National Register of Historic Places Inventory—Nomination Form

For NPS use only received JAN 3 0 1984 date entered

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

1. Nam	le			
historic COI	mpany Row/Shult	z Row/ Armstron	g Row	
and/or common	Armstrong Row	/	- 44	
2. Loca	ation			
street & number		RNd econdeStreet		not for publication
city, town May	ysville	vicinity of		
state Ker	ntucky code	county	Mason	code
3. Clas	sification			
Category X district building(s) structure site object	Ownership public private both Public Acquisition NA in process NA being considered	X occupied unoccupied work in progress Accessible yes: restricted X yes: unrestricted	Present Use agriculture commercial educational entertainment government industrial military	museum park private residence religious scientific transportation other:
street & number	ltiple - See Cont	THURSTON THESE	# 4	8
city, town		vicinity of	state	
	stry of deeds, etc. Masor Sutton and Thi	County Court C		
city, town May	ysville		state	Kentucky
6. Rep	resentation	in Existing S	Surveys	
title Ky. His	(MS-M-165) toric Resources 1	Inventoryhas this pro	perty been determined el	igible?yes _X no
date March	h 1981		federal _X_ stat	e county loca
depository for su	rvey records Kentucky	Heritage Counc	il	
city, town	rankfort		state	Kentucky

7. Description

Condition — excellent — good	Check one X deteriorated ** X unaltered ruins altered	Check one X original site moved date	1830
_X fair *	unexposed		
* All B	uildings except 211 W.	Second Street.	**211 W. Second Street.
Describe the p	resent and original (if known) pl	nysical appearance	

Armstrong Row is located in western end of downtown Maysville, just west of the "Maysville Downtown" historic district and south of the floodwall. This row of eleven, three and four bay, two story brick residential structures with gable rooves and stepped parapet walls are composed of both Federal and Greek Revival style.

Armstrong row, unified in style, is differentiated from surrounding properties by later periods of development and industrial land uses. The row is very similar, however, to several row house developments around the city during the early 1800's and financed by the same local entrepreneur, John Armstrong.

The gable rooves of each building, with the ridge parallel to the main or south facade, vary in pitch--indicating that each building was comstructed by more than one builder or in different time periods. We do know, however, that some work, such as plastering of interiors, was completed for the original 8 buildings, (207-221), at the same time as is recorded in the deed search. Each roof has a central gable dormer facing both the front and rear. (NOTE: exceptions on the front of 225 & 227 amd rear of 227 where dormers have been removed while dormers of 217 & 221 retain original 6 over 6 sash windows).

The main facades are 2 story and laid in Flemish bond, while the sides are laid on common bond; including the stepped parapets. Because of the slope to the rear; the rear facades are three stories and laid in common bond. All foundations are coursed limestone rubble. (NOTE exceptions: Main facades of 223, 225 amd 227 are laid in strecher bond; parapet wall between 225 & 227 has concrete plastering).

Another distinction of the three extreme west buildings (223-225-227) is the three bay side hall design as opposed to the 4 bay, side hall layout of the other structures. The windows and door fenestration remains intact. (Exception: The upper two west windows of 221 have been transformed into a three-sided, frame, projecting bay. At 209, the entrance has been moved and remodled for commercial use).

Openings are trabeated and windows are mostly one-over-one double hung sash with dressed limestone sills and lintels. (Exceptions to this are 211-213-217-219 with two over two sashes and 215 which retains the original twelve over twelve sash windows.) 213, 215 and 217 retain their original 2-panel shutters which are hinged to the interior of window frames and close flush inwards.

Continued on Continuation sheet #2,

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Armstrong Row
Continuation sheetMason County, Kentucky Item number

Page 2

OWNERSHIP OF PROPERTY - 207-227 West Second Street

207 & 209

Robert W. Traxel Route 3 Box 360 Maysville, Kentucky 41056

211

Mr. James Pyles Route 2 Box 308 Maysville, Kentucky 41056

213

William Woodward 213 West Second Street Maysville, Kentucky 41056

215

Robert L. Haughaboo 215 West Second Street Maysville, Kentucky 41056

217

Mrs. Ester Ort 217 West Second Street Maysville, Kentucky 41056

219

Linda Jean Bussell 219 West Second Street Maysville, Kentucky 41056

221 & 223

Leonard Hendrickson, Jr. 1042 East Second Street Maysville, Kentucky 41056

225

Billy E. & Glenda Thomas Route 1 Tollesboro, Kentucky 41189

227

January & Wood Company 237 West Second Street Maysville, Kentucky 41506

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Armstrong Row Continuation sheetMason County, Kentucky

Item number

7

Page 2

DESCRIPTION - continued

Each unit has a separate moulded wooden box cornice except for 225-227 which share a cornice. Each entrance is flush to facade expect for 219-221 which have recessed entries with doors flanked by moulded pilasters. 207 entrance has panelled jambs. 209 has a bracketed wooden cornice. Most entrances retain the original door transom except for 207 and 211.

Other exceptions included: 215 & 217 where the roof has been covered in modern asphalt shingles as opposed to the standing metal seam roof as found on others; Cast iron balcony added to 207 - 209 and the wood or metal awnings added to first floor openings of 219,221 & 223. In the rear several first-story additions have been made over the years but the basic "row" character has remained intact.

The building use has and remains to be owner - occupied and rental residential. The condition of most buildings are fair to good with exceptions of 207-209 which is in poor condition and 211 which is severly deteriorated. All buildings are "contributing"---there are no non-conforming intrusions.

A deed search identifies 207-221 as the original 8 buildings of the "company row". The last three, 223-225-227; were built at a later date but of similar design.

National Register of Historic Places Inventory—Nomination Form

ARMSTRONG ROW, Maysville,

Continuation sheet Mason Co., Ky.

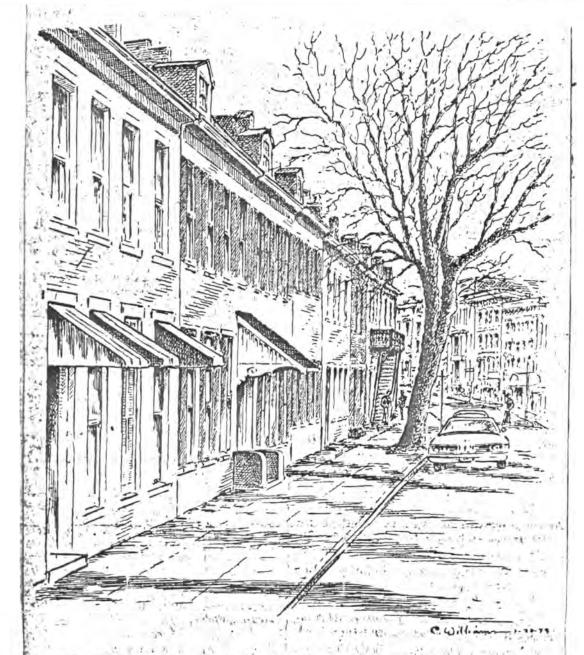
Item number

7

For NPS use only received date entered

Page

3



Maysville, Ky., an old river port and a landing place for the first settlers, is today a city with parrow streets lined with houses and buildings from the last century. Sections of Second Street have remained unchanged through the years. Near Wall Street the houses date back to the early 1800s, built by a wealthy merchant named John Armstrong and known as Armstrong Row.

Jan 179

- Sketch by Caroline Williams

8. Significance

Period	Areas of Significance—C		landscape architecture law literature military music philosophy politics/government	religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	ca. 1820-1833	Builder/Architect	_	

Statement of Significance (in one paragraph)

Built between 1820 and 1833, this "Company Row" of brick structures represents the ambitions and foresight of one of Maysville's leading citizens, John Armstrong. One of his most elaborate real estate developments, "Armstrong Row" is one of the last few visible accomplishments of a man who built roads, started companies and entertained national heros in his efforts to develop the community. This row is significant not only for its architecture——which was considered a masterpiece development in the 1820's——but more importantly as a physical reminder of Armstrongs civic spirit and association with important historical figures and events.

In 1830 the vacant lots were purchased by the same company, it is assumed, that operated the cotton mills. (Now, January & Wood Company). At that time the company was composed of John Armstrong Sr., Johnston Armstrong, Christian Shultz and William B. Phillips, Maysville's second Mayor. By mid 1831, William Phillip may have decided he had bitten off more than he could chew, and sold his interest to Sarah Armstrong. With majority ownership within the Armstrong family the development of the 8 row houses continued. With the arrival of the summer of 1833, Alexander Shackleford completed the plastering of all eight houses and was deeded one property as compensation.

In later years, the local newspaper published a series known as "O.B.'s Reminiscenses" in which O.B. says: "Armstrong built a row of brick houses on the North side of Second Street below Wall Street. That was the first brick-in-residence property in that section of the city, and regarded as a marvel of enterprise and real estate pluck".

"Armstrong Row" however, is only one of many similar row house devlopments of the early 1800's of which John Armstrong was involved. The federal-style row houses on Limestone Street, Mechanic's Row, the "Allen Block"..where the Ledger Independent is now located and about a half of dozen other developments have Armstrong's name connected in part or whole. Armstrong's achievements are even more incredible when his history and record of occupations are considered.

Born in 1779 in Ireland, the Armstrong family came to America about 1790 whereupon they settled in the Ohio Valley region. Considered "pioneers in the development of the southwest", the family spread to Kentucky river towns. It is said that John Armstrong came to Maysville with pots and pans on his back and quickly made his fortune as a peddler. By 1800, he bought his first property on Front Street from Jacob Boone---cousin of the more famous Daniel Boone-- as one of the towns first trustees. Operating wholesales houses on Front Street, he became a wealthy and powerful man.

9. Major Bit	oliographica	I Reference	s	
Printing Com 2. Mason County 1 3. Weis, Marybell Museum, Maysv	pany, 1936 Deed Books, Masor e. John Armstrong ille, Ky.	n County Courth	ouse, May	ngton,Ky.:Transylania ysville, Ky. available @ Mason Co
10. Geogra	phical Data			
Acreage of nominated prop Quadrangle name <u>Mays</u> UTM References	erty <u>0.75 Acres</u> sville west		Quadrang	gle scale 1 24000
A 1 6 2 5 9 0 4 0 Zone Easting C	Northing Northing	Zone Eas D		Northing
side of the stree and then turning is rectangular by List all states and coun	et and running we north along Cox ounded by proper nes for properties over	est along Second Alley and runn ty lines of 207 apping state or county	d Street ing 120'	
state Kentucky	code	county Mason		code
state	code	county		code
11. Form Pr	epared By			
name/title Doug Loes	cher. Main Street	t Project Coord	inator	
organization City of			December	1983
street & number Third	and Bridge Stree	ets telepho	one (606)	564-9411
city or town Maysvill	e	state	Kentucky	
	istoric Prese			ertification
The evaluated significance	of this property within the s	state is:		
665), I hereby nominate this	storic Preservation Officer for property for inclusion in the diprocedures set forth by the Officer signature	ne National Register and	certify that it h	
title State Sixter	il mountin	Miller	date	Muan 24, 1984
For NPS use only I hereby certify that the	nis property is included in the	red in at	date	3/1/84
Keeper of the National	Register	onal Register		
Attest:			date	
Chief of Registration			- 3%	

National Register of Historic Places Inventory—Nomination Form

For NPS use only received date entered

Armstrong Row
Continuation sheet Mason County, Kentucky Item number 8

Page 2

SIGNIFICANCE - continued

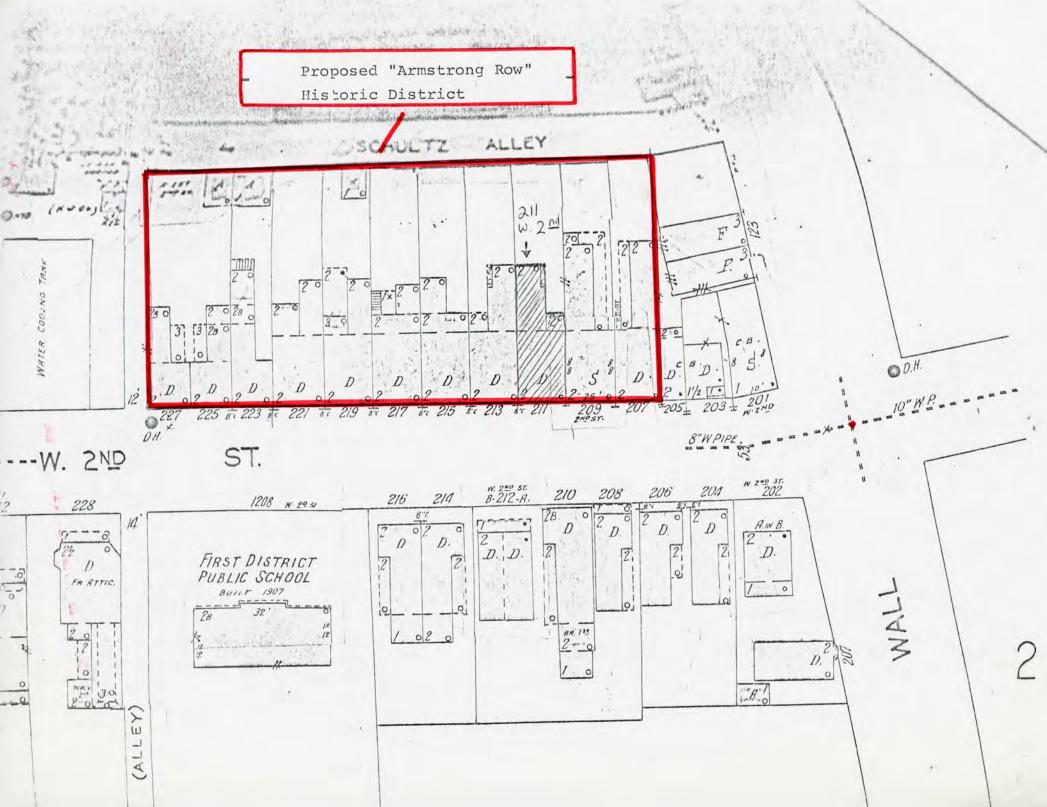
Armstrong was a very civic minded man doing a lot for Maysville. He gave the land for building of the Old Methodist Church and for the old Armstrong School. His name is the first on the petition to remove the county seat from Washington to Maysville. Not only was he a leading member of the company which built the Maysville & Lexington Turnpike, but was also responsible in part for bringing the first bank in Kentucky to Maysville in 1818. Then known as the Bank of Limestone, it later became the Bank of Maysville. He was also listed as a member of the Maysville Manufacturing Company and one of the incorporators of the Maysville Neptune Water Company. In 1825, he was a member of the welcoming committee for General Lafayette's visit to the banks of Maysville.

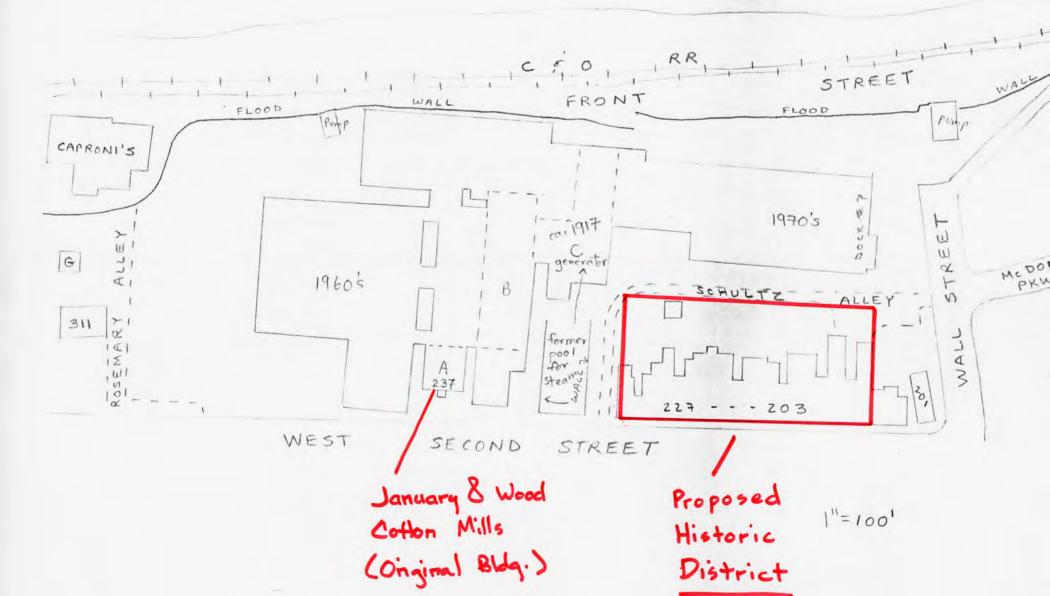
The only controversial enterprise in which he entered was the development of the Kanawha salt company—a monopoly which raised the price of this precious community and raised the voices of Maysville citizens as they denounced the action at public meetings.

In 1838 he purchased "Phillips Folly" from Maysvilles Mayor and raised his second family there. In 1851, John Armstrong died at Phillips Folly where, according to local folklore his ghost is said to roam the second floor balcony.

To honor his civic spirit, a street was dedicated to him---Armstrong Streetby the city fathers. That street is now known as Stanley F. Reed Court. A portrait of John Armstrong now hangs prominently in the Mason County Museum and his tombstone; inscribed: THE RIGHTEOUS SHALL BE IN EVERLASTING REMEMBRANCE", stands in back of the museum in Maysvilles first cemetary.

Attached is a deed history of the row of buildings along with supporting documents related to the development of Armstrong Row.





WASO Form - 177 ("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

Norking No	Armstrong Row	ワ		
Fed. Reg. Date:	Mason County			1411 0 0 1004
resubmission	KENTUCKY			Working NoJAN 3 0 1984
resubmission				Fed. Reg. Date:
resubmission Entered in the RETURN nomination by person or local government nomination returned Review: sample request appeal NR decision NR decision Reviewer's comments: Recom/Criteria Reviewer Discipline Date see continuation sheet Nomination returned for: technical corrections cited below substantive reasons discussed below substantive reasons discussed below 1. Name Nomination returned for: technical corrections cited below substantive reasons discussed below 1. Name Nomination returned for: technical corrections cited below Substantive reasons discussed below 1. Name Nomination returned for: technical corrections cited below Substantive reasons discussed below 1. Name Nomination returned for: Nomination sheet No				Date Due: 3/1/84 3/15/84
nomination by person or local government stinal Bogtster REJECT Federal Agency: Sederal Agency				Action:ACCEPT3/1/07
owner objection appeal nR decision sample request appeal nR decision n			Entered	d in theRETURN
appeal substantive Review: sample request appeal NR decision		or local government	Nation	
Substantive Reviewer's comments: Recom./Criteria Reviewer Discipline Date Date Date Reviewer's comments: Recom./Criteria Reviewer Discipline Date Date	Assessment of the contract of			Federal Agency:
Reviewer's comments: Recom/Criteria Reviewer Discipline Date see continuation sheet	appeal			
Recom/Criteria	Substantive Review:	sample requ	uest appeal	☐ NR decision
Reviewer Discipline Date see continuation sheet	Reviewer's comments:			
Discipline Date see continuation sheet				Recom./Criteria
Discipline Date see continuation sheet				Reviewer
See continuation sheet See continuation sheet				Discipline
Nomination returned for:technical corrections cited belowsubstantive reasons discussed below				Date
substantive reasons discussed below 1. Name 2. Location 3. Classification Category Ownership Status Present Use 4. Owner of Property 5. Location of Legal Description 6. Representation in Existing Surveys Has this property been determined eligible?				see continuation sheet
2. Location 3. Classification Category Ownership Status 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 Che	Nomination returned for:			
3. Classification Category Ownership 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 c	1. Name			
Category Ownership Public Acquisition Accessible 4. Owner of Property 5. Location of Legal Description 6. Representation in Existing Surveys Has this property been determined eligible? yes no 7. Description Condition excellent deteriorated unaltered original site original site moved date good ruins altered original site good altered unexposed Describe the present and original (if known) physical appearance summary paragraph completeness clarity alterations/integrity dates	2. Location			
Accessible 4. Owner of Property 5. Location of Legal Description 6. Representation in Existing Surveys Has this property been determined eligible?	3. Classification			
5. Location of Legal Description 6. Representation in Existing Surveys Has this property been determined eligible?	Category			Present Use
6. Representation in Existing Surveys Has this property been determined eligible?	4. Owner of Property			
Has this property been determined eligible?	5. Location of Legal Descr	iption		
7. Description Condition Check one Check one original site original sit	6. Representation in Existi	ng Surveys		
Condition excellent	Has this property been dete	ermined eligible?	res no	
excellent deteriorated unaltered original site moved date good ruins altered moved date Describe the present and original (if known) physical appearance summary paragraph completeness clarity alterations/integrity dates	7. Description			
good ruins altered moved date fair unexposed Describe the present and original (if known) physical appearance summary paragraph completeness clarity alterations/integrity dates	Condition		Check one	
good ruins altered moved date bescribe the present and original (if known) physical appearance summary paragraph completeness clarity alterations/integrity dates	excellent	deteriorated	unaltered	original site
Describe the present and original (if known) physical appearance summary paragraph completeness clarity alterations/integrity dates		ruins	altered	moved date
summary paragraph completeness clarity alterations/integrity dates		unexposed		
completeness clarity alterations/integrity dates	Describe the present and or	iginal (if known) physical a	ppearance	
completeness clarity alterations/integrity dates	Cummary paragraph			
☐ clarity ☐ alterations/integrity ☐ dates				
alterations/integrity dates				
dates				
	boundary selection			

8. Significance				
	ignificance—Check and justify belo	2004		
reflod Afeas of Si	ignificance—check and justify bere	SW .		
Specific dates	Builder/Architect			
Statement of Significant	nce (in one paragraph)			
summary paragraph	h			
completeness	3.1			
☐ clarity				
applicable criteria	- Sacial a			
☐ justification of area ☐ relating significance				
context	e to the resource			
	egrity to significance			
justification of exc	ception			
other				
9. Major Bibliographic	cal References			
10. Geographical Data	a			
Acreage of nominated	property			
Quadrangle name	property			
UTM References				
V				
Verbal boundary descri	ription and justification			
11. Form Prepared By	У			
	servation Officer Certification			
The evaluated signification	ance of this property within the st	tate is:		
nationa	al state lo	ocal		
	alstatelo	icai		
State Historic Preserva	ation Officer signature			
title	date			
13. Other				
☐ Maps ☐ Photographs				
Other				
- 5.1701				
Questions concerning	this nomination may be directed	to		
Signed		Date	Phone:	



























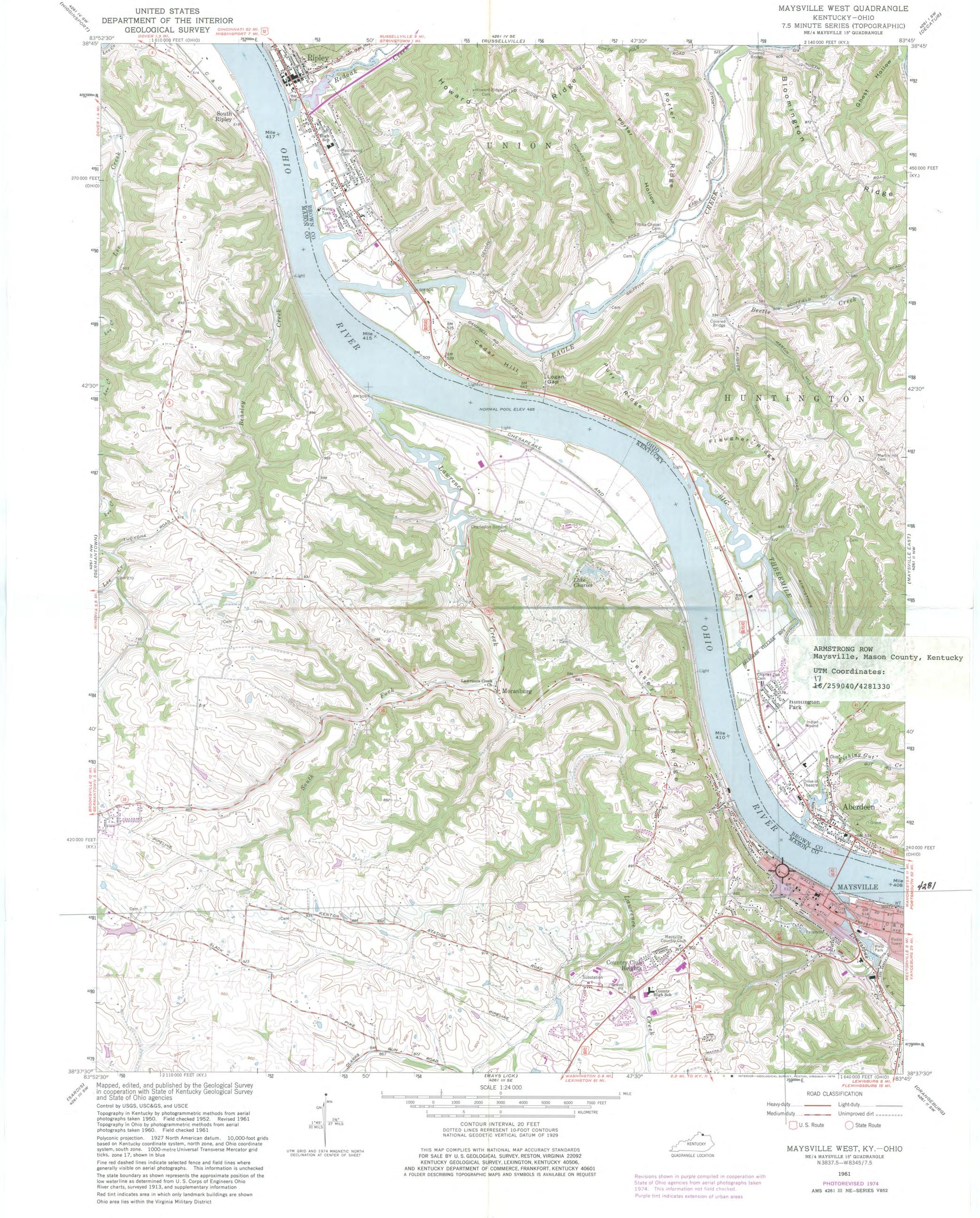












WAIVER

(by Property Owner)



Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaza Tower Frankfort, Kentucky 40601

Dear Mrs. Oppel:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the name and address of my property.

Waysoulle, J., 41056

City State Zip

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

Owner's Name

Mailing Address

Mayouille, Ky 41056

· Destruction

Route 2 Box 308
Maysville, Ky. 41056
Dec. 15, 1983

Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaza Tower Frankfort, Ky. 40601

Dear Mrs. Oppel:

I am delighted at the prospect of getting The Armstrong Row in Maysville, Kentucky, including 211 West Second which we are acquiring, listed in the National Register of Historic Places. This will enable us to restore this property to a degree that would be impossible without the tax benefits that come with it. I am thoroughly in sympathy with preservation and restoration, but it does take money and incentive. I think this program helps to encourage stablizing older structures of historic value, and finding present day uses for them.

Sincerely,

ames L.Pyles

WAIVER

(by Property Owner)



KY. HERITAGE COMMISSION

Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaza Tower Frankfort, Kentucky 40601

Dear Mrs. Oppel:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the name and address of my property.

amstro	istoric Name of Property	
20-110	t Se oul Street	
292 Will	Street	
maurill	e Kenturky	41056
City	State	Zip

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

Billy & Blowds Showers
Owner's Mame

Route #1

Mailing Address

Lolles Bono, Ky. 41189
City State J. Zip

wet was

4047 Dalgreen Drive Dallas, Texas 75214 January 4, 1984

Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaz 8 Tower Frankfort, KY 40601

Dear Mrs. Oppel:

I am the Executor of the Esther Ort Estate and I will inherit the property mentioned in the enclosed waiver. I have, therefore, taken the liberty of signing the waiver as the owner; if you have any difficulty with this, I will put you in touch with my Maysville attorney for confirmation.

I cannot tell you how glad I am to learn that the historic Armstrong Row is going to be considered for the National Register. The property at 217 West Second Street contains many historically interesting artifacts, documents, and furniture. I have started to restore the house and the contents since the death of my aunt, Esther Ort in 1982. It may be, at some time in the future, that the place may be of benefit to the community and the State of Kentucky as a tour house. (I do not believe that any of the other houses in the row contain similarly historical pieces.)

Within the next two years, and possibly this year, I plan to move into the house and begin restoration in earnest. I am sure you can see, therefore, that I am certainly interested in the Row achieving a place on the National Register. Good luck and let me know if I can assist the project.

Sincerely, yours,

Harry H. Ort

WAIVER

(by Property Owner)



KY. HERITAGE

Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaza Tower Frankfort, Kentucky 40601

Dear Mrs. Oppel:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Cir	motions faw	
-	istorie Name of Proper	ty
217	West Seemed Street	<i>f</i>
Marille	Street	41056
City	State	Zip

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,	111	7
Owner's Name	A. UM	<u> </u>
404/7	Walgreen ress	Mr.
City	Types	75214 Zip

Mercinster

WAIVER

(by Property Owner)



Mrs. Mary Cronan Oppel, Director Kentucky Heritage Council and State Historic Preservation Officer Ninth Floor, Capital Plaza Tower Frankfort, Kentucky 40601

Dear Mrs. Oppel:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the name and address of my property.

arms	trong Ko	ric Name of Propert	v
	24.3		,
012	27.3	Street	
mays	wille	Yen.	41056
mays City/		State	Zip

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

Owner's Nam	e & Lloris 2,	hodward
213 2 Mailing Add	t. 2 nd. Stress	t
Maysu.	state	41056 Zip



January 25, 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 January 17, 1984. As State Historic Preservation Officer, I recommend it be entered in the National Register.

Company Row/Shultz Row/Armstrong Row, 207-227 West Second Street, Maysville, Mason County, Kentucky

Your early consideration of this nomination will be appreciated.

Sincerely. naus Teoman Opper

Mary Cronan Oppel, Director Kentucky Heritage Council and

State Historic Preservation Officer

MCO: RMP: bsc

Enclosures