

NPS Form 10-900  
(Rev. 10-90)

United States Department of the Interior  
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name \_\_\_\_\_

other names/site number Covington Downtown Commercial Historic District  
(District Expansion) \_\_\_\_\_

**2. Location**

street & number 701, 702, 709, 711, 713, 715, 722 and 723-725 Scott Boulevard  
not for publication N/A  
city or town Covington vicinity N/A  
state Kentucky code KY county Kenton code 117  
zip code 41011

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

David L. Morgan David L. Morgan, SHPO and  
Executive Director  
Signature of certifying official Date 11-7-95

State Historic Preservation Office: Kentucky Heritage Council  
State or Federal agency and bureau



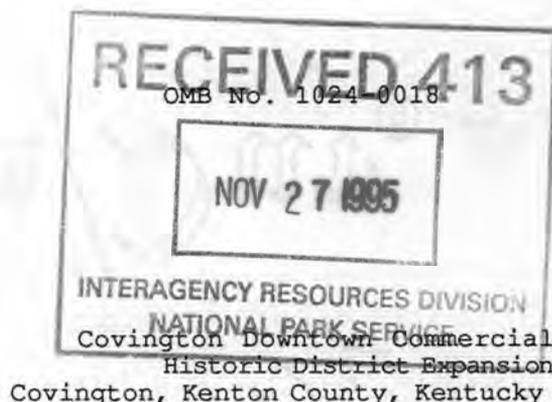


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The proposed expansion to the Covington Downtown Commercial Historic District, originally nominated in 1983, consists of nearly two-thirds of each of the east and west sides of the block of Scott Boulevard between E. Seventh and E. Eighth Streets, which encompasses nearly 3 acres, at the southeastern edge of the CBD. Nine of the ten buildings included within this expansion front on both the east and west sides of Scott Boulevard, while the tenth structure is an outbuilding at the rear of one of the nineteenth century residences. Nine of the ten buildings are considered contributing due to their high degree of integrity; the c. 1929 building at 722 Scott Boulevard is also contributing, although it has been severely altered. The block includes two major twentieth century institutional buildings which replaced earlier commercial structures and residential buildings.

The buildings range in size from two to four stories in height and date from c. 1870 to 1940. Table 1 briefly describes the physical characteristics of these buildings. The Covington Post Office and Courthouse and the Doctors' Building were designed by architects, both fairly conservative renditions of popular architectural styles, while the rest of the buildings are modest examples of the prevailing architectural styles in their period of construction.

The district extension includes the 1940 Covington Post Office and Courthouse, 1929 four-story Doctors' Building, a c. 1915 three-story commercial building, a c. 1929 three-story commercial building, four Italianate two-to-three story brick residences, of which at least one originally had a storefront, and a brick outbuilding. Currently within the official boundaries of the CBD, the block was decidedly residential during the nineteenth century, with only a small number of interspersed businesses. In the early twentieth century, the construction of four institutional and commercial buildings on the block and the conversion of some of the Italianate residences to a partial commercial use produced a definite impact on its character which united the block to Covington's main commercial district. The businesses or institutions in at least three of the early twentieth century buildings had previous locations in other blocks of the commercial district.

Like most of the Covington Downtown Commercial Historic District, the blockface of Scott Boulevard between E. Seventh and E. Eighth Street has experienced marked changes since the nineteenth century.

The earliest detailed map, the 1877 Hopkins Atlas of Covington, showed a fairly contiguous stretch of buildings, presumably mostly residences on the west side of Scott Boulevard. A fairly even distribution of frame and brick residences lined the block, several with stables or other outbuildings in the rear of the lot. The east side of Scott was more broken up, with a group of buildings on the northern end and two structures towards the south. A large open space in between these buildings was owned by Rev. G. A. Carroll, the archbishop of Covington. Their buildings, St. Mary's church and school, and the Sisters of Charity convent, were located east in the center of the block and mainly fronted on Seventh and Eighth Streets. Information from the 1874 city directory confirmed the residential character of the block, which was the home for several laborers, a dress maker, carpenter, clerk, grocers, brewer, shoe maker, and several widows.

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Most of the residents possessed last names of Anglo or Irish origin, while two individuals had German surnames. The block also contained two retail grocery stores and a notions store.

Little change occurred in the 1880s, as evidenced by the 1886 Sanborn map, but by 1894, the date of the next Sanborn map, several of the earlier residences had been replaced on the west side of Scott Boulevard. The 1909 Sanborn map revealed that only a minimum amount of alteration had occurred, predominantly the loss of outbuildings in the rear of some lots. By this date, although St. Mary's School remained on E. Seventh Street, the convent and church in the center of the block had been demolished. In 1916, the Jewish community built a synagogue, called Temple Israel, on the south side of E. Seventh Street close to Scott Boulevard.

Between World War I and II, the initiation of several building projects in the block triggered the transition from an area of residential and neighborhood-oriented business to one that was predominantly commercial in its function and appearance. By the Depression, the block of mainly two story residences was starting to be visually dominated by its later commercial neighbors, including the three-story Monarch Auto Supply Building at 722 Scott Boulevard and the four-story Doctors Building at 701 Scott Boulevard. Almost ten years later, several of the nineteenth century and early twentieth century buildings on the east side of Scott Boulevard at its northern end were replaced by the monumental Covington Post Office and Courthouse. Even just before World War II, however, an intact grouping of nineteenth century buildings lined most of the west side of Scott Boulevard. Today a small number of these buildings have survived in the center of the block, all now converted to at least a partial commercial use. The southern end of the block outside of the proposed extension contains three office and commercial buildings from the 1960s which indicate the continued growth and change on this block, but which are not compatible with the historic appearance of the block.

Table 1. Brief Description of Buildings in the Covington Downtown Commercial Historic District Extension

Address	No. of stories	Date of construction	Wall construction	Roof type	Exterior cladding	Architectural style	Alterations
702 Scott	3	1940	Steel frame	Flat	Limestone	Modern classicism	Steel casement sash replaced with aluminum sash to match original c.1992
701 Scott	4	1929	Unknown	Flat	Pressed brick	Second Renaissance Revival	Removal of marquee on north side
709 Scott	2	c. 1915	Unknown	Flat	Wire-cut brick		Storefront enclosed
711 Scott	2	c. 1870	Brick load-bearing	Gable, side	Common bond brick	Italianate	Portion of cornice removed
713 Scott	2	c. 1870	Brick load-bearing	Gable, side	Common bond brick	Italianate	20th century storefront remodeling
715 Scott	2	c. 1870	Brick load-bearing	Gable, side	Common bond brick	Italianate	20th century storefront remodeling
722 Scott	3	c. 1929	Unknown	Flat	Brick	Art Deco elements	Upper story windows lowered; c. 1960s storefront remodeling
723-725 Scott	2	c. 1870	Brick load-bearing	Gable, side	Common bond brick	Italianate	c. 1920s wire-cut brick porch added
Outbuilding in rear of 723-725 Scott	2	c.1870	Brick load-bearing	Gable, side	Common bond brick	Italianate	Garage doors added on west side; small wooden porch enclosure on e. side

**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Commerce \_\_\_\_\_  
Politics/government \_\_\_\_\_  
Architecture \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  c.1870-1940 (for expanded district area)  
 c.1856-1933 (for original district area)

Significant Dates 1940

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

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Architect/Builder           Ellett, Thomas Harlan, architect            
          Simon, Louis, architect          

**Architect/Builder (continued)**

Dailey, Albert R., architect  
Northcutt Bros., builders  
A. Farnell Blair Company, builders

Narrative Statement of Significance (Explain the significance of the property on  
one or more continuation sheets.)

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The original nomination prepared in 1983 expressed the significance of the Covington Downtown Commercial Historic District in terms of its historic and on-going function as the commercial, financial and legal center for the city, which includes some industrial, residential and institutional elements. Numerous buildings representing the Anglo-American culture and those of the culture of the numerous German residents of the area from the nineteenth and early twentieth century remain within the district's borders. Architecturally, the district's distinctive character is derived from the majority of nineteenth century medium-size brick buildings with Italianate detail, although designs by noted Cincinnati and local architects appear throughout the district. The nomination stressed the themes of continuity, stability and local mobility within the Covington Downtown Commercial Historic District. A diversity of commercial and institutional uses were a constant feature of the district and, through the decades, many changed their locations within the district's borders. The proposed extension to the historic district encompasses a block of late nineteenth century and early twentieth century buildings which echo these themes and retain enough of their historic architectural integrity to be considered a compatible extension to the existing historic district.

The district was originally nominated under Criteria A and C; this district expansion meets the same eligibility criteria for the period 1856 to 1933 in the areas of Commerce, Politics and Government. This period of significance is presumed for the original district, based on the earliest date of construction known for a building and the 50-year cut-off date for the ending date because no specific period of significance was noted. The period of significance for this district expansion ranges from c. 1870-1940, reflecting the date of construction for the earliest extant building, and that of the latest, which is certainly the most prominent structure in the district visually.

The original district's boundaries basically encompass the major commercial artery of Madison Avenue from 4th to Robbins Streets and smaller sections of Greenup and Scott Boulevards north of 5th Street. The block of Scott Boulevard between E. Seventh and E. Eighth Streets proposed for addition to these original district boundaries borders the current district on its east side. The block, however, was specifically mentioned in the 1983 nomination as being more appropriately included with the residential area on Scott Boulevard to the south or as part of a multiple property nomination. A current examination of this block, which is the subject of this nomination, however, makes it clear that it is more appropriate for inclusion within the larger commercial historic district as it shares many architectural and historic functional and developmental characteristics with the currently listed Downtown Commercial District. The block of Scott Boulevard south of E. Eighth Street is predominantly residential in appearance, despite some commercial uses housed within some of the nineteenth century buildings. Additionally, vacant areas and three newer buildings at the southern end of the block between Seventh and Eighth further distance it from this residential area. The block north of Seventh Street contains several early twentieth century commercial buildings and one fine Italianate building but its former strong streetscape is decimated by parking lots today. The area to the east on Greenup Street is lined with elegant nineteenth century houses, many now converted to commercial and office purposes without alterations to their

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residential character.

The Scott Boulevard block proposed for expansion of this district was predominantly residential during the nineteenth century, as evidenced by the examination of historic maps and the presence of four brick Italianate buildings (711, 713, 715 and 723-725 Scott Boulevard) on the block's west side. The historic maps and city directory information further indicate that a small number of commercial enterprises usually found within residential districts were located on the block, and included grocery and notions stores and a saloon. But stronger links with Covington's main commercial district were developed beginning in the early twentieth century.

The four twentieth century buildings within the proposed district expansion all date from before World War II. The earliest of the four was 709 Scott Boulevard, which was probably built in the 1910s. Its original function is not known, but by 1940 it was used for a cafe. Its scale and size were sympathetic to the earlier buildings on the street. Its current occupant is Madison Photo Works, whose move here from Madison Avenue continues the district's trend of local mobility. By the late 1920s, two more substantial buildings were erected on the block, producing a noticeable change in the physical and functional character of the street. These buildings were the three-story Monarch Auto Supply Building at 722 Scott Boulevard and the four-story Doctors Building at 701 Scott Boulevard. The Monarch Auto Supply Company, owned by B. F. G. Keam, J.J. Bosshammer and H. M. Bosshammer, was re-located from 438 Scott Boulevard to 722 Scott Boulevard by 1930. The new building does not appear to have displaced any earlier structures, as this section of the block was open space owned by the Archdiocese of Covington throughout the late nineteenth and early twentieth centuries. Although considered contributing but altered, due to the 1960s modifications to the lower two stories, the building still possesses its carved, stylized ornamentation at the top corners and rectilinear massing which suggest a modest Art Deco flavor to the building.

Plans to consolidate a number of doctors' and dentists' offices into a single downtown building were publicized beginning in 1927. Two brothers, Dr. Joseph Northcutt and Dr. Ed Northcutt, were the developers of the Doctors' Building, which also included a private hospital, an x-ray lab in the basement and storerooms on the first floor. The brothers were perhaps following the lead of the Doctors' Building development in Cincinnati, which was completed in 1923. Prior to the building's construction, the brothers had offices nearby in the Coppin Building, at 638 Madison Avenue. Undoubtedly many of the other doctors and dentists who became tenants of the new building when it was finished in 1929 likewise transferred from other downtown locations. The corner storeroom was occupied by Walter Steiger, druggist, from 1929 until 1969. A pharmacy is still located here, but no doctors' offices remain in the building. It appears that there were still tenants related to the medical profession into the late 1980s.

Covington architect, Alfred B. Daily, designed the building in a modified and very late rendition of the Second Renaissance Revival. Designs by local architects are fairly common within the original boundaries of the Commercial District. The building's original design is intact, except for the removal of

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a decorative marquee at the north, Seventh Street, entrance. The building was constructed by the Northcutt Brothers Company, builders, who also built the 1912-1913 Berman Flats at the southeast corner of Madison and Eighth in the original district. Undoubtedly the company had some relationship to the developers of the Doctors' Building, as did Homer Northcutt, a contractor, and Northcutt Realty, who were first floor tenants of this building soon after it opened.

Little construction occurred after the onset of the Depression throughout the city and only a small number of buildings were added to the district during this period, including the Woolworth's Store at the southeast corner of Seventh and Madison and the Board of Education Building at 23-25 E. 7th Street, both just west of the district expansion's western boundary. The latter was one of several Works Progress Administration (WPA) projects in the city.

Another department of the Federal Government was responsible for the construction of the most visually imposing building in the district expansion, the 1940 Covington Post Office and Courthouse. Its construction by the Treasury Department was certainly one of the most important building projects in the city during the 1930s until after World War II. The building was the subject of one of two national design competitions sponsored by the Treasury Department in 1939 and was one of the larger post office commissions in the country during this period. Its construction was the source of employment for many local laborers, craftsmen and companies which supplied materials.

A congressional appropriation for a new federal building in Covington was made in the early 1930s. By that time, the 1870s Federal Building located in the northern end of the commercial district at Greenup, Scott, Third and Park Place was considered antiquated and it is possible that its location was regarded as less desirable. Despite subsequent lobbying efforts, there was no action on this project until 1937 when the federal government acquired the properties at the corner of Seventh and Scott Boulevard by eminent domain and razed all of the existing buildings.

In 1939, a nationwide design competition for the new building was sponsored by the Treasury Department. The Treasury Department was responsible for the design of all federal buildings during most of the 1930s, and from 1934 until 1939 all designs were by the Office of the Supervising Architect. The Covington Post Office competition was one of two sponsored by the Treasury Department in 1939, after the government reversed their five-year old policy of not employing private architects for federal building projects. The other competition was for a typical small post office, which received over 1,000 submittals. The Covington competition attracted designs from over 650 architects. The reason for the larger number of competitors for the former building is not known; it is presumed that perhaps this competition was more attractive because the winning design would be used in numerous locations across the country, as opposed to only being seen in Covington.

The winner of the design competition was New York architect, Thomas Harlan Ellett, who was paid \$4,500 for the design and an additional \$4,500 for the preparation of working drawings. A publication of the winning design, plus the

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three honorable mentions in the periodical, *Pencil Points*, revealed the prominence of the "simplified classicism" most often employed for federal post offices. One of these was by the prestigious Chicago firm of Holabird and Root. Another honorable mention, by Walter F. Bogner and Hugh Stubbins of Boston, was a striking Miesian design which would have created quite a stir in the Covington/Cincinnati architectural community. According to architectural historian, Walter Langsam, a small number of International Style residences were built in Cincinnati during the 1930s, the designs of local architects, Garriott and Becker and Potter, Tyler and Martin. It was not until 1946 that the first non-residential building in this style was erected in the Greater Cincinnati area. The building, the Terrace Plaza Hotel by Skidmore, Owings & Merrill, was even then considered "radical".<sup>1</sup>

For many post offices built during this period, artwork in the forms of murals or sculpture were an integral part of the construction project. The primary funds for post office artwork were provided by the Federal government through the Treasury Department's Section of Painting and Sculpture. Known by this name from 1934-1939, their program used 1% of the total appropriation for the building's construction for artwork. The awards were made based on anonymous competitions, and stressed the quality of the artist's work over the need for relief.

The exterior limestone carvings in the lintels above the two Scott Boulevard entrances were the design of Carl L. Schmitz, a New York City sculptor, who won the blind competition sponsored by the Treasury Department's Section of Fine Arts. The two panels featured the Kentucky themes of "Horsebreeding" and "Tobacco". The former, located above the northern Scott Boulevard entrance, was composed of a young man with a foal, while the latter at the southern end shows a girl, presumably a tobacco grower's daughter, reading a letter to her younger brother which further symbolized the importance of post office service. The carvings were executed by Danish-born sculptor, Reinhold Hirlund, who lived in Cincinnati. Hirlund had studied under the famous sculptor, Clement J. Barnhorn. In the vestibule of the southern entrance is an evocative bronze statue of a woman with her arms stretched upward. Also funded through the Section of Fine Arts program, the sculptor was Austrian-born Romauld Kraus who was a Cincinnati, Ohio resident at the time. The statue, entitled "Justice", won the sculpture prize at San Francisco's Golden Gate exhibition in 1939. The sculpture's pose derived from Kraus' belief that absolute justice needed to be combined "...with a feeling of understanding and commiseration as well."<sup>2</sup>

Construction on the building began in January 1940, one month after the construction contract was awarded to A. Farnell Blair Company of Decatur, Georgia. The two main federal officials involved during construction were Louis A. Simon, Supervising Architect, and Neal A. Melnick, Supervising Engineer. The project was expected to employ over 200 Covington men and use the materials and

<sup>1</sup>*Architecture and Construction in Cincinnati: A Guide to Buildings, Designers & Builders*, Architectural Foundation of Cincinnati, 1987, page 59.

<sup>2</sup>"Kentucky boasts art of the 1930s", Steve Rosen, Tri-State Magazine, n.d.

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services of local companies. An example was the Michaels Art Bronze Company of Covington, which supplied the bronze fixtures and rosettes in the building interior. Scheduled to be completed in 360 calendar days, the construction time

ran one month over the anticipated year. During that same period, over 200 small post offices were erected throughout the country. Upon its dedication on February 22, 1941, the building housed all of the Federal agencies in Covington, although as its official title implies, the post office and courthouse were the largest tenants.

The building retains overall its historic appearance, most stunningly in the front lobby and exterior. In 1992, the steel casement windows in the building's front facade were replaced with aluminum units which matched the profile of the original ones.

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**9. Major Bibliographical References**

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) See Continuation Sheet #

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property 3 acres (District Expansion); 42 acres (original district)

UTM References Covington, Kentucky-Ohio 7.5' Quad

	Zone	Easting	Northing	Zone	Easting	Northing
A	16	715490	4328780	C	16	715500 4328690
B	16	715580	4328800	D	16	715600 4328700

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.) See attached plat map

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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**Major Bibliographical References**

Kentucky Post, April 19, 1927 p. 7, column 5.

Walter Langsam, National Register nomination for the Covington Downtown Commercial Historic District, 1983

G. M. Hopkins, Hopkin's Atlas of 1877, Philadelphia, Pennsylvania

Sanborn Insurance Company, New York  
1886 Sanborn Insurance Company map  
1909 Sanborn Insurance Company map

Sanborn-Ferrin Insurance Company, New York  
1894 Sanborn Insurance Company map

1874 Shepherd's Directory

Covington Post Office and Courthouse, Maintenance Manager's Office  
Photograph file regarding construction of building  
Scrapbook with newspaper articles (most articles not referenced by date or newspaper name)  
"Figures Take Shape On New Post Office Under Hand of Veteran Danish Sculptor", October 10, 1940  
*Progress and Financial Records of the Covington, Kentucky Post Office and Courthouse*, prepared by Alfred J. James, Construction Engineer  
File with articles on post office sculpture  
"Kentucky boasts art of 1930s", Steve Rosen, Tri-state Magazine, n.d.

*Pencil Points*, Volume 19, No. 9, September 1938, page 16; xeroxed copy of articles on file in the 700 Block, Scott Boulevard inventory file, City of Covington Economic Development Department, Covington, Kentucky.

*History of Post Office Construction*, July 1982, author unknown.

National Register Bulletin No. 13, *How to Apply the National Register Criteria to Post Offices*, Beth M. Boland, 1994

"Competitions" Talbot F. Hamlin, *Pencil Points*, Volume 19, No. 9, September 1938 article on file in 700 Block, Scott Boulevard inventory form file, City of Covington Economic Development Department, Covington, Kentucky.

*Architecture and Construction in Cincinnati: A Guide to Buildings, Designers, and Builders*, Architectural Foundation of Cincinnati, 1987.

Interview with Walter Langsam, Cincinnati, Ohio, July 1995.

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**Verbal Boundary Description**

See enclosed plat map which shows proposed boundary expansion in heavy black lines.

**Boundary Justification**

This block is the obvious edge of the southeast corner of the historic commercial district, in terms of both visual perception and function. Nineteenth century residential areas border this block to the south along Scott Boulevard and to the east on Greenup Street and are inappropriate for addition to the Commercial District. The block of Scott Boulevard to the north of Seventh Street bears some similarities to the block being nominated, as it contains some early twentieth century commercial buildings and a fine Italianate residential/commercial building, as well as several surface parking lots. The area to the west on Madison Avenue and its connecting side streets of E. Seventh and E. Eighth Street are already included within the existing historic district.

The block of Scott Boulevard between E. Seventh and E. Eighth Streets proposed for addition to these original district boundaries was mentioned, along with the other blocks south of E. Seventh Street, in the 1983 nomination as being more appropriately included with the residential area on Scott Boulevard to the south or as part of a multiple property nomination. A current examination of this block, proposed for expansion of the Commercial District, however, makes it clear that it is more appropriate to include it within the commercial district, as it shares many architectural and historic functional and developmental characteristics with this area. In contrast, the block of Scott to the south of the proposed expansion, south of E. Eighth Street, is predominantly residential in appearance, despite some commercial uses housed within some of the nineteenth century buildings. Vacant areas and three newer buildings at the southern end of the block between Seventh and Eighth (the block proposed for expansion) further distance it from this residential area. The block north of Seventh Street contains several early twentieth century commercial buildings and one fine Italianate building but its formerly unified streetscape is decimated by parking lots today.

The area to the east on Greenup Street is lined with elegant nineteenth century houses, many now converted to commercial and office purposes without alterations to their residential character. This portion of Greenup Street from Fifth to Eighth Streets is already included within the Licking Riverside National Register Historic District. As mentioned earlier in this section, the area west of the proposed expansion is already part of the current district, except for the northern side of E. Seventh Street which contains a c. 1992 parking garage and open parking lot.

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**11. Form Prepared By**

=====

name/title Rita Walsh/Principal Investigator

organization Gray & Pape, Inc. date 7/95

street & number 1318 Main Street telephone (513)287-7700

city or town Cincinnati state OH zip code 45210

=====

**Additional Documentation**

=====

Submit the following items with the completed form:

Continuation Sheets

Maps

7.5 minute Covington, Kentucky-Ohio quad map.  
Sketch map which shows building outlines, photograph locations, contributing status and addresses for the district expansion.

Photographs

Ten 5" x 7" black and white photographs of the district expansion.

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**Property Owner**

=====

(Complete this item at the request of the SHPO or FPO.) See attached list of property owners.

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

PROPOSED  
COVINGTON DOWNTOWN COMMERCIAL  
HISTORIC DISTRICT  
JANUARY 1983



CENTRAL BUSINESS DISTRICT  
INTRUSIONS



Downtown Commercial District  
Covington, Kenton Co., Kentucky  
January 1983  
Map 2



NATIONAL REGISTER DISTRICT EXPANSION

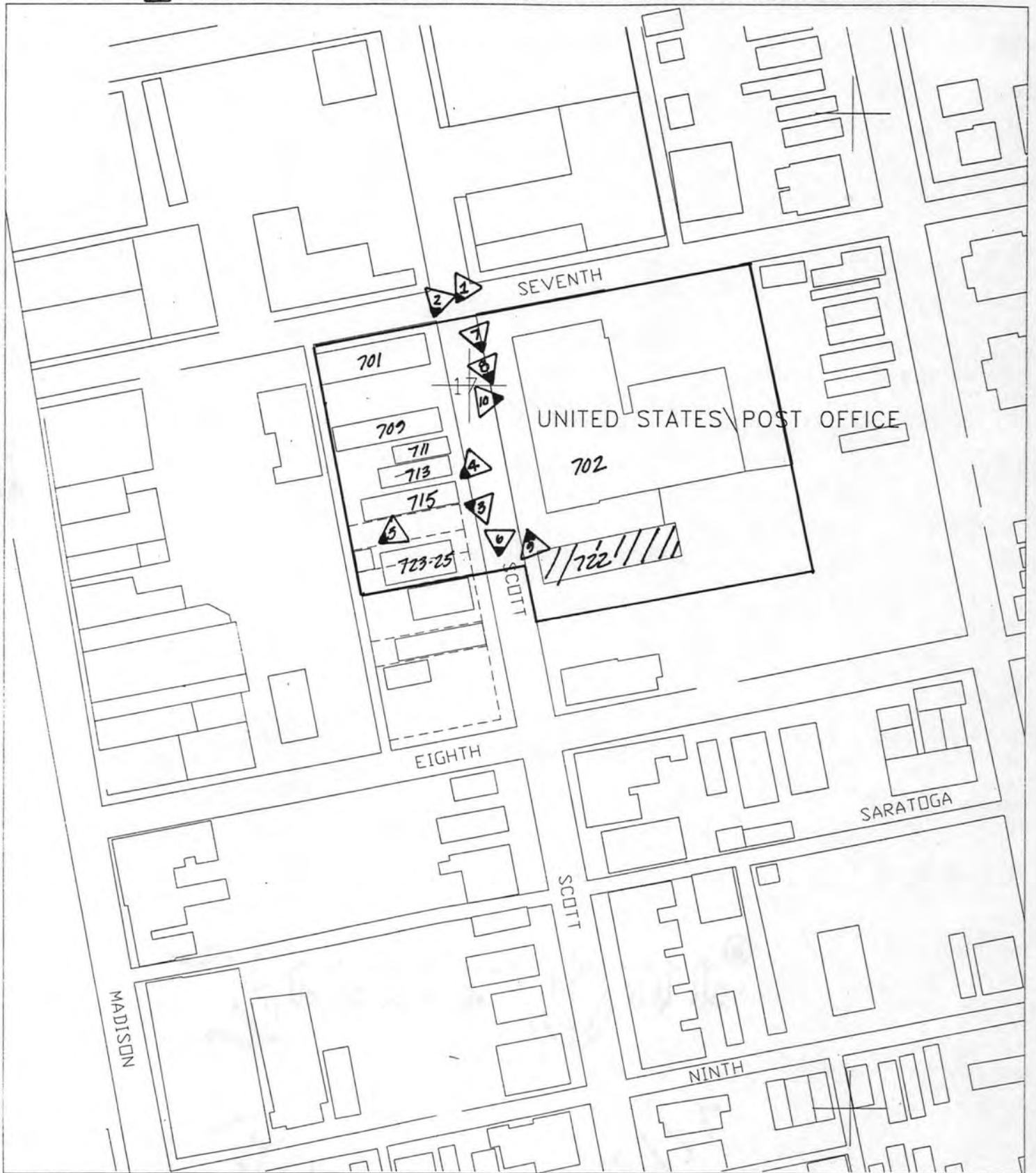
JUNE 28, 1995

ECONOMIC DEVELOPMENT DEPARTMENT

SCALE: 1:250

LEGEND:  REFERS TO PHOTO NUMBER AND DIRECTION

 CONTRIBUTING, BUT ACCEPTED; BLDGS. WITH NO LINES ARE CONTRIBUTING.



NATIONAL REGISTER DISTRICT EXPANSION  
COVINGTON DOWNTOWN COMMERCIAL H.D.

JUNE 28, 1995

ECONOMIC DEVELOPMENT DEPARTMENT

SCALE: 1:250

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section    Photos    Page      1  

Covington Downtown Commercial  
Historic District Expansion  
Covington, Kenton County, Kentucky

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Photographs

The following photographs were taken in June 1995 by Rita Walsh, Principal Investigator, Gray & Pape, Inc. of Cincinnati, Ohio. The negatives are filed at Gray & Pape, Inc. 1318 Main Street, Cincinnati, Ohio 45210.

Photograph #1

View of west side of Scott Boulevard  
Photographer facing southwest from E. Seventh Street

Photograph #2

View of 1929 Doctors' Building, 701 Scott Boulevard  
Photographer facing southwest from E. Seventh Street

Photograph #3

View of west side of Scott Boulevard  
Photographer facing northwest from in front of 723-725 Scott Boulevard

Photograph #4

View of 715 Scott Boulevard (in center) and 711 Scott to right in photograph and 723-725 Scott Boulevard in left of photograph  
Photographer facing southwest from in front of 711 Scott Boulevard

Photograph #5

View of outbuilding behind (west of) 723-725 Scott Boulevard  
Photographer facing southwest from alley north of 723-725 Scott Boulevard

Photograph #6

View of Scott Boulevard south of the district's boundary extension  
Photographer facing southwest from in front of the Covington Post Office and Courthouse, 702 Scott Boulevard

Photograph #7

View of the north (Seventh Street side) and front (west, Scott Boulevard side) of the 1940 Covington Post Office and Courthouse  
Photographer facing southeast from the northwest corner of Seventh and Scott Boulevard

Photograph #8

View of east side of Scott Boulevard; the Covington Post Office and Courthouse, 702 Scott Boulevard, and 722 Scott Boulevard are the first two buildings from the left of the photograph.  
Photographer facing southeast from the northwest corner of Seventh and Scott Boulevard

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Photos Page   2  

Covington Downtown Commercial  
Historic District Expansion  
Covington, Kenton County, Kentucky

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Photograph #9

View of east side of Scott Boulevard

Photographer facing northeast from in front of 722 Scott Boulevard

Photograph #10

View of the limestone panel above the north entrance to the Covington Post Office and Courthouse entitled "Horsebreeding". One of the original bronze light fixtures in the lobby can be seen just inside the entrance.

Photographer facing east from Scott Boulevard

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Covington Downtown Commercial Historic District (Boundary Increase)

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Kenton

DATE RECEIVED: 11/27/95      DATE OF PENDING LIST: 12/12/95  
DATE OF 16TH DAY: 12/28/95      DATE OF 45TH DAY: 1/11/96  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95001525

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    1-11-96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Covington Downtown Commercial Historic District (expansion) Kenton Co. 124 1



Covington Downtown Commercial Historic District (expansion) Kenton Co. Ky



Covington Downtown Commercial Historic District (expansion) Kenton Co., Ky 3



Covington Downtown Commercial Historic District (expansion) - 2014



Covington Downtown Commercial Historic District (expansion) Kenton County 5



Covington Downtown Commercial Historic District (expansion) Kenton Co., KY



Covington Downtown Commercial Historic District (Expansion) Kenton Co. KY 7



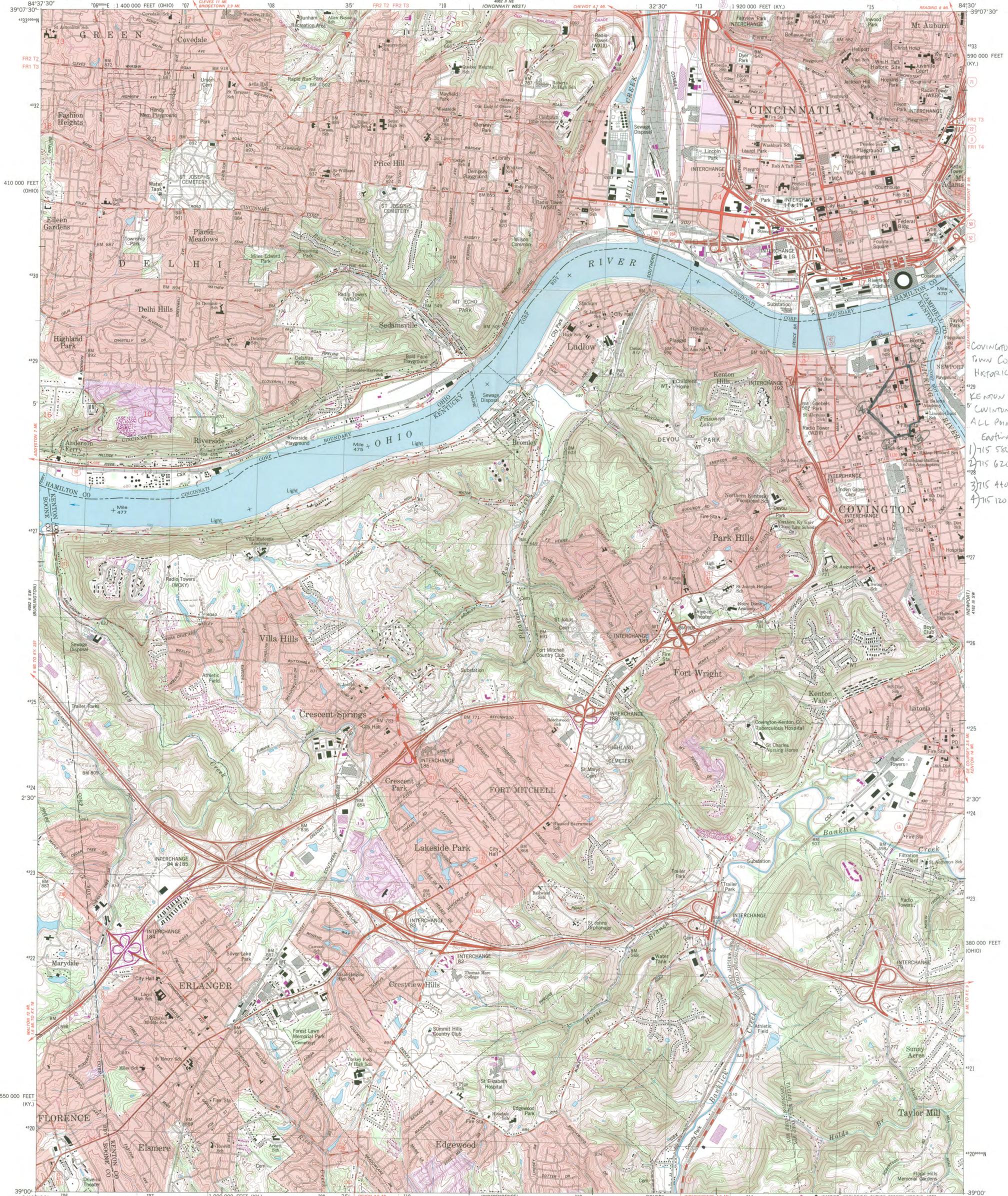
Covington Downtown Commercial Historic District (expansion) Kenton Co, KY 8



Covington Downtown Commercial Historic District (expansion) Kenton Co, KY 9

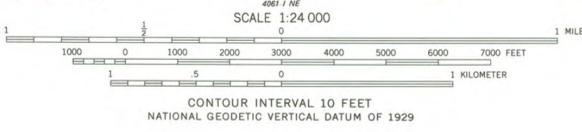
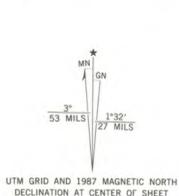


Cornington Downtown Commercial Historic District (expansion)  
Kenton County

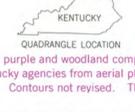


COVINGTON DOWNTOWN  
COMMERCIAL HISTORIC DISTRICT  
KENTON CO. KY  
5' COVINGTON QUAD  
ALL POINTS ZONE 16  
Easting Northing  
1) 715 580 / 4329 240  
2) 715 620 / 4328 420  
3) 715 410 / 4328 360  
4) 715 120 / 4328 690

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 which are  
generally visible on aerial photographs. This information is uncorrected  
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  
DENVER, COLORADO 80225 OR 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  
QUADRANGLE LOCATION  
SE 4 WEST CINCINNATI 18' QUADRANGLE  
39084-A5-TF-024  
1981  
PHOTOREVISED 1987  
DMA 4062 II SE-SERIES V853

Revisions shown in purple and woodland compiled in cooperation  
with State of Kentucky agencies from aerial photographs taken 1984  
and other sources. Contours not revised. This information not field checked  
Map edited 1987  
Purple tint indicates extension of urban areas



Copy of letters  
sent to owners

Education, Arts and Humanities Cabinet

**KENTUCKY HERITAGE COUNCIL**

The State Historic Preservation Office

**Brereton C. Jones**  
Governor  
**Sherry K. Jelsma**  
Cabinet Secretary

**David L. Morgan**  
Executive Director  
and SHPO

August 23, 1995

Dear Property Owner:

**RE: Covington Downtown Commercial Historic District  
(Boundary Expansion)  
Central Business District, Covington**

We are pleased to inform you that the district expansion listed above, which includes your property as shown on the attached map, will be considered by the Kentucky Historic Preservation Review Board for nomination to the National Register of Historic Places. Attached is an information sheet describing the results of National Register listing. You are invited to attend the Review Board Meeting which will be held on September 26, 1995, at 10:00 a.m. (Central time) in the Goodnight Library, 203 S. Main St., Franklin, Simpson County, Kentucky.

You are invited to comment in writing on whether your property should be nominated to the National Register. A written response is not required. Should you wish to object to the nomination, you must submit a notarized letter of objection. Please read the attached information sheet for information to aid your decision of support for or objection to the nomination.

Comments must be received before the State Review Board considers this nomination on September 26, 1995. A copy of the nomination and the criteria under which properties are evaluated are on file in the State Historic Preservation Office and will be made available upon request according to 36 CFR 60.6.

Sincerely,

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

Attachments



LIST OF PROPERTY OWNERS AND MAILING ADDRESSES  
Legal Description and Parcel Identification Number (PIDN)  
COVINGTON DOWNTOWN COMMERCIAL HISTORIC DISTRICT EXPANSION  
COVINGTON, KENTON COUNTY, KENTUCKY

As of 7/28/95

701 Scott Blvd.  
Charles and Cathleen Zollars  
1010 Jackson Road  
Park Hills, Kentucky 41011  
75' x 113.8', Pt. Lot 101-103, Foote Subd.  
PIDN: 054-23-08-004

702-720 Scott Blvd.  
United States of America  
702 Scott Blvd.  
Covington, Kentucky 41011  
1-20-32-33-34-35-36-37-38-39-40 Bishop Subd. and  
Pt. 6, all of 7-8-9-10-11 Foote Subd. 255' x 270' Irregular.  
PIDN: 054-23-14-001

*US post office  
F.P.O. was sent  
notice*

709 Scott Blvd.  
Charles J. Zix and Kathleen M. Dejaco  
5218 Salem Hills Lane  
Cincinnati, Ohio 45230  
25.29' x 113.42', Pt. Lot 103, Foote Addn.  
PIDN: 054-23-08-005

711 Scott Blvd.  
Charles P. Wagner  
Covington, Kentucky 41011  
25' x 113', Pt. Lot 105, Foote Addn.  
PIDN: 054-23-08-006

713 Scott Blvd.  
Johnson Properties, Inc.  
814 Madison Avenue  
Covington, Kentucky 41011  
25' x 113', Pt. Lot 105, Foote Addn.  
PIDN: 054-23-08-007

# NORTHERN KENTUCKY MHMR PROPERTIES, INC.

P.O. Box 2680, Covington, Ky. 41012 (606) 578-3208



RECEIVED  
SEP 8 1995  
KY HERITAGE  
COUNCIL

August 29, 1995

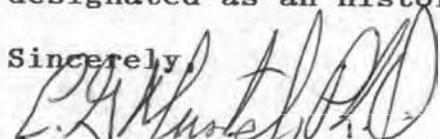
Mr. David L. Morgan, Director  
Kentucky Heritage Council &  
Historic Preservation Officer  
300 Washington Street  
Frankfort, KY 40601

Dear Mr. Morgan:

Northern Kentucky MH/MR Properties, Inc. a wholly owned subsidiary of Comprehensive Care Centers of Northern Kentucky is the sole owner of 722 Scott Street, Covington, Kentucky.

This notarized letter being sent by certified mail is our notification to you that we object to 722 Scott Street being designated as an historical property.

Sincerely,

  
Edward G. Muntel, Ph.D.  
President/CEO

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF September, 1995.

Pauline H. L. Chalfont  
NOTARY PUBLIC

State of Large  
COUNTY

My commission expires November 1998, 1998.



Education, Arts and Humanities Cabinet

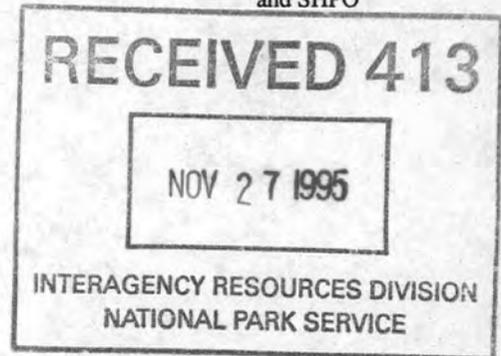
**KENTUCKY HERITAGE COUNCIL**

The State Historic Preservation Office

**Brereton C. Jones**  
Governor  
**Sherry K. Jelsma**  
Cabinet Secretary

**David L. Morgan**  
Executive Director  
and SHPO

November 3, 1995



Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service, U. S. Department of Interior  
1100 L Street, N. W.  
Washington, D. C. 20204

Dear Ms. Shull:

The following Kentucky properties were approved at the September 26, 1995 State Historic Preservation Review Board meeting. Their nomination forms are enclosed under this cover letter. I request that those properties be listed in the National Register of Historic Places:

Boone Tavern Hotel, Madison County, KY

Mitchell-Estes Farmstead, Warren and Edmonson Counties, KY

Two additional nomination forms request increases in previously listed districts. Those district names are:

Covington Downtown Commercial Historic District, Kenton County, KY

College Hill Historic District, Warren County, KY

Thank you for considering these properties for listing.

Sincerely,

David L. Morgan  
State Historic Preservation Officer



Kentucky, Kenton County, Covington Downtown Commercial Historic District (BJ)



## United States Department of the Interior

NATIONAL PARK SERVICE

P.O. Box 37127  
Washington, D.C. 20013-7127

IN REPLY REFER TO:

H32(2280)

MAR - 6 1996

### Memorandum

To: National Register of Historic Places Files

From: Keeper of the National Register of Historic Places *Carol P. Shuler*

Subject: Effect of government shutdown on National Register listing procedures

During the month-long government shutdown, this National Register nomination passed its 45th day due date and was automatically listed in the National Register. This action is governed by the following sections of the National Historic Preservation Act of 1996, as amended:

#### TITLE 1

Section 101 (16 U.S.C. 470a)

(a)(3) Nominations to the National Register

...Subject to paragraph (6), any property nominated under this paragraph or under section 110(a)(2) shall be included on the National Register on the date forty-five days after receipt by the Secretary of the nomination and the necessary documentation, unless the Secretary disapproves such nomination within such forty-five day period or unless an appeal is filed under paragraph (5).

(a)(6) Owner participation in nomination process

...If the owner or owners of any privately owned property, or a majority of the owners of such properties within the district in the case of an historic district, object to such inclusion or designation, such property shall not be included on the National Register or designated as a National Historic Landmark until such objection is withdrawn.

As a result of the government shutdown, any nomination that was date stamped received and that was at the National Register 45 days between December 18 and January 11 is listed in the National Register as of the 45th day, even if the nomination was not entered in the NRIS, published in the Federal Register for comment, or reviewed.

This does not apply to nomination appeals, nominations where a majority of private owners have objected to listing that are to be determined eligible, or requests for determinations of eligibility from Federal agencies.