

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1306



1. Name of Property

historic name Newport Courthouse Square Historic District

other name/site number NA

2. Location

street & town York Street, Court Place, Fourth Street NA not for publication

city or town Newport NA vicinity

state Kentucky code KY county Campbell code 037 zip code 41071

3. State/Federal Agency Certification

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

Mark Dennen Signature of certifying official/Title Mark Dennen, SHPO Date 12/21/09

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

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper James S. [Signature] Date of Action 2/5/2010

Newport Courthouse Square Historic District
Name of Property

Campbell County, KY
County and State

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input type="checkbox"/> x private	<input type="checkbox"/> building(s)	17	2	buildings
<input type="checkbox"/> x public-local	<input type="checkbox"/> x district	0	7	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	17	9	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Function

Government: courthouse
Government: government office
Religion: religious facility
Social: meeting hall
Commerce/trade: business
Commerce/trade: financial institution
Domestic: single dwelling

Current Function

Government: courthouse
Government: government office
Religion: religious facility
Commerce/trade: business
Commerce/trade: professional

7. Description

Architectural Classification

(Enter only categories from instructions)

Late Victorian: High Victorian Eclectic
Mid-19th Century: Gothic Revival
Late Victorian: Second Empire
Late Victorian: Queen Anne
Mid-19th Century: Greek Revival

Materials

(Enter only categories from instructions)

foundation stone
walls brick
roof asphalt shingle
other stone, wood, metal, concrete

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7



NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET
Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 7 Page 1

Description

The proposed Newport Courthouse Square Historic District is located in the city of Newport, Kentucky, which is located on the south bank of the Ohio River opposite Cincinnati. It consists of a small commercial district that developed around the Campbell County Courthouse. The district is irregular in form, following a north-south axis along York Street and east-west axis along Fourth Street, and also includes a few buildings on Third Street and on Court Place. The majority of the buildings in the district are two- to four-story residences and commercial buildings built between 1850 and 1910. Nearly all are of brick construction, some with exuberant masonry detailing. The district contains a variety of architectural styles, including Greek Revival, Italianate, Queen Anne, Colonial Revival and Commercial. Three landmark buildings are listed individually in the National Register of Historic Places: the Campbell County Courthouse, St. Paul's Episcopal Church and the Southgate-Maddox House. The district presents a cohesive streetscape with only **one vacant lot**, one extensively altered building and one post-1959 construction. The proposed district is approximately eleven acres, containing 26 resources, 20 of which contribute and 6 of which do not contribute. The district's period of significance extends from c. 1821 to 1959.

Location.

The proposed Newport Courthouse Square Historic District is located in downtown Newport, three blocks south of the Ohio River. York Street, which carries U.S. 27 south through the city, is one of Newport's primary thoroughfares. Fourth Street carries traffic west toward the neighboring city of Covington. The district lies one block west of the existing Monmouth Street Historic District (National Register 1996), which encompasses the city's historic retail area. The York Street Historic District (National Register 1995) extends along the street of the same name between Seventh and Ninth streets. It is a largely residential area, though includes several commercial and institutional buildings.

Historic Character and Present Appearance of the District.

The present courthouse (# 15, photos 3 & 4), the second on the site, faces a broad lawn shaded by mature trees. The deep setback and axial walkways lend the building an air of formality and monumentality in keeping with its public function. Two cannons rest on the lawn, one on each side of the central walkway. Placed on axis with the courthouse is a slender gray granite obelisk capped by an orb, set on a low octagonal base. Surrounding the square is a sandstone curb with chamfered and pedimented corner posts.

As is typical of center-city Newport, most of the district buildings are located on small, narrow lots. They rise directly from the sidewalk with little or no setback. While some of the buildings around the square have been replaced over time, and their functions may have changed, the courthouse's serene setting has remained largely unchanged for over a century.

Newport's original plat of 180 lots, more commonly known as the "Original Plan," extended south to what is now Fifth Street and west to present-day Central Avenue. In the early nineteenth century, the Ohio River was the focus of town life, commerce, industry and transportation. Commercial activity, therefore, was concentrated on Front Street, Newport's "Riverside Drive," as well as on York Street, which occupied what was then the center of town.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 7 Page 2

Few images survive of the antebellum Courthouse Square (see figure #4). Information gleaned from city directories, however, suggests the square contained a mix of commercial and residential structures typical of that found in many central cities prior to the rigid segregation of land uses that began in the 1880s. The first Newport city directory was published in 1839, when the town had a population of 1,000. The directory lists residents' occupations and their streets of residence (there were no street numbers). Because it does not give the locations of most businesses, it is not a good indicator of the types of commercial activities that may have been located around the courthouse at that time.

As Newport's population expanded, the city annexed land to the south, west and east. In a series of additions between 1847 and 1850, the city's boundaries were extended east to what is now Washington Avenue, south to Twelfth Street and west to Central Avenue. The post-1840s development of Newport extended the town in an east-west orientation, while the north-south-running Monmouth Street ran into its center. By 1865, the city's population had reached 12,000.

As the city grew in the third quarter of the nineteenth century, its land use patterns shifted. By the 1860s Monmouth Street, which occupied the center of the growing city, began to replace York and Front streets as the city's commercial center. Retailing and services concentrated on the 400-1000 blocks of Monmouth Street. York Street, because of its proximity to the courthouse, was an ideal location for attorneys' offices, as well as for independent businesses that are today classified as "professional services," such as realtors, surveyors, engineers, insurance agents, public notaries, justices of the peace, as well as the offices of public officials—not all of which were housed in the courthouse. From the mid-nineteenth through the early-twentieth centuries, the square also featured a shifting mixture of small retail enterprises, including grocers, coal dealers, and confectioners, along with service businesses such as tailors, shoemakers, plumbers, and painters.

The 1865-1866 edition of the *Kentucky State Gazetteer and Business Directory*, the earliest available, lists 58 businesses on the established commercial streets of York and Front, and 38 along Monmouth Street.

Businesses on York Street Between Third and Fourth Streets (1865)

Proprietor(s)	Business	Location ¹
Nicholas Barde	confectioner	York Street between Taylor and Belleview
James F. Ladkin	merchant tailor	York Street between Belleview and Taylor
V. Hile	merchant tailor	York Street between Belleview and Southgate
George Pogan	painter	46 York Street
Jonathan Barnes	confectioner	51 York Street
Thomas Tresise	boot and shoemaker	55 York Street

¹ Street numbers reflect Newport's old numbering system, which was regularized in 1890. Cross-streets in the basin area, which formerly had names, also were given numbers at that time.

NATIONAL REGISTER OF HISTORIC PLACES
 CONTINUATION SHEET

Newport Courthouse Square Historic District
 Campbell County, Kentucky

Section 7 Page 3

C.P. Buchanan	hardware and groceries	58 York Street
Sidney B. Jones	deputy sheriff	corner of Southgate and York
J.R. Morin	commissioner	corner of Southgate and York
William H. Wiebe	shoemaker	75 York Street
Joseph Veling	tinware manufacturer	York Street, 1 st door above Bellevue
F.M. Webster	attorney at law	corner of York and Bellevue

By 1876, professional offices had come to dominate the block. The increase in the total number of businesses, from 12 to 23, suggests some residences may have been converted to business use, buildings were being used more intensively, or both. The 1876 edition of the *Gazetteer* lists the following enterprises in operation on York between Third and Fourth streets.

<i>Businesses on York Street Between Third and Fourth Streets (1876)</i>		
Proprietor(s)	Business	Location
Berry & Hounshell	lawyers	corner York and Taylor
Nicholas A. Dailey	dyer	12 York
Richard Cruwys	saloon	27 York
Charles Trommer	cigars	29 York
James Lindsay	surveyor	30 York
John Hoffman	coal	31 York
James T. Williamson	coal	32 York
Jonathan Barnes	confectionary	51 York
Samuel Geisler	lawyer	57 York
Dixon & Townsend	painters	58 York
George R. Fearons	lawyer	corner York and Southgate
Frank Edgar	lawyer	corner York and Southgate
James R. Hallam	lawyer	corner York and Southgate
Thomas Tresise	shoemaker	60 York
S. Solar	bedding	61 York
George W. Byrns	cigar manufacturer	65 York
James S. McLane	plumber	67 York
P.J. Graininger	confectioner	73 York
B.L. Winans	postmaster	corner York and Bellevue
Oliver W. Root	lawyer	N.E.C. York and Bellevue
A.D. Smalley	lawyer	Smalley's Building
B.D. Smalley	lawyer	Smalley's Building

By 1895, the bustling industrial city of Newport had a population of 30,000. With Monmouth Street now firmly established as the city's retail center, the Courthouse Square now was populated largely by law offices. Other businesses, particularly those geared to walk-in trade, had decreased in number. "The larger the town, the more specialized will be the business on the square, but the square seldom survives as the center of a town that has grown beyond twenty-five thousand..." (Price 1986: 140).

NATIONAL REGISTER OF HISTORIC PLACES
 CONTINUATION SHEET

Newport Courthouse Square Historic District
 Campbell County, Kentucky

Section 7 Page 4

<i>Businesses on York Street Between Third and Fourth Streets (1895)</i>		
Proprietor	Business	Location
George H. Bishop	City auditor	Courthouse
George C. Cosgrove	Restaurant	320 York
Phillip J. Vieth	County clerk	Courthouse
Sievers & Fries	Newport Steam Laundry	323 York
Taliaferro & Barnes	Real estate	327 York
Thomas P. Bodkin	Lawyer	327-1/2 York
George Vieth	Lawyer	329 York
William U. Warren	Lawyer	329 York
Arthur Boden	Saloon	335 York Street
Harton & Eyer	Real estate	339 York
John D. Ellis	Lawyer	341 York
Theodore M. Hill	Lawyer	341 York
Leonard J. Crawford	Lawyer	SW Corner Fourth and York
Matthews Herold	Lawyer	343 York
John Forbes	Blacksmith	4 East Fourth
German National Bank	Bank	SW corner Fourth and York
Kentucky Journal	Newspaper	SW corner Fourth and York
Newport Printing & Newspaper Co.	Printing	SW corner Fourth and York
Hawkins & Hawkins	Lawyers	7 East Fourth

The 1904-1905 Newport business directory, published ten years later, lists 13 law offices in various buildings around the Courthouse, including 329 York, the Journal Building, the Dickerson/Fennell Building, and the Wool-Sack Building at 10 West Fourth Street.

By 1952, the mix of businesses around the square continued to be characterized by offices and a few small businesses, with some buildings on York and West Fourth continuing to be used as single- or multi-family residences. These included townhouses apparently built for residential use, as well as upper-floor apartments.

<i>Businesses and Residents of the Courthouse Square (1952)²</i>		
Proprietor/resident	Business	Location
<i>Mrs. Alice Folger</i>		309
<i>Mrs. Theresa Goulet</i>		313
<i>Marshall Johnson, Cecil Reynolds</i>		315
<i>Alphonse G. Mauget, Mrs. Ann Hopper</i>		321
<i>Elmer Penrod</i>	Diamond Grille	323

² Residents' names in italic.

NATIONAL REGISTER OF HISTORIC PLACES
 CONTINUATION SHEET

Newport Courthouse Square Historic District
 Campbell County, Kentucky

Section 7 Page 5

	Vacant	325
<i>John Hines</i>		329
John E. Wallace	Justice of the peace	331
Davis & Hirschfield	Lawyers	331
Robert K. Thurner	Radio repair	335
<i>Clarence J. Craig, John W. Willoughby, William Sedam</i>	Craig Yellow Cabs	333
Andrew Manley	Barber	337
	Rubinoff Service Station	NEC East Fourth Street
	Lawyers Building (12 law offices)	SWC West Fourth Street
	Cincinnati Auto Club	same
	Tarvin Insurance agency	same
	Public Health & Welfare League	same
	American Red Cross, Campbell County chapter	7 East Fourth Street
Warren & Warren	Lawyers	same
	Fennell Company, heating contractor	Same
Drahman, Heringer & Root	lawyers	10 West Fourth Street
Grand Adjustment Service	collections	same
Frank Moran	Justice of the peace	Same
	State Dept. of Welfare Assistance	
Edward W. Buten	lawyer	
Davis J. Garvey	Lawyer	
E. Wert Boltz	Lawyer	
	Northern Ky Council Boy Scouts of America	same
<i>John J. Jarvis</i>		14 West Fourth Street
<i>Arley Barker</i>		16 West Fourth Street
<i>Willard Wells, Dorothy Brant</i>		20 West Fourth Street
	Campbell County Health Dept.	24 West Fourth Street
	Newport City Recreation Department	Same
	State Child Welfare Department	Same
	Special Products Co. (machine shop)	5 East Southgate
<i>Henry Johnson</i>		7 East Southgate
	Simon & Fischer body shop	8 East Southgate

Key buildings of the square: a historical overview. Four key buildings on the Courthouse Square illustrate how the district evolved over the years.

The **Wool-Sack Building**, at 10 West Fourth Street, was built as a private residence in the 1870s. It was part of a block of private residences forming the southern edge of the Courthouse Square. Of these, only three have survived to the present day. By the 1900s the house had been converted to attorneys' offices. As of 1904 the building housed the law offices of William E. Gallagher, James Guthrie and R. W. Nelson.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 7 Page 6

The **Dickerson/Fennell Building** (see Figure 3, photo 5) was built in 1883 to house a wholesale liquor concern, which occupied the building for only a few years. By the early-twentieth century it was home to the Fennell Company, a heating contractor. The company still owns and occupies the building. At various times the building's two upper floors housed law offices, a lodge hall, and various other concerns, including the offices of the local Red Cross chapter.

The largest commercial building in the district, the **Kentucky State Journal Building** (photo 6) at Fourth and York was built in 1886. It replaced an earlier building known as Smalley's Building, which was leased as attorneys' offices. The Journal building housed the offices of the area's largest newspaper, the *Kentucky State Journal*, as well as the newspaper printing plant, which also did job printing. Law offices and a lodge hall filled the remainder of the space. After the demise of the paper in the 1890s, the first floor was taken over by the German National Bank, later succeeded by the American National Bank. One of the two largest banks in Newport, American National remained there until the 1950s, when it built a new headquarters on Monmouth Street. Law offices occupied the building's upper floors. Because of its continuing popularity with local attorneys, the building is now known as the Lawyers' Building.

The **Southgate/Maddox House** (photo 1) was built c. 1814-1821 for one of Campbell County's wealthiest and most prominent families, the Southgates. When constructed it was one of a group of stately residences on ample lots near the river; of these, it is one of only two to have survived to the present day.

The Keturah Moss Taylor Chapter of the Daughters of the American Revolution, named for the wife of Newport's founder James Taylor, was founded in the house in 1894, during the tenure of owner Fannie Maddox. The house was purchased in 1914 by the Knights of Columbus, a Catholic fraternal organization, who remodeled the house and expanded it with a large auditorium at the rear. The Knights occupied the house until the 1970s. The building was then converted to a tavern and concert hall, which it remains to this day.

During the nineteenth and twentieth centuries, the Courthouse Square contained a dense mixture of residences, businesses and institutional buildings. The 1886 Sanborn Fire Insurance Map of Newport depicts the newly built courthouse, with a jail and a market house (both demolished) at the rear. To the north are St. Paul's Church (map #14, photo 7) and three dwellings, now demolished. Along York Street are substantial residences on large lots, most of which have been demolished, and small buildings, some of which may have been built as residences, housing businesses and offices. By 1910, a new jail (now gone) had been built behind the courthouse, and a new pair of houses (map #2, 3) had been built at Third and York, replacing an old mansion. A residence at Third and York Street (demolished) was converted to an Elks' Club.

From 1910 to 1959, buildings continued to be replaced and remodeled, but the square's basic character as a commercial, governmental and residential district remained intact. The residences along Court Place were removed, and a new parish house was constructed for St. Paul's Church (Figures 1 and 2, map #13). The side wing of 319 York (map #4, photo 8) was removed and replaced by a two-story

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 7 Page 7

commercial/residential building (map #5). A service station (map #12) was built at Fourth and York, replacing two older buildings. A new county office building (map #21) was completed on West Fourth, taking the place of two residences.

National Register properties in the district. Three landmark buildings in the proposed district, each of which makes a strong architectural statement and provided an important contribution to the history of the square, are listed individually in the National Register of Historic Places. Built in 1883, the Campbell County Courthouse (photos 3 & 4) is an ornate High Victorian Eclectic edifice of brick and sandstone. Placed off-center is a tall mansard-roofed tower; projecting pavilions, no two alike, anchor the corners. The courthouse was designed by Cincinnati architect A.C. Nash. The courthouse was listed in the National Register in 1988.

Anchoring the north side of the Courthouse Square is St. Paul's Episcopal Church (photo 7) on Court Place, built in 1874. Designed to resemble English parish churches, it is a Gothic Revival edifice of rock-faced limestone with a soaring steeple of unreinforced stone. The church was designed by architect J.R. Neff of Cincinnati. St. Paul's was listed in the Register in 1980.

The Southgate/Maddox House (photo 1) at 24 East Third Street is a large brick residence in the Second Empire style, with signature mansard roof and tower. The historic core of the house, whose original appearance is unknown, is believed to date between 1812 and 1821. A sturdy brick veranda was added in the late 1920s after the house became a Knights of Columbus hall. The Southgate/Maddox House was added to the Register in 1977.

Building types in the district. Throughout the nineteenth century, downtown Newport—including the Courthouse Square—contained a mixture of residences, businesses and small industrial concerns. The oldest surviving buildings in the district are former residences. Most are two- to three-story brick townhouses on the side-passage plan, built close to the sidewalk. All these residences eventually were converted to business use.

The James D. Smith House at 319 York Street (photo 8) was built c. 1850 in the Greek Revival style: one of the few extant examples of the style in Newport. The walls have been crudely stuccoed and a garage inserted in the basement. The William Burkamp Notary Office at 329 York Street (map #8) and the Mrs. Elizabeth Jarvis House at 14 West Fourth Street (map #19) are mid-nineteenth-century brick residences of simple design. During the mid-twentieth century, a garage bay was inserted its street façade. This change reinforces the commercial use of the building.

Newport's downtown business district expanded after the Civil War into formerly residential areas to the east and south. By the twentieth century, commercial uses began to dominate the Courthouse Square. Three commercial/residential structures were built along York Street, replacing earlier business buildings. The storefronts housed small service businesses catering to local residents, with apartments upstairs. They exemplify the "two-part commercial block" popular on America's Main Street business districts through the mid-twentieth century. Large plate glass windows advertise the commercial

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 7 Page 8

activities within, and centered doorways provide easy access to pedestrians. In addition to their two-part form, these Commercial Style buildings share some general characteristics: brick construction enlivened by brick and stone ornamentation, vertical orientation, and gabled or low-pitched shed roofs. A pair of near-twin Colonial Revival residences at 309 and 313 York (photo 1), built in 1906, featured two-and-a-half stories of living space above ground-floor storefronts, which provided convenient space for small businesses.

During the 1880s, imposing commercial buildings, housing multiple functions, were built in northern Kentucky cities. Two multi-story mixed-use commercial buildings, richly detailed, were constructed on the square in the late-nineteenth century. Both the Dickerson/Fennell Building (Figure 3, map #17, photo 5) and Kentucky State Journal Building (map #16, photo 6) featured two or more storefronts at street level, offices upstairs, and meeting space for fraternal organizations on the top floor. The State Journal's restrained limestone storefront was added in the 1920s when the first floor was converted to a bank.

As the automobile gained popularity in the early- twentieth century, automobile dealers, service garages and filling stations opened in downtown Newport to serve the motoring public. "In the '30s, oil companies designed stations to contrast with the landscape, creating oblong boxes with minimal architectural details that also satisfied a need for economy during the Great Depression" ("Out of Gas, Still Serving With Style," *Indiana Preservationist*, May-June 2009). Filling/service stations broke with the nineteenth-century street wall: they were pushed back to leave space in front for gas pumps and parking aprons. The Rubinoff Service Station, which opened at the corner of Fourth and York in 1939, is a stucco-faced structure with Art Moderne flavor, containing twin service bays. Other auto service facilities were housed in more utilitarian structures. Around the corner from the service station, on Southgate Alley, a local Oldsmobile dealership built a concrete-block auto repair and paint shop c. 1930-1940 (map #22).

Local government offices traditionally have been clustered around the Campbell County Courthouse for the convenience of local officials as well as the public. City, county and state government offices also were housed in rented space around the square in the nineteenth and twentieth centuries. In the 1940s, the Campbell County Fiscal Court commissioned a new building in Stripped Classical style, faced with glazed brick (map #21).

Identification of features on individual buildings which led to evaluation of Non-contributing
Two buildings in the proposed Newport Courthouse Square Historic District have been evaluated as non-contributing. One has been extensively altered and the other was built well outside the district's Period of Significance.

Altered almost beyond recognition, the facade of the Raymond Ader Café at 323 York Street (map #6) has been re clad in white brick, with an overscaled entrance with canopy. The window openings have been drastically cut down in size. The hipped roof also may be a replacement of the original. Therefore, the building's integrity of design and materials has been greatly compromised.

NATIONAL REGISTER OF HISTORIC PLACES
 CONTINUATION SHEET

Newport Courthouse Square Historic District
 Campbell County, Kentucky

Section 7 Page 9

The Twehues & Verst Attorneys Office at 331 York Street (map #14) was constructed in 1978 on the site of an earlier building. Built to harmonize with the nineteenth-century townhouses on the block, it is a two-story, side-gabled structure with brick-faced facade and end doorway. Windows are narrow fixed single-pane units, and those of the first floor have security grilles. A bubble skylight lights the top floor. The blind south wall is painted concrete block.

Inventory of the Newport Courthouse Square Historic District

Map #	KHC Survey #	Property Name/Address	Classification	Materials	Date	Eval
1	CP-N-147	Southgate/Maddox House, 24 East Third Street	Building	Brick	c. 1812-1821, c. 1865, 1920s	C
2	CP-N-924	Vacant lot, 20 East Third Street	Site	Grass lawn	Unknown	NC
3	CP-N-930	Vacant lot, 7 East Southgate Avenue	Site	Grass lawn	Unknown	NC
4	CP-N-931	Vacant lot, 9 East Southgate Avenue	Site	Grass lawn	Unknown	NC
5	CP-N-932	Vacant lot, 11 East Southgate Avenue	Site	Grass lawn	Unknown	NC
6	CP-N-453	Falk House parking lot, 9 York Street	Site	Asphalt	Unknown	NC
7	CP-N-453	Falk House, 309 York Street	Building	Brick	1906	C
8	CP-N-454	Goulet House, 313 York Street	Building	Brick	1906	C
9	CP-N-141	James D. Smith House, 319 York Street	Building	Brick	c. 1850	C
10	CP-N-455	Shields Building, 321 York Street	Building	Brick	1956	C
11	CP-N-456	Raymond Ader Café, 323 York Street	Building	Brick	1878	NC
12	CP-N-458	Lovins Auto Service, 327 York Street	Building	Brick	c. 1875	C
13	CP-N-459	William Burkamp Notary Office, 329 York Street	Building	Brick	1930	C
14	CP-N-460	Twehues & Verst Attorneys, 331 York Street	Building	Brick	1978	NC
15	CP-N-136	Dickerson/Fennell Building driveway and parking lot, 7 East Fourth Street	Site	Concrete	Late twentieth c.	NC
16	CP-N-461	John E. Wallace Saloon, 335 York Street	Building	Brick	c. 1910	C
17	CP-N-462	McLane Building, 337 York Street	Building	Brick	1910	C
18	CP-N-925	Rubinoff Service Station, 339 York Street	Building	Concrete	1939	C
19	CP-N-465	St. Paul's Parish House, NWC York Street and Court Place	Building	Brick	1920s	C

NATIONAL REGISTER OF HISTORIC PLACES
 CONTINUATION SHEET

Newport Courthouse Square Historic District
 Campbell County, Kentucky

Section 7 Page 10

<i>Inventory of the Newport Courthouse Square Historic District</i>						
20	CP-N-151	St. Paul's Episcopal Church, Court Place	Building	Brick	1874	C
21	CP-N-142	Campbell County Courthouse, 340 York Street	Building	Brick	1883	C
22	CP-N-142	Campbell County Courthouse, behind 340 York Street	Site	Asphalt	Late twentieth c.	NC
23	CP-N-136	Dickerson/Fennell Building, 7 East Fourth Street	Building	Brick	1873	C
24	CP-N-101	Kentucky State Journal Building, 4 West Fourth Street	Building	Brick	1886	C
25	CP-N-152	Wool-Sack Building, 10 West Fourth Street	Building	Brick	1875	C
26	CP-N-926	Mrs. Elizabeth Jarvis House, 14 West Fourth Street	Building	Brick	1877	C
27	CP-N-927	Mrs. Margaret Kehoe House, 16 West Fourth Street	Building	Brick	1902	C
28	CP-N-928	Campbell County Fiscal Court Building, 24 West Fourth Street	Building	Glazed tile	1940s	C
29	CP-N-929	Simon & Fischer Oldsmobile Agency, 8 East Southgate Alley	Building	Concrete block	c. 1930-1940	C

Contributing = 20 buildings (3 Previously listed), 0 sites, 0 structures, 0 objects.

Non-Contributing = 2 buildings, 7 sites, 0 structures, 0 objects.

Totals: 20 contributing features, 9 noncontributing features.

Newport Courthouse Square Historic District
Name of Property

Campbell County, KY
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

9. Major Bibliographical References

Bibliography (see continuation sheets)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Areas of Significance

(enter categories from instructions)

Community Development

Period of Significance

C. 1821-1959

Significant Dates

1850, 1883, 1939

Significant Person (only if Criterion B selected)

NA

Cultural Affiliation

NA

Architect/Builder (use last names first for individuals)

Nash, A.C.

Neff, J.R.

See continuation sheet(s) for Section No. 8

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

See continuation sheet(s) for Section No. 9

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 1

Section 8. Statement of Significance

The Newport Courthouse Square Historic District meets Criterion A and is significant within the context of community development as a local business district that developed in response to and in relation to the Campbell County Courthouse. The significance of the proposed district has been evaluated within the historic context "Courthouse Squares in Northern Kentucky, 1798-1960."

Since the first courthouse was constructed in 1815, its presence has attracted a variety of professional offices and services to the square including law offices, notaries public and justices of the peace. Moreover, these businesses remained in Newport even when the official county seat was relocated in 1840. In addition to its governmental and related functions, the Newport Courthouse Square also has been home to small, locally owned service businesses, fraternal organizations, and the city's oldest religious congregation. The buildings surrounding the courthouse also have housed city, county and state government offices at various times. The functions of the square have shifted over time in response to the growth of the city and changing shopping and living patterns, and to the stratification of land uses that began in the late nineteenth century. The proposed district recognizes the social and economic value of the Courthouse Square to Newport and Campbell County. It contains 29 resources, 20 of which are contributing. Its Period of Significance extends from c. 1821 to 1959.

Historic Context: Courthouse Squares in Northern Kentucky, 1798-1960

The Courthouse Square in America

The open square space in the middle of a town is a phenomenon that dates back to medieval Europe where examples exist in Germany and Poland. In the United States, the public square traces its roots to early-eighteenth century settlements along the east coast, but these public squares typically did not contain courthouses. As America grew westward, people desired to establish visible signs of law and order within areas that not long before were wilderness and governed by physical laws more than written ones. The selection of a county seat, followed quickly by the erection of a courthouse, gave proof that an area's development would follow a familiar arc.

The courthouse square has become a definable resource type, and has served as the focus of academic study as well as the basis for more than a few of Kentucky's National Register business district nominations. These areas at the center of towns in this state and elsewhere helped channel local development, and quickly came to express the aspirations of the people who picked that town to serve as the seat of their county government. Thomas expresses this same idea about courthouse squares in Georgia:

Like the cathedral in European towns, the courthouse is usually visible from a distance.... [T]he plan symbolizes man's respect for the law and the pride of the people who built the courthouse. When the early Georgia "temples of justice" were designed, they were the most modern building in town, had the most lavish spaces, richest details, up-to-date lights, heating plants, water closets, and telephones.... (Thomas, 1980: p. 7)

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 2

Kentucky was part of the American west during its earliest settlement by people of European ancestry (1775-1800); today the state exhibits influences associated with both the Midwest and the South. The courthouse square occupies a central place in both American regions. A courthouse square appealed to Midwestern town building efforts, as its highly geometrical configuration fit well into the effort to grid all areas for settlement according to the terms of the Northwest Ordinance of 1787. In the South, dominated by politics on the county level more so than from urban centers, the courthouse square structured the development of town space according to local power relationships. In terms of Midwestern use of space and Southern social and economic affairs, the county seat is the center of a large area of citizens' interest. Perhaps William Faulkner best summed up the importance of the courthouse square in *Requiem for a Nun*:

...but above all, the courthouse: the center, the focus, the hub; sitting looming in the center of the county's circumference like a single cloud in its ring of horizon, laying its vast shadow to the uttermost rim of horizon; musing, brooding, symbolic and ponderable, tall as cloud, solid as rock, dominating all: protector of the weak, judicate and curb of the passions and lusts, repository and guardian of the aspirations and hopes.... (Historic Landmarks Foundation of Indiana, "About Courthouse Squares," www.in.gov)

While "courthouse square" has meaning throughout the entire nation, this space has been invested with a special power in Kentucky, Tennessee, Indiana, Illinois, Iowa and Missouri, and to a lesser extent in northeast Texas and Georgia (Historic Landmarks Foundation of Indiana).

Given the usual ability of a business district to develop and grow in the places most desirable for it, what determined whether it grew around the courthouse square? The courthouse was a magnet that initially attracted many people, and first businesses obviously gained from being near it. Taverns, stores, workshop, dwellings, and churches occupied almost indiscriminately the lots facing the log courthouse of the pioneer county seat. The square itself long welcomed informal marketing. Farmers sold their produce, horses and mules were traded, and itinerant salesman set up their stands (Price 1986: page 141). However, as the number of businesses in any community grew, the economic importance of location near the courthouse fluctuated.

In his article "The Central Courthouse Square in the American County Seat," geographer Edward T. Price identifies four basic types of courthouse squares.

Local historians have left us no accounts of the debates that must have set forth the advantages and disadvantages of the different proposals for the town plan, nor are we often told who drew the plans that were finally adopted or what models they sought to match or overshadow. There seem to have been no manuals on how to form a new county that might have provided directions...Innovation must have been infrequent: clearly, one town copied another (Price 1986: 125)

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 3

Newport's Courthouse Square represents a variation on the Shelbyville square, one of the most common courthouse square plans in the Midwest and upper South. "It derives its name from Shelbyville, Tennessee, where in the early 1800s, planners developed a full city block with streets intersecting at each corner. The courthouse was placed in the center of the square" (ibid.). The Shelbyville square, simple in concept and plan, merely uses a block of the street grid. From Tennessee, the Shelbyville square spread outward in all directions, although it is most common in the Midwest. It quickly became the most popular county-seat plan in new counties in most states. As an indication of its popularity in the heartland, the Shelbyville square is found in 79 of 92 counties in the nearby state of Indiana (ibid.).

The Harrisonburg square differs from Shelbyville square by the addition of streets centered on the east and west sides of the square. Instead of streets meeting at the corners, the Lancaster square features a street intersecting each side of the square at the middle of the block. The four-block square, most complicated of all, has streets intersecting each corner of the square, as well as the center of each side.

Campbell County's moveable county seat.

Because it meant increased business and land sales, towns fought to become the county seat, for it was frequently the only significant community in the county. Becoming a county seat created a new industry—government. Businesses were and are situated on all sides of the courthouse square.

The square was the center of bustling activity when crops...were brought to market, or when court week was held. The latter was an important as economic occasion as it was a legal and political one. Men would bargain for goods and livestock, sell land, and lay political plans. The square bulged with horses, carriages, wagons, court witnesses and the curious (Thomas, page 7).

Campbell County was created in 1794 from Mason, Scott and Harrison counties, resulting in a political unit covering the area of today's Campbell and Kenton Counties. The earliest county government meetings were held in the pioneer settlement of Wilmington, on the Licking River about twenty miles south of Newport, close to the center of that large county area. Wilmington was the first of three rural towns in the center of the county to be selected as county seat.

Traveling to Wilmington was inconvenient for many county residents, however. Court sessions were soon moved to Newport, which became the county seat in 1797. Newport, a raw new town, had been founded only two years earlier. A courthouse site in the center of town was donated by James Taylor, founder and proprietor of the city. Around 1800, the first structures were built on the site: a public whipping post, stocks, and several log buildings used as jails. The first courthouse went up in 1815 (Figure 4). The modest scale of the cubical brick structure was appropriate to a county founded not long before. A smaller building nearby housed city offices and a school.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 4

A mere eight years after Newport became the county seat, the seat of government was moved again: this time to Visalia, on the west bank of the Licking River. But Visalia, like Wilmington, was too remote for most county residents. A ten-man selection committee voted to select a new county seat, with Newport the winner.

County government remained in Newport until 1840, when the Kentucky General Assembly created Kenton County out of Campbell County. The legislators designated Alexandria, a town in the center of Campbell County, as the new seat of government (Figure 5).

The community sustained a major blow to its business climate and self-image, when the legislature designed Alexandria to succeed it as county seat after Campbell and Kenton Counties were separated in 1840. The sitting clerk took such strong objection to relocating to a small, isolated village, that he did not move his office until the sheriff personally delivered an order from the County Court. The legislature alleviated the inconvenience of conducting all legal business 14 miles away in 1863, when it directed the county clerk to establish a Newport office for recording land titles and ordered the County Clerk to hear cases there on the third Monday of each month (provided the city pay any extraordinary expenses not already covered by the county levy) (Purvis 1995: 70).

Newport backers, however, continued to lobby for their own courthouse. A special courthouse district was created by the Legislature, allowing for additional courthouses to be built. A Court House Commission with taxing authority was created to maintain and pay for the building.¹ This special legislation has led to misconceptions: that Newport was also a county seat, or that Campbell County had dual county seats. A 2009 ruling, however, clarified that Alexandria was still the only county seat, and none of the special acts related to the Newport Court House District ever designated Newport as the seat of county government.

“Certainly county officials would desire a courthouse which elicited respect for the county” (Lauren Batte et al, “Historic County Courthouses in Tennessee, 1865-1945,” National Register Multiple Property Documentation Form, 1994). In 1883, construction finally began on a new courthouse in Newport. Completed in 1884, the resplendent new brick building was home to county offices, district courts, and Newport city offices. As of 1952, the courthouse housed the following county offices: attorney, board of election commissioners, clerk, attorney, coroner, fiscal court (county administration), recorder, police department, purchasing agent, sheriff, tax commissioners, treasurer. It also housed circuit and juvenile courts as well as Newport municipal offices.

Evaluation of the Historic Significance of the Newport Courthouse Square within the context of Northern Kentucky County Seat Courthouse Squares

The core northern Kentucky region of Boone, Kenton, and Campbell Counties had five courthouse squares during the nineteenth through the mid-twentieth centuries, four of which have survived.

¹ Kenton County also took advantage of this legislation, establishing the county seat at the then-rural town of Independence in the center of the county, and maintaining a second courthouse in the city of Covington in the urbanized northern section of the county.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 5

Those neighboring northern Kentucky counties with court offices split between the historic county seat and the emerging urban town have enjoyed mixed results. Independence, in Kenton County, was settled along the Madison Pike in irregular lots; even today it gives the impression of random subdivision as opposed to the deliberate town plan selected for Burlington, Covington, which has become Kenton's other county seat, is a distinctly urban area opposite Cincinnati on the Ohio River, with a population exceeding 40,000. Campbell County also has two county seats, one at Newport, (population 20,000) across from Cincinnati and the other nearer the county's center, at Alexandria. Newport is considerably larger than Burlington and Alexandria, and like Covington, which it abuts, it is developed on a far more pretentious urban scale than is Burlington (Taylor 2005: p. 8-5).

Covington (Kenton County). Covington's courthouse had the most urban setting of northern Kentucky's county seats, with the largest scale and greatest density and variety of surrounding land uses. The courthouse, city offices and jail were situated on part of a city block between Second, Third, Greenup and Court streets, two blocks south of the Ohio River. A street railway powerhouse occupied the rest of the block. The courthouse occupied most of the block face and was located close to the street, with a post office located diagonally opposite and the Covington city hall nearby. Sanborn fire insurance maps of the 1880s and 1890s indicate that the square was surrounded by a mixture of small-scale commercial buildings, warehouses, factories, and some high-density residences. Almost all these buildings have been swept away by successive waves of redevelopment and road construction. The courthouse itself was demolished in the 1950s and replaced by a new building at Court Street and Park Place, which ironically is itself planned for replacement. Both the post office and the Covington municipal building were demolished as well. Therefore, nothing now remains of Covington's nineteenth-century civic center.

Alexandria (Campbell County): The central Campbell County town of Alexandria was founded in 1819 and incorporated in 1834. It became the county seat in 1840. The courthouse was built 1840-1842 at a bend of East Main Street and was remodeled by the addition of a jail in the 1920s. It was located on a block square facing the main street, encircled by a narrow street (no longer extant) on three sides.

The 1859 *Kentucky Gazetteer and Business Directory* said of the town:

Alexandria – A post village of Campbell county, situated in the Northern part of the State...., It contains the usual county buildings, three churches and two in course of construction, one public school, with an average attendance of 85 pupils, one Masonic lodge, three hotels, three general stores, three merchant tailors, one steam flouring and saw mill, three attorneys, two physicians, and about 15 mechanical trades. Population 250 (Kentucky Gazetteer and Business Directory 1859).

By 1876, the town had a population of 600. Businesses around the square included a grocery, dry goods store, blacksmith, wagon maker, tailor, boot and shoemaker, saloon, hotel, as well as attorneys' and physicians' offices. Lake's 1883 *Atlas of Boone, Kenton and Campbell Counties, Kentucky*, indicates a bank, hotel, saloon and hardware store across the street from the courthouse (Reis 2010: 19). Present-day Alexandria Pike (U.S. 27) bypassed the town site, leading to a decline in business in the old town center and the development of auto-oriented commercial uses along the new road.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 6

The 1840 Campbell County Courthouse, with 1920s jail addition, is located at a bend of East Main Street. To the west is a parking lot, perpendicular to the street, and a modern apartment building. To the east is a row of residences. Opposite the courthouse stand mid-to-late-nineteenth-century brick commercial buildings, some intact and others altered, intermingled with a few more recent structures. While these buildings evoke the commercial district that grew up around the courthouse, they do not appear to possess sufficient integrity to comprise a National Register district.

Independence (Kenton County): The town of Independence in central Kenton County became the county seat in 1840 and grew up around the courthouse. During its first 100 years, Independence changed little. It remained a farming community, with businesses such as hotels and law offices to support courthouse traffic.

The present courthouse was built in 1912 at the intersection of Madison Pike (Kentucky Route 17) and McCullum Road. The Neoclassical Revival edifice, with later additions, faces a broad, tree-shaded lawn adorned with a limestone war memorial and a flagpole. The former county clerk's office, a freestanding one-story brick edifice built in the 1920s, stands on McCullum Road facing the courthouse. Head-in parking occupies the streets around the square. Opposite the courthouse is a block of nineteenth-century commercial buildings, most of which are heavily altered, interspersed with vacant lots and some later structures. The sparse character of the courthouse's physical context speaks to the limited commercial development of this once-isolated rural community. "Some rural county seats never matched the ambitions of the planners and exhibit incomplete or inconsistent development of the central business district (CBD) adjacent to the courthouse square" (Veselka 2000; p. 31).

Burlington (Boone County): The unincorporated town of Burlington in central Boone County was planned as the county's seat of government, a role it has played for two hundred years. The original town plat, drawn about 1805, was northern Kentucky's most ambitious town plan.

As originally conceived, it called for 12 squares grouped around two intersecting roads with a central "Publick Square." The plan was later modified to allow the two principal roads, Washington St. (Burlington Pk.) and Jefferson St. (Idlewild-East Bend Rd.) to cross the square rather than travel around it. The central square was divided into four rectangular plots, and the western plots were sold for commercial development. The courthouse has always occupied the northeast plot, while the clerk's building and the jail occupied the southeast plot (Becher and Warminski 2009: p. 134).

As built the Public Square contained the courthouse, the freestanding 1853 county clerk's office, which was later moved off the square in the 1920s and moved back in 2001, and the Boone House Hotel. Methodist and Presbyterian churches, stately brick residences, and the Central House Hotel formed the western edge of the square. A 1903 publication entitled *The Commercial History of the Southern States* said of Burlington: "The town has about 300 inhabitants, one drug store, one bank, one good hotel, a printing office...also four nice church buildings. The town is laid off in a square, with a beautiful courthouse at the center" (ibid.).

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 7

A number of historic Public Square buildings have been adaptively reused to house small businesses or Boone County offices, and vestiges of the distinctive town plat are still visible. But the square's sense of place has been diminished by unsympathetic new construction. The Boone County Administration Building, built in the 1960s, now dominates the north side of Washington Street, dwarfing the restored 1889 Renaissance Revival courthouse. The southeast plot is now dominated by a newly constructed multi-story public safety building, whose construction resulted in the loss of several historic buildings. In the southwest plot, a nineteenth-century general store and Baptist church also have been demolished over the past few years. Most of the center of the square is now occupied by surface parking.

The Burlington Historic District, which included the Public Square, was listed in the National Register in 1978, in part because of the significance of its original town plat. However, the district underwent a boundary increase in 2005 to reflect the loss of integrity around the square. "The remaining 33-acre area has sufficient integrity to meet National Register Criterion A and is significant for its reflection of the patterns of politics/government in Boone County, and meets Criterion C for its significant architecture" (Taylor 2005: p. 8:1).

Newport: In contrast with Covington, Alexandria and Independence, the Newport Courthouse Square has retained the key elements that define courthouse squares in northern Kentucky: an operational courthouse in a landscaped setting, consistent scale, and a cohesive grouping of commercial, religious, governmental and civic buildings surrounding the square that cumulatively maintain the appearance of the town during the nineteenth through mid-twentieth centuries.

The meaning of the courthouse square in Newport life.

"The place of the courthouse square in American consciousness still awaits its interpreter" (Price 1986: p. 141).

While the historical record is sparse, it is interesting to speculate on how Newport residents may have viewed the courthouse square and its functions over time. First, the courthouse attested to the importance of the county in local life. "The county courthouse did not stand majestically aloof from its surroundings as a symbolic monument to the power and authority of gentry who built it and ruled over it; rather it was an integral part of county life" (Lounsbury 1989: p. 214).

The courthouse and its surrounding storefronts also spoke to the interrelationship between government and commerce, and how these related functions supported each other.

A town's design results from many factors, including the location and persistence of trade routes and more abstract concepts of symmetry and centrality. Just as zoning today can affect town morphology, so too could speculation. In many county seats, commercial properties were deliberately located facing the courthouse square, a recognition that the courthouse could serve as a magnet to commercial enterprises. Thus, although many towns were laid out around a public square; whether that square was to become a dominant focus often depended on the location of a county courthouse or the crossing of two major thoroughfares to create and sustain business. (Francaviglia 1996: p. 91)

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 8

Although its functions have shifted over time as the city grew around it, nonetheless, the Newport courthouse square has remained a vibrant place. Geographer Robert E. Veselka's research has demonstrated that courthouse squares that have retained a predominant role in the streetscape and in community life tend to have certain elements in common. Those attributes present in the Newport square are listed below:

- Traditional block patterns
- Close relationship to CBD
- Typified by enclosure of storefronts
- Typified by parklike setting
- Favors courthouse centered on square
- Relationship to monuments
- Relationship to traditional styles
- Population threshold of 100,000
- More stable population
- Concentric growth
- Connection to public spaces. (Veselka 2000: p. 203)

In sum, Veselka maintains that traditionally planned public squares with historic architecture and monuments, surrounded by storefront buildings, located in small- to mid-sized towns, have a higher survival rate than squares without those qualities. This may be because these traditional squares present a dignified public image that has popular appeal. The surrounding commercial buildings may have survived in part because they can be adapted to new uses, as happened to the buildings along Fourth and York streets.

Planning and preservation issues.

It is also interesting to speculate about what role Newporters' attitudes toward Newport's Courthouse Square may have played in its preservation. The square was developed without the assistance of formal plans or zoning laws. Zoning was first discussed publicly by the city in 1928 but was not enacted until the 1940s. The city did not adopt a comprehensive plan until 1967. By contrast, the neighboring city of Cincinnati enacted a zoning ordinance in 1912 and a master plan in 1923, and during the early twentieth century was respected as a leader in progressive planning.

Newport's first master plan, prepared by the Northern Kentucky Area Planning Commission, prescribed a grandiose redevelopment scheme for downtown Newport. It called for rebuilding most of the blocks between Saratoga and York streets north of Tenth Street, including the courthouse. No mention of this renewal plan could be found in the Kenton County Public Library's Northern Kentucky newspaper index, which suggests that it was not taken seriously by Newport civic leaders. This was in marked contrast to Covington, which embraced urban renewal in the same era. As mentioned previously, Covington demolished its nineteenth-century courthouse, City Hall and post office. It also leveled several blocks near the riverfront to attract a regional Internal Revenue Service center, built elderly housing towers around the city, and threatened a Victorian riverside neighborhood with redevelopment (which was defeated by resident opposition).

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 9

It is not clear from the historical record if there were aesthetic values or sentimental reasons that led Newporters to value their tree-shaded Courthouse Square and its nineteenth-century buildings over a modern courthouse on a concrete plaza. It has been said that Main Street reflects attitudes toward the future and the past: therefore, romanticizing of the past will result in preservation of its buildings (Francaviglia 1996).

However, there may have been more practical considerations as well. Paul A. Tenkotte, Ph.D., Chair of the Department of History and Geography at Northern Kentucky University, suggests that wide-open gambling and vice brought so much prosperity to downtown Newport in the 1950s that redevelopment was neither needed nor desired. At least three gambling clubs, for example, operated openly within a three-block radius of the courthouse in this era, providing many routes to insolvency. Dr. Tenkotte further suggests that when redevelopment did occur, it took place away from the site (Tenkotte, personal communication). The Newport Shopping Center, northern Kentucky's first modern shopping plaza, opened in south Newport in 1956. Despite the competition from the new shopping venue, the stores and numerous restaurants of downtown Newport continued to flourish in the gambling era. City directories indicate that the buildings around the courthouse, for example, continued to have a high rate of occupancy at least into the 1950s.

During the late twentieth century, the Courthouse Square continued to face threats to its existence. The Dickerson/Fennell Building was proposed for demolition in 1999 to create a new bus transfer station. In conjunction with the development of the transfer station, the surrounding buildings on Fourth, York and Monmouth would be leveled to create a new public square. Funding problems, however, put the urban renewal plan on hold. Since then, there has been new investment around the square: several buildings were sensitively renovated in 2008 and 2009.

The function of the courthouse, the cornerstone of the district, also has changed over time, although the building remains dedicated to public use. In 1996 Newport city offices moved out of the building into a new municipal building on Monmouth Street, with the space reallocated to county offices. In 2010 county offices will be moved out as well, into a new building near the city hall. The courthouse is presently under renovation to house district courts, with a sympathetic addition planned at the rear.

Evaluation of the Integrity of the Newport Courthouse Square within its historic context

Integrity is defined as the ability of a property to convey its significance in its material form. This nomination's evaluation of the integrity of the Newport Courthouse Square Historic District is based on how the district is significant. With Criterion A selected as the district's basis for significance, this integrity evaluation gives more weight to features that reinforce the important historical associations than it gives to features that relate to design significance which would be of critical importance to eligibility under Criterion C. Of the seven components of integrity, the most critical to conveying the significance of this residential district are location, setting, design and association.

Location. The location of the district is critical to understanding how the Courthouse Square developed as a governmental center and business district. The present courthouse stands on the site of the original courthouse. It is located in the center of the original town plat, on the city's original north-south main street, which served as the dividing line between the east and west sides of the city. It includes the surviving portion of the city's original business district. A streetcar line ran along the street, which helped bring customers and employees to

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 10

the businesses and government offices. The buildings remain on their original sites and the streets follow their original alignments, so the buildings' relationship to the roads has remained unchanged. Therefore the district retains integrity of location.

Setting. The physical setting of the district is an important part of its visual identity. Buildings derive integrity of setting from their relation to the site, to one another, and to surrounding outbuildings. In general, a block of buildings retains integrity of setting if it is composed of a group of residences or commercial buildings of similar scale, with few interruptions such as parking lots or intrusive structures. Commercial structures stand at the front of the lot for maximum visibility.

The buildings of the district have maintained their original relationships to each other and to their surroundings over time. The lots have not been subdivided and no additional buildings have been built on them. Only one new building has been constructed within the district boundary. Therefore the district retains integrity of setting.

Design. Buildings retain integrity of overall design if they can be recognized as products of their time and place, reflecting the design of commercial buildings in northern Kentucky cities in the late-nineteenth and early-twentieth centuries. Their original footprints, rooflines and fenestration patterns must be evident and not hidden by incompatible additions or severe alterations. Additions, if present, must be inconspicuously located, preferably at the rear of the building where they will be less visible, or on the side set back from the plane of the front facade. Buildings must also retain the essential features of their particular style or plan.

Facades must also retain their characteristic rhythm and proportions. The infill or boarding over of window and door openings on main facades destroys the delicate balance. Facades cannot be interrupted by visually jarring alterations, particularly oversized windows or doors, or by out-of-character features such as bay or bow windows. If windows are replaced with new units, these must fill the original openings, and the openings themselves cannot be altered.

Commercial buildings' storefronts and upper stories make differing contributions to the streetscape and need to be considered separately. The evaluation of integrity of any commercial buildings must recognize the prevalent condition, which many owners feel compelled to update and remodel their storefronts. Many of the commercial buildings of the Courthouse Square, as in historic districts across the country, have storefronts that have undergone successive alterations; however, most buildings in the Courthouse Square district have largely intact upper stories. As a group, such buildings still convey visual information that supports our understanding of the district; they may still possess integrity of location, setting, feeling and association even if their design, workmanship or materials may be somewhat changed. Most of the buildings in the district retain the defining characteristics of their respective types, although they may have seen superficial (and theoretically reversible) alterations such as window sash replacement and storefront alterations. Therefore the district retains integrity of design.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 8 Page 11

Association. The Courthouse Square derives integrity of feeling and association from its importance as the county's center of government and a local commercial district of the mid-nineteenth through mid-twentieth centuries located along a main thoroughfare. Since the district as a whole continues to convey this sense of historic function, it retains integrity even though some of its resources may be compromised. Individual resources possess integrity of feeling and association if they retain enough original fabric to allow observers to discern that they were built during the district's period of significance to serve a function related to the district. The district as a whole retains the flavor of the period, with few intrusions built outside its period of significance. Therefore it retains integrity of association.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 9 Page 1

Major Bibliographic Resources

Lauren Batte et al, "Historic County Courthouses in Tennessee, 1865-1945," National Register Multiple Property Documentation Form, 1994.

Becher, Matthew E., and Margaret Warminski. "Burlington." In *The Encyclopedia of Northern Kentucky*, ed. Paul A. Tenkotte. Lexington: University Press of Kentucky, 2009.

"City of Newport," *Kentucky State Journal*, August 29, 1891.

"District Tax Settlement is Made," *Kentucky Post*, March 9, 1907.

Francaviglia, Richard V. *Main Street Revisited: Time, Space and Image Building in Small-Town America*, American Land & Life Series. Iowa City, Iowa: University of Iowa Press, 1996.

Giglierano, Geoffrey, and Deborah Overmyer. *Bicentennial Guide to Cincinnati*. Cincinnati, Ohio: Cincinnati Historical Society, 1988.

Harden, Christine. "Courthouse home to history, art," *Kentucky Post*, September 10, 1993, p. 2K.

Historic Landmarks Foundation of Indiana. "Out of Gas, Still Serving With Style," *Indiana Preservationist*, May-June 2009.

"Judge: Alexandria is the only county seat," *The Kentucky Enquirer*, May 12, 2009.

Kentucky Heritage Council site survey forms for Newport, Kentucky. Available at Kentucky Heritage Council, Frankfort.

Kentucky State Gazetteer and Business Directory. Cincinnati: R.L. Polk and Company, 1865-1866.

Kentucky State Gazetteer and Business Directory. Cincinnati: R.L. Polk and Company, 1876.

Kentucky State Gazetteer and Business Directory. Cincinnati: R.L. Polk and Company, 1895.

Kleber, John E., editor-in-chief. *The Kentucky Encyclopedia*. Lexington, Ky.: The University Press of Kentucky, 1992.

Lake, D.J. *Atlas of Boone, Kenton and Campbell Counties*. Philadelphia: D.J. Lake & Co., 1883.

Newport and Covington Daily News, October 29, 1850.

"Newport Courthouse Improvements Begin." *Kentucky Post*, August 22, 1910.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 9 Page 2

Northern Kentucky Area Planning Commission. *Comprehensive Plan, City of Newport, Commonwealth of Kentucky*. 1967.

Price, Edward T. "The Central Courthouse Square in the American County Seat." In *Common Places: Readings in Vernacular Architecture*. Athens and London: The University of Georgia Press, 1986

Purvis, Thomas L., editor. *Newport, Kentucky: A Bicentennial History*. Newport, Kentucky: Zimmerman Printing, 1994.

Sanborn Map Company. *Newport, Kentucky*. New York: Sanborn Map Company, 1886.

_____. *Newport, Kentucky*. New York: Sanborn Map Company, 1910.

Thomas, Kenneth H. Jr., "Georgia County Courthouses Thematic Resources," National Register Multiple Properties Nomination, 1980.

Tenkotte, Paul A., Ph.D. Personal communication to Margaret Warminski, October 2009.

Veselka, Robert E. *The Courthouse Square in Texas*. Austin, Texas: The University of Texas Press, 2000.

Williams Directory Company, Publishers. *Williams' Newport (Campbell County, Kentucky) City Directory*. Cincinnati: Williams Directory Company, Publishers, Cincinnati, various years.

Online Resources

Archival photos of Newport. Available online at www.nkyviews.com. Accessed August 27, 2009.

Historic Landmarks Foundation of Indiana. "About Courthouse Squares," <http://www.in.gov/judiciary/citc/museum/virtual-tours/courthouse-squares>. Accessed September 23, 2009.

Lounsbury, Carl. "The Structure of Justice: The Courthouses of Colonial Virginia," *Perspectives in Vernacular Architecture*, Vol. 3 (1989), pp. 214-226. Available online at <http://www.jstor.org>. Accessed October 19, 2009.

National Park Service's National Register Information System, <http://www.cr.nps.gov/nr/>. Accessed August 27, 2007.

Reis, Jim. "Alexandria and Newport Courthouses," <http://rootsweb.ancestry.com~kycampbe/courthouses.htm>. Accessed September 21, 2009.

Newport Courthouse Square Historic District
Name of Property

Campbell County, KY
County and State

10. Geographical Data

Acreage of Property approximately 11 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

USGS Topographic Quad name Newport, KY

1 16 716 340 4329 830
Zone Easting Northing

2 16 716 450 4329 940
Zone Easting Northing

3 16 716 600 4329 820
Zone Easting Northing

4 16 716 420 4329 680
Zone Easting Northing

Verbal Boundary Description (See continuation sheet.)

Boundary Justification (See Continuation sheet.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Margaret Warminski

organization date December 10, 2009

street & number 340 E. 2nd Street telephone 859-581-2883

city or town Newport state KY zip code 41071

email address mmw10@fuse.net

Additional Documentation

The National Register requires each nomination consist of the following beyond this 4-page cover form:

- Continuation Sheets for narrative
- A USGS topographic quad map (7.5 or 15 minute series) indicating the property's location
- A Sketch map for historic districts or properties having large acreage or numerous resources
- A Photo identification map for districts; one map can serve both as sketch and photo ID map.
- black and white photographs of the property. See policy statement for acceptable use of digital photographs

The Kentucky Heritage Council requires the following for all nominations:

- An additional set of black and white photographs that remains at the KHC
- Floor plans of properties whose significance is based on their plans
- Color slides or PowerPoint images and presentation of the property to the Kentucky State Review Board

Property Owner

name/title Multiple Owners

street & number telephone

city or town state zip code

email address (if available)

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section 10 Page 1

Geographical Data

Boundary description. The Newport Courthouse Square Historic District is located within the corporate limits of Newport, Kentucky. The district boundary was drawn to include a small business district centered on the Campbell County Courthouse that has traditionally featured a mixture of public buildings, commercial and residences. The boundary includes buildings facing on East Third Street, York Street, East and West Fourth Street, East Southgate Avenue, and Court Place. The boundary is drawn on the scaled district sketch map.

Boundary justification. The boundaries of the Newport Courthouse Square Historic District were determined to create an area with a strong sense of identity and to convey the district's significance in terms of commercial development from the mid-1850s through the late 1950s. Areas of different land use or lesser integrity were excluded.

The district boundary was drawn to exclude areas to the east, south and west that have a markedly different character and do not contribute to the area of significance under which the district is being nominated. The eastern boundary was drawn to exclude a large modern auto repair facility with parking lot on East Fourth Street, and an entire block of empty land bounded by Fourth, Monmouth, Fifth and York streets. The southern boundary excludes a fast-food restaurant and large parking lot at Fifth and York. A large parking lot directly behind the courthouse, however, was included in the boundary. Because an addition to the courthouse will soon be built there, including the lot will ensure that the entire courthouse is included in the district.

The boundary was drawn to exclude large vacant lots, parking lots and modern structures to the east, south and west. While some of the buildings have seen successive storefront alterations, most are intact above the first story. Almost all are indicated on the 1910 Sanborn fire insurance map of Newport, updated through 1950.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Photographic Identification Page 15

Photograph Index

Property: Newport Courthouse Square Historic District

Location: Campbell County, Kentucky

Photographer: David J. Rickey

Date taken: September 17, 2009

Location of Digital Media: Kentucky Heritage Council, Frankfort Kentucky

Specific information per image:

1. Main (north) façade and west elevation of Southgate-Maddox House. Vacant lot to east. Looking southeast, from the north side of East Third Street.
2. Buildings on the east side of York Street between Southgate Alley and East Fourth Street. Pictured are 329 to 337 York. Looking northeast from the northwest corner of York Street and West Fourth Street
3. Looking across courthouse lawn toward West Fourth Street. Partial views of the main (east) façade of the Courthouse and the main (east) façade and north elevation of 4 West Fourth Street. Looking southwest from the southeast corner of York Street and Southgate Alley.
4. Rear (west) and south elevations of the Courthouse. Looking northeast from the south side of West Fourth Street east of Columbia Street.
5. Main (south) façade of 7 East Fourth Street. Looking northeast from the south side of East Fourth Street east of York Street.
6. View of the south side of West Fourth Street. Partial view of the north elevation of 4 East Fourth Street; views of main (north) facades of 10 to 24 West Fourth Street. Looking southwest from the northeast corner of Fourth and York streets.
7. Main (south) façade and west elevation of St. Paul's Episcopal Church. Looking northeast from the south side of Court Place east of Columbia Street.
8. Main (west) facades of 309, 313 and 319 York Street. Looking east from the west side of York Street, between Third Street and Court Place.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Figures Page 1



Figure 1. Undated view of the Courthouse Square, looking north toward St. Paul's Church.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Figures Page 2



Figure 2 Undated streetscape view looking northwest toward downtown Cincinnati. St. Paul's Church and parish house in the center

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Figures Page 3



Figure 3 Undated view of Dickerson/Fennell Building

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Figures Page 4



Figure 4 Undated archival view of the original 1815 courthouse, with school building in background

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Newport Courthouse Square Historic District
Campbell County, Kentucky

Section Figures ___ Page 5 ___

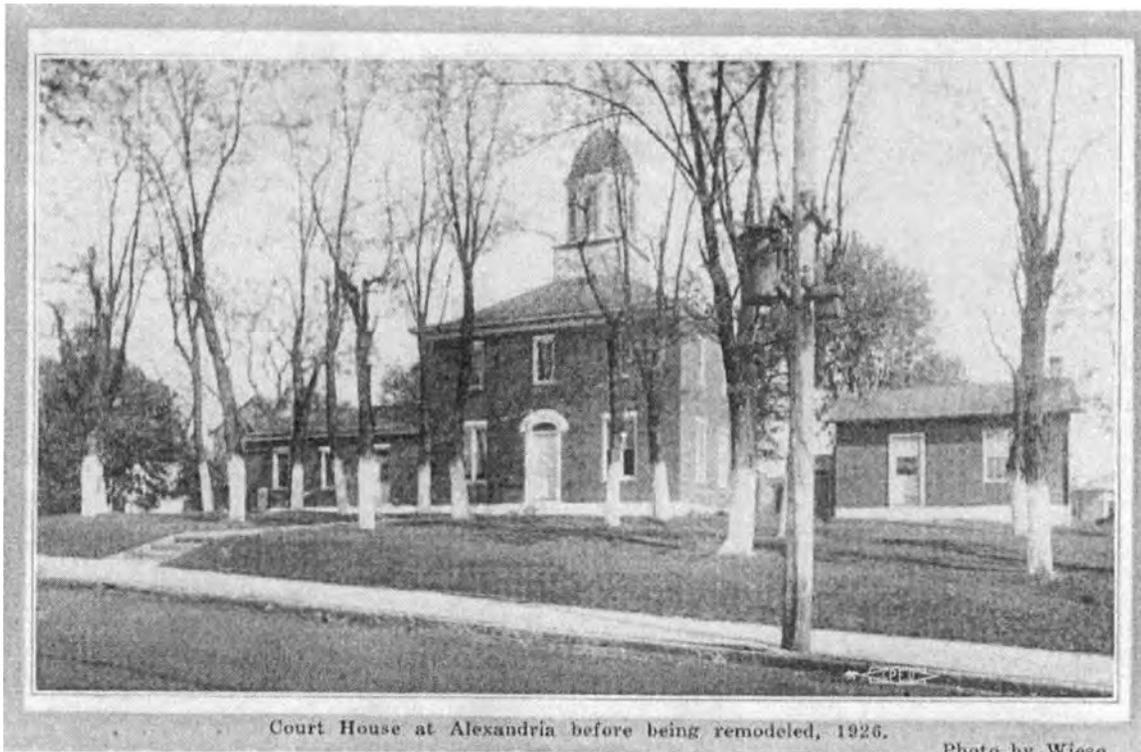
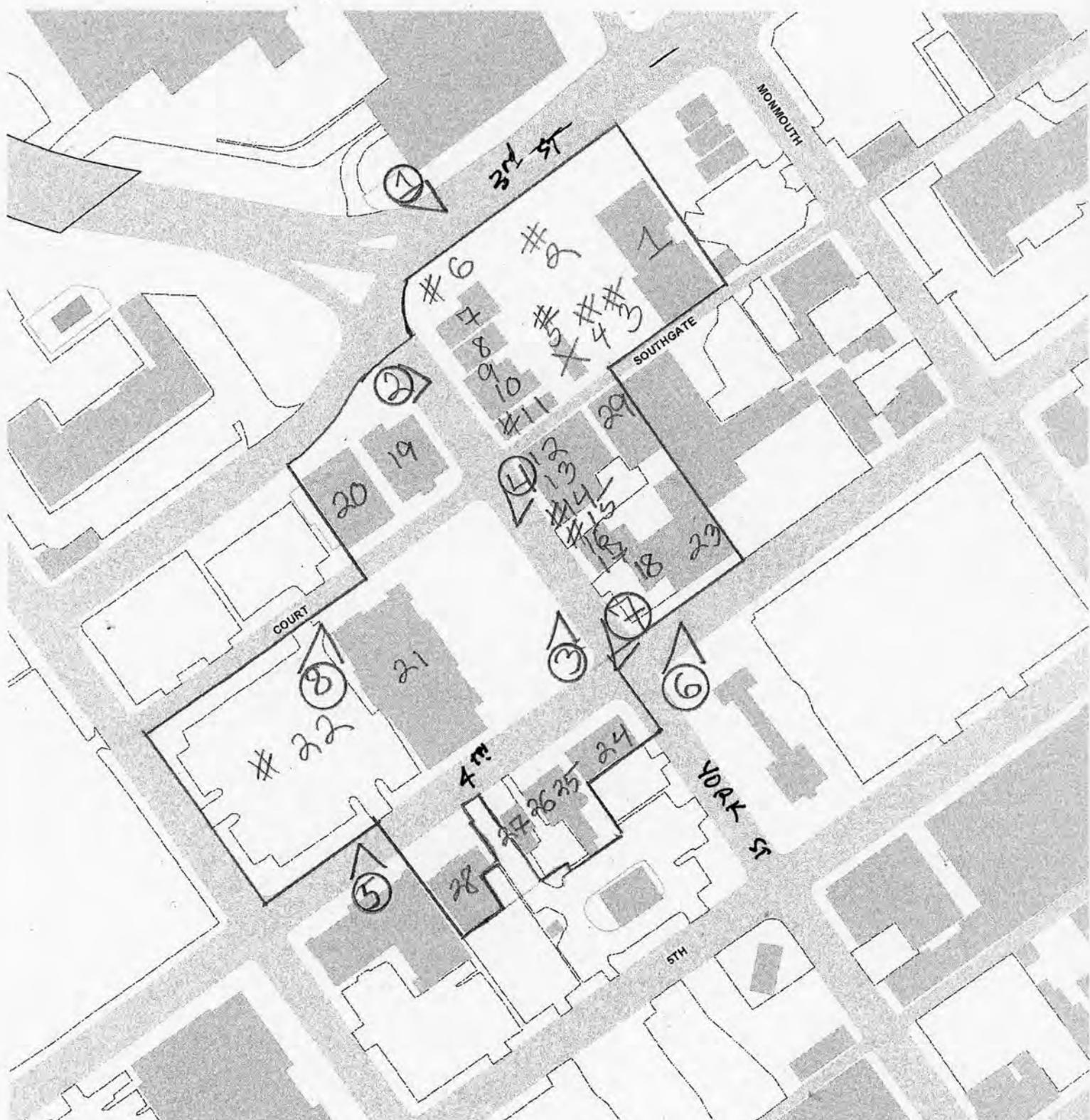


Figure 5 1926 view of the Alexandria Courthouse, built in 1840.

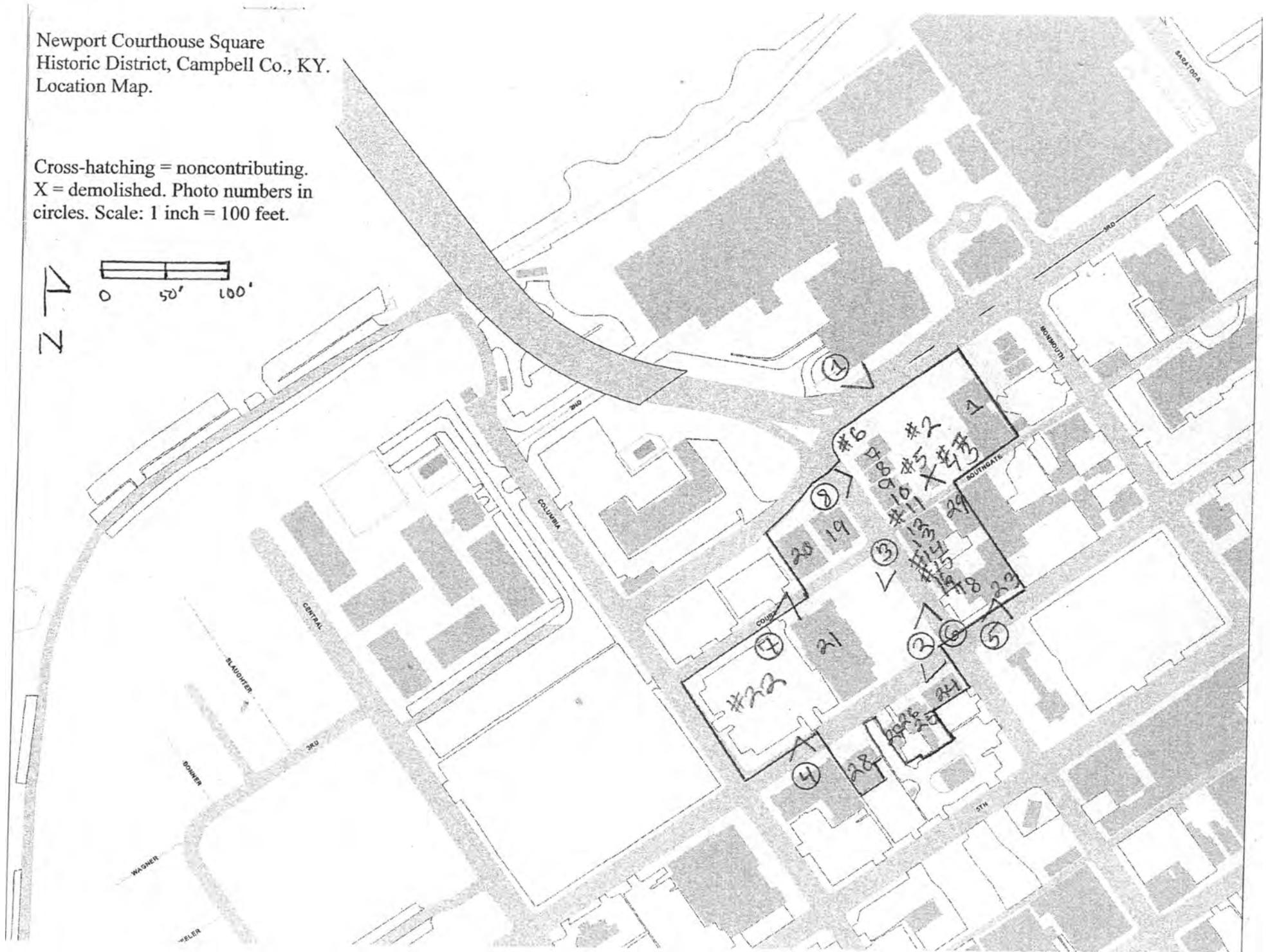
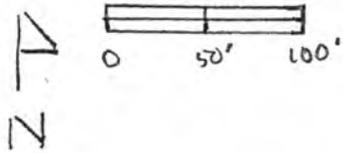


Newport Courthouse Square
 Historic District, Campbell Co., KY
 Location Map. Cross-hatching =
 noncontributing. X = demolished.
 Photo #'s in circles.

N

Newport Courthouse Square
Historic District, Campbell Co., KY.
Location Map.

Cross-hatching = noncontributing.
X = demolished. Photo numbers in
circles. Scale: 1 inch = 100 feet.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Newport Courthouse Square Historic District

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Campbell

DATE RECEIVED: 12/24/09 DATE OF PENDING LIST: 1/19/10
DATE OF 16TH DAY: 2/03/10 DATE OF 45TH DAY: 2/07/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09001306

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/5/2010 DATE

ABSTRACT/SUMMARY COMMENTS:

Minimally eligible based on integrity, but the Courthouse Square does retain the salient aspects of design + function that made it a focus of first commercial then governmental life in Newport.

RECOM./CRITERIA Accept A
REVIEWER J. Cully DISCIPLINE _____
TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.













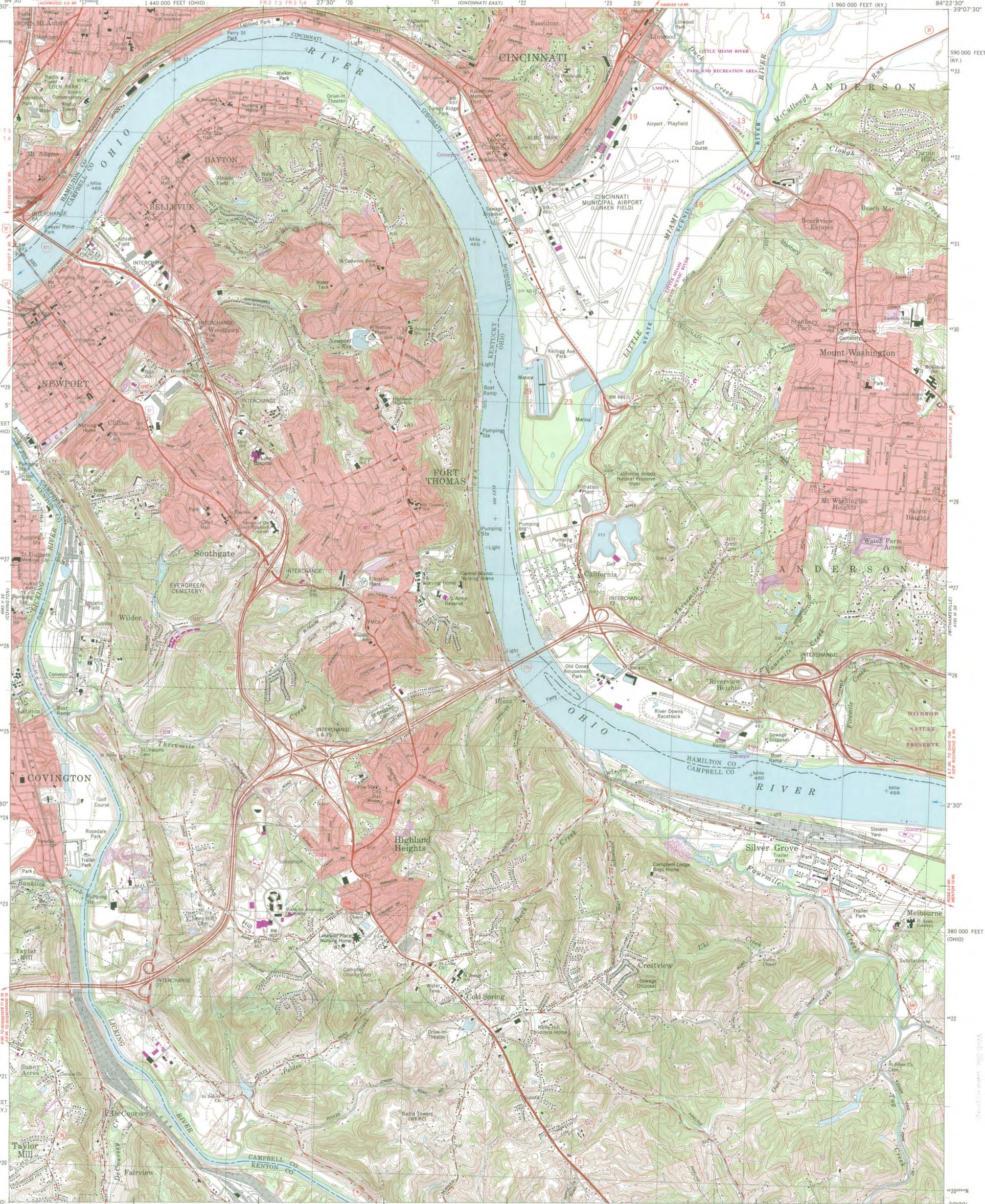




A: 16/716340/4329830
B: 16/716500/4329940
C: 16/716600/4329920
G: 16/716420/4329960

A
B
C

INDEPENDENT
DATE



Mapped, edited, and published by the Geological Survey Control by USGS, NOS/NOAA, USCE, City of Cincinnati, and Kentucky Highway Department
Topography by photogrammetric methods from aerial photographs taken 1949, and in part by City of Cincinnati. Field checked 1954. Revised from aerial photographs taken 1977. Field checked 1978. Map edited 1983
Polyconic projection, 10,000-foot grid ticks based on Kentucky coordinate system, north zone, and Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 3 meters south and 6 meters west as shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
Area east of the Little Miami River lies within the Virginia Military District
Area west of the Little Miami River lies within the Between the Miamis
Land lines based on the Great Miami River Base. Dotted land lines established by private subdivision of the Symmes Purchase



SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 10 15 20 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225 OR RESTON, VIRGINIA 22092, KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506, AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEWPORT Courthouse Square Historic Campbell Co., KY
ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U.S. Route
State Route
Bismarck
716500/4329940
716600/4329920
NEWPORT, KY.-OHIO SW/4 EAST CINCINNATI 15' QUADRANGLE 39084-A4-TF-024
PHOTOVIS 1987 DMA 4182 III SW-SERIES 7853 and other sources. Contours not revised. This information not field checked. Map edited 1987
Purple tint indicates extension of urban areas
716420/4329960
716340/4329830



Challenger PIPING, INC.

7 E. Fourth Street, PO Box 72877
Newport, Kentucky 41072-0877
Phone (859) 261-1400

December 7, 2009

Mr. Marty Perry
Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601

Re: 327 & 329 York Street, Newport, KY 41071

Dear Mr. Perry:

I am part owner of the above subject properties that were listed in letters dated November 10, 2009 from Mark Dennen of the Kentucky Heritage Council. The indication is that these properties are being considered for nomination to the National Register of Historic Places.

While it is unclear exactly what property is in question based on addresses known to me, I am objecting to the proposed nomination as I do not see any historic significance to these properties. They are currently being used as a warehouse and in the past have been used as an auto body repair garage.

Why was no legend stating the owner and address of all 25 properties provided? Why are there no less than 16 offsets in the boundary line of the proposed area? (i.e. it should be square or rectangular or no more than 4 to 6 offsets in a city with a grid pattern). Why is a church included but not its' parking lot?

I have owned these properties for over 40 years. It is my opinion that almost all the properties on the East side of York Street between 3rd. & 4th Streets have no significant historical value. Therefore, listing would be an error in professional judgment. I validate this opinion by conveying that my family has numerous individuals (myself included) with decades of experience in real estate appraising, with emphasis on knowledge of northern Kentucky. While listing may seem desirable to some people, these individuals and/or groups typically have no vested interest in the concept. As an owner, I would not want any such movement to place further restraints on modifications or future plans.

The highest and best use of this block is not achieved by placing a historic designation on it. Regardless of everyone's beliefs, no one can say what changes today will mean tomorrow. Can you guarantee forever that there is no downside or negative to being included in the zone? The answer to that question is "no".

Also, you are not addressing the fact that we own a number of contiguous properties with

some within the zone and some not included. This will effect the value of our asset, which is significant. These properties were acquired at a variety of times and hence would lead you to believe we are entitled to "one vote" for each parcel, though the documents do not indicate that will be the case. Voting rights should be based on number of parcels, buildings, square footage or something other than one vote per owner.

We were given less than a month to respond to a concept that will result in a permanent, lifetime decision and consists of the mailing of one letter implying this is your first and last chance to comment. This is hardly fair. Have you and the others involved been working on this less than a month? Also, what is the vested interest of the people involved? Do any of them own any property in the area? The answer is almost assuredly "no".

Again, you are proceeding at a pace that is unfair to the property owners and making an error in professional judgment if you proceed with the zone as defined to us while it is unclear as to what properties of ours are included/excluded.

I will be out of the city on the date of the meeting and will be unable to attend.

Very truly yours,



W. A. Fennell, Sr.
CPI

Sworn to before me and subscribed in my presence this 10th day of December, 2009.


Notary Public

My commission expires 5/23/2010

BIF, Inc.

**7 East Fourth Street
Newport, Kentucky 41071**

859-261-1429

December 7, 2009

Mr. Marty Perry
Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601

Re: 8 East Southgate, 7 East Fourth Street, 333, 337 and 339 York Street.

Dear Mr. Perry:

I am the owner of the above subject properties that were listed in letters dated November 10, 2009 from Mark Dennen of the Kentucky Heritage Council as being considered for nomination to the National Register of Historic Places.

While it is unclear exactly what property is in question based on addresses known to me, I am objecting to the proposed nomination as, in general, I see no historical significance. The current and former uses of most of the properties are a loading dock, an auto detailing shop, an auto repair shop and one office building. The office building fronts on Fourth Street, not York Street, and is not a part of the courthouse block. It is the only property to be included on Fourth Street east of York Street. Why? I know of no business owner in the designated area that is pursuing this issue. Therefore, it brings forth the question, who is interested in this and for what reason? I would appreciate an answer to that. These individuals typically have no vested interest in the defined area and are, therefore, not burdened (financially or otherwise) by any changes that are desirable to them but not to an owner.

Why was no legend stating the owner and address of all 25 properties provided? Why are there no less than 16 offsets in the boundary line of the proposed area? (i.e. it should be square or rectangular or no more than 4 to 6 offsets in a city with a grid pattern). Why is a church included but not its' parking lot?

I have owned these properties for over 40 years. It is my opinion that almost all the properties on the East side of York Street between 3rd. & 4th Streets have no significant historical value. Therefore, listing would be an error in professional judgment. I validate this opinion by conveying that my family has numerous individuals (myself included) with decades of experience in real estate appraising, with emphasis on knowledge of northern Kentucky. As an owner, I would not want any such movement to place further restraints on modifications or future plans.

The highest and best use of this block is not achieved by placing a historic designation on

it. Regardless of everyone's beliefs, no one can say what changes today will mean tomorrow. Can you guarantee forever that there is no downside or negative to being included in the zone? The answer to that question is "no".

Also, you are not addressing the fact that we own a number of contiguous properties with some within the zone and some not included. This will effect the value of our asset, which is significant. These properties were acquired at a variety of times and hence would lead you to believe we are entitled to "one vote" for each parcel, though the documents do not indicate that will be the case. Voting rights should be based on number of parcels, buildings, square footage or something other than one vote per owner.

We were given less than a month to respond to a concept that will result in a permanent, lifetime decision and consists of the mailing of one letter implying this is your first and last chance to comment. This is hardly fair. Have you and the others involved been working on this less than a month? Also, what is the vested interest of the people involved? Do any of them own any property in the area? The answer is almost assuredly "no".

Again, you are proceeding at a pace that is unfair to the property owners and making an error in professional judgment if you proceed with the zone as defined to us while it is unclear as to what properties of ours are included/excluded.

I will be out of the city on the date of the meeting and will be unable to attend.

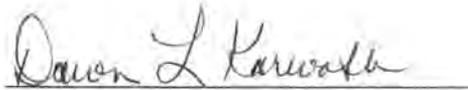
Very truly yours,



W. A. Fennell, Sr.
Bif, Inc.

Sworn to before me and subscribed in my presence this 10th day of December, 2009.




Notary Public

My commission expires 5/23/2010



City of Newport

Department of Development Services
Office of Historic Preservation

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622
Email: ejarzen@newportky.gov

Marty Perry
National Register Coordinator
Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601



December 8, 2009

Dear Marty,

Enclosed is the City of Newport's Certified Local Government Report Form. Both the Newport Historic Preservation Commission and the Newport Board of Commissioners gave the Newport Courthouse Square District nomination a positive recommendation. The NHPC met on November 18, 2009 and the Board of Commissioners reviewed the nomination at their December 8, 2008 Special Call meeting.

At both of the meetings, an attorney representing the owner of 24 W. Fourth Street (the former Fiscal Court building) stated that they were in opposition to the inclusion of their property as they intend to demolish the building for a parking lot. Numerous other residents spoke in favor of the nomination.

Please contact me if you have any questions.

Sincerely,

Emily Jarzen
Historic Preservation Specialist

DBL Law

The Practice of Excellence

Writer's Direct:
Phone: (513) 639-7683
Fax: (513) 241-4551
Email: jcleves@dbllaw.com

December 11, 2009



Mark Dennen
Kentucky Heritage Council
300 Washington Street
Frankfort, KY 40601

Re: Newport Courthouse Square Historic District

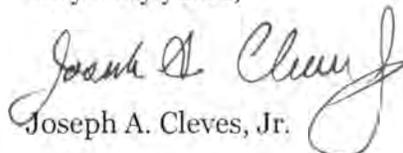
Dear Mr. Dennen:

The State Review Board is considering nominating the above district for federal listing by the National Register. Our office represents an owner of property within the proposed district.

Our client, EGC Partners, LLC ("EGC") owns the property located at 30 West Fourth Street, Newport, KY 41071. As an owner, EGC objects to the inclusion of its property in the proposed district. The City of Newport has already issued a demolition permit to our client for the demolition of the property located at this address. Our client intends to demolish the building prior to the end of this year. Accordingly, its inclusion of this property in the National Register is inconsistent with its impending demolition. Therefore, EGC objects to the proposed nomination. Alternatively, EGC requests that the district boundaries be revised to exclude its property from the district nomination.

If you should have any further questions, please do not hesitate to contact me.

Very truly yours,


Joseph A. Cleves, Jr.

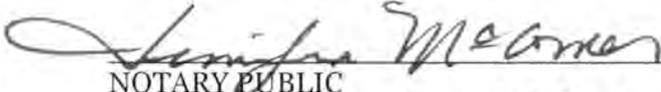
JACJR:kmg

214988v2

Dressman Benzinger LaVelle psc
Attorneys at Law

STATE OF KENTUCKY
COUNTY OF KENTON

The foregoing instrument was acknowledged before me this 11th day of December, 2009, by **JOSEPH A. CLEVES, JR.**, authorized agent of **EGC PARTNERS, LLC**, a Kentucky partnership, on its behalf.


NOTARY PUBLIC
Print Name: Jennifer McComas
My Comm. Expires: 11-13-2012



STEVEN L. BESHEAR
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL**

MARCHETA SPARROW
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE
300 WASHINGTON STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

MARK DENNEN
EXECUTIVE DIRECTOR AND
STATE HISTORIC PRESERVATION OFFICER

December 21, 2009



Ms. Carol Shull, Keeper
National Register of Historic Places
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Ms. Shull:

Enclosed are nominations approved at the December 14, 2009 Review Board meeting. We are submitting them for listing in the National Register:

- Colonel Gaines House (Boundary Increase and Additional Documentation)** Boone County, KY
- Terrace Court Historic District**, Boyle County, Kentucky
- Newport Courthouse Square Historic District**, Campbell County, Kentucky
- Mud Brick House in Greensburg**, Green County, Kentucky
- Callaway-Goodridge-Robertson Farm**, Henry County, Kentucky
- Fourth District Elementary School**, Kenton County, Kentucky
- Helena United Methodist Church**, Mason County, Kentucky
- Franklin Grade and High School**, Simpson County, Kentucky
- Milliken Building**, Warren County, Kentucky

We appreciate your consideration of these nominations.

Sincerely,

Mark Dennen, SHPO and
Executive Director
Kentucky Heritage Council



STEVEN L. BESHEAR
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET
KENTUCKY HERITAGE COUNCIL**

MARCHETA SPARROW
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE
300 WASHINGTON STREET
FRANKFORT, KENTUCKY 40601
PHONE (502) 564-7005
FAX (502) 564-5820
www.heritage.ky.gov

MARK DENNEN
EXECUTIVE DIRECTOR AND
STATE HISTORIC PRESERVATION OFFICER

February 24, 2010

Carol Shull, Keeper
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW 8th Floor
Washington DC 20005

Dear Ms. Shull:

Enclosed is documentation for the **Newport Courthouse Square Historic District** (NR #09001306) in Campbell County, Kentucky, which was listed on 2/5/10. Responding to a request by Jim Gabbert, we are submitting a new sketch/photo ID map for the district. Also enclosed are substitute pages for the nomination form. The only change to the content of these pages was the addition of correct photo numbers into the text. Please add these pages to, and remove the corresponding pages from, the original nomination.

We appreciate your consideration of this resubmitted nomination.

Sincerely,

Mark Dennen, SHPO and
Executive Director
Kentucky Heritage Council

MP/mp