

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **OCT 16 1984**
date entered **NOV 28 1984**

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

1. Name

historic HISTORIC RESOURCES OF LUDLOW MRA

and/or common

2. Location The incorporation limits of Ludlow (1984) 1 dist. + 4 + 2 D.O.E.s

street & number _____ not for publication

city, town Ludlow _____ vicinity of _____ congressional district n/a

state Kentucky code _____ county Kenton code _____

3. Classification Multiple Resources

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

4. Owner of Property Multiple ownership--see continuation sheet and attached individual survey forms

name _____

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Kenton County Clerk's Office

street & number City-County Building

city, town Covington state Kentucky 41011

6. Representation in Existing Surveys see also continuation sheet

title Survey of Historic Sites in Kentucky has this property been determined eligible? yes no

date March through May 1984 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky 40601

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

Survey Methodology

A comprehensive survey of the historic resources of Ludlow was conducted during March, April, and May 1984. The Kentucky Heritage Council awarded a matching grant to the city of Ludlow, and the terms of the grant were administered by the Northern Kentucky Area Development District. The survey was conducted by Lori A. Feldman, Architectural Historian.

All of the historic resources within the incorporation limits of Ludlow were examined, and those which met necessary historical and architectural criteria were included in the survey. Criteria for inclusion was based upon local historic significance and architectural significance as reflective of Ludlow's development. Sites were photographed, mapped, and described on Kentucky Historic Resources Inventory forms. Based upon the data collected in the survey, three hundred seventy-four buildings are being nominated to the National Register. There are three hundred sixty-seven buildings within the boundaries of the Central Ludlow Historic District, plus seven individual properties.

Physical Description of Ludlow

Ludlow is located on the northern edge of Kenton County. Kenton is one of Kentucky's three northern-most counties, flanked by Campbell County to the east, Boone County to the west, Pendleton and Grant counties to the south, and the Ohio River to the north (see map 1). Ludlow may be reached by Kentucky Highway 8, and is situated on the Ohio River to the west of Covington and across from Cincinnati, Ohio (see map 2).

Ludlow is a compact urban community, consisting of a central business area along Elm Street, parallel to the river, and several residential neighborhoods. The city of Ludlow is an integral part of the Northern Kentucky urban structure, surrounded by similar communities of varied size, such as Covington, Newport, Bromley, and Fort Wright. It also contributes to the Greater Cincinnati metropolitan area, which encompasses all of Northern Kentucky.

General Historical Development

The area where Ludlow is situated was uninhabited by settlers until late in the 18th century, although it was visited by frontiersman Simon Kenton c. 1770. About 1790, three settlers -- Beal, Mayo, and Oldham -- staked land claims in the vicinity. Another early settler, General Thomas Sandford, received a government grant of 1,200 acres and built a log cabin on land that was later to become Ludlow. About 1818, Thomas D. Carneal, a member of the Kentucky Legislature, acquired both General Sandford's land and that of Beal, Mayo, and Oldham -- approximately 1,210 acres on the Ohio River.¹ That same year, Carneal began construction of his fine residence, Elmwood Hall (photo 16). Elmwood Hall was essentially the only building on the land until 1831, when it was sold to Israel Ludlow with 700 acres. Ludlow (for whom the town is named) soon acquired all of the land which comprises the present city, and over the next 20-25 years began to sell small parcels in order to attract settlement.²

The original plat of Ludlow, laid out in 1846, stretched from Carneal Street to Traverse Street, with the river as the northern boundary (see maps 3,4). Over the next 25 years, the town expanded westward, with the establishment of several new subdivisions (see map 4).

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The Central Ludlow Historic District includes 367 buildings. There are twenty-four properties which fall within the district boundaries but are non-contributing elements (see map 7). Names and addresses for owners of these buildings are as follows:

<u>property owned</u>	<u>owner and address</u>
King Kwik Store--Elm and Kenner	Charles Berling 199 Fortside Ft. Mitchell, Kentucky 41017
Ludlow Pharmacy--301 Elm Street	Bluegrass Home Corp. of Ludlow P.O. Box 102 Ludlow, Kentucky 41016
305 Elm Street	Moreland B. and Anne M. Ford 534 Village Drive Ft. Mitchell, Kentucky 41017
311 Elm Street	Rufus L. and Cleo A. Whitley 311 Elm Street Ludlow, Kentucky 41016
Rick's Clubroom--333-335 Elm Street	Bruce L. and Evelyn Burch 97 Soundview Drive Stanford, Connecticut 06902
Goody's Market--327 Elm Street	William P. Goodpastor 327 Elm Street Ludlow, Kentucky 41016
News Enterprise Office--235 Elm Street	Gus and Mary C. Sheehan 235 Elm Street Ludlow, Kentucky 41016
322-324 Elm Street	Raleigh Becknell 322-324 Elm Street Ludlow, Kentucky 41016
326 Elm Street	James Fischer 902 Terrace Drive Covington, Kentucky 41011
330 Elm Street	Marie D. Rayborn 46 Highway Avenue Ludlow, Kentucky 41016

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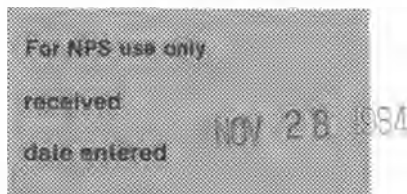
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208 Elm Street

Arlis E., Marjorie, & Arlon Lyon
c/o John Winkle
312 Montclair, Ludlow, KY 41016

First National Bank of Ludlow
Elm and Butler

First National Bank of Ludlow
Elm and Butler Streets
Ludlow, Kentucky 41016

Ludlow City Building
227 Elm Street

City of Ludlow
227 Elm Street
Ludlow, Kentucky 41016

Ludlow Police and City Garage
231-233 Elm Street

City of Ludlow
227 Elm Street
Ludlow, Kentucky 41016

Home Building Association
216 Elm Street

Home Building Association
216 Elm Street
Ludlow, Kentucky 41016

210 Davies Street

Charles A. and Stella Herzog
210 Davies Street
Ludlow, Kentucky 41016

113 Davies Street

Joan B. Ernest
113 Davies Street
Ludlow, Kentucky 41016

247 Glenwood Avenue

Hayes F. and Anita L. Baker
247 Glenwood Avenue
Ludlow, Kentucky 41016

47-49 Euclid Avenue

James E. Hancock
47-49 Euclid Avenue
Ludlow, Kentucky 41016

9 Euclid Avenue

Margaret C. Krebs
9 Euclid Avenue
Ludlow, Kentucky 41016

Duro Paper Bag Co.--319 Linden Street

Duro Paper Bag Company
Oak and Davies Streets
Ludlow, Kentucky 41016

302-304 Linden Street

Floyd and Kenneth Aynes
304 Poplar Street
Ludlow, Kentucky 41016

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117½ Adela Street

William K. and Peggy Johnson
618 Oak Street
Ludlow, Kentucky 41016

48-50 Butler Street

James O. Trautman
6730 100th Avenue
Pinellas Park, Florida 33565

In addition to the historic district, there are seven individual buildings included within the multiple resource area (see map 6). Names and addresses for owners of these buildings may be found on the individual survey forms included as accompanying documentation.

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Elmwood Hall, 244 Forest Avenue, has been listed in the National Register of Historic Places as an individual property since 1972.

Somerset Hall, 416 Closson Court, has been included in the Historic American Building Survey since 1934.

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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.

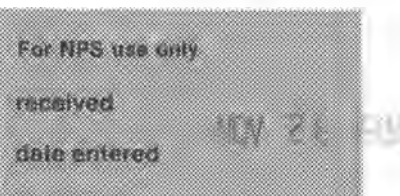
The Italianate style, popular for both residential and commercial buildings, was used in Ludlow from c. 1865-1900. Most examples are of brick, with some of frame. Buildings are generally two or three story, but a few single story examples may be found within the district. All are rectangular in plan, 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 eave-trim; 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).

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INDIVIDUAL BUILDINGS

Seven individual buildings are included in the Multiple Resource nomination (map 6, sites 1-7, photos 73-85). These are commercial and residential buildings located outside of the Central Ludlow Historic District, and were chosen for either their particular significance or as the best example of a style, period, or type of architecture.

The Maxwell House (site 1, photos 73, 74, 75), on River Road, is Ludlow's only intact example of a nineteenth century riverfront home. Set high above and facing the river, the house dates to c. 1880, when the western portion was built by Edward Maxwell. The house was enlarged c. 1890, when the eclectic eastern portion of the house was added. Plans to restore the Maxwell House are in process at the present time.

The twin commercial buildings at 117 and 119 Ash Street (sites 2 and 3, photo 76) are the last intact vestige of Ash Street's place as the original business center of Ludlow. Both served a variety of commercial functions over the years. Although both retain their original architectural integrity and are in good condition, they are vacant at the present time.

The old Southern Railroad Freighthouse (site 4, photos 77, 78, 79) is currently in use as railroad offices and storage. The coming of the railroad in 1873 signaled a period of prosperity for Ludlow and significantly affected the development of the town. This building, constructed c. 1900, is the last of the early railroad buildings in Ludlow.

The Ludlow Lagoon Clubhouse (site 5, photos 80, 81) is the only building remaining from the renowned Ludlow Lagoon Amusement Park. Built c. 1895 for dining and dancing, this elegant Shingle-style building was a focal point for the park which encompassed most of the western edge of the city. Ludlow Lagoon was in operation from 1894 until c. 1920 and exemplified Ludlow's turn-of-the-century lifestyle. The building is currently in use as apartments.

855-857 Oak Street (site 6, photos 82 and 83) and 859 Oak Street (site 7, photos 84 and 85) were both built c. 1920 by Elmer Browning, a Ludlow developer and businessman. 855-857 was constructed in the Mission Revival style, and 859 in the Egyptian Revival style. Both are unique in Ludlow and unusual for northern Kentucky.

Individual survey forms for each of these sites are included as accompanying documentation. Unless otherwise specified, all property nominations refer only to the described building.

Notes

¹Robert S. Tate, The Grass Roots of Kenton County (Christopher Gist Historical Society Papers, 1953), pp. 5-6.

²Ibid., p. 6.

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

Specific dates 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.¹

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.

9. Major Bibliographical References see also continuation sheet

Atlas of Boone, Kenton and Campbell Counties. D.J. Lake and Company, 1883.

City of Ludlow. Property plats. 1895, 1927.

10. Geographical Data see map 9; see also continuation sheet

Acreeage of nominated property approx. 53 acres

Quadrangle name Covington

Quadrangle scale 1:24000

UMT References Central Ludlow Historic District

A

16	7	1	1	7	4	0	4	3	2	9	9	3	0
Zone	Easting			Northing									

B

16	7	1	2	0	9	0	4	3	3	0	0	4	0
Zone	Easting			Northing									

C

16	7	1	2	1	8	0	4	3	2	9	7	5	0
Zone	Easting			Northing									

D

16	7	1	2	0	8	0	4	3	2	9	7	2	0
Zone	Easting			Northing									

E

16	7	1	2	1	1	0	4	3	2	9	6	4	0
Zone	Easting			Northing									

F

16	7	1	1	8	2	0	4	3	2	9	4	2	0
Zone	Easting			Northing									

G

16	7	1	1	6	7	0	4	3	2	9	5	1	0
Zone	Easting			Northing									

H

16	7	1	1	6	5	0	4	3	2	9	7	4	0
Zone	Easting			Northing									

Verbal boundary description and justification Boundaries for the Multiple Resource Area are the incorporation limits of Ludlow (see map 6). See continuation sheet for boundary description of the Central Ludlow Historic District (see maps 6,7). See attached survey sheets for boundaries of nominated individual sites. Lot numbers refer to parcel identification

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Lori A. Feldman, Architectural Historian

Northern Kentucky Area

organization Development District date June 1984

street & number 7505 Sussex Drive telephone 606/283-1885

city or town Florence state Kentucky 41042

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature David L. Morgan

title State Historic Preservation Officer date October 9, 1984

For NPS use only

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

See Continuation Sheet for listing date _____

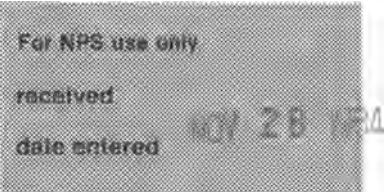
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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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.²

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 300.³ 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.⁴

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.⁵ 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 1866.⁶

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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.⁷

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.⁸

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.⁹

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 1920.¹⁰

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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Notes

- ¹Kenton County Library files, Hunnicutt article.
- ²Kenton County Library files, miscellaneous articles.
- ³Kenton County Library files, census report.
- ⁴John M. Hunnicutt, History of the City of Ludlow (1935), p. 15.
- ⁵Hunnicutt article.
- ⁶Hunnicutt, History, pp. 15-25.
- ⁷Ludlow Centennial Celebration, Inc., Ludlow Centennial Souvenir Program (1964), p. 40.
- ⁸Ibid., p. 40.
- ⁹Miscellaneous articles.
- ¹⁰Miscellaneous articles.

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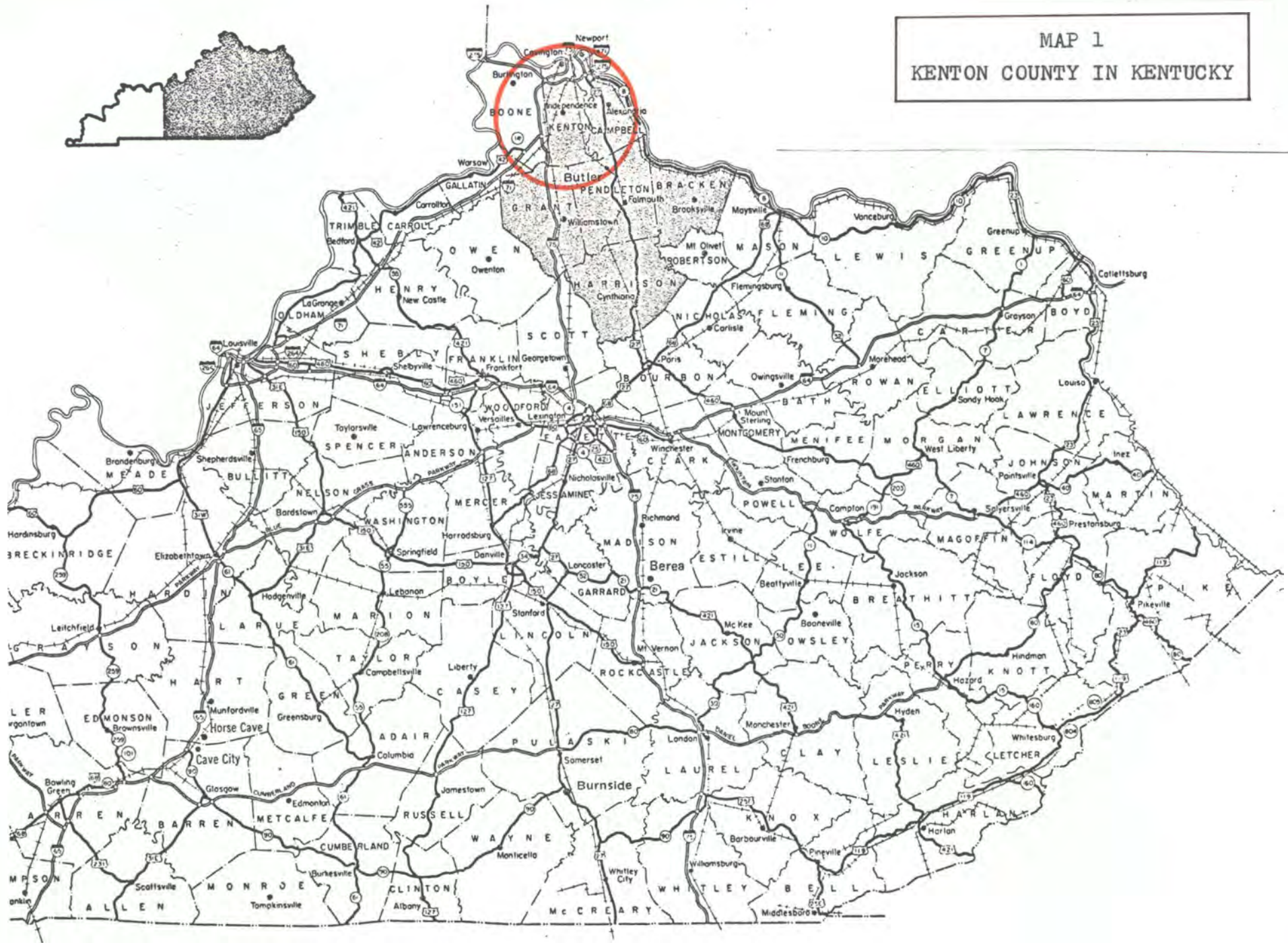
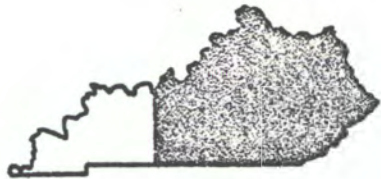
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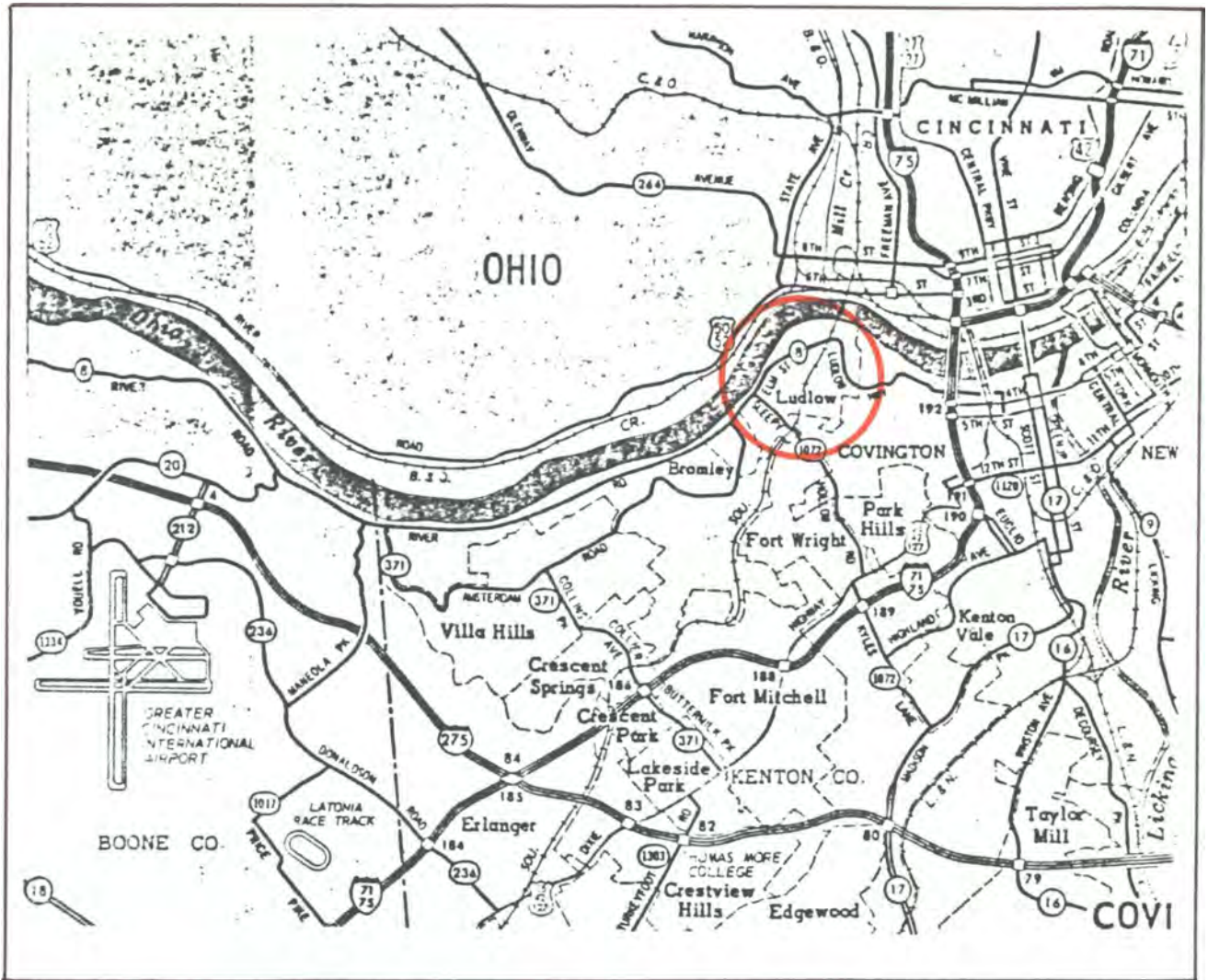
maps and section plats on file at the Kenton County mapping office.

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.

MAP 1
KENTON COUNTY IN KENTUCKY



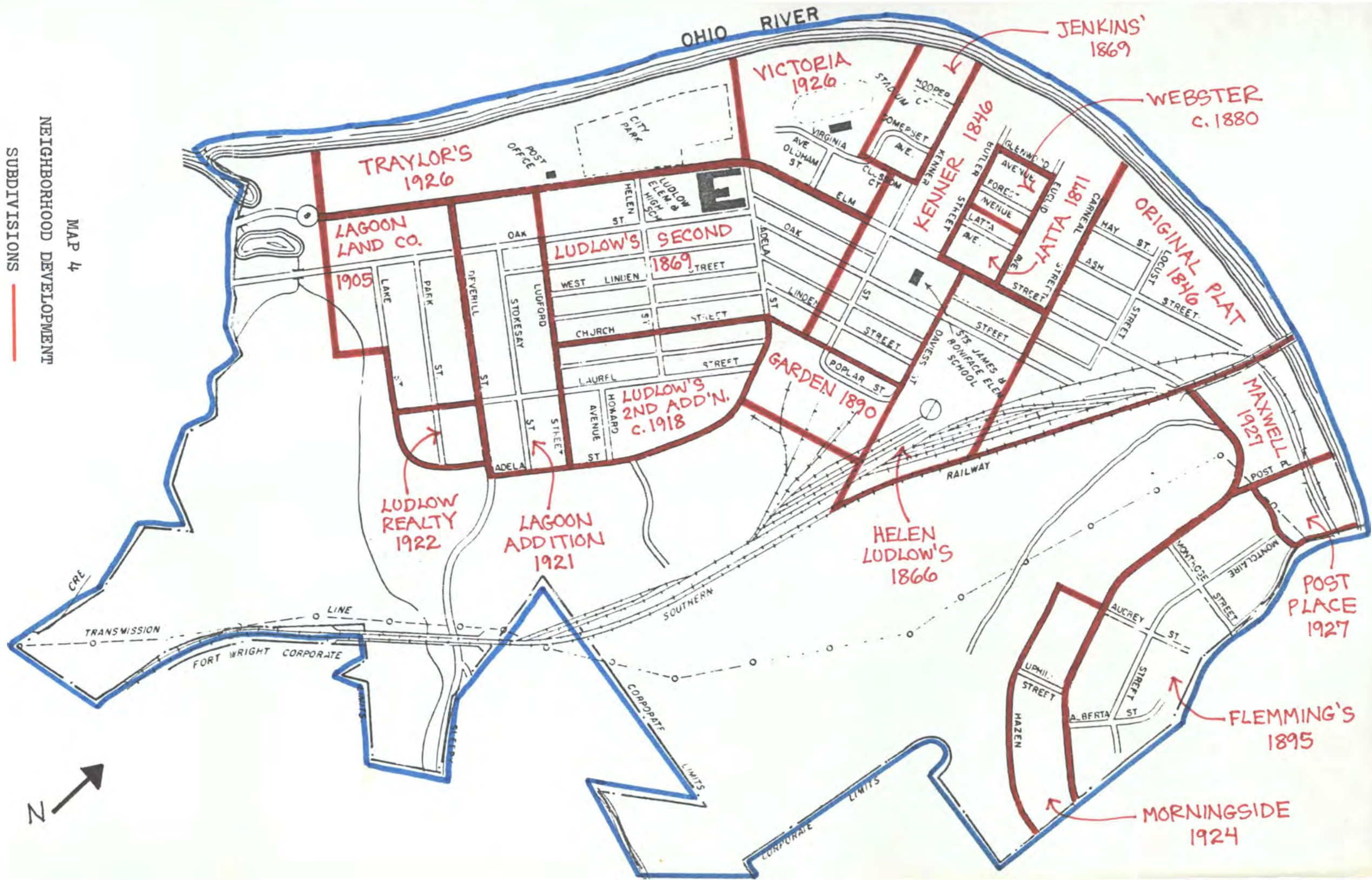


MAP 2
LUDLOW IN KENTON COUNTY



MAP 3
ORIGINAL PLAT OF LUDLOW, 1846

MAP 4
 NEIGHBORHOOD DEVELOPMENT
 SUBDIVISIONS
 PRESENT LIMITS



MAP 5
LUDLOW IN 1883



W^m S & A.S. Ludlow

Marwell

Res. E.H. Maxwell

W^m S & A.S. Ludlow

Post & CP

E.H. Maxwell

W^m S & A.S. Ludlow

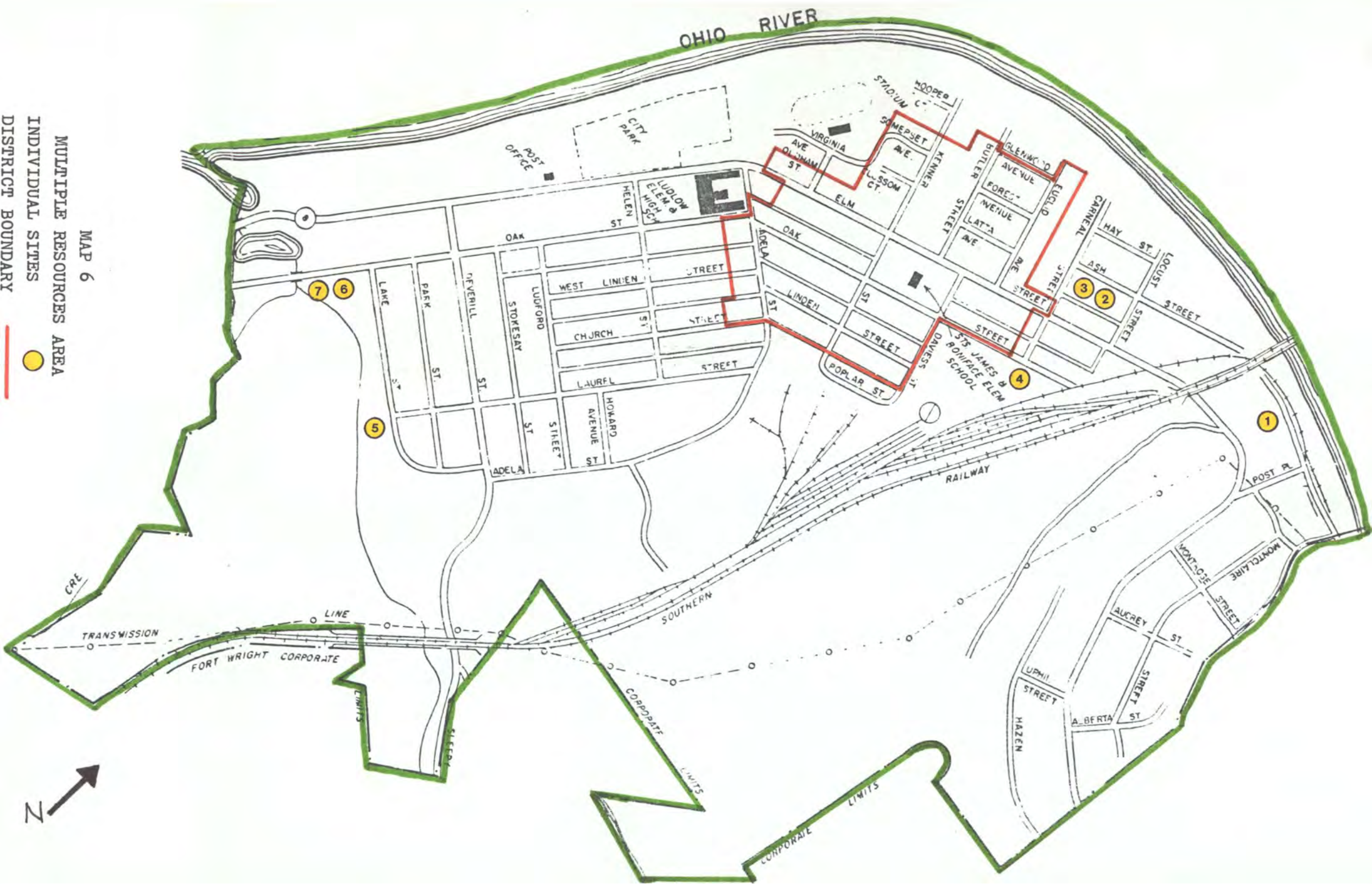
W^m S & A.S. Ludlow

CITY OF LUDLOW

KENTON CO

Scale 300 feet to an Inch

MAP 6
 MULTIPLE RESOURCES AREA
 INDIVIDUAL SITES
 DISTRICT BOUNDARY
 CORPORATE LIMITS



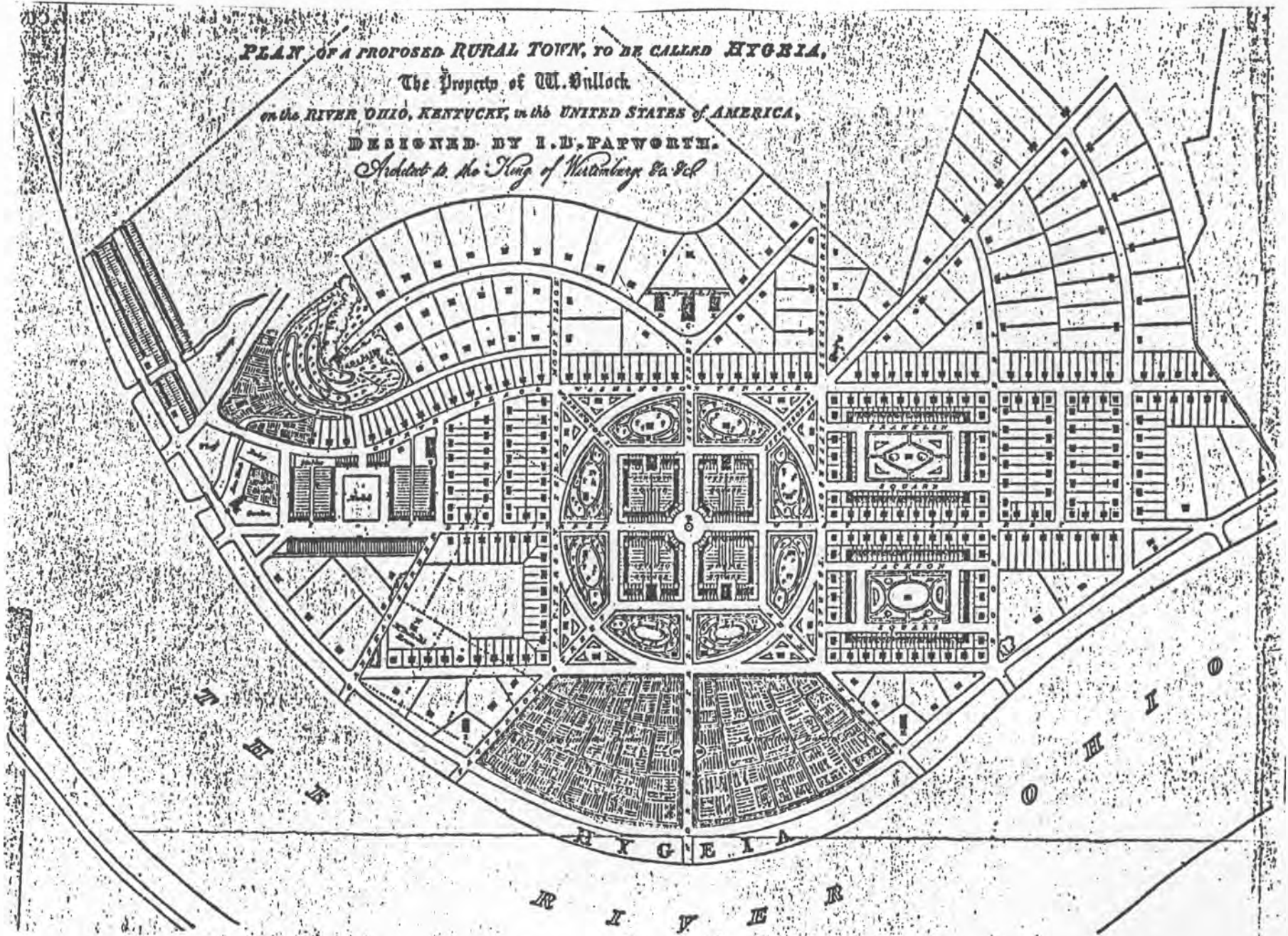
PLAN OF A PROPOSED RURAL TOWN, TO BE CALLED *HYGEIA*,

The Project of W. Bullock

on the RIVER OHIO, KENTUCKY, in the UNITED STATES of AMERICA,

DESIGNED BY I. B. PAPWORTH.

Architect to the King of Westphalia &c. &c.



MAP 8
PLAN OF HYGEIA

KENTUCKY HISTORIC RESOURCES INVENTORY

NOV 28 1984

Site 6

Site No.

1. Historic Name(s) *house at*
 ✓ Original Owner 855-857 Oak Street

2. Present Name
 855-857 Oak Street

3. Location
 ✓ 855-857 Oak Street

4. Owner's Name
 Jack B. Hellebush

5. Owner's Address
 859 Oak Street, Ludlow, Kentucky 41016

6. Open to Public Yes No X

7. Ownership Private P Local State Federal

28. ADD/County NKADD/Kenton 059

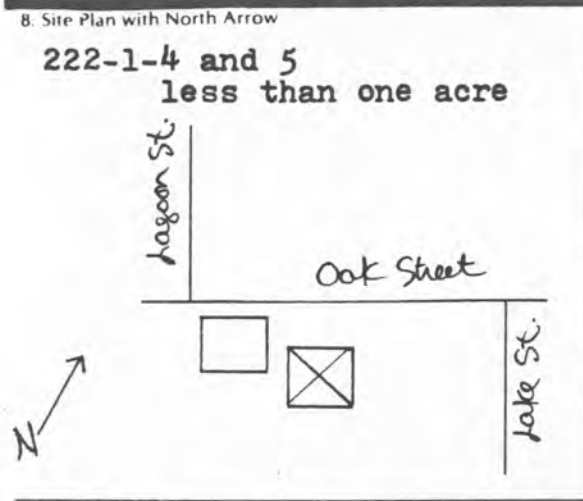
29. U.S.G.S. Quadrant (15'/75') Covington | | | G.I.S. Mod. | | |

30. UTM Reference 16 711300 4328930
 Zone Easting Northing

31. Coordinate Accuracy |

32. Prehistoric Site Object
 Historic Site Structure
 Building Other

33. National Register District Name: | | |



9. Architect/Builder

10. Date c.1920 A. B.

11. Style A. Mission Revival W B.

12. Original Use residential A

13. Present Use residential

14. Condition good B

15. Stories, No. of 3 stories D

34. Significance of Evaluation |

35. Status _____ Date _____

National Landmark	<input type="checkbox"/>
National Register	<input type="checkbox"/>
Landmark Certificate	<input type="checkbox"/>
Kentucky Survey	<input type="checkbox"/>
Local Landmark	<input type="checkbox"/>
HABS/HAER	<input type="checkbox"/>

36. Historic Theme Primary architecture C
 Secondary _____
 Other _____

37. Endangered Yes No X

16. Description
 Porch and entry from front second level. Porch has arched bays and stone balustrade. Center doors, small 3/1 windows. Flat roof with tile facing. Third story is recessed. Oriel-like bay on west side of porch. Side windows are casement. Garage and apartment addition to west.

(Continue on Back)

17. Single Pile _____ NA X
 Double Pile _____

18. Floor Plan undetermined O

19. Structural Fabric concrete E B.

20. Decorative Fabric stucco A. M B.

21. Roof Form & Material flat

22. Foundation Material concrete H

23. Outbuildings

24. Alterations Additions
 Moved Wall Treatment

38. ATTACH PHOTO

see photos 82 and 83

Roll No. 6

Picture No. 9 10

Direction from N. from NW

25. History Built by Elmer Browning, a local developer, c. 1920. Mr. Browning also built the unusual Egyptian Revival house at 859 Oak Street.

26. Significance Only example of the Mission Revival style in Ludlow; unusual early 20th century building type.

27. Source of Information Mrs. J. Hellebush

39. Prepared by: Lori A. Feldman

40. Organization F--NKADD

41. Date 4/84

42. Revision Dates _____ 43. Staff Review _____

KENTUCKY HISTORIC RESOURCES INVENTORY

NOV 28 1984

Site 7

Site No.

1. Historic Name(s) *house at*
 Original Owner **859 Oak Street**

2. Present Name
859 Oak Street

3. Location
859 Oak Street

4. Owner's Name
Jack B. Hellebush

5. Owner's Address
859 Oak Street, Ludlow, Kentucky 41016

6. Open to Public Yes No X

7. Ownership Private P Local State Federal

28. ADD/County **NKADD/Kenton** 059

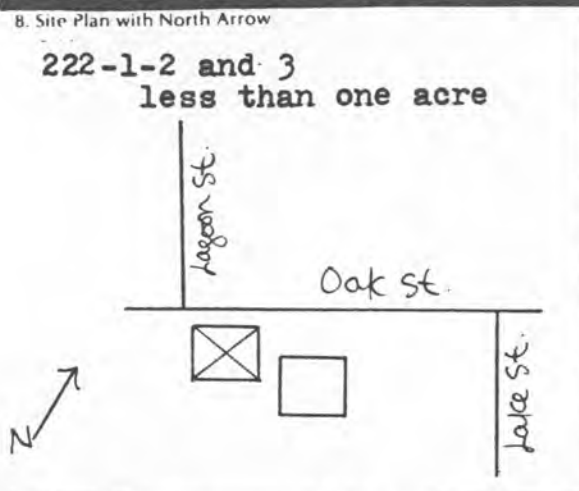
29. U.S.G.S. Quadrant (15'/75') **Covington** G.I.S. Mod

30. UTM Reference
 Zone 16 Easting 711250 Northing 4328860

31. Coordinate Accuracy

32. Prehistoric Site Object
 Historic Site Structure
 Building Other

33. National Register District Name:



9. Architect/Builder

10. Date **c.1920** A. 6 B.

11. Style **Egyptian Revival** A. K B.

12. Original Use **residential** A

13. Present Use **residential**

14. Condition **good** B

15. Stories, No. of **2 stories** C

34. Significance of Evaluation

35. Status _____ Date _____

National Landmark	<input type="checkbox"/>
National Register	<input type="checkbox"/>
Landmark Certificate	<input type="checkbox"/>
Kentucky Survey	<input type="checkbox"/>
Local Landmark	<input type="checkbox"/>
HABS/HAER	<input type="checkbox"/>

36. Historic Theme
 Primary **architecture** C
 Secondary _____
 Other _____

37. Endangered Yes _____ No X

16. Description **Square plan, stuccoed and painted, with rusticated corner quoins. Basement, water table. 3-bay front; center door has battered surround. Flanked by French doors. Upper windows are 3/1 with plain lintels. Center door leads to upper deck. Porch has obelisk to east, stylized lotus-like column to west. Decorative stonework below cornice. West facade has similar trim; French doors, triple windows, and center bay with hip roof. East facade same as west, but has** (Continue on back) **(over)**

17. Single Pile _____ NA _____
 Double Pile X

18. Floor Plan **undetermined** O

19. Structural Fabric **stone** A. B B.

20. Decorative Fabric **stucco** A. M B.

21. Roof Form & Material **flat**

22. Foundation Material **concrete** H

23. Outbuildings

24. Alterations
 Moved Additions
 Wall Treatment X

38. ATTACH PHOTO

see photos 84 and 85

Roll No. **6**

Picture No. **7 8**

Direction **from NE, from NW**

25. History **Built by Elmer Browning c. 1920. Browning was a local developer who also built 855-857 Oak St., in the Mission Revival style.**

26. Significance **Only example of Egyptian Revival in Ludlow; unusual for Northern Kentucky.**

39. Prepared by: **Lori A. Feldman**

40. Organization **P--NKADD**

41. Date **4/84**

42. Revision Dates _____ 43. Staff Review _____

27. Source of Information **Mrs. J. Hellebush**

16 continued: second story bay with multi-paned windows. Frame addition to rear.

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No.

Site No.

1. Historic Name(s) **Ludlow Lagoon Clubhouse** (2 MAPS)

Original Owner

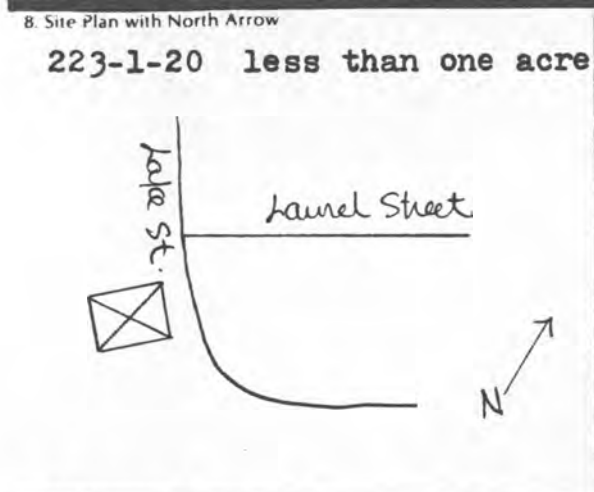
2. Present Name **312 Lake Street**

3. Location **312 Lake Street**

4. Owner's Name **William G. and Agnes Mary Whitely, Jr.**

5. Owner's Address **312 Lake Street, Ludlow, KY 41016**

6. Open to Public Yes No 7. Ownership Private Local State Federal



9. Architect/Builder

10. Date **c.1895** A. B.

11. Style A. **Shingle** B.

12. Original Use **clubhouse**

13. Present Use **apartments**

14. Condition **fair**

15. Stories, No. of **3 story**

16. Description **Large frame structure, 2 stories above grade. Large veranda on front and side facades has square posts with diagonal braces, plain balustrade, and overhanging roof. Double entry at center; all windows are 1/1 with molded surrounds. Roof has gable peaks at each slope; large brick chimneys. Frame addition at NW corner. South facade has arched tri-partite window on upper. SW corner has portion with octagonal plan, conical roof, and veranda. Interior completely remodeled for apartments.**

17. Single Pile Double Pile NA

18. Floor Plan

19. Structural Fabric **frame** A. B.

20. Decorative Fabric **clapboard shingles** A. B.

21. Roof Form & Material **hip, asph. shingle**

22. Foundation Material **stone**

23. Outbuildings

24. Alterations Moved Additions Wall Treatment

25. History **Ludlow Lagoon Amusement Park established in 1894 by J.J. Weaver and J.J. Noonan. Originally encompassed much of the western edge of town, had amphitheatre, boathouse, motordrome, (over)**

26. Significance **Only remaining building from the Ludlow Lagoon amusement park complex.**

27. Source of Information **Kenton County library files; Ludlow Centennial Souvenir Program**

28. ADD/County **NKADD/Kenton** **059**

29. U.S.G.S. Quadrant (15'/75') **Covington** G.I.S. Mod.

30. UTM Reference **16 7 1 1 5 6 0 4 3 2 8 7 8 0** Zone Easting Northing

31. Coordinate Accuracy

32. Prehistoric Site Object Historic Site Structure Building Other

33. National Register District Name:

34. Significance of Evaluation

35. Status _____ Date _____ National Landmark National Register Landmark Certificate Kentucky Survey Local Landmark HABS/HAER

36. Historic Theme Primary **architecture** Secondary Other

37. Endangered Yes No

38. ATTACH PHOTO

see photos 80 and 81

Roll No. **5** Picture No. **25 26** Direction **from SE from NE**

39. Prepared by: **Lori A. Feldman**

40. Organization **P--NKADD**

41. Date **4/84**

42. Revision Dates _____ 43. Staff Review _____

25 continued: various amusements. Popular recreation spot, reached by Cincinnati-Newport-Covington streetcar line. The park deteriorated after a serious motorcycle accident in 1913, tornado damage in 1915, and the onset of prohibition. Closed down by 1920; presently a marsh area. The clubhouse is the only building remaining from the Ludlow Lagoon park, and has been converted for apartments.

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No. 059

1. Historic Name(s)
 ✓ Original Owner **Maxwell House** (Ludlow MRA)

2. Present Name
27 River Road

3. Location
 ✓ **27 River Road, Ludlow, KY**

4. Owner's Name
Donna Fox

5. Owner's Address
27 River Road, Ludlow, Kentucky 41016

6. Open to Public Yes No X

7. Ownership Private P Local State Federal

28. ADD/County **NKADD/Kenton** 059

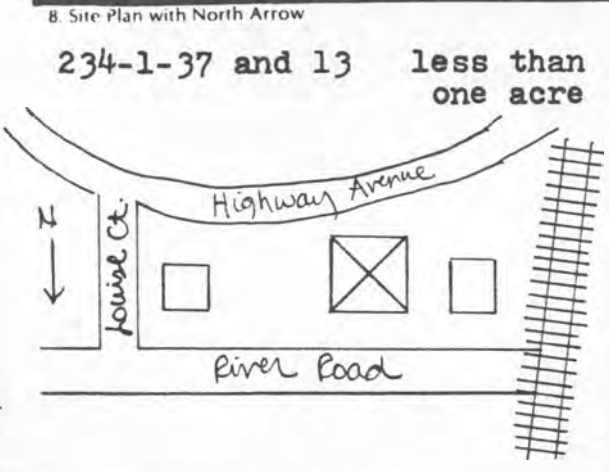
29. U.S.G.S. Quadrant (15'/75') **Copington** | | |

30. UTM Reference
 Zone 16 Easting 712640 Northing 4330040

31. Coordinate Accuracy | | |

32. Prehistoric Site Object
 Historic Site Structure
 Building Other

33. National Register District Name: | | |



9. Architect/Builder

10. Date **c.1880, 1890** B. 5

11. Style A. **eclectic** | B.

12. Original Use **residential** A

13. Present Use **residential**

14. Condition **fair** C

15. Stories, No. of **three stories** D

34. Significance of Evaluation | | |

35. Status _____ Date _____

National Landmark
 National Register
 Landmark Certificate
 Kentucky Survey
 Local Landmark
 HABS/HAER

36. Historic Theme
 Primary **architecture** C
 Secondary _____
 Other _____

37. Endangered Yes No X

16. Description **Western portion appears to be older. Front facade has recent steps, door with transom, 1/1 window with plain sill and lintel. Eastern portion has square bay with triple windows, box cornice. Upper window has decorative lintel. Third story windows are arched. Jacobethan-type gable end. West facade has floor-to-ceiling double-hung windows with plain sills and lintels. East facade has 2-story bay with 1/1 windows plain sills and lintels. Dormer above bay.**
 (Continue on Back) (over)

17. Single Pile _____ NA _____
 Double Pile X

18. Floor Plan **side hall** L

19. Structural Fabric **brick** A. C B.

20. Decorative Fabric **common bond** A. E B.

21. Roof Form & Material **hip&gable, slate**

22. Foundation Material **rubble stone** A

23. Outbuildings

24. Alterations Moved Additions Wall Treatment X

38. ATTACH PHOTO see photos 73, 74, 75

Roll No. 9
 Picture No. 13 14 15
 Direction **from N, E, S**

25. History **Edward Maxwell bought the land from the Ludlow family c.1876; 1883 atlas map shows house identified as Maxwell's, probably built c. 1880. Western portion of house appears (over)**

26. Significance **Good example of late 19th century riverfront home; only extant example in Ludlow.**

39. Prepared by: **Lori A. Feldman**

40. Organization **P--NKADD**

41. Date **4/84**

42. Revision Dates _____ 43. Staff Review _____

27. Source of Information **1883 atlas map; Donna Fox**

16 continued: Corbeled brick chimney. Once was porch at southeast corner. Rear facade has door with transom, 1/1 windows with plain sills and lintels. Small hip dormer. Brick has been painted. Interior woodwork intact.

25 continued: to be older than eastern portion; possibly had frame addition to make L-plan originally, per 1883 map. Maxwell sold house and land to Joanna Mergen in 1887; seems to have been she who removed eastern original portion to build current eastern addition. Evidence may be found in construction differences and the later (c.1890) eclectic details of the eastern portion.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 10/16/84
date entered NOV 28 1984

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Ludlow Multiple Resource Area
State Kenton County, KENTUCKY

accept cover form - PWA - 12 - 28 - 84

Nomination/Type of Review

Date/Signature

1. Central Ludlow Historic District

Substantive Review

for Keeper
Attest

Patrick Anderson 11/28/84

2. House at 855--857 Oak Street

Substantive Review

for Keeper
Attest

Patrick Anderson 11/28/84

3. House at 859 Oak Street

Entered in the
National Register

for Keeper
Attest

Helena Byers 11/28/84

4. Ludlow Lagoon Clubhouse

Entered in the
National Register

for Keeper
Attest

Helena Byers 11/28/84

5. Maxwell House

Entered in the
National Register

for Keeper
Attest

Helena Byers 11/28/84

6. Buildings at 117 and
119 Ash Street

Substantive Review

for Keeper
Attest

Determined Eligible

Eligible Patrick Anderson 11/28/84

DOE/OWNER OBJECTION

7. Southern Railroad Freighthouse

Substantive Review

for Keeper
Attest

Determined Eligible

Eligible Patrick Anderson 11/28/84

DOE/OWNER OBJECTION

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

Cover

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Ludlow Multiple Resource Area
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:

*review sufficiently establishes history and context
of this small, river town.*

Recom./Criteria accept cover
Reviewer A.S.
Discipline Historic Archaeology
Date Historian 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	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

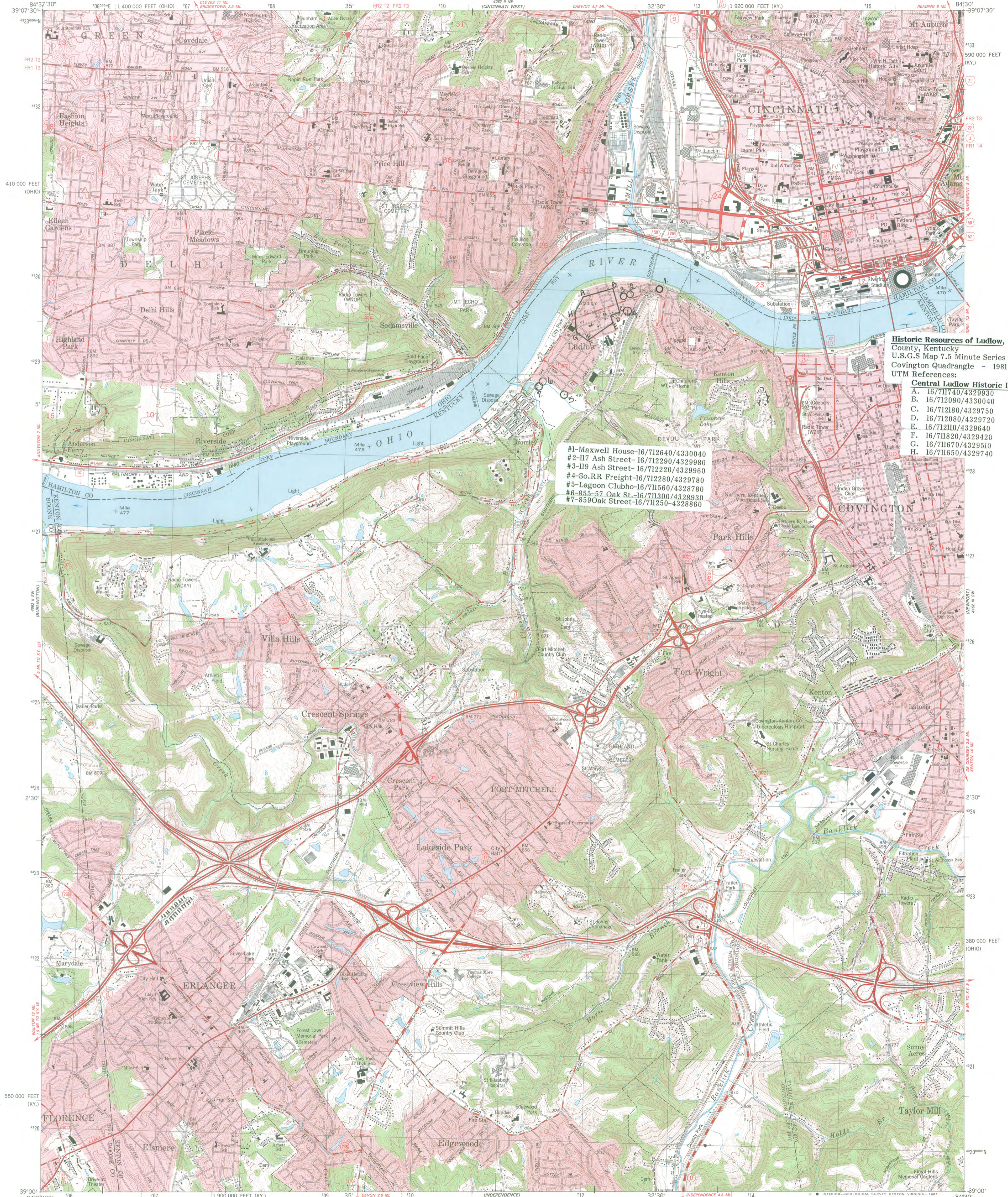
Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Restricted Properties

The following properties are restricted and not included in the **Ludlow MRA** cover sheet.

Property Name, County, State	Reference Number	Reason
Buildings at 117 and 119 Ash Street, Kenton, KY	84003924	Owner Objection
Southern Railroad Freighthouse, Kenton, KY	84003925	Owner Objection

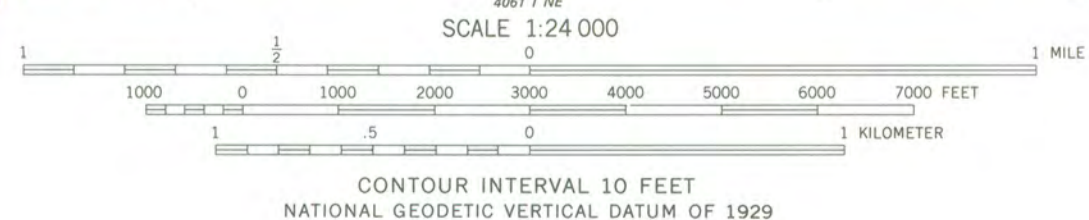
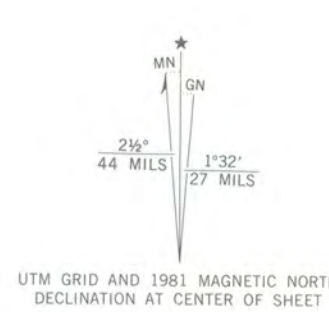


- #1-Maxwell House-16/712640/4330040
- #2-117 Ash Street-16/712290/4329980
- #3-119 Ash Street-16/712220/4329960
- #4-So.RR Freight-16/712280/4329780
- #5-Lagoon Clubho-16/711560/4328780
- #6-855-57 Oak St.-16/711300/4328930
- #7-859Oak Street-16/711250-4328860

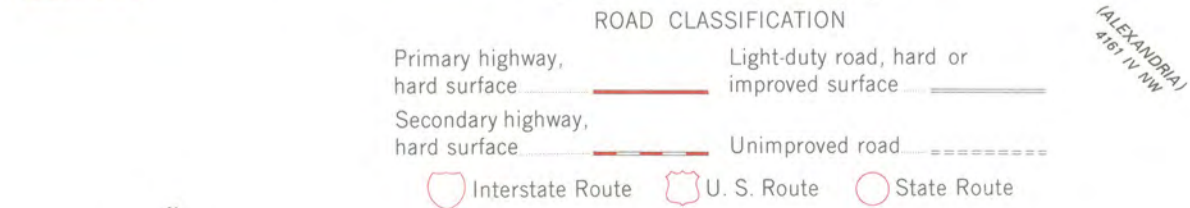
Historic Resources of Ludlow, Kenton County, Kentucky
U.S.G.S Map 7.5 Minute Series
Covington Quadrangle - 1981
UTM References:

- Central Ludlow Historic District**
- A. 16/711740/4329930
 - B. 16/712090/4330040
 - C. 16/712180/4329750
 - D. 16/712080/4329720
 - E. 16/712110/4329420
 - F. 16/711820/4329640
 - G. 16/711670/4329510
 - H. 16/711650/4329740

Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, USCE, and the city of Cincinnati
Topography by photogrammetric methods from aerial photographs taken 1949, and in part by the city of Cincinnati. Field checked 1950 and 1953. Revised from aerial photographs taken 1977. Field checked 1978. Map edited 1981
Polyconic projection. 10,000-foot grid ticks based on Kentucky coordinate system, north zone, and Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 3 meters south and
5 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
The state boundary as shown represents the approximate position of the
low water line as determined from U. S. Corps of Engineers
Ohio River charts, surveyed 1914, and supplementary information
Red tint indicates areas in which only landmark buildings are shown
Ohio area lies within the Between the Miamis. Land lines based on the
Great Miami River Base. Dotted land lines established by private
subdivision of the Symmes Purchase



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



COVINGTON, KY.-OHIO
SE/4 WEST CINCINNATI 15' QUADRANGLE
N3900-W8430/7.5
1981
DMA 4082 II SE-SERIES V853



HERITAGE

October 3, 1984

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

Dear Mr. Rogers:

The following nomination to the National Register of Historic Places was approved at the state level by the Kentucky Historic Preservation Review Board on September 20, 1984. As State Historic Preservation Officer, I recommend it be entered in the National Register.

Name & Location of Site

Historic Resources of Ludlow, Kenton Co., KY

Three properties within the M.R.A., the **Southern Railroad Freighthouse (Site 4)** and the property at **117 and 119 Ash Street (Sites 2 & 3)** are submitted for Determination of Eligibility. The notarized letters of objection from these owners are enclosed.

Your early consideration of this nomination will be appreciated.

Sincerely,

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

DLM:RMP/bsc

Enclosures



KENTUCKY HERITAGE COUNCIL
The State Historic Preservation Office

October 17, 1984

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

Dear Ms. Rowland:

Attached are copies of the notarized letters from two properties owners in the **Historic Resources of Ludlow**, Kenton County, Kentucky, National Register Nominations. Please attach these to the nomination form. I am sorry for any inconvenience this may have caused you.

Thank you for being so courteous during our telephone conversation.

Sincerely,

Brenda Church, Secretary
Historic Sites Program
Kentucky Heritage Council

bsc

Enclosure