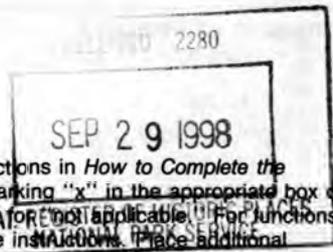


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

Sub
rev
1290



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 Metcalfe-Stephens House
other names/site number KE-I-3

2. Location

street & number 5241 Madison Pike not for publication
city or town Independence vicinity
state Kentucky code KY county Kenton code 117 zip code _____

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, SHPO and
Executive Dir., KHC 9-23-98
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 Patrick Andrews Date of Action 11/12/98

Metcalfe-Stephens House
Name of Property

Kenton Co., KY
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing

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

Architectural Significance of Independence, Kenton Co., KY

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation cut stone

walls Wood weatherboard

roof Slate and Asphalt

other _____

Narrative Description

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

United States Department of the Interior
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Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

DESCRIPTION: The Metcalfe-Stephens house (KE-1-3) is an ornate and turreted Queen Anne frame residence, which dates from 1887. The house contains ten rooms with a front winding staircase of cherry wood spindles leading to the front upstairs bedrooms, and a more simply designed back staircase leading to the back upstairs bedroom. The latter was designed for use as a servants quarters. Of the four upstairs bedrooms, two have fireplaces with ornate mantles. The front bedroom has a separate dressing room with access to the garret storage area above the room. In 1949 a bathroom was added to the upstairs, portioning a section of the long hallway for this purpose.

The downstairs kitchen and dining room have pine wainscoting reaching one-third of the way up the walls. A butler's pantry led from the kitchen to the dining room. This pantry was converted into a downstairs bathroom in 1949. The dining room and the living room both have fireplaces with ornate mantles. The middle room, known as the parlor, was and continues to be the room where the family gathers for informal conversation.

The outside of the house features a complex roof line with a profusion of gables. The facade is dominated by a slightly projecting, front two-gabled pavilion facing Madison Pike. The most prominent feature is a turret rising from the second story that culminates in an octagonal belvedere and slate-clad "witch's cap". Turret and gables are clad in patterned wooden

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Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

shingles (fishscale, sawtooth, etc.); the body of the house is in clapboard. The body of the roof is clad in asphalt shingles, probably slate originally. There is a rock-faced fieldstone foundation. Jigsaw brackets, with incised floral motives, support the cornice, which features a simple paneled frieze. Decorative turned wooden braces enhance the front gable. The windows are double hung wooden sash with 1/1 lights; most upper lights are trimmed with colored glass panes in the Queen Anne manner. The front pavilion features a rectangular oriole bay. Front-gabled board and batten carriage house is at the rear of the property.

To the back of the house stands the original carriage house. Built in 1887 at the time of the building of the house, it is a two story frame structure with an asphalt roof in a peaked frame. The upper story has three windows and was originally used as a resting place for the stable boys who cared for the horses housed in the carriage house. The right side of the carriage house housed the horse drawn buggies used at the turn of the century for transportation. The left side of the carriage house was the stable for the two horses. In more recent times the portion of the building used for housing the horse drawn buggies has been used to house an automobile. The original structure of the building has not been changed from it's original design. It has been maintained in good repair and contributes to the historic legacy of the property.

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Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Originally the property had a stone fence in front at street level. That was removed in the 1920's and the twenty foot slope leading to the house was landscaped with six concrete steps connecting to the winding sidewalk that leads from the front to the rear of the house. The lawn has always been adorned with flowers of many varieties including antique roses, irises, gladiola, and morning glories. A small garden space for cannas, approximately 7' by 20', is off the kitchen area to the side of the house.

A cast iron hand pump well is located between the sidewalk and the gravel driveway to the back of the property. Until 1969 this well, 12' wide and 30' deep, supplied the house with water; it continues to be a working well to this day. City water was connected in 1969.

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

ca. 1887

Significant Dates

ca. 1887

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

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:

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

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

Independence Quad

3														
	Zone		Easting											
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 Mona Gail McDonald

organization _____ date February 1998

street & number 243 East SKyview telephone 210-433-1544
210-696-2410

city or town San Antonio state Texas zip code 78228

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 Margaret Stephens

street & number 5241 Madison Pike telephone _____

city or town Independence state Kentucky zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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.

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National Park Service

Metcalf-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE: The Metcalfe-Stephens house (KE-1 -3) meets the National Register Eligibility Criterion C. It is an architecturally significant residence locally whose importance comes from its Queen Anne styling. It stands as the best example locally of Queen Anne style and is the finest High Victorian residence in the vicinity. The house has been evaluated within the historic context, "Architectural Significance in Residential Architecture in Independence, Kentucky, 1865-1945". The property was evaluated within that context by Margaret Warminski in 1985-86 when she surveyed and evaluated the town's architectural resources. The following draws on Ms. Warminski's narrative evaluation as expressed in the draft multiple property form.

The Metcalfe-Stephens house (KE-1-3) is located in the town of Independence, Kentucky in the rolling hill country of central Kenton County. The original town of Independence was centered along Kentucky Route 17, known variously as "Madison Pike", the "Independence Turnpike", the "Independence-Colemansville Pike", "State Road", and even "Main Street". The "Pike" which meanders southward from Covington, remains the city's major thoroughfare, and also boasts the area's largest

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Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

concentration of historic buildings. As the county seat, Independence continued to play an active part in the political life of the county. Notable local politicians who began their careers there included John G. Carlisle, Secretary of the Treasury; Kentucky Governor John Stevenson; and Lieutenant Governor Bryan.

As with any town, the built environment of Independence reflects the town's way of life. Many surviving buildings point to the importance of the local agricultural lifeways, being either farmhouses or the remnants of old farm steads that have since been subdivided. The vast majority are of frame construction and of simple, functional design. The long, narrow, single-pile I-house form, three or five bays wide with central hall, was popular. Another form commonly used was the two or three-bay, double-pile two-story rectangle with side passage plan.

According to Warminski's 1985-86 survey, the ornament of early Independence buildings was limited to modest Greek Revival-inspired entries with rectangular transoms and flanking sidelights, and simple eave brackets or returns. Later examples might boast a spindled front porch. Roofs were, for the

United States Department of the Interior
National Park Service

Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

most part, side-gabled; chimneys were located on end walls; windows featured multi-pane sash.

However, not all building was so modest in character. A few stylish residences and farm homes were built during the late nineteenth and early twentieth centuries, exhibiting a growing wealth and consciousness of the latest fashions in house design. These houses possess the Queen Anne, Princess Anne and American Foursquare styles. The best example of a late nineteenth-century high-style dwelling is the Metcalfe-Stephens House on Madison Pike. This ornate and turreted Queen Anne frame residence, which dates from 1887, is one of the major landmarks of the old town of Independence. On January 19, 1887 the lot on which the house stands was sold by W. A. and Mary L. Yantis to Dr. T. T. Metcalfe. The present house was apparently built for Metcalfe soon afterward. The Metcalfes resided in this house until 1908 when they sold the property to St. Cecilia Catholic Church for use as a rectory. The Diocese sold it in 1914 to Howard and Bessie Stephens. The house contains ten rooms and is located on the west side of Madison Pike one block north of the Courthouse. Its picturesque, asymmetric plan is typical of the style and features a two and a half story main block with two story

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Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

rear wing.

Additionally, the house is notable for its association with an important individual, Howard A. Stephens. Stephens, son of a Kenton County pioneer family, was born in 1884 and married Bessie Adams in 1909. In 1910 he became cashier of the Bank of Independence; he became its president four years later. As president of the Bank he worked assiduously as an advocate for the agricultural community of his town. In 1915 he became county treasurer. During World War I he was chairman of the Red Cross Drive for Independence and a member of the Kenton County Liberty Loan Executive Committee. He was an active member of the French Bauer Company. After the War, the Bank of Independence built a new headquarters under Stephens' leadership. In his later years he was town mayor and police judge. His tenure in the Metcalfe-Stephens home was of long duration, and he resided there until his death in 1969. The house is still owned and occupied by his daughter, Mary Margaret Stephens, and has been carefully preserved by her.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Metcalf-Stephens House
Kenton County, KY
Historic Resources of Independence KY MRA

BIBLIOGRAPHY

Kenton County Deed Records for the city of Independence
Deed Book 46, page 578; Book 57, page 216; Book 62, page 120.

Kerr, *History of Kentucky*. Volume IV. 1922.

Sanborn Insurance Maps of Independence. 1910 series.

United States Department of the Interior
National Park Service

Metcalfe-Stephens House
Kenton County, KY

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

BOUNDARY DESCRIPTION AND JUSTIFICATION:

Beginning at a point along the west line of Madison Pike, said point being its point of intersection with the south line of the Metcalfe-Stephens property, then proceeding along the west line of Madison Pike north $35 \frac{3}{4}$ degrees; east 82 feet; thence in a northwesterly direction north $53 \frac{3}{4}$ degrees, west $168 \frac{7}{10}$ feet to the W. A. Bryson line; thence with the same line $22 \frac{3}{4}$ degrees; west $82 \frac{1}{2}$ feet to the corner of the said 55 line; thence with the line of the same south $54 \frac{1}{2}$ degrees; east 149 feet to the point of beginning.

The above boundary description is taken from Deed Book 62 page 120 and includes less than 1 acre with approximate 82 foot frontage on Madison Pike and 182 foot depth between parallel lines. Included in the nominated property is the house, carriage house, curvilinear driveway, and surrounding lawn. The boundary was drawn to include the significantly built resources and an appropriate amount of green space setting.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number photos Page 1

Metcalfe-Stephens House
Kenton County, KY

SAME INFORMATION FOR ALL PHOTOGRAPHS

Name: Metcalfe-Stephens House
Location: 5241 Madison Pike, Independence, Kenton County, KY
Location of Negatives: Kentucky Heritage Council, Frankfort, KY
Photographer: L. Martin Perry
Date of Photograph: July 1998

Photo 1: Main facade, to northwest
Photo 2: Main facade, to southwest
Photo 3: Back and side, to northeast
Photo 4: Back and side, to southeast
Photo 5: Carriage House, to east

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Metcalfe--Stephens House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: KENTUCKY, Kenton

DATE RECEIVED: 9/29/98 DATE OF PENDING LIST: 10/14/98
DATE OF 16TH DAY: 10/30/98 DATE OF 45TH DAY: 11/13/98
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98001290

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: Y 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 Andrus DISCIPLINE Historian

TELEPHONE DATE 11/12/98

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





Metcalfe-Stephens House

Kenton Co., KY

Photo 2



Metcalfe-Stephens House

Kenton Co., Ky

Photo 3



Metcalfe-Stephens House Kenton Co., Ky photo 4



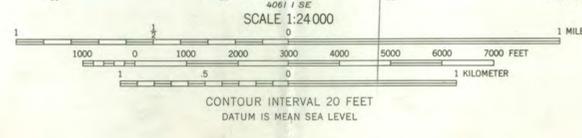
Metcalfe-Stephens House Kenton Co., Ky Photo 5





Metcalf-Stevens
House KE-5-3
Kenton Co, KY
Independence Quad
Zone 16
Easting 712 900
Northing 4313 340

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1949. Field checked 1950. Revised 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on Kentucky coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled in cooperation with Kentucky Geological Survey from aerial photographs taken 1969
This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242,
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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U. S. Route
	State Route

INDEPENDENCE, KY.
NE 1/4 WALTON 15' QUADRANGLE
N 3852.5 - W 8430.7.5
1961
PHOTOREVISED 1969
AMS 4061 1 NE-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

September 18, 1998

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service, U. S. Department of Interior
1849 C St. NW Room NC 400
Washington, D. C. 20240

Dear Ms. Shull:

Enclosed is documentation for the **Metcalf-Stephens House**, Kenton County, Kentucky. This property was recommended for listing by the Kentucky Historic Preservation Review Board at their September 23, 1986 meeting. Subsequent to that meeting, a staff member found errors on the form and asked the preparer to make revisions to eliminate those errors. That consultant did not make the changes. Consequently, the nomination form was set aside.

Recently that form was revisited and revised for submission. While the revisions go beyond those recommended by staff in 1986, they do not constitute a substantive change in the justification of eligibility. The form continues to assess the architectural significance of the structure, and the final Statement of Significance provides more detail than it did originally to support its conclusion. The form is submitted to you, reformatted according to today's documentation standards.

Kentucky Heritage Council National Register Coordinator, Mr. Marty Perry, visited the site on August 17, 1998, to investigate the change that has occurred to the property between Board approval in 1986 and the present. He found no evidence of changes. The house retains a great deal of historic building fabric, as it had in 1986. Thus, the house retains the majority of its original materials and design.

As State Historic Preservation Officer, I conclude the property meets National Register eligibility criterion C. We appreciate the consideration given by the National Register to the historic significance of this Kentucky property.

Sincerely,

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





Education, Arts and Humanities Cabinet

KENTUCKY HERITAGE COUNCIL

The State Historic Preservation Office

98-1290
wkly list of
11/13

Paul E. Patton

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Cabinet Secretary

David L. Morgan

Executive Director
and SHPO

November 17, 1998

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service, U. S. Department of Interior
1849 C St. NW Room NC 400
Washington, D. C. 20240

Dear Ms. Shull:

Please add this letter to the nomination file for the Kentucky property **Metcalf-Stephens House**, Kenton County, which we submitted to you for consideration under a cover dated September 18, 1998. This letter intends to document that the owner is aware of the current effort to nominate her house and supports that action.

Mrs. Margaret Stephens has been the owner and occupant of the building since the property was originally considered by the Kentucky Historic Preservation Review Board in 1986 and continues in that capacity today. We offer two pieces of evidence for our conclusion that Ms. Stephens was aware of, and supports, the effort to nominate her house in 1998, just as she was and did in 1986.

First, it was Mrs. Stephens' agent and niece, Mona McDonald (San Antonio, Texas, phone: 210-696-2410 x122) who provided my staff updated documentation that the property continued to possess the qualities that made it architecturally significant in 1986. Ms. McDonald worked with Mr. Marty Perry, the Heritage Council's National Register coordinator, to ensure that the claim for eligibility was justified according to current norms. It was the desire of Mrs. Stephens that led Ms. McDonald to initiate work so that listing could occur.

Second, Mr. Perry visited the residence to obtain current photographs for the property and met with Mrs. Stephens in person. He has indicated that she expressed delight that listing may be nearing.

As State Historic Preservation Officer, I urge you to consider that the notification in 1986, continuous ownership by Mrs. Stephens, and her ongoing desire to be listed, indicates sufficient owner awareness and support as called for by 36 CFR 60.6. Thus, I request that you list this significant Kentucky property.

Sincerely,

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

cc: Mona McDonald
Margaret Stephens



300 Washington Street
Frankfort, Kentucky 40601

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