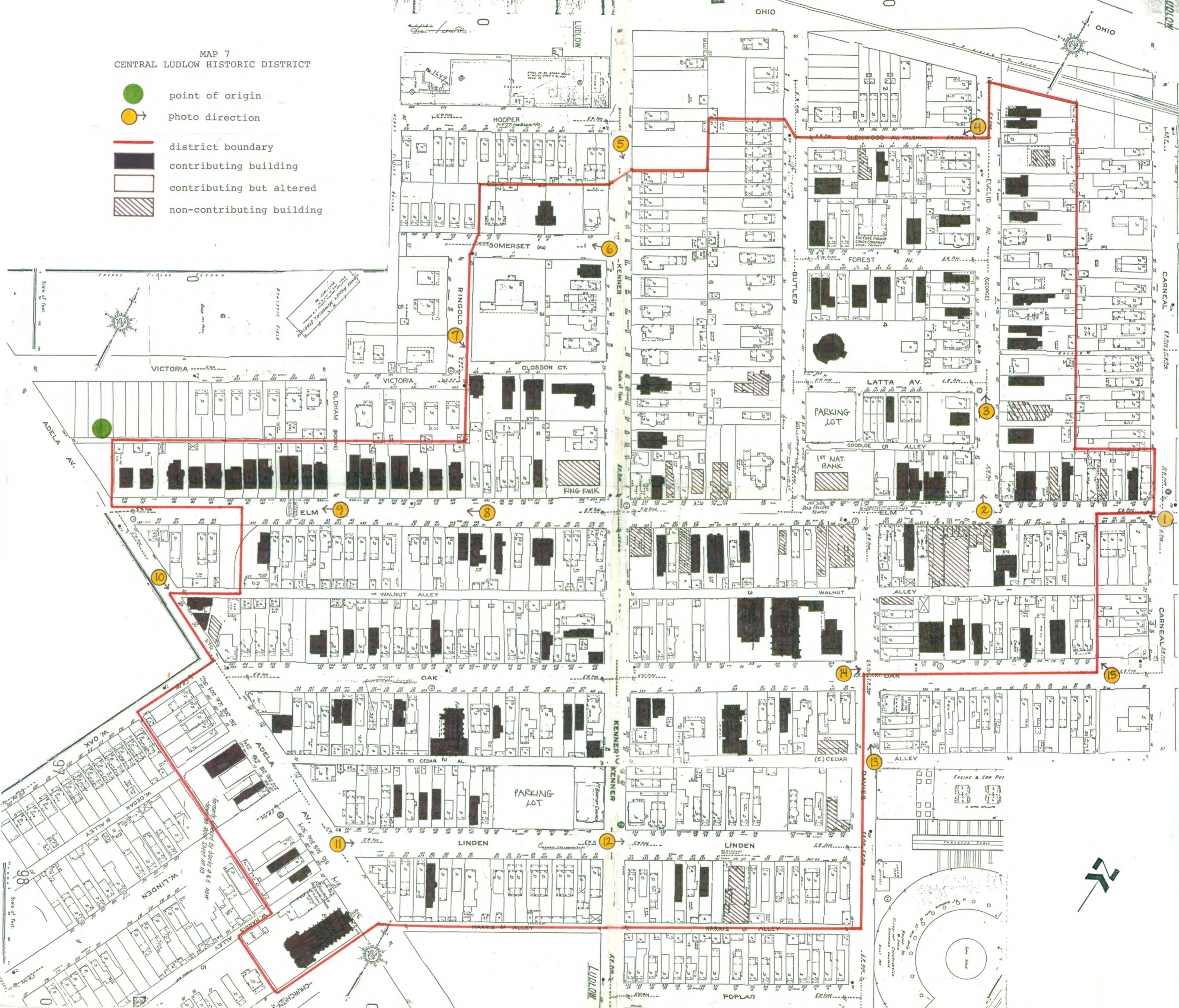






MAP 7  
CENTRAL LUDLOW HISTORIC DISTRICT

-  point of origin
-  photo direction
-  district boundary
-  contributing building
-  contributing but altered
-  non-contributing building



Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000238