

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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

### 1. Name of Property

historic name Sauer, August, House

other names/site number 832 Central Avenue CP-N-401

### 2. Location

street & number 832 Central Avenue NA  not for publication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.)

David L. Morgan David L. Morgan, SHPO and Executive Director 7-1-97  
Signature of certifying official/Title Date

Kentucky Heritage Council/State Historic Preservation Office

State of 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 commenting 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

Date of Action

Patrick Andrews

8/18/97

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count.)

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Table with columns for Contributing and Noncontributing resources, listing counts for buildings, sites, structures, objects, and a Total row.

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

Number of contributing resources previously listed in the National Register

n/a

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

domestic single dwelling

domestic multiple dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Late Victorian Queen Anne

foundation limestone

walls brick

roof slate

other sandstone

Narrative Description

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

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

Sauer, August, House

Campbell County, Kentucky

The August Sauer House (CP-N-401) is located in Newport, Kentucky (1990 population: 18,876), a city located on the south side of the Ohio River opposite Cincinnati. Newport, the largest city in Campbell County, is one of a series of northern Kentucky river towns that together comprise one of the more heavily urbanized areas in the state. Located on the west side of the city, the Sauer House is a stylish and well-preserved Queen Anne brick dwelling built c. 1886.

Much of Newport's 19th-century development is confined to a broad terrace terminated on the east by Interstate 471, on the south by a series of hills and on the west by the Licking River, which divides Campbell and Kenton counties. Monmouth and York Streets, paired one-way arterials, carry U.S. 27, the county's primary north-south thoroughfare. West of the Monmouth-York corridor is the mixed-use West End neighborhood, developed for the most part in the second half of the 19th century. To the east is the residential neighborhood of East Newport, developed as a series of additions to the city between the Civil War and World War I. To the south is the hilltop neighborhood of Clifton or South Newport, once a separate town; the bulk of its housing dates from c. 1910 to 1930.

The Sauer House is the first property proposed for listing on the west side of Newport. It is located in the West End, a densely-built community platted with a narrow grid of streets. The West End was home of much of the city's industry during the late 19th through the mid-20th centuries; it housed mill hands and laborers as well as foremen and business owners like the Sauer family. The neighborhood developed through a series of subdivisions platted throughout the 19th century; the majority of buildings were constructed between 1840 and 1880 (see 1886 Sanborn map). In contrast with the Cartesian regularity of its street pattern, the neighborhood's building stock was diverse and reflected class distinctions. Much of the neighborhood north of Seventh Street and west of Isabella Street lies in a floodplain and was inundated repeatedly prior to the construction of flood protection levees (see topographic map). Many homes in the floodprone districts were modest cottages, shotgun dwellings or tract housing for mill employees, often of frame construction. Those who could afford to, like the Sauer family, often built on higher

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 3

Sauer, August, House

Campbell County, Kentucky

ground, and constructed homes of more costly and durable masonry. Likewise, most of the West End's middle-class families, like the Sauers, made their homes on the primary north-south avenues like Central or Columbia, which offered somewhat larger lots and a more genteel ambiance than the numbered cross streets or the narrow, alley-like secondary streets.

The Sauer House is located on the west side of Central Avenue, which carries Kentucky Route 9 southward through the city. The Sauer House provides a marked contrast to surrounding buildings in scale and style; a house of lofty stature sited on a raised, double lot, it literally towers over its neighbors. Because of its imposing presence, the house was nicknamed "the castle" by local residents.

Like many late 19th century Newport dwellings the Sauer House combines a modified side-passage plan with a somewhat irregular footprint (see Sanborn map copy)--an adaptation of the picturesque, rambling Queen Anne style to the city's confining lots. The main block, which is tall and rather narrow, rises two-and-a-half stories to a steeply-pitched hipped roof with lower cross gables, clad in imbricated gray slate. A gabled dormer is set in the south slope of the roof. The two-story rear ell, on the other hand, has a flounder shed roof. The main facade contains three bays.

The exterior of the house is faced with hard-surface, dark-red brick in seven-course common bond; as was customary for 19th-century Newport dwellings, a more durable, higher-grade brick was employed for the main facade. Mortar joints are narrow and finely chiseled. A water table and belt courses of smooth-dressed sandstone articulate the facade and delineate its three levels. The belt courses, which serve as continuous lintels, incorporate ogival scrolls over the first-story facade bays; centered over the second-story bays are distinctive, deeply-sculpted crescents. A two-dimensional brick cornice, with raised panels suggesting triglyphs, completes the composition.

The main entrance is recessed within a deep vestibule, the broad archway adorned by a stone corbel (originally one of a

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 4

Sauer, August, House

Campbell County, Kentucky

pair, its mate is missing). Set above the entrance, in the second story, is an angled oriole, supported by massive wooden consoles. The oriole is balanced by a semicircular brick turret rising from the second story; the turret rests on a stone hemisphere and is carried by consoles of stepped, corbeled brick. A square brick pilaster, with stone ornament, marks the outer corner of the turret; encircling the base of the turret are bands of small, square blocks of cut stone. The turret is surmounted by a steep, conical roof covered in gray slate shingles arranged in a spiral pattern and bears a copper finial of simple design.

The south and west elevations of the house are treated more simply, with plain flush lintels and sills. During the 1910s or 20s a porch, supported by stout brick piers, was added to the south elevation (it is not indicated on the 1910 Sanborn map). In the interwar period a number of Newport's Victorian-era porches were replaced with simpler, more massive structures of wire-cut or hard-surface brick; such Craftsman-inspired appendages were also added to houses built without porches. The porch was subsequently partly enclosed in frame c. 1930-40, but its extended eaves and a portion of its wooden ceiling are still visible from the side yard. The upper story of the porch was also enclosed to form a solarium, incorporating large, double-hung, multi-pane, metal sash on three sides. Sunrooms such as the one upstairs were also common mid-20th-century additions, as owners sought to extend the seasonal use of their porches by converting them to "Florida rooms." The exterior walls of the porch and solarium are faced with rough, swirled stucco. The north elevation of the house, built on the property line, is blind apart from two windows glazed with frosted glass for privacy's sake.

Windows are narrow, double-hung sash with 1/1 panes, and appear singly or in pairs. The main entrance, which originally contained a single doorway opening to the main stairhall, was modified in the mid-20th century to contain a door to each apartment; those doors in turn were replaced in the 1950s by flush wooden doors to which security storm doors with iron grilles have been added.

The house's lot is encircled by a retaining wall of regularly-coursed, cut limestone ashlar, topped by a chain-

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 5

Sauer, August, House

Campbell County, Kentucky

link fence. A wrought-iron gate of simple design opens to the side yard, suggesting the house may once have had wrought-iron fencing. At the rear of the property is the former carriage house, a two-story wood-frame structure of rectangular footprint with side-gabled roof. The walls are clad in weathered, board-and-batten siding and the roof in raised-seam metal. Contained in the west elevation are three bays, two of which retain massive, hinged wooden doors; the third bay was enclosed in frame during the late 20th century and a small doorway inserted. The east elevation, facing the house, was altered at an unknown date with stucco and imitation half-timbering. In somewhat deteriorated condition, yet structurally sound, the carriage house is used for storage.

The interior of the house reflects a modified side-passage plan; it includes three main rooms on each floor, with a side hallway. The former parlor and dining room, and all second-floor rooms, have one or more doors opening to the hall. Access to the second floor is provided by the now-enclosed main staircase, and by an original, enclosed rear service stair. An enclosed stairway winds from the second floor to the attic.

The house retains a complete ensemble of doors and woodwork, milled of clear pine with original, clear varnish. Doorway and window mouldings are deeply reeded and feature spiral corner blocks. The hallway doorways are approximately nine feet high and contain single-pane transoms; the parlor contains two sets of pocket doors. Nearly all doors retain their original brass hardware. The first-floor doors feature plain, round knobs and simple plates trimmed with volutes. The second-floor door hardware, more typical of the 1890s, is inscribed with elaborate abstract patterns and features swinging keyholes. Baseboards, reeded like the mouldings, stand approximately ten inches high. Flooring is narrow, tongue-and-groove oak installed in the early 20th century over the original pine floorboards. The remaining section of the front stairs features stout spiral balusters and square newels with spiral sunbursts. The balustrade of the rear staircase, more simply treated, includes slender turned spindles and a fluted, square newel with ball finial.

The primary rooms of the first and second floors retain

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 6

Sauer, August, House

Campbell County, Kentucky

-----

ornate mantelpieces of various fine hardwoods, with elaborate surrounds of highly-glazed art tile. The parlor and master bedroom mantelpieces are framed by engaged, spiral-bound colonettes, and feature dainty carved rosettes, sunbursts and flutes. The parlor mantel, most opulent of all, appears to be of mahogany; its surround portrays an intricately-detailed tableau of a falconer and his lady, accompanied by a stag and hound. The bedroom mantel, which appears to be cherry, features rose-patterned tiles of dusty blue. The second-floor sitting room mantel has fluted square colonettes bearing impost blocks with carved acanthus leaves. Its surround exhibits golden-brown tilework with a thistle motif; the corner tiles feature male and female heads in profile. The dining room mantel, built of oak, is framed by primitive, yet bold, carved panels bearing potted sunflowers in high relief. Mottled-finish tile in delicate shades of cream, pink and blue provides a striking contrast to the robust wood carving. The original metal summer cover, with classical design, remains in place.

The plastering expertise of the Sauers, who ran a plastering firm (see "Historical Background"), is evident in the coved ceilings of the parlor and dining room, as well as in large, ornate ceiling medallions of both dining room and parlor. The dining room rosette, styled on a musical theme, features lyres, glockenspiels and violins. The parlor medallion displays baskets of flowers and acanthine leaves, with sinuous twining tendrils forming a border.

The house's original bathroom, located at the rear of the second floor, features a c. 1910 porcelain pedestal sink with elliptical basin and a 1930s-40s streamlined porcelain bathtub with rounded corners. It also retains its turn-of-the-century floor of unglazed, hexagonal white tiles. In the hallway outside the bathroom are twin linen closets with deep shelving.

The attic contains two finished rooms with sloping ceilings; simple, flat woodwork; and pine floors.

Alterations to the interior floor plan have been minimal. On the first floor, the original kitchen of the Sauer House was converted to a bedroom when the house became a duplex, a former pantry or hallway became a bathroom, and the former

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 7 Page 7

Sauer, August, House

Campbell County, Kentucky

---

porch was enclosed to create a new kitchen. Although its original windows and doors have been walled over, the kitchen retains its tongue-and-groove wooden porch ceiling. At the rear of the second floor, a small room of unknown use was converted to a kitchen.



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.

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

1886

Significant Dates

1886

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more 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 # \_\_\_\_\_

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Newport Historic Preservation

Office, 998 Monmouth Street

Summary: The August Sauer House (CP-N-401) meets Criterion C and is significant in the Area of Architecture as a distinguished example of the Queen Anne style. It has been evaluated within the context of "Queen Anne-style Residences in Newport, Kentucky." The house represents the style as interpreted by local builders for middle-class clients during the mid-1880s through the early 1900s. The house retains many original features, including elaborate interior appointments. Most alterations have been minor and largely respectful, and occurred within the period of occupation by the original owners. The property retains one of few surviving carriage houses in the city; while superficially altered and somewhat deteriorated, it remains in sound, restorable condition. The house, therefore, enjoys a high degree of material integrity, as well as integrity of location and setting.

#### Queen Anne-style residences in Newport, Kentucky

The Queen Anne style was the dominant architectural expression of late-19th-century Newport, and a wide range of buildings--from shotgun cottages, to modest townhouses, to commercial buildings--incorporate traits of the style. Newport's Queen Anne dwellings serve as emblems of the prosperity the city enjoyed in its industrial heyday, when it was a center of heavy industry and its products were exported throughout the world (U.S. Census data 1870-1900, quoted in Thomas L. Purvis, ed., Newport, Kentucky: A Bicentennial History, p. 131). Queen Anne dwellings are characterized by irregular footprints; steeply-pitched roofs, complex form; projecting bays, orioles or overhangs; and contrasting materials, textures and colors. Their interiors often incorporate grand stair halls and landings, massive newels and balustrades, pocket doors, carved corner blocks, and incorporate pantries and storage spaces. Many examples of the style were built in east Newport; relatively few, however, were built in the crowded West End, which saw little population growth after 1880 (Purvis, op. cit., p. 128).

Many of Newport's most celebrated examples of the Queen Anne style were built for the city's upper-class professionals, prosperous merchants and captains of industry. These high-style dwellings are the work of designers aware of

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 3

Sauer, August, House

Campbell County, Kentucky

contemporary trends, fashion and academic principles. They feature picturesque, irregular plans, often enhanced by parapets, roof or wall dormers, bowed or bay windows, turrets or towers; they also make extensive use of costly materials such as stone and art glass. Perhaps the best-known is the c. 1895 home of brewer Charles Wiedemann (CP-N-249) in South Newport's Cote Brilliante neighborhood. Taking its inspiration from the palatial country homes of the Rhineland, the Wiedemann Mansion was designed by Samuel Hannaford, Cincinnati's most famous architect of the 19th century. A group of distinctive residences in Mansion Hill, built in the mid-1890s, have been attributed to Cincinnati architect H.O. Siter. These include the Charles Willis House (CP-N-238), built for the proprietor of a music store in downtown Cincinnati, and the Peter Bardo House (CP-N-237), built for the owner of the Newport Iron and Brass Works. Landmark residences like those described, however, were comparatively rare in Newport.

Most of Newport's Queen Anne houses, such as the Sauer House, can be broadly classified as popular or "builder's" examples. These stylish, yet less sophisticated, dwellings satisfied the desires of their middle-class owners for distinctive, often highly individualistic dwellings incorporating the remarkable variety of ornament available from local planing mills, brick and stone yards, and tile works. These houses exhibit many Queen Anne hallmarks, such as complex rooflines and lively ornamentation, but are often smaller in scale and simpler in execution than their high-style counterparts. In a nod to Newport's small lots, most employ modified side-passage plans, and decorative treatments and porches are generally limited to the front facade. Most Newport examples also lack the projecting gables, orioles or turrets often favored by landmark examples. While some builder's Queen Anne houses, such as the Sauer House, employ distinctive designs, others were stamped from a mold used over and over again. Blocks of nearly-identical dwellings in the late Queen Anne style, for example, were built as speculative ventures on the 600 and 800 blocks of Maple Avenue and on the 500 block of East Fourth Street around the turn of the century. Historians have yet to identify the builders of most of Newport's Queen Anne houses, so it remains unclear whether they were built by contractors, using plans from sources outside the area,

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 4

Sauer, August, House

Campbell County, Kentucky

-----

or were designed by local architects.

The Sauer House also symbolizes the success enjoyed by many building contractors during Newport's building boom of the 1880s and 90s. As the city expanded rapidly to the south and east during this period, contractors and materials suppliers often gained great profits; this "residential development offered entrepreneurs phenomenal returns" (Purvis, op. cit., pp. 73, 128). Many, like the Sauers, commissioned grand new homes to celebrate their success. In fact, some of Newport's most architecturally distinguished residences of the late 19th century were built for entrepreneurs involved in the building trades. These homes include the towered villa of carpenter-builder Oliver Thompson (CP-N-185); the small, but lavish, dwelling of mason Frank Imeson (CP-N-212; demolished), within view of his stone yard; and the expansive townhouse of contractor Henry A. Shriver (CP-N-251).

The Sauer House represents in unique fashion the aspirations of the city's growing middle class during this same era. While the family's relocation from humble German Street to more urbane Central Avenue is an oft-told tale of upward mobility, the Sauers added an interesting footnote by demolishing the modest frame cottages that occupied their lot and replacing them with a lavish new residence (see "Historical Background"). Although the removal of smaller buildings to make room for larger ones was a common practice in Newport's business district through the mid-20th century, Sanborn maps of 1886 and 1894 suggest it was very rare in residential areas during the late 19th century.

**Integrity:** The Sauer House has been well preserved; alterations have been few and most have been respectful of the scale and design of the original structure. The replacement of the original doors does not seriously compromise facade integrity because the entrance is deeply recessed and not clearly visible from the street. Likewise, the reconstruction of the side porches is not problematic since they are not part of the main facade, are located toward the rear of the structure and are relatively unobtrusive; the upper-story enclosed porch, because of its large expanses of glass, is largely transparent. Although

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 5

Sauer, August, House

Campbell County, Kentucky

-----

the front staircase was partly walled in c. 1920 when the house was converted to two-family use, a section of the original balustrade remains in place in the second-floor hallway, and the rear stairs survived unaltered. The house's other interior spaces have remained basically unaltered; virtually all decorative detailing survives intact despite years of neglect and abuse.

Historical background: The Sauer House appears to have been built c. 1886. (A stone carriage step found in the yard bears the inscription "Sauer" and the date "1885.") Although the house is not present on the 1886 Sanborn map-- instead, its two lots are occupied by a pair of frame townhouses similar to many others that still stand in the neighborhood--it is included in the 1886 city directory, with the Sauers listed as occupants. The house and carriage house are both present on the 1894 Sanborn map.

Campbell County deed records indicate that the house, home to August and Anna Maria Sauer, was listed in Anna Sauer's name only. The Sauer property includes lot 23 and part of lot 24 of the Trustees' Addition to Newport, with the house occupying lot 23. On May 17, 1886, Joseph and Mary Worcester sold lot 23 to Anna Maria Sauer for \$2,075 (deed book 41 page 232). Four years later, on December 16, 1890, Josephine and Henry Tabeling sold lot 24 to Sauer for \$1,800 (deed book 53 page 480). Sauer died testate on January 8, 1951, and bequeathed the house to her daughter Florence Hugle, who owned it until her death in 1974 (will book 24 page 497).

Newport city directories indicate August Sauer was a plasterer by trade; in partnership with his sons August Jr. and Wilbert he operated the plastering firm of Sauer and Sons. The first listing for Sauer in Newport city directories is 1885; at that time he resided on German (now Liberty) Street, one block west of Central Avenue. The 1890, 1895, 1900 and 1910 directories list August Sauer at 832 Central Avenue, along with August Jr. and Wilbert. The 1900 edition also reveals that Sauer served a term as Campbell County treasurer.

City directories indicate the Sauers resided at 832 Central Avenue for nearly forty years, and this lengthy tenure largely accounts for the house's fine state of preservation.

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 6

Sauer, August, House

Campbell County, Kentucky

-----

By 1920 Sauer had apparently retired from business but continued to reside on Central Avenue. In 1938 Anna Sauer is the only family member listed at the address, which by that time had been converted to a two-family dwelling. The 1952 directory lists only Larry Hindman, a renter, residing in the house.

As the 20th century progressed, the West End neighborhood's physical and social fabric grew frayed and tattered, and the Sauer House's fate mirrored that of its neighborhood. Under subsequent owners, the house decayed; it was also tarnished by associations with illegal gambling, drug dealing and prostitution. In 1978 the owner was held hostage at gunpoint--a crisis resolved by the intervention of a police SWAT team. The house was struck by lightning in 1994, which splintered the slates of the turret roof and damaged the sheathing and finial. Vandals compounded nature's destruction by pouring water down inside walls, causing flooring to buckle. They also ripped pipes from the walls, knocked holes through plaster, splintered doors and burned mantelpieces with cigarettes. After the utilities were turned off in the building tenants built fires to keep warm, scarring floors and woodwork. Rain poured through broken windows. The house was finally condemned by city building inspectors and subsequently abandoned.

The present owners purchased the property in 1995. They are presently restoring the house as a two-family dwelling, using the preservation tax incentives. In the process they are reversing the deterioration wrought by past owners' neglect and nature's fury, and renewing the house's original elegance. Perhaps their most ambitious project to date has been the restoration of the roof, turret and finial. In December 1995 contractors installed a new roof of imbricated gray slate; atop the turret they placed a new copper finial, crafted by the father of one of the owners, to replace the lightning-damaged original. The house was fully occupied by the fall of 1996.

Conclusion: While the Sauer House resembles other houses of its type in its compact form and the dominance of its street facade, it is enhanced by many features rarely found on comparable examples, including a turret, gabled dormers, and a wealth of intricate masonry detailing such as corbeled and

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 8 Page 7

Sauer, August, House

Campbell County, Kentucky

-----

incised stonework. The decorative finish of the interior, especially the woodwork, patterned tile, and brass hardware, is also exceptional among houses of its type in the city. In short, the picturesque qualities of the Queen Anne style are highly developed in the Sauer House; it stands as the expression of the desire to create an individualistic design in limited space.

NPS Form 10-900-a

OMB No. 1024-0018(8-86)

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 9 Page 2

Sauer, August, House

Campbell County, Kentucky

-----

Purvis, Thomas L., editor. Newport, Kentucky: A Bicentennial History. Newport, Kentucky: Otto Zimmerman & Son Company, Inc., 1996.

Sanborn Map Company. Newport, Kentucky. 1886, 1894, 1910. University of Kentucky Map Library, Lexington.

Williams' Newport city directories, 1880-1952.



Sauer, August, House  
Name of Property

Campbell County, Kentucky  
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	716560	4329260
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

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

11. Form Prepared By

name/title Margo Warminski, Historic Preservation Consultant

organization \_\_\_\_\_ date March 30, 1997

street & number 340 East Second Street telephone 606-581-2883

city or town Newport state KY zip code 41071

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Heidi Brown and Karen Moysi

street & number 731 Maple Avenue telephone 606-431-5953

city or town Newport state KY zip code 41071

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

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

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 10 Page 2

Sauer, August, House

Campbell County, Kentucky

---

Verbal boundary description

The August Sauer House occupies Lot 23 and part of Lot 24 of the Trustees Addition to the City of Newport, Kentucky. The property includes all of Lot 23 and the eastern 109 feet of lot 24; this portion of said lot fronts 30 feet on the west side of Central Avenue and extends back at right angles 109 feet.

Boundary justification

The nominated property constitutes all the property historically associated with the Sauer House.

United States Department of the Interior

National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

CONTINUATION SHEET

Section 12 Page 1

Sauer, August, House

Campbell County, Kentucky

---

### Photograph Key

Property name: Sauer, August, House (same for all photographs)

Location: Campbell County, Kentucky (same for all)

Photographer: Margo Warminski (same for all)

Date: January 1997 (same for all)

Location of negatives: Newport Historic Preservation Office, 998 Monmouth Street (same for all)

streetscape view of Sauer House, looking northwest  
photograph 1

facade (east elevation) of house, looking west  
photograph 2

south elevation and side yard, with carriage house in background; looking west  
photograph 3

rear (west) elevation, looking northeast  
photograph 4

front staircase and landing, second floor; looking northeast  
photograph 5

parlor, first floor; looking east  
photograph 6

mantelpiece in parlor; looking south  
photograph 7

plaster ceiling medallion, dining room  
photograph 8

sitting room, second floor, looking west toward kitchen and sunporch  
photograph 9

west elevation of carriage house, looking east  
photograph 10

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 97000873

Date Listed: 8/18/97

August Sauer House      Campbell      KY  
Property Name:              County:              State:

\_\_\_\_\_  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick W. Andrews  
Signature of the Keeper

9/16/97  
Date of Action

=====

Amended Items in Nomination:

This SLR makes a technical correction to the form. Section 5 does not indicate the Category of the nominated property. The form is amended to indicate that this is a "building."

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sauer, August, House

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Campbell

DATE RECEIVED: 7/07/97      DATE OF PENDING LIST: 7/22/97  
DATE OF 16TH DAY: 8/07/97      DATE OF 45TH DAY: 8/21/97  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97000873

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

*Architecturally Significant Queen Anne style residence.*

RECOM./CRITERIA accept c

REVIEWER Patrick Andrew    DISCIPLINE Historian

TELEPHONE \_\_\_\_\_    DATE 8/18/97

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



Saven, August, House  
Campbell County, KY

photo 1



Saven, August, House  
Campbell County, KY photo 2

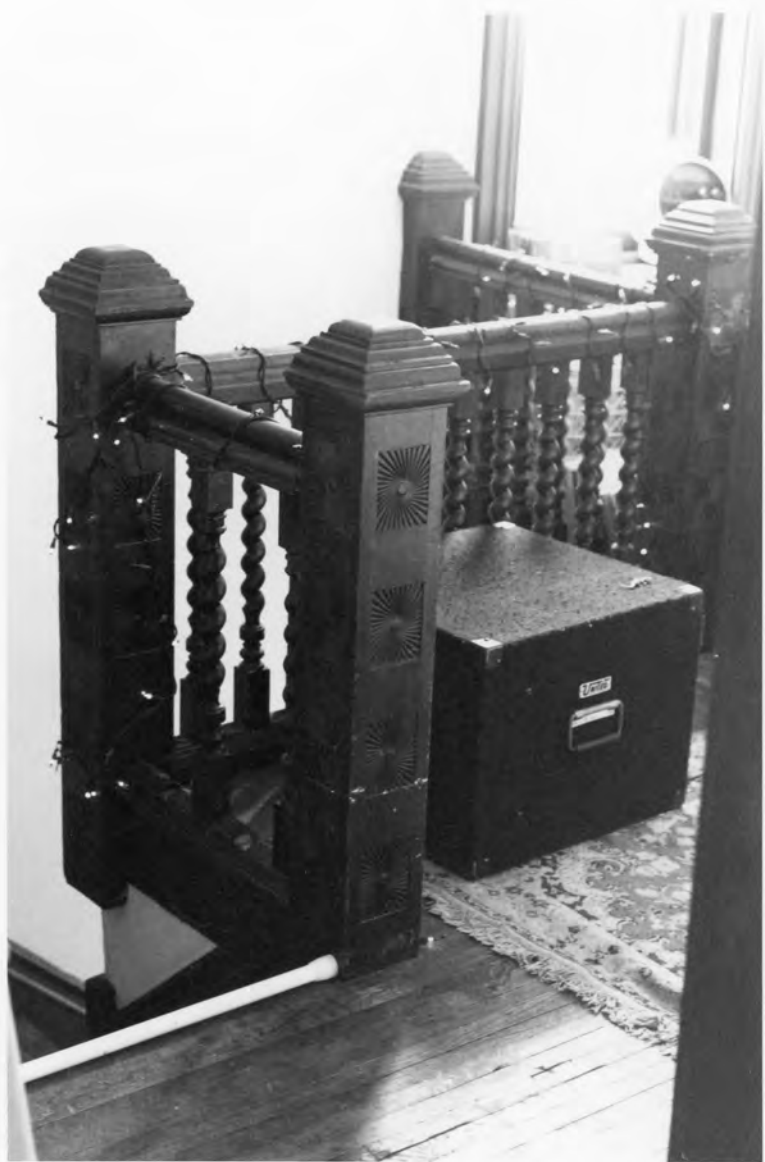


Saven, August, House photo 3  
Campbell County, KY





Saven, August, House Photo 4  
Campbell County, KY



Saven, August House,  
Cumberland County, KY

photo 5



Saven, August House Photo 6  
Campbell County, KY



Saven, August, House  
Campbell County, KY

Photo 17



Sauer, August, House photo 8  
Campbell County, Kentucky

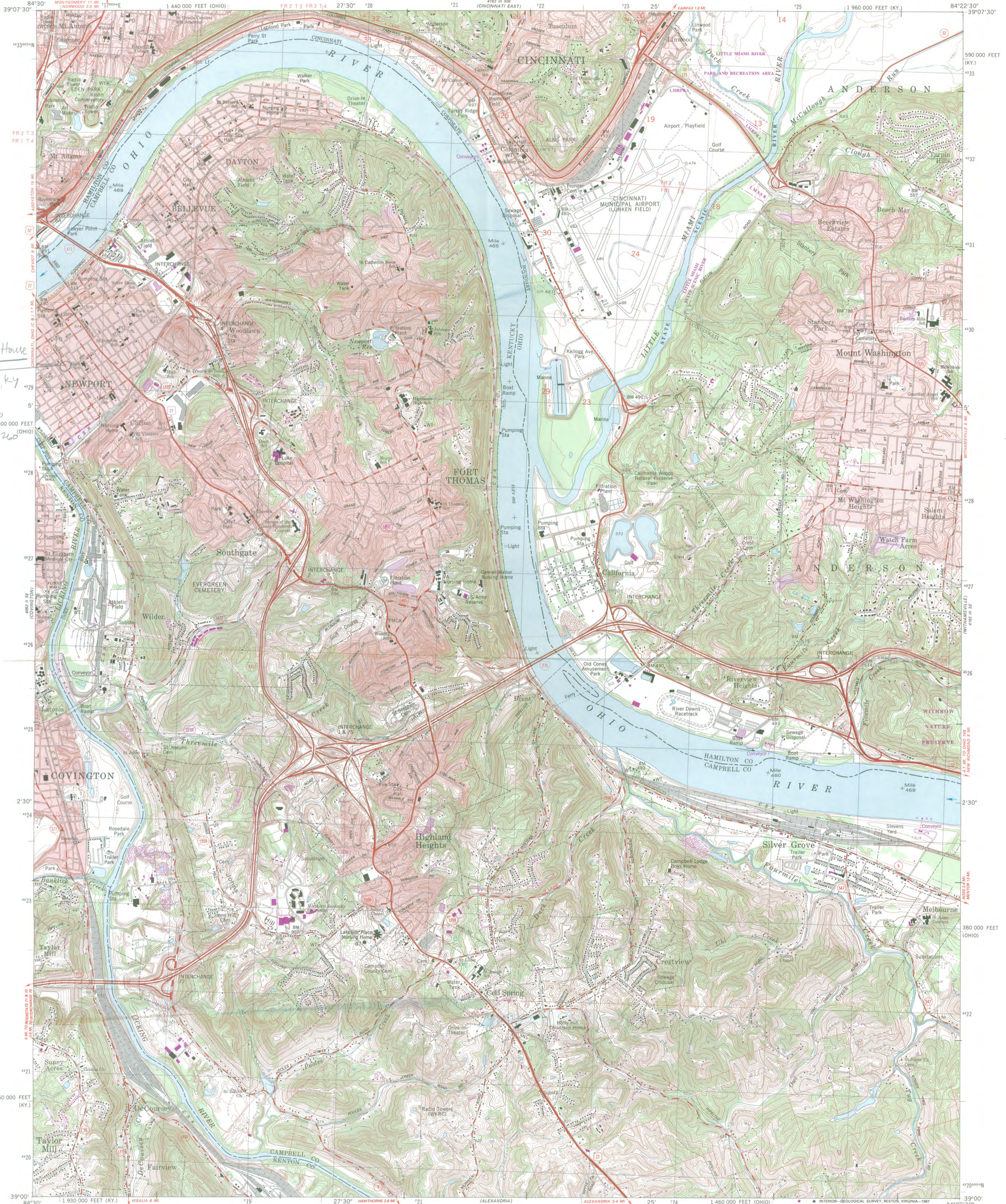


Saven, August, House  
Campbell County, KY

Photo 9

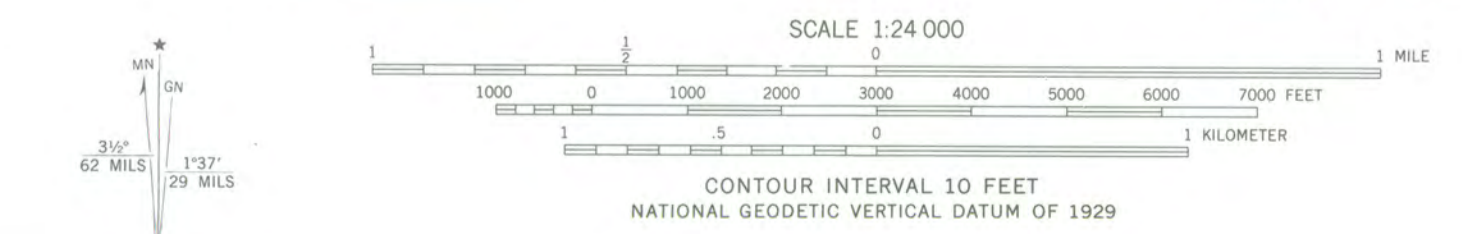


Saven, August, House  
Campbell County, KY photo 10



Sauer, August, House  
Campbell Co, KY  
Zone 16  
Easting 716 560  
Northing 4329 260

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 Miamis  
Land lines based on the Great Miami River Base. Dotted land lines established by private  
subdivision of the Symmes Purchase



ROAD CLASSIFICATION  
Primary highway, hard surface ———— Light-duty road, hard or improved surface ————  
Secondary highway, hard surface ———— Unimproved road ————  
Interstate Route ———— U.S. Route ———— State Route ————

UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET  
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  
August Sauer House  
832 Central Avenue, Newport, KY  
16 / 716 560 / 4 329 260

There may be private inholdings within the boundaries  
of the National or State reservations shown on this map  
Revisions shown in purple and woodland compiled in cooperation  
with State of Kentucky agencies from aerial photographs taken 1984  
and other sources. Contours not revised. This information not field  
checked. Map edited 1987  
Purple tint indicates extension of urban areas

NEWPORT, KY.-OHIO  
SW/4 EAST CINCINNATI 15' QUADRANGLE  
39084-A4-T-024  
1983  
PHOTOREVISED 1987  
DMA 4162 III SW-SERIES V853





Education, Arts and Humanities Cabinet

**KENTUCKY HERITAGE COUNCIL**

The State Historic Preservation Office

**Paul E. Patton**  
Governor  
**Roy Peterson**  
Cabinet Secretary

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

July 1, 1997

Ms. Carol Shull, Keeper  
National Register of Historic Places  
National Park Service, U. S. Department of Interior  
1100 L Street, N. W.  
PO BOX 37127  
Washington, D. C. 20013-7127

Dear Ms. Shull:

The following Kentucky properties were approved at the May 26, 1997 State Historic Preservation Review Board meeting:

**Battle of Sacramento Battlefield**, McLean County, Kentucky  
**Clifton**, Oldham County, Kentucky  
**Sauer, August, House**, Campbell County, Kentucky  
**Elizabethtown City Cemetery**, Hardin County, Kentucky  
**Darby House**, Hopkins County, Kentucky

I request you enter these properties in the National Register of Historic Places. Thank you for considering these properties for listing.

Sincerely,

David L. Morgan  
State Historic Preservation Officer

