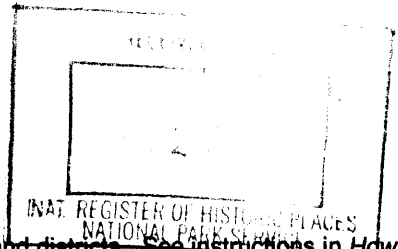


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

918



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 any 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 Erlanger Proper Subdivision Historic District

other names/site number N/A

2. Location

street & number See Continuation Sheet not for publication N/A

city or town Erlanger vicinity N/A

state Kentucky code KY county Kenton code 117 zip code 41018

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

David L. Morgan, SHPO and
Executive Director, KHC

6-18-02
Date

Signature of certifying official/Title

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 commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this 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):

for
Signature of the Keeper

Edson H Beall

Date of Action

9/6/02

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

Contributing	Noncontributing	
173	51	buildings
		sites
	2	structures
		objects
173	53	Total

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

Historic and Architectural Resources of the City of Erlanger,
Kenton County, Kentucky, c. 1820-1951

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

EDUCATION/school

COMMERCIAL/specialty store

TRANSPORTATION/rail-related

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RELIGION/church

COMMERCIAL/specialty store

RECREATION AND CULTURE/museum

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Stick/Eastlake

LATE VICTORIAN/Queen Anne

Refer to Continuation Sheet

Materials

(Enter categories from instructions)

foundation STONE/sandstone; BRICK; CONCRETE

walls BRICK; STONE; WOOD/weatherboard;

SYNTHETICS/vinyl

roof ASPHALT; SLATE

other _____

Narrative Description

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

Refer to Continuation Sheets

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

c 1820-c. 1951

Significant Dates

c. 1820

Significant Person

(Complete if Criterion B is marked above)

N/A

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 a 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

Cultural Affiliation

Undefined

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 50 acres

U.S.G.S Quadrangle: Covington, Kentucky-Ohio

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	Zone	Easting	Northing	
1	16	707360	4321580	3	16	707900	5	16	707980	4321300
2	16	707460	4321700	4	16	708020	6	16	707720	4321160

N/A 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 David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc. date July, 2001

street & number 9 Walnut Street telephone 814-849-4900

city or town Brookville state PA zip code 15825

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 the SHPO or FPO.)

name Multiple owners

street & number _____ telephone _____

city or town _____ state _____ 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 the 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 Project (1024-0018), Washington, DC 20503.

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**Erlanger Proper Subdivision Historic
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2. Location

Street and number: portions of Crescent Avenue, Queen, Home, Cowie and Hulbert Avenues, Lake, and Elm Streets, Division, Clay, Center, and Locust Streets, Commonwealth and Graves Avenue, and Dixie Highway

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Section Number 7 Page 1

7. Description

Architectural Classification, continued

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/American Foursquare

Narrative Description

The Erlanger Proper Subdivision Historic District is a nearly exclusively residential historic district of fifty acres, located in the City of Erlanger, in northern Kenton County, Kentucky, approximately six miles south of the Ohio River. The district is a representative of Property Type V, *historic district*, as described in the Multiple Property Documentation Form, "Historic and Architectural Resources of the City of Erlanger, Kenton County, Kentucky c. 1820-1951."

The district consists of a physically-cohesive group of two hundred twenty-six properties, of which two hundred twenty-four are buildings and two are non-contributing structures. One hundred seventy-three of the properties (79%) contribute to the character of the district and fifty-three (21%) are non-contributing. Most non-contributing resources date from outside the c. 1820-c. 1951 Period of Significance of the district; the extent of alteration of some other properties has resulted in a loss of historic architectural integrity and their classification as non-contributing resources. Except for major modifications to the Dixie Highway which brought about the loss of most of Erlanger's historic commercial architecture, the district retains much of the character which it had at the end of the Period of Significance shortly after World War II.

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Approximately ten percent of the resources in the Erlanger Proper Subdivision Historic District pre-date 1900, approximately eighty percent of the resources were constructed between 1900 and 1951, and the remaining approximately ten percent post-date 1951. While other areas of northern Kentucky (e. g., Covington, Newport, Burlington, etc.) developed earlier, Erlanger's significance lies in its position as early planned community whose predominating character is that of a late nineteenth- and early-twentieth-century northern Kentucky suburb planned by a syndicate of land speculators, which developed initially along an overland route and railroad and which grew significantly with the advent of the automobile in the 1920s and 1930s.

The architecture of the Erlanger Proper Subdivision Historic District retains an abundance of character-defining features including original finishes, massing, roof forms, fenestration, and foundation materials. The district consists principally of modestly-scaled domestic architecture of one, one-and-one-half, and two stories in height. Within the district, various streets in the Subdivision run parallel and perpendicular to Commonwealth Avenue, which is one of the district's principal thoroughfares and a major artery for the entire City. The majority of the architecture in the district is of wood construction; fewer than ten percent is of masonry. Most homes retain front porches of varying scales and forms along with associated domestic outbuildings. Larger dependencies are included in the resource count, while smaller outbuildings are treated as low-scale landscape features and are not represented in the count.

The nominated area retains integrity and clearly conveys the district's sense of identity as a nineteenth- and twentieth-century northern Kentucky planned community. All of the buildings in the district retain integrity of setting and location, since nearly all remain on their original site. It is known that three properties have been moved. The Cincinnati Southern Depot (Resource No. 11; KE-E-28) was moved about one hundred feet as a preservation measure and remains adjacent to the railroad, retaining its integrity of setting. The houses at 3318 Queen Street; Resource No. 213; KE-E-83) and 35 Erlanger Road (Resource No. 121;

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KE-E-41) were moved well within the Period of Significance of the district and have acquired integrity of location on their present sites. Integrity of design is reasonably high in the district as a whole, with most properties retaining their original scale, massing, patterns of fenestration, and roof form. Few areas are immune to the use of synthetic building materials and Erlanger is no exception. However, while synthetics have been applied to some of the properties in the district, viewed in its entirety the nominated area retains an acceptable degree of integrity of materials including historic exterior finishes, porch detailing, foundation materials, etc. The district retains integrity of association with reference to its links to the Erlanger Land Syndicate, to the railroad, and to the Covington-Lexington Turnpike which later became the Dixie Highway.

The Erlanger Proper Subdivision Historic District lies on either side of Commonwealth Avenue (Kentucky State Route 236), which leads from the Dixie Highway (originally known as the George Town Road, later the Covington-Lexington Turnpike, and eventually designated as U. S. Routes 25 and 42) northwesterly to the City limits. Northwest of the district are Interstate 71 and 75 which follow the same roadway. Beyond these highways is the Greater Cincinnati-Northern Kentucky International Airport, a major economic factor in all of northern Kentucky. The district is arranged in a grid of streets without alleys. Moving from the Dixie Highway northwest, the following streets are in the district: Crescent Avenue, Home, Queen, Lake, and Elm Streets, and Hulbert and Cowie Avenues.¹ Moving from the northeastern boundary of the district to the southwest are Division, Clay, Center, and Locust Streets, Erlanger Road, and Commonwealth and Graves Avenues. All of the streets in the district are asphalt-paved and concrete sidewalks are found in much of the area. Street lighting employs modern pole-mounted "cobra-head" lighting devices.

¹The land containing Home, Cowie, and Hulbert Avenues was part of the original Subdivision but was not initially surveyed into streets and building lots.

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The topography of the Erlanger Proper Subdivision Historic District is essentially flat and the building lots reflect the further subdivision of the original two hundred twenty lots which were laid out by the Erlanger Land Syndicate in 1887. Property setback lines are uniform throughout much of the district and landscaping includes lawns both large and small.

The buildings in the district are rectilinear in form and generally vary in height between one and two-and-one-half stories. The many Bungalows in the district are one-and one-half stories in height. Most buildings in the district are roofed with gable roofs oriented both laterally and with a gable-end orientation to the street. American Foursquares generally have pyramidal or hipped roofs. Dutch Colonial Revival properties exhibit the characteristic gambrel roofs which help to define that style. The majority of the roofs are clad in asphalt shingles; a few examples of historic slate roofs remain in the district and some buildings have standing seam roofs. Some historic chimneys have been retained, while others have been removed in the course of retrofitting heating systems and replacing roofs. Most fenestration is flat-topped, one-over-one lights, with little ornamentation. Some Colonial Revival-style homes exhibit multi-light sash and Palladian window motifs. The majority of the nineteenth-century buildings in the district rest on substantial foundations of coursed stone; brick foundations appear only rarely. Most of the twentieth-century homes are built on foundations of concrete block; units with a rock-faced profile are the preferred foundation material for these later homes.

Two non-contributing structures are found in the district. One is a modern picnic pavilion (Resource No. 12) associated with the adaptively-re-used railroad depot and the other is a modern utility building and cellular communications tower enclosed within a chain link fence (Resource No. 6) and also adjacent to the depot.

The architectural character of the Erlanger Proper Subdivision Historic District is one of diversity, with some nineteenth-century design modes represented, but consisting mainly of twentieth-century styles including Neo-Classical Revival, Colonial Revival, Dutch Colonial

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Revival, Bungalow, Cape Cod, and American Foursquare. Interspersed along nearly every block are homes of a purely vernacular character,² executed without reference to any particular building style. Some examples of early traditional house types are found in the district, including side-passage, single-pile homes and central-passage, single-pile homes. More formally-designed homes include the Queen Anne-style home at 134 Center Street (Resource No.63), the Georgian Revival-style home at 124 Graves Avenue (Resource No. 162), a Colonial Revival-style commercial building at 3326 Crescent Avenue (Resource No. 7) and a yellow brick Neo-Classical Revival-style cottage at 314 Graves Avenue (Resource No. 165).

Residences incorporating elements of the nineteenth-century Eastlake style—principally in porch detailing—include 3302 and 3212 Crescent Avenue, 134 Center Street, 131, 137, and 315 Commonwealth Avenue, and 307 Erlanger Road (Resource Nos. 19, 26, 136, 141, 151, and 173, respectively). The Colonial Revival is represented by the former Erlanger School District Office at 39 Erlanger Road (Resource No. 118), by the Georgian Revival-style Col. Hubbard Bruckner House at 30 Commonwealth Avenue (Resource No.134), and by the residences at 3322 and 3222 Crescent Avenue, 311 Commonwealth Avenue, and 114 Graves Avenue (Resource Nos. 8, 23, 148, and 160, respectively).

Bungalows are the most oft-repeated style in the district. Representative examples include 3310, 3306, and 3326 Crescent Avenue, 5, 7, and 125 Division Street, 120 Clay Street, 114, 110, 109, and 25 Center Street, 24, 23, 25, 26, 27, 106 Locust Street, 110, 29, 209, 207, and 201 Erlanger Road, 314 Commonwealth Avenue, 22 Graves Avenue, 3411, 3412, and 3407 Cowie Street and 3510 Home Street (Resource Nos. 15, 17, 21, 32, 35, 38,

²For the purposes of this document, the term “vernacular” conforms to the definition appearing in Wade Bucher’s *Dictionary of Building Preservation* [New York: John Wiley & Sons, 1996]: “a building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms.”

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54, 68, 71, 72, 80, 95, 96, 97, 98, 99, 104, 112, 124, 177, 178, 179, 150, 158, 189, 190, 193, and 208, respectively).

Dutch Colonial Revival-style design in the district includes the gambrel-roofed homes at 3308 Crescent Avenue, 135 and 19 Center Street, 101 Locust Street, the repetitive houses at 18 and 20 Graves Avenue, and 3205 Lake Avenue (Resource Nos. 16, 62, 83, 102, 156, 157, and 222, respectively). American Foursquares in the district include 3218 Crescent Avenue, 125 Commonwealth Avenue, 312 Graves Avenue, 3513 Cowie Avenue, and 3504 and 3535 Elm Street (Resource Nos. 25, 139, 164, 181, 198, and 204, respectively).

As noted earlier, the Erlanger Proper Subdivision Historic District retains historic and architectural integrity. Although modest in its scale and detailing, the overall character of the district is intact and represents the early growth and maturity of this settlement-turned-village-turned-city throughout its one hundred seventy-year long Period of Significance. Limited demolition has occurred (principally along the Dixie Highway) and only a very small number of newer buildings have been built within the boundaries of the nominated area. The most significant losses have been the city's historic churches, all of which have been replaced with modern buildings. Alterations to buildings within the district include the application of non-historic siding, some of which likely began within the Period of Significance, and the installation of replacement windows which likely has occurred outside the Period of Significance. These alterations are dispersed widely throughout the district and do not detract significantly from the ability of the nominated area to reflect its appearance throughout the Period of Significance.

Viewing all of the above factors in the aggregate, the Erlanger Proper Subdivision Historic District is an architecturally-cohesive planned suburb which began to mature in the economic shadow of the railroad and reached maturity with the advent of the automobile. The nominated area retains integrity and contains two hundred twenty-six modestly-scaled proper-

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ties, primarily of residential character but also including a few commercial buildings, the 1870s Cincinnati Southern Depot, an 1889 schoolhouse (converted to residential occupancy) and several churches erected outside the Period of Significance of the district.

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RESOURCE INVENTORY

The following properties lie within the Erlanger Proper Subdivision Historic District. All are considered to be contributing features within the context of the district except those whose description is followed by “(NC),” indicating their status as non-contributing elements for the reasons described in Section 7 of this document. The “KE-E” number refers to the resource number for each property within the district which was surveyed as part of the City’s 1998 reconnaissance-level cultural resources survey.

1. 3424 Dixie Highway two-story Italianate commercial building of brick construction with slip-covered second story and in-filled store front with resulting loss of integrity. (c. 1890; NC; KE-E-68)
2. 3420 Dixie Highway one-story brick commercial building, built outside the Period of Significance of the district. (NC)
3. 3404-3418 Dixie Highway interconnected commercial building of brick construction, built outside the Period of Significance. (NC)
4. 3332 Crescent Avenue two-story gabled ell residence of wood construction with shed roof porch in the angle of the ell, windows flat topped 2/2; intersecting gable roof clad in asphalt, non-historic siding. (c.1890; KE-E-25)
5. 3330 Crescent Avenue two-story commercial building of wood construction with gable roof and gable-end orientation to the street. Original storefront configuration with display windows and transom

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panels; three-bay upper facade with flat topped windows; non-historic siding (c. 1890; KE-E-30)

6. opp. 3330 Crescent Avenue single-story modern utility building and cellular communication tower surrounded by chain link fence, built outside the Period of Significance of the district. (NC)
7. 3326 Crescent Avenue two-story L-shaped vernacular residence of wood construction set on a foundation of stone with flat-topped windows; single-story porch in the angle of the ell; non-historic siding; a single-story automobile garage of wood frame construction with gable roof and gable-end orientation is east of the house. (c. 1890; KE-E-27)
8. 3222 Crescent Avenue two-story Colonial Revival- and Italianate-styled commercial building of brick construction with the exterior generally unaltered from the original, incorporating round-arched and semi-elliptical-arched openings and a metal cornice. (c. 1890)
9. 3320 Crescent Avenue two-story Italianate vernacular residence of wood construction with a two-bay facade and metal cornice; windows flat topped with replacement sash. (c. 1890; KE-E-29)
10. 3318 Crescent Avenue two-story Italianate residence of brick construction, a repetitive property type, identical to 3320 Crescent Avenue, with a two-bay facade, flat topped windows, and metal cornice (c. 1880; KE-E-30)

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11. 3319 Crescent Avenue single-story railroad depot of wood construction clad in ship-lap siding, with gable roof and characteristic overhang supported by large brackets; the property was moved a short distance in order to assure its preservation; rehabilitated for local history museum (1875; KE-E-28)
12. 3315 Crescent Avenue single-story outdoor picnic pavilion of wood construction built outside of the period of significance. (NC)
13. 3316 Crescent Avenue two-story vernacular residence of wood construction with laterally-oriented gable roof and flat top windows; single-story bay window on right side of facade; non-historic siding (c. 1890; KE-E-31)
14. 3312 Crescent Avenue two-story Queen Anne vernacular residence of wood construction with intersecting gable roof and large square tower at the left front of the property, windows flat topped 1/1; a single-story hipped-roofed porch is on the facade, non-historic siding (c. 1890; KE-E-32)
15. 3310 Crescent Avenue 1½-story Bungalow of wood construction with laterally oriented gable roof and large shed dormer on the facade recessed front porch (c. 1920)
16. 3308 Crescent Avenue 1½-story Dutch Colonial Revival-style residence of wood construction with a gambrel roof and shed dormers on the sides; windows flat topped; non-historic siding; single-story original wood porch extends across the facade (c. 1920; KE-E-33)

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17. 3306 Crescent Avenue 1½-story Bungalow of wood construction with laterally-oriented gable roof and a shed dormer on facade, recessed front porch supported by battered posts; windows flat-topped (c. 1920; KE-E-34)
18. 3304 Crescent Avenue two-story vernacular residence of wood construction with multiple gable roof; windows flat topped 1/1 non-historic siding and replacement windows (c. 1890)
19. 3302 Crescent Avenue two-story vernacular residence of wood construction, ell-shaped in plan, with intersecting gable roof; Eastlake-style porch with turned ornament is on the facade. (c. 1890)
20. 3228 Crescent Avenue 2½-story vernacular residence of wood construction with intersecting gable roof; clad in asbestos siding; windows flat topped with decorative heads; single-story hip roofed porch; stone foundation (c. 1890)
21. 3326 Crescent Avenue 1½-story Bungalow of wood construction with laterally oriented gable roof and gable dormer on facade; recessed front porch supported by square posts; rock faced concrete block foundation. (c. 1920; KE-E-36)
22. 3324 Crescent Avenue 1½-story vernacular cottage of wood construction with gable roof and gable-end orientation to the street; windows flat-topped, with some original sash; single-story front porch extends across the facade. (c. 1920; KE-E-37)

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23. 3222 Crescent Avenue 2½-story Colonial Revival vernacular residence of wood construction with gable roof and gable-end orientation to the street; windows flat topped 1/1; a stylized Palladian window is in the pediment of the gable and a single-story gable roofed porch is on the facade. (c. 1910)
24. 3220 Crescent Avenue 1½-story cottage of wood construction with hipped roof and dormer on facade; windows flat topped with diamond paned upper sash; a single-story porch is recessed on the facade, supported by simple round columns; original lattice porch skirts intact (c. 1910)
25. 3218 Crescent Avenue two-story American Foursquare of wood construction with a two-bay facade, hipped roof, and broadly overhanging eaves; non-historic siding (c. 1920)
26. 3214 Crescent Avenue 2½-story vernacular residence of wood construction with hipped roof and an extended hip-roofed section on the right side of the facade; windows are flat topped with replacement sash, non-historic siding; a shed-roofed Eastlake-style porch with standing seam metal roof and turned and sawn ornament (c. 1890; KE-E-38)
27. 3212 Crescent Avenue two-story raised ranch house of modern construction built outside of the Period of Significance (NC)

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28. 3210 Crescent Avenue 1½-story brick cottage, L-shaped in plan, with a gable roof and gable-end orientation to the street; windows flat-topped without notable ornament. single-story hipped roofed porch with standing seam metal roof extends across the facade (c. 1890; KE-E-39)
29. 3206 Crescent Avenue single-story modern house of wood construction built outside the Period of Significance (NC)
30. 3204 Crescent Avenue 1½-story vernacular residence of wood construction with hip-ped and gable roof system, set on stone foundation with flat-topped windows. (c. 1890)
31. 3202 Crescent Avenue single-story cottage of wood construction built outside the Period of Significance (NC)
32. 5 Division Street 1½ story Bungalow of wood construction with laterally oriented gable roof and large gable dormer on the facade; recessed front porch; garage in basement; non-historic siding. (c. 1920)
33. 7 Division Street 1½-story cottage of brick construction with laterally-oriented gable roof and garage in basement (c. 1940)
34. 15 Division Street two-story vernacular residence of wood construction with gable roof and gable-end orientation to the street; two-bay facade; windows are flat-topped 1/1 with replacement sash. (c. 1900; KE-E-84)

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35. 17 Division Street 1½-story Bungalow of wood construction with laterally oriented gable roof and recessed front porch on facade, supported by battered posts; shed-roofed dormer on facade; windows flat topped without notable ornament; non-historic siding. (c. 1920)
36. 113 Division Street two-story modern residence built outside the Period of Significance (NC)
37. 117 Division Street single-story L-shaped cottage, vernacular in character, with intersecting gable roof and partially enclosed porch in the angle of the ell on the facade; windows flat topped with original 2/2 sash; non-historic siding. (c. 1900)
38. 125 Division Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and recessed front porch on facade, supported by battered posts and trimmed with a square wood balustrade, large shed dormer on facade. (c. 1920)
39. 17 Clay Street single-story cottage of wood construction with gable roof and gable end orientation to the street, clad in stained shingles; windows flat topped 1/1, without notable ornament; single-story gable roof porch on the facade (c. 1920; KE-E-86)
40. 18 Clay Street two-story raised ranch style house of modern construction built outside the Period of Significance of the district (NC)

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41. 19 Clay Street single-story vernacular cottage of brick construction built outside the Period of Significance (NC)
42. 20 Clay Street single-story vernacular residence of wood construction with laterally oriented gable roof and 3-bay facade with centered entryway (c. 1930)
43. 22 Clay Street one-story vernacular cottage of wood construction with laterally- oriented gable roof and recessed front porch on facade, supported by battered columns and set on brick piers; foundation of rock faced concrete block (c. 1920)
44. 23 Clay Street one-story vernacular cottage of wood construction with gable roof and gable-end orientation to the street, set on a foundation of stone; non-historic siding. (c. 1900)
45. 24 Clay Street 2½-story residence of wood construction with a veneer of brick applied to the first story and non-historic siding to the balance of the building with a resultant loss of integrity (NC; KE-E-87)
46. 25 Clay Street two-story vernacular residence of wood construction clad in asbestos shingles with intersecting gable roof and a single-story porch in the angle of the ell on the facade (c. 1900)
47. 26 Clay Street two-story vernacular cottage of wood construction with laterally- oriented gable roof, central chimney, and a single-

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- story projecting portico on the facade which yields a concrete porch; windows flat topped with multi-light sash (c. 1930)
48. 29 Clay Street 2½-story gabled ell of vernacular character with asbestos clad roof and non-historic siding windows flat topped, 1/1; single-story porch in the angle of the ell; brick foundation (c. 1900)
49. 30 Clay Street two-story American Foursquare of wood construction with hipped roof and side gable on right side of the facade, windows are flat topped, 1/1; a single-story hipped roof porch is on the facade, with a pediment over the main entrance which incorporates transom sash and sidelights; stone foundation (c. 1910)
50. 116 Clay Street two-story modern residence built outside the Period of Significance (NC)
51. 117 Clay Street single-story vernacular cottage of wood construction with gable roof and gable end orientation to the street; a single-story hipped-roofed porch on the facade has been enclosed in glass (c. 1920)
52. 119 Clay Street single-story vernacular cottage of wood construction set on a foundation of rock-faced concrete block; gable roof and gable-end orientation to the street; a single-story gable-end-oriented porch is on the facade, supported by replacement wrought iron columns (c. 1920)

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53. 122 Clay Street two-story American Foursquare of wood construction with hipped roof and side gable on left side of facade; original porch has been removed with resultant loss of integrity (NC; KE-E-90)
54. 120 Clay Street 1½-story Bungalow of wood construction set on a foundation of rock-faced concrete block, with a laterally oriented gable roof and recessed front porch supported by wooden posts and with a turned balustrade; the upper story is clad in diamond-shaped asphalt shingles and the first story in clapboard (c. 1920)
55. 123 Clay Street single-story cottage of wood construction with gable roof and gable-end orientation to the street, set on a foundation of rock faced-concrete block; non-historic siding (c. 1920)
56. 125 Clay Street single-story vernacular residence of wood construction set on a parged concrete foundation with hip roof and brick chimney; windows flat-topped without notable ornament (c. 1920)
57. 126 Clay Street single-story L-shaped cottage built outside the Period of Significance of the District. (NC)
58. 142 Center Street single-story vernacular cottage of wood construction, T-shaped in plan with an intersecting gabled roof clad in asphalt shingles; parged stone foundation; a single-story porch extends across the facade. (c. 1900)

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59. 139 Center Street single-story vernacular cottage of wood construction with laterally-oriented gable roof and a single-story gable-end-oriented porch on facade; built on a foundation of random rock-faced stone, and incorporating a single-car garage in the basement; non-historic siding; (c. 1920)
60. 137 Center Street single-story L-shaped vernacular cottage of wood construction with intersecting gable roof and a single-story open porch in the angle of the ell on the facade; windows are flat topped without notable ornament; non-historic siding. (c. 1900)
61. 136 Center Street single-story brick cottage of modern construction built outside the Period of Significance (NC)
62. 135 Center Street two-story Dutch Colonial Revival residence of wood construction, clad in non-historic siding, and capped with an gambrel roof of asphalt; a single-story hipped-roof porch extends across the facade. (c. 1920)
63. 134 Center Street large-scale 2½-story Queen Anne-style residence of wood construction set on a foundation of random ashlar stone with a distinctive rounded tower on the facade ornamented with a foliated beltcourse; the main roof is of a laterally-oriented gable form; a single-story Eastlake-style porch with a second floor balcony is on the facade and a similarly-detailed porch is on the south elevation (c. 1890; KE-E-82)

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64. 133 Center Street single-story vernacular cottage of ornamental yellow and buff brick construction with a laterally-oriented gable roof and a single-car garage in the basement. (c. 1930)
65. 122 Center Street two-story modern residence of wood construction built outside the Period of Significance. (NC)
66. 118 Center Street one-story vernacular cottage of wood construction built on a raised foundation of rock-faced concrete block and incorporating a single-car garage in the basement; gable roof and gable-end orientation to the street; gable-end oriented front porch. (c. 1920)
67. 119 Center Street 1½-story vernacular cottage of wood construction with intersecting gable roof and a single-story porch on left side; windows flat topped without notable ornament. (c. 1900; KE-E-81)
68. 114 Center Street 1½-story Bungalow of wood construction with laterally oriented gable roof and gabled dormers, incorporating a recessed porch supported by plain wood columns; set on a foundation of rock faced concrete block. (c. 1920)
69. 117 Center Street 1½-story vernacular cottage of wood construction with laterally oriented gable roof and a single-story front porch. (c. 1900)

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70. 111 Center Street 1½-story vernacular residence of wood construction set on a foundation of rock-faced concrete block and incorporating a single-car automobile garage in the basement, laterally oriented gable roof with gable-end-oriented front porch extending across the portion of the facade. (c. 1920)
71. 110 Center Street 1½-story Bungalow of wood construction with laterally oriented gable roof and shed dormer on the facade; windows flat-topped, set singly and in groups; a recessed porch extends across the facade and a single-story automobile garage is on the side of the building in the basement. (c. 1920)
72. 109 Center Street 1½-story Bungalow of wood construction with laterally oriented gable roof, set on a foundation of rock faced concrete block with a recessed front porch with replacement supports. (c. 1920)
73. 108 Center Street 1½-story cottage of wood construction with gable roof and gable-end orientation to the street, set on a foundation of concrete block with a single-car garage integrated into the basement; single-story gable-end-oriented front porch; windows flat-topped with original sash and no notable ornament; a nearly repetitive house type along with 102 and 106 Center Street. (c. 1920)
74. 107 Center Street one-story modern residence of wood construction built outside the Period of Significance. (NC)

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75. 106 Center Street one-story vernacular residence of wood construction with gable roof and gable-end orientation to the street; gable-end oriented porch is on facade foundation of rock faced concrete block with a single-story automobile garage in the basement; a nearly repetitive house type along with 102 and 108 Center Street (c. 1920)
76. 105 Center Street single-story vernacular residence of wood construction with laterally-oriented roof, three-bay facade, centered entryway, and a single-story gable-roofed porch centered on the facade. (c. 1920)
77. 102 Center Street single-story vernacular residence of wood construction set on a foundation of rock faced concrete block incorporating a single-car garage in the basement; gable roof with gable-end orientation to the street; two-bay facade with original sash and gable roof porch supported by battered columns and trimmed with a square wood balustrade a nearly repetitive house type along with 106 and 108 Center Street. (c. 1920)
78. 100 Center Street two-story vernacular residence of wood construction with multiple roof system and a symmetrical facade with flat topped windows; single-story hip roof porch with replacement supports. (c. 1900)
79. 26 Center Street one of the original Erlanger model homes, clad in stucco with gable roof and broad veranda on the facade with replacement

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- supports; some colored glass ornament remains. (c. 1887; KE-E-80)
80. 25 Center Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and recessed front porch supported by battered posts set on brick piers; concrete block foundation. (c. 1920; KE-E-79)
81. 23 Center Street two-story vernacular residence of wood construction with laterally oriented gable roof, set on a foundation of rock faced stone and incorporating a single-story front porch with plain wood columns; three-bay facade with centered entry. (c. 1900; KE-E-78)
82. 20 Center Street one of the Erlanger model homes clad in non-historic siding with significant modification to the fenestration and overall character with a resultant loss of integrity. (NC; KE-E-77)
83. 19 Center Street 1½-story Dutch Colonial Revival residence of wood construction with laterally-oriented gambrel roof and shed dormers on the side elevations; a single-story wood porch extends across the facade. (c. 1920; KE-E-76)
84. 14 Center Street 1½-story vernacular residence of wood construction with laterally-oriented gable roof, three-bay facade and single-story gable roof porch; set on a foundation of rock-faced concrete block. (c. 1920)

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85. 11 Center Street 1½-story residence of wood construction with hipped roof and large hipped dormers, incorporating a recessed porch on three sides which is supported by round wood columns. (c. 1890; KE-E-75)
86. 9 Center Street two-story vernacular residence of wood construction with multiple roof system, set on a foundation of rock faced rubble stone; windows flat topped with some original 2/2 sash intact; a single-story gable roof porch is on right side of facade. (c. 1890; KE-E-74)
87. 7 Locust Street single-story vernacular cottage of wood construction, L-shaped in plan, with brick chimney and ceramic tile chimney pots; a single-story porch is in the angle of the ell on the facade; windows flat topped without notable. (c. 1900; KE-E-91)
88. 14 Locust Street two-story vernacular residence of wood construction with two-bay facade and a single-story veranda extending across the facade and wrapping around a portion of the right side; windows are flat-topped without notable ornament; laterally oriented gable roof; stone foundation (c. 1900)
89. 17 Locust Street one of the Erlanger Syndicate model homes, this is a two-story residence, T-shaped in plan, with non-historic siding, replacement windows, and replacement porch supports, with a resultant loss of integrity (NC; KE-E-92)

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90. 18 Locust Street two-story residence with radically altered exterior including windows, loss of porch, and non-historic siding with resultant loss of integrity (NC)
91. 19 Locust Street 1½-story vernacular cottage of wood construction with laterally-oriented gable roof and a single-bay gable-roofed porch centered on the facade; windows flat topped; non-historic siding; (c. 1940)
92. 20 Locust Street two-story raised ranch-style residence built outside the Period of Significance (NC)
93. 21 Locust Street one of the Erlanger Syndicate model homes, with a gable roof, brick chimney, stone foundation, a hipped-roofed front porch, and wood supports; non-historic siding. (c. 1887; KE-E-93)
94. 22 Locust Street two-story vernacular residence of wood construction with gabled and hipped roof system and a single-story porch extending across the facade, supported by original round wood columns. (c. 1900)
95. 24 Locust Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and recessed front porch; shed dormer on facade; windows flat-topped without notable ornament; a single-story automobile garage is integrated into the basement (c. 1920)

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96. 23 Locust Street 1½- story Bungalow of wood construction with laterally-oriented gable roof and shed dormer on the facade; recessed front porch on facade supported by plain wood posts and trimmed with modest wood balustrade. (c. 1920)
97. 25 Locust Street Stylized Bungalow of wood construction with three-bay facade, laterally oriented gable roof with brick chimney and ceramic chimney pots; large two-bay shed dormer on the facade. (c. 1920)
98. 26 Locust Street 1½-story Bungalow of wood construction with laterally oriented gable roof, shed dormer, and recessed front porch supported by wood posts and trimmed with a simple wood balustrade windows flat topped with some original sash intact. (c. 1920)
99. 27 Locust Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer on facade; recessed front porch with replacement supports; exterior brick chimney; foundation of rock faced concrete block. (c. 1920)
100. 28 Locust Street single-story modern brick residence built outside the Period of Significance (NC)
101. 100 Locust Street two-story Cape Cod residence of wood construction with laterally-oriented gable roof and gabled dormers on the facade and shed dormer on the rear; multi-light flat-topped windows,

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- without other notable ornament; three-bay facade with centered entryway. (c. 1940)
102. 101 Locust Street two-story Dutch Colonial Revival residence of wood construction set on a foundation of rock-faced concrete block, with laterally-oriented gambrel roof and three-bay shed dormers on facade and rear elevation; a single-story shed roof porch extends across the facade with original supports and balustrade; single-story sun room is on the left elevation. (c. 1920; KE-E-94)
103. 104 Locust Street two-story vernacular residence of wood construction set on a foundation of brick with an intersecting gable roof, clad in asbestos shingles. An early addition to the house on the right side incorporates a single-car garage; some ornamental shingling in the pediments of the gable. (c. 1900)
104. 106 Locust Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and large shed dormer on the facade, which also incorporates a recessed front porch supported by battered columns which are set upon brick piers; foundation of rock faced concrete block. (c. 1920; KE-E-95)
105. 107 Locust Street 1½-story cottage of brick construction, L-shaped in plan, with flat topped windows and little ornament, with integral single-car garage in the basement. (c. 1930)

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106. 108 Locust Street two-story vernacular residence of wood construction clad in non-historic siding, with multiple roof system and single-story porch extending across the facade with second-story balcony with wrought iron trim; set on a foundation of rock faced stone. (c. 1900; KE-E-96)
107. 110 Locust Street one-story cottage of wood construction with flat topped windows and little notable ornament; a single-story porch extends across the facade. (c. 1910)
108. 139 Erlanger Road 1½-story cottage of wood construction set on a foundation of coursed rubble stone with a chamfered extended bay on the right side, trimmed with sawn brackets and a pediments of imbricated shingling; windows flat-topped without notable ornament. (c. 1890)
109. 131 Erlanger Road two-story vernacular residence of wood construction with gable roof and gable end orientation to the street; set on a foundation of rock faced stone with a single-story porch on the facade; windows flat topped without notable ornament; non-historic siding; (c. 1900)
110. 129 Erlanger Road one-story cottage of brick construction with flat topped windows with original sash; laterally oriented gable roof with a gabled dormer on the facade. (c. 1930)
111. 112 Erlanger Road 1½-story brick cottage set on a parged concrete block foundation with gable roof and gable-end orientation to the street;

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- windows flat-topped, set singly and in groups with original sash; some windows ornamented with jack-arched heads; single-story gable-end oriented porch on a portion of the facade. (c. 1910; KE-E-45)
112. 110 Erlanger Road 1½-story brick Bungalow with laterally-oriented gable roof and shed dormer on the facade; original sash intact; recessed front porch supported by brick piers. (c. 1910; KE-E-44)
113. 108 Erlanger Road 1½-story Bungalow of wood construction with laterally oriented gable roof and gabled dormer centered on the facade; recessed front porch on the facade supported by modest wood posts and trimmed with the original wood balustrade; windows flat topped without notable ornament. (c. 1920)
114. 106 Erlanger Road 1½-story stylized Cape Cod-style house of wood construction with three-bay facade, centered entryway, 6/6 windows, and paired gabled dormers on the upper story; it appears that an addition has been made to the right side, generally compatible with the character of the building. (c. 1930)
115. 50 Erlanger Road single-story brick residence built outside the Period of Significance (NC)
116. 46 Erlanger Road Former Erlanger School, this is a stucco finished building of 1½ stories with laterally oriented gable roof and gable dormers; the building as it exists is the result of several additions

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- all of which have been clad in stucco. (c. 1890 and after; KE-E-43)
117. 40 Erlanger Road two-story vernacular residence of wood construction with gable roof and gable end orientation to the street L-shaped in plan with flat-topped windows lacking notable ornament; a single-story hipped roof porch is on the facade, with replacement metal columns. (c. 1900)
118. 39 Erlanger Road single-story Colonial Revival-style office building of brick construction with hipped roof clad in original slate; 9/9 windows, flat topped, with jack-arched lentils. Main entrance is offset on the right side of the facade incorporating a fanlight and pedimented frontispiece. (c. 1940; KE-E-42)
119. 36 Erlanger Road two-story vernacular residence of wood construction with two-bay facade, gable roof with gable-end orientation to the street, and flat-topped windows without notable ornament; a single-story shed roof porch extends across the facade. (c. 1900)
120. 34 Erlanger Road 1½-story Cape Cod-style residence which appears to have been built outside the Period of Significance of the district (NC)
121. 35 Erlanger Road two-story vernacular residence of wood construction set on a foundation of coursed rubble stone and capped with a gable-end-oriented roof; three-bay facade with main entrance offset on the right side; one story porch with original turned balus-

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- ters; local tradition maintains that the house was moved to this lot c. 1910 from a site on Commonwealth Avenue. (c. 1890; KE-E-41)
122. 31 Erlanger Road 1½-story cottage of wood construction with truncated hipped roof and gable dormer; built on a raised foundation with a single-story porch extending across the facade, supported by modest wood columns incorporating the original turned wood balustrade. (c. 1900)
123. 24 Erlanger Road 1½-story wood frame cottage, vernacular in character, with flat-topped windows, most of which retain their original sash; a single-story gable-end-oriented porch extends across the portion of the facade. (c. 1910)
124. 29 Erlanger Road 1½-story brick Bungalow with laterally-oriented gable roof and a large gable dormer centered on the facade; recessed front porch with modest columns and original wood balustrade and lattice porch aprons; rubble stone foundation. (c. 1920)
125. 22 Erlanger Road two-story former residential building with dominating brick addition with resultant loss of integrity. (NC)
126. 25 Erlanger Road two-story Neo-Colonial Revival-style office building built outside the Period of Significance of the district. (NC)
127. 23 Erlanger Road modern office building of brick construction, two-stories in height, and built outside of the Period of Significance. (NC)

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128. 20 Erlanger Road two-story vernacular residence of wood construction built on a foundation of stone and capped with a gable roof; gable-end orientation to the street with a two-bay facade and main entrance on lateral side, shielded by an open wood porch; exterior clad in asbestos shingles. (c. 1900)
129. 14 Erlanger Road two-story vernacular residence of wood construction, L-shaped in plan, with intersecting gable roof; windows flat topped without notable ornament; single-story porch is on the facade, which yields the main entrance which features a transom sash and sidelights. (c. 1890; KE-E-40)
130. 6 Commonwealth Avenue single-story commercial building of masonry construction built outside the Period of Significance. (NC)
131. 10 Commonwealth Avenue two-story commercial building of concrete block construction with a brick veneer, built outside the Period of Significance. (NC)
132. 18 Commonwealth Avenue single-story multi-tenant commercial building of masonry construction built outside the Period of Significance. (NC)
133. 22 Commonwealth Avenue two-story commercial building of brick construction built outside the Period of Significance. (NC)
134. 30 Commonwealth Avenue large-scale 2½-story Georgian Revival-style residence of buff brick construction, large in scale, with multiple roof

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system and tall brick chimneys, some of which are ornamented with ceramic chimney pots; single-story veranda extends across the facade and a portion of the right side, and terminates in a porte-cochere. (c. 1912; KE-E-56)

135. 31 Commonwealth Avenue single-story Neo-Colonial Revival-style church building built outside the Period of Significance. (NC)
136. 113 Commonwealth Avenue 2½-story residence of wood construction with laterally oriented gable roof and centered pediment on the facade which incorporates Eastlake bargeboard; 2 interior chimneys of brick, capped with chimney pots; three-bay facade with flat topped windows and single-story hipped-roofed porch; non-historic siding; (c. 1890; KE-E-57)
137. 116 Commonwealth Avenue large interconnected religious building of brick construction built outside the Period of Significance. (NC)
138. 117 Commonwealth Avenue single-story vernacular residence of wood construction with three-bay facade and main entrance offset on the left side; windows flat topped without notable ornament; standing seam metal gable roof with gable end orientation to the street. (c. 1890; KE-E-58)
139. 125 Commonwealth Avenue 2½-story American Foursquare of rock-faced concrete block construction with hipped roof and hipped dormer; two-bay facade with main entrance incorporating

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an art glass transom and sidelights; a single-story porch supported by rock-faced concrete piers and concrete columns extends across the facade. (c. 1910; KE-E-59)

140. 127-135 Commonwealth Avenue five-unit modern apartment building of brick construction outside the Period of Significance. (NC)
141. 137 Commonwealth Avenue 2½-story Italianate vernacular residence of wood construction with gable roof and gable-end orientation to the street, incorporating a three-bay facade with the main entrance offset on the right side, suggesting a side passage interior plan; single-story hip roof porch with original supports and Eastlake style ornaments; two-story bay window on left side. (c. 1890; KE-E-60)
142. 210 Commonwealth Avenue two-story residential building of wood construction with significant alterations including modifications to patterns of fenestration and the application of non-historic siding, with resultant loss of integrity. (NC)
143. 214 Commonwealth Avenue 1½-story residence of brick construction with laterally-oriented gable roof and a single-story porch on facade. (c. 1940)
144. 215 Commonwealth Avenue two-story vernacular residence of brick construction with gable roof and gable-end orientation to the street two-bay facade with main entrance offset on the right

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- side, incorporating a transom sash and sidelights and suggesting a side-passage interior plan; windows flat-topped without notable ornament, single-story front porch (c. 1880; KE-E-62)
145. 219 Commonwealth Avenue two-story vernacular residence of wood construction with gable roof and corbeled brick chimney capped with chimney pots; windows flat topped 1/1; two-bay facade with main entrance offset and a single-story hipped-roof porch with standing seam metal roof. (c. 1890)
146. 221 Commonwealth Avenue two-story vernacular brick residence with intersecting gable roof and ornamental stone work; windows flat-topped, set singly and in groups, and some with multi-light sash intact. (c. 1930)
147. 310 Commonwealth Avenue 1½-story vernacular cottage of wood construction set on a foundation of rock-faced concrete block with a jerkinhead gable roof and gable-end orientation to the street. (c. 1920)
148. 311 Commonwealth Avenue two-story Colonial Revival vernacular residence of brick construction with hipped roof and original steel frame sash intact; two-bay facade with main entrance offset on the right side, ornamented with a broken pediment frontispiece. (c. 1930)

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149. 312 Commonwealth Avenue single-story cottage of wood construction set on a raised foundation of concrete block with a gable roof and gable-end orientation to the street and integral automobile garage in the basement; a single-story gable roof porch is on the facade. (c. 1910)
150. 314 Commonwealth Avenue 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer on the facade; recessed front porch on the facade supported by battered posts and trimmed with the original wood balustrade; integral automobile garage in basement. (c. 1920)
151. 315 Commonwealth Avenue 2½-story Eastlake-style residence of wood construction with intersecting gable roof and gable-end orientation to the street; three-bay facade with main entrance offset; original Eastlake-style porch extends across the facade and wraps around both sides including turned columns and upper balustrade. (c. 1890; KE-E-63)
152. 319 Commonwealth Avenue single-story modern brick residence built outside the Period of Significance. (NC)
153. 320 Commonwealth Avenue early vernacular residence of wood construction with flat topped windows and laterally oriented gable roof; original windows 2/2 without notable ornament; modest hipped roof porch with turned posts. (c. 1880; KE-E-64)

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154. 321 Commonwealth Avenue single-story vernacular residence of wood construction with front porch entirely enclosed with resultant loss of integrity. (NC)
155. 14 Graves Avenue single-story modern office building built outside the Period of Significance. (NC)
156. 18 Graves Avenue [repetitive house type with 22 Graves Avenue] 1½-story Dutch Colonial Revival-style residence of wood construction set on a foundation of parged concrete block and capped with a gambrel roof with a dormer on the facade; raised foundation with integral garage in the basement; one-story stoop on the left side of the facade; a mirror image of 20 Graves Avenue [Resource No. 157] (c. 1920)
157. 20 Graves Avenue [repetitive house type with 18 Graves Avenue] two-story Dutch Colonial Revival-style residence with a gambrel roof and a single dormer on the facade, single-story porch and integral garage in the basement; a mirror image of 18 Graves Avenue [Resource No. 156] (c. 1920)
158. 22 Graves Avenue 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer on the facade, which also incorporates a recessed front porch supported by brick piers. (c. 1920)
159. 112 Graves Avenue two-story vernacular residence of wood construction set on a foundation of rock-faced concrete block, with a gable roof and

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- gable-end orientation to the street; two-bay facade with a single-story porch; non-historic siding (c. 1920)
160. 114 Graves Avenue two-story Colonial Revival residence of wood construction with laterally-oriented gable roof and symmetrical three-bay facade with a single-story pedimented portico centered thereon; windows are flat-topped with multi-light sash; an attached early single-car garage is located on the left side of the building. (c. 1930)
161. 120 Graves Avenue two-story vernacular gabled ell residence with interior brick chimney and intersecting gable roof windows flat topped with replacement sash; non-historic siding; single-story porch in the angle of the ell (c. 1890)
162. 124 Graves Avenue 2½-story Georgian Revival residence of brick construction with laterally oriented gable roof and full two-story portico supported by paired columns and trimmed with a semicircular oculus in the pediment; windows flat-topped with multi-light sash; several wood frame additions at the rear, compatible in character with the rest of the house, three-bay facade with main entrance incorporating a semi-elliptical fanlight and sidelights. Windows have exterior operable wood shutters. (c. 1910)
163. 208 Graves Avenue two-story vernacular cottage of wood construction, L-shaped in plan, with hipped and gable roof system; a single-story open porch supported by plain wood columns extends across the facade and a portion of the right side; one-story bay window on right side; original porch lattice skirts are intact. (c. 1900)

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164. 312 Graves Avenue two-story American Foursquare of wood construction with two-bay facade and main entrance offset on the right side, incorporating sidelights; windows flat-topped, without notable ornament; hipped roof clad in asphalt shingles. (c. 1920)
165. 314 Graves Avenue 1½-story Neo-Classical Revival-style cottage of yellow brick construction with red mortar; hipped roof with hipped dormer on the facade, which incorporates a recessed front porch supported by fluted columns. (c. 1910; KE-E-23)
166. 316 Graves Avenue two-story vernacular residence of brick construction with oriel windows on the 3-bay facade. (c. 1940)
167. 318 Graves Avenue two-story Neo-Colonial Revival-style residence built outside the Period of Significance. (NC)
168. 3507 Hulbert Avenue two-story Neo-Colonial Revival-style residence of brick construction built outside the Period of Significance. (NC)
169. 3409 Hulbert Avenue 1½-story vernacular cottage of wood construction, L-shaped in plan, with flat-topped windows and no notable ornament; integral automobile garage in the basement. (c. 1920)
170. 3407 Hulbert Avenue 1½ story vernacular cottage of wood construction, L-shaped in plan, with intersecting gable roof and gable dormer on left side of facade windows flat topped with multi-light sash integral automobile garage in basement. (c. 1920)

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171. 319 Erlanger Road three-story eclectic residence of wood construction incorporating a multiple roof system corbeled brick chimneys a cantilevered square tower and a wrap around veranda; main entrance incorporates a semi-elliptical fan light and transom of art glass. (c. 1890; KE-E-50)
172. 315 Erlanger Road two-story vernacular residence of wood construction with hipped roof and extended gable roof section on left side of facade, incorporating the main entrance which features the district's finest leaded plate art glass door, transom sash, and sidelights; single-story porch supported by plain wood columns and trimmed with a turned wood balustrade. (c. 1910)
173. 307 Erlanger Road 2½-story eclectic residence of wood construction clad in non-historic siding, but retaining original siding with Eastlake trim and bargeboard in the pediment of the gable. (c. 1890)
174. 301 Erlanger Road single-story vernacular cottage of wood construction built on a foundation of rock-faced concrete block and capped with a gabled roof; gable-end orientation to the street with two-bay facade and single-story gable roofed porch. (c. 1920)
175. 213 Erlanger Road two-story vernacular residence of wood construction with laterally-oriented gable roof and large shed wall dormer on the facade; single-story gable-roofed porch with gable-end orientation extends across the facade, supported by modest and un-

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- adorned posts; foundation of rock-faced concrete block; (c. 1920)
176. 211 Erlanger Road two-story vernacular residence of wood construction with laterally-oriented gable roof and a single-car automobile garage integrated into the design of the building; windows flat topped with replacement sash. (c. 1940)
177. 209 Erlanger Road 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer on the facade, which also includes a recessed front porch supported by battered wood columns and a automobile garage integrated into the basement on the left side of the facade. (c. 1920)
178. 207 Erlanger Road 1½-story Bungalow of wood construction with laterally-oriented gable roof and gable dormers centered on the facade; recessed front porch supported by battered posts set on rock-faced piers and trimmed with a solid wood balustrade; original lattice porch skirts intact; rock-faced concrete block foundation; (c. 1920)
179. 201 Erlanger Road 1½-story Bungalow of wood construction with laterally oriented gable roof and shed dormer; recessed front porch extends across the facade, supported by plain wood posts; original porch lattice skirts intact. (c. 1920; KE-E-)
180. 3514 Cowie Avenue 1½-story vernacular residence of wood construction with gable roof and gable-end orientation the street; two-bay facade

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- with main entrance offset on the right side; single-story porch extends across facade; windows are flat-topped without notable ornament. (c. 1910)
181. 3513 Cowie Avenue two-story American Foursquare of wood construction with three-bay facade and pedimented portico centered thereon, shielding the main entrance; stone foundation; single-story open porch on the left side of the building. (c. 1910)
182. 3512 Cowie Avenue two-story vernacular residence of undetermined construction with exterior clad in rough finished stucco; gable roof and gable end orientation to the street and two-bay facade; hipped-roof porch with battered wood posts and brick piers and balustrade (c. 1910)
183. 3509 Cowie Avenue two-story brick residence built outside the Period of Significance of the district. (NC)
184. 3510 Cowie Avenue two-story vernacular residence of wood construction with several additions and window modifications including the insertion of non-conforming diamond pained windows, with the resultant loss of integrity. (NC)
185. 3508 Cowie Avenue single-story vernacular cottage of wood construction with gable roof and gable-end orientation to the street, three-bay facade with main entrance offset on the right side, suggesting a side passage interior plan; windows are flat topped, with origi-

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- nal 2/2 sash; a single-story hip roof porch supported by plain wood posts extends across the facade. (c. 1900)
186. 3507 Cowie Avenue two-story vernacular residence of wood construction with gable roof and gable-end orientation to the street; two-bay facade with main entrance offset on the right side with art glass transom and side lights and a single-story hip roof porch clad with standing seam metal. (c. 1910)
187. 3506 Cowie Avenue two-story vernacular cottage of orange brick with laterally-oriented gable roof and intersecting gable section at the left-hand corner of the facade; steel frame sash intact. (c. 1940)
188. 3504 Cowie Avenue two-story vernacular residence of wood construction with gable roof and gable-end orientation to the street; three-bay facade with entrance offset to the right side, suggesting a side passage interior plan; windows flat topped without notable ornament; non-historic siding. (c. 1900)
189. 3411 Cowie Avenue 1½-story Bungalow of wood construction with laterally-oriented gable roof and large shed dormer on the second floor; recessed front porch extends across the entire facade; exterior clad in asbestos siding; windows flat-topped with original sash (c. 1920)
190. 3412 Cowie Avenue 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer; recessed front porch on the facade which retains its original latticed skirts; rock faced con-

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- crete block foundation; windows flat-topped without notable ornament. (c. 1920)
191. 3409 Cowie Avenue two-story vernacular residence of wood construction with gable roof and gable-end orientation to the street; hipped roof front porch entirely enclosed, partially with artificial stone, with a resultant loss of integrity. (NC)
192. 3410 Cowie Avenue one-story vernacular cottage of wood construction with gable roof and gable-end orientation to the street and interior chimney capped with chimney pot; windows flat topped without notable ornament; single-story hipped-roof porch extends across the facade. (c. 1900)
193. 3407 Cowie Avenue 1½-story Bungalow of wood construction with a laterally oriented gable roof and shed dormer somewhat altered but generally reflecting the period of its construction; recessed front porch supported by battered wood posts set on brick piers (c. 1920)
194. 3408 Cowie Avenue vernacular L-shaped cottage of wood construction with its porch removed and replaced with a wrap-around open deck, with a resultant loss of integrity. (NC)
195. 3405 Cowie Avenue 1½-story vernacular cottage of wood construction with gable roof and gable end orientation to the street; main entrance offset on the right side of the two-bay facade, suggesting a side

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- passage interior plan; windows flat topped without notable ornament. (c. 1900)
196. 3406 Elm Street 1½-story vernacular residence of wood construction with laterally oriented gable roof and shed dormers its exterior parent suggests that it was original a Bungalow which has been radically altered from the original with a resultant loss of integrity (NC)
197. 3408 Elm Street 1½-story brick cottage with laterally oriented gable roof and a single-story brick porch which appears to have been built outside the Period of Significance. (NC)
198. 3504 Elm Street two-story gable-roofed American Foursquare of wood construction with gable-end orientation to the street; two-bay facade with main entrance offset on the right side; single-story gable end oriented roof extends across the facade. (c. 1920)
199. 3506 Elm Street two story vernacular residence of wood construction which appears to have been built outside the Period of Significance. (NC)
200. 3507 Elm Street two-story vernacular residence of wood construction, L-shaped in plan, with a single-story porch on the left side of the facade; windows flat topped without notable ornament. (c. 1900; KE-E-99)

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201. 3508 Elm Street two-story vernacular residence of wood construction clad in asbestos shingling with a single-story open porch extending across the facade; windows flat topped without notable ornament. (c. 1900)
202. 3511 Elm Street two-story vernacular residence of wood construction with gable roof and gable-end orientation to the street, built on a foundation of rock-faced ashlar stone; three-bay facade with centered entryway with transom and side lights; single-story hip roof porch with original wood columns, plain wood balustrade and lattice skirts. (c. 1900)
203. 3510 Elm Street 2½ story Arts-and-Crafts-style cottage of brick construction with gable-end orientation to the street and automobile garage located in the basement on the left-hand side of the facade, retaining the original garage doors. (c. 1920; KE-E-101)
204. 3515 Elm Street 2½ story American Foursquare of wood construction with hipped roof and hipped dormers; three-bay facade with main entrance offset on the left side; windows flat topped, some with original art glass; single-story hip roofed porch supported by paired posts set on brick piers (c. 1915)
205. 3512 Elm Street two-story vernacular residence of wood construction with recessed centered front porch; hipped roof with small hipped dormers; windows flat topped, some with art glass; broadly overhanging eaves and a brick chimney with chimney pot. (c. 1920; KE-E-102)

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206. 3514 Home Street two-story Stick-style residence of wood construction set on a foundation of random ashlar stone with intersecting jerkinhead roof; flat topped windows some with multi-colored Queen Anne-style sash; small porches; this property is of particular significance to the district due to its early age and unaltered character. (c. 1890; KE-E-98)
207. 3512 Home Street 1½-story vernacular residence of wood construction with some historic material intact but with a large angled glassed in room on the facade with a resultant loss of integrity. (NC)
208. 3510 Home Street 1½-story Bungalow of wood construction with laterally-oriented gable roof and shed dormer; the porch is unusual, in that it only shields two of the three bays of this otherwise conventional Bungalow. (c. 1920)
209. 3508 Home Street two-story vernacular residence, with L-shaped facade, and veranda extending across, supported by replacement metal columns and trimmed with a replace balustrade, windows flat topped 1/1; non-historic siding. (c. 1890)
210. 3506 Home Street two-story vernacular residence, L-shaped in plan, with one-story porch extending across the facade; windows flat-topped, some with original sash. (c.1910)

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211. 3504 Home Street two-story vernacular residence with L-shaped facade; wood frame construction clad in non-historic siding; windows flat-topped 1/1; one-story porch extends across the facade. (c. 1910)
212. 3502 Home Street two-story vernacular residence of wood construction set on a prominent corner location with an open verandah extending across a portion the facade and wrapping around a portion of the right side; windows flat topped without notable ornament; hipped roof with asphalt cladding. (c. 1900)
213. 3318 Queen Street single-story cottage of wood construction with stone chimney and three-bay facade; moved to its site from the site of the Erlanger fairgrounds within the Period of Significance. (c. 1900; KE-E-83)
214. 3222 Lake Street two-story vernacular residence of wood construction with a two-bay facade and laterally oriented gable roof; set on a foundation of rock faced concrete block; facade incorporates gable roofed and gable end oriented porch. (c. 1920)
215. 3220 Lake Street single-story vernacular residence of wood construction set on a foundation of rock-faced concrete block and capped with a gable roof; facade gable end oriented to the street with a 1 story gable end oriented porch offset on the right side of the facade and supported by replacement wrought iron supports (c. 1920)
216. 3218 Lake Street one-story vernacular cottage of wood construction set on a foundation of rock-faced concrete block and capped with a hipped

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- roof; facade incorporates a hipped-roof porch offset on the right side; non-historic siding (c. 1920)
217. 3214 Lake Street two-story residence of brick construction which appears to have been built outside the Period of Significance of the district. (NC)
218. 3212 Lake Street 1½-story cottage of wood construction set on a foundation of rusticated concrete block; gable roof with gable-end orientation to the street and single-story hipped and gable roof porch. (c. 1920)
219. 3210 Lake Street single-story vernacular residence of wood construction with laterally oriented gable roof, three-bay facade, and gable-end oriented front porch; windows flat-topped without notable ornament; rock-faced concrete block foundation. (c. 1920)
220. 3206 Lake Street two-story vernacular residence of wood construction, gabled ell in plan, with intersecting gable roof; one-story brick hipped roof porch extends across the facade and a portion of the left side, with brick supports and balustrade which appear a date from after the original construction of the building; windows flat-topped without notable ornament; exterior clad in asbestos shingles. (c. 1900)
221. 3207 Lake Street single-story vernacular residence of wood construction with windows shortened and all other elements clad in non-historic siding with resultant loss of integrity. (NC)
222. 3205 Lake Street 1½-story cottage of brick construction, Dutch Colonial Revival in character, with laterally-oriented gambrel roof and integral garage

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located in basement; single-story porch extends across the facade with a metal awning supported by wrought iron posts. (c. 1920)

223. 3204 Lake Street two-story vernacular residence of wood construction with intersecting gable roof; clad in asbestos shingles with flat-topped windows. (c. 1900)
224. 3502-3510 Dixie Highway single-story multi-tenant commercial building of modern construction built outside the Period of Significance of the district. (NC)
225. 3516 Dixie Highway single-story multi-tenant commercial building built outside the Period of Significance. (NC)
226. 3520-3522 Dixie Highway single-story commercial building built outside the Period of Significance of the district. (NC)

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8. Significance

The Erlanger Proper Subdivision Historic District meets National Register Criterion A and is significant for its reflection of the broad patterns of *planning and development* within the context of its position as a carefully planned and marketed late-nineteenth- and early twentieth-



“Walnut Grove,” the Bartlett Graves House, built in the 1820s in the area that would become Erlanger(not extant)

century Cincinnati, Ohio-area northern Kentucky suburban community whose original land promoters employed purposefully attractive incentives (excursion trains to the area, free rail passage for new residents, “easy payment plans,” etc.) to encourage settlement in their new development. While many other suburbs were eventually laid out in the northern Kentucky area, the significance of the 1880s Erlanger Proper Subdivision as an *early* reflection of the incentivizing of new planning and development practices

is indisputable. The district also meets Criterion C and is significant in the area of *architecture* since it contains a contiguous grouping of locally-significant properties, primarily residential in character, whose designs reflect late nineteenth-century vernacular influences, some late nineteenth-century formal styles, and many of the modes which became popular in the early decades of the twentieth century. The Erlanger Proper Subdivision Historic District meets the registration requirements for Property Type VI resources as set forth in the Multiple Property Documentation Form, “Historic and Architectural Resources of the City of Erlanger, Kenton County, Kentucky c. 1820-1951.” Further, much of the district clearly retains its historic residential character along with the physical integrity necessary to reflect its appearance during its Period of Significance.

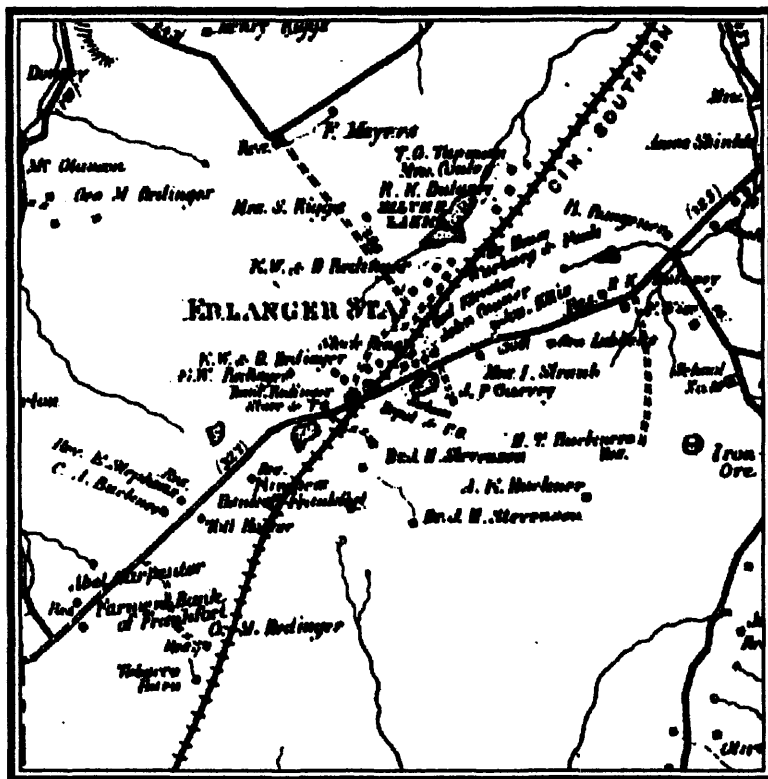
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In 1793, the newly-constituted Kentucky state legislature approved the clearing of a trail from Frankfort to Cincinnati. Known variously as George Town Road, the Covington-Frankfort Turnpike, and the Lexington Turnpike, the present-day Dixie Highway follows its general path as it traverses Erlanger.



This excerpt from D. J. Lake's 1877 multi-county atlas shows the undeveloped character of the area that within a decade would become Erlanger; at that time the settlement was referred to as "Erlanger Station."

The first acknowledged non-indigenous permanent settler in area the area which would become Erlanger was Bartlett Graves; both Bartlett and Graves Avenues bear his name. A variety of enterprises developed during the community's unincorporated days, which lasted for much of the balance of the nineteenth century. The path that became present-day Erlanger Road was a toll road, which was attractive to travelers since it provided a shorter route to the Ohio River than was offered by the turnpike.

The property at 14 Erlanger Road (Resource No. 129) was the tollkeeper's house, originally with a toll gate in front. The entire area was largely agricultural, with farms ranging widely in size and productivity.

George Town Road became a popular drover's road and stagecoach route between the Ohio River and the inland reaches of Kentucky. In 1834 the state created the Covington and Lexington Turnpike Road Company, with local settler Benjamin F. Bedinger as its president. The project followed the George Town Road and faced terrain so challenging that the com-

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pany faced physical and financial challenges, to the extent that Bedinger personally had to guarantee payment of the cost if the work was to continue. By 1839 the road led from Covington through present-day Erlanger and the settlement saw a dramatic increase in droving and drayage over the pike.

Kenton County was erected from Campbell County in 1840 and soon a railroad was being planned—although like many such endeavors was never built—between Lexington and Covington. The Civil War wrought little physical change to the settlement, since it lay so far into northern Kentucky and so close to the

federal barracks at Newport. The war concluded and business and community leaders set about anew to develop a major railroad for the region. The Cincinnati Chamber of Commerce and later the Board of Trade secured the support of the Ohio legislature to permit the City of Cincinnati to build a railroad to the south. In 1872 Kentucky's legislature acquiesced to the proposal as well and



The Cincinnati Southern's Erlanger Depot, built in 1876. Threatened with demolition, in 1992 it was moved 100' to the northwest and has been rehabilitated as a local history museum.

the heated debate began as to the route of the railroad. In 1874, following investigation upon investigation, the Cincinnati Southern Railroad voted to build a bridge across the Ohio River and to lay track along the route of the Lexington Pike to Florence. The depot in the Erlanger Proper Subdivision Historic District (Resource No. 11) was erected in 1876.

The Cincinnati organizers were capitalists but not railroaders, and outside expertise was needed to ensure the success of their venture. The City leased the operation of the trackage to a series of entrepreneurial entities, including several Cincinnati syndicates, until the early 1880s when the lease was passed to Frederick Wolffe & Associates of New York City. Wolffe, in turn, assigned his lease to an English syndicate led by Baron Frederick Emile d'Erlanger, whose combined railroad empire connected Cincinnati to New Orleans. The line became

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known as the Queen and Crescent Route (“Queen” for Cincinnati--the Queen City of the West--and “Crescent” for New Orleans, known as the Crescent City). The naming of Crescent Avenue and Queen Street in the historic district reflects this historical connection.

During these years, the settlement went through several name changes. Initially known as Timberlake (honoring pioneer William Thornton Timberlake), for a time it assumed the name, “Greenwood,” after Miles Greenwood, president of the Cincinnati Southern. In 1877, the depot was renamed Silver Lake, for a nearby reservoir north of present-day Division Street (not extant and outside the district) which was maintained by the railroad to supply water to its locomotives. The re-naming avoided confusion with five other “Greenwoods” along the Southern route. When the post office was established here in 1882, the name was changed to Erlanger to honor the Baron. It is said that Miss Hannah (also spelled “Anna” in some accounts) Bedinger chose the name;³ George Bedinger became the first postmaster.

Local businessmen James Pendelton Garvey and Dr. Charles P. Judkins nurtured an interest in developing the property northwest of the depot, in the area that would become the focus of this nomination. With their Cincinnati connections and with the promise of d’Erlanger’s representative to establish commuter service to the community, Garvey and Judkins assembled a group of wealthy Cincinnatians who incorporated in 1887 as the Erlanger Land Syndicate. H. C. Hulbert was its president, Judkins, served as vice president, and Charles S. Cowie was treasurer, assisted by Dr. R. H. Weatherhead, George M. Clark, and attorney M. F. Galvin.⁴ The author of an unpublished manuscript in the collection of the Kenton County Public Library at Covington noted, “The train station with its commuter service transformed Erlan-

³Childress, Henry F. “History of Erlanger, Kentucky,” MS in the collection of the Kenton County Public Library, Covington, Kentucky.

⁴“Abstract of Title, Erlanger Land Syndicate Property,” MS on file at the Kenton County Public Library, Covington, Kentucky.

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ger from a rural farming community into an early suburb.”⁵ In addition to developing the Erlanger Proper Subdivision, the Syndicate also was active in nearby Woodside and in the area that was first known as South Erlanger but which in 1896 became the city of Elsmere, marketing a total of more than 4,000 building lots in these communities.

The Erlanger Proper Subdivision, consisting of two hundred twenty building lots, was filed with the Kenton County Clerk of Courts on May 31, 1887. The Syndicate laid out a grid of streets with some larger lots south of Erlanger Road. The original early street names remain unchanged: Commonwealth Avenue, the principal east-west thoroughfare, honoring the Commonwealth of Kentucky; Center Street, which was the center of the Subdivision; Clay Street for the deposits of clay found nearby; Crescent Avenue and Queen Street for the “Queen and Crescent” railroad; Division Street marked the division between the City and unincorporated Kenton County at the north terminus of the Subdivision; Elm was named for the trees growing there and for the Bedinger homestead known as “The Elms;” Graves Avenue, for pioneer settler Bartlett Graves; Erlanger Road, after the Baron; Lake Street referenced Silver Lake which was originally at its northern terminus; and Locust Street for the species of trees there when the street was laid out. Home Street led toward the home of Bartlett Graves and Cowie Avenue honored Charles Cowie, treasurer of the Syndicate.

The Syndicate built Commonwealth Avenue, staked out other streets within the subdivision, reconstructed Erlanger Road, and lifted its toll. The first sale of lots occurred on June 18, 1887, spurred on by a special excursion train which provided free passage plus lunch for prospective buyers. The Syndicate’s connections even enabled them to offer one year’s free commuting fare to and from Cincinnati to anyone purchasing a lot. The first lot sold was at the northeast corner of Crescent Avenue and Locust Street and was purchased by J. W. Greer of Covington for \$16.00 per front foot. The house built on this site eventually belonged to George C. Bloss, long-time manager of the Erlanger Land Syndicate.

⁵Onkst, *op. cit.* p. 16.

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In a particularly innovative move for that day and age, in the spring of 1887 the Syndicate erected a series of "cottages" as model homes for their new community. Popularly known as the "Syndicate houses," they are nearly identical "T"-shaped homes with gable roofs, gable-end oriented to the street, with wrap-around verandas on the facade. Four remain in the district, although some are more altered than others. The extant model houses are located at 17 and 21 Locust Street, and 26 and 20 Center Street (Resource Nos. 89, 93, 79, and 82, respectively). The construction of these models provided the Syndicate with a ready stock of homes to sell and also reduced the cost of design because of the repetitive character of the homes.

In September, 1888, the Syndicate published a flyer noting that the previous year their subdivision had been farmland, that the streets were graded in May, 1887, the first house erected in September, 1887, and

Church and school being erected. Now, thirty houses in the vicinity. Ninety lot owners in a few months. Climate perfect. Rural. Quiet. Fine views. Easy of Access, Convenient to Trains. Six miles from Cincinnati and 480 feet higher. Charming location on the Queen & Crescent. Commuters accommodated. Excellent water and purest air. Choice Lots selling rapidly. Invest now and get your friends to locate there.⁶

A union church was established to serve all Protestants, and the Syndicate donated lots for the construction of a Catholic church and school. Sidewalks were laid by the Syndicate, gas-line street lights were installed, and a roller rink was built on Crescent Avenue (not extant). Development was rapid during the balance of the 1880s and throughout the '90s. In 1890, telephone service was established and the community's first financial institution, the Erlanger Perpetual Building Association, was organized. It was followed by the Erlanger Deposit Bank in 1892. A commercial district grew along the Dixie Highway, characterized by modest brick and wood buildings of one and two stories, generally built in vernacular adaptations of the Italianate style. Saloons, a hotel, and grocery stores stood side-by-side with stables and drug-

⁶MS on file at the Kenton County Public Library, Covington, Kentucky.

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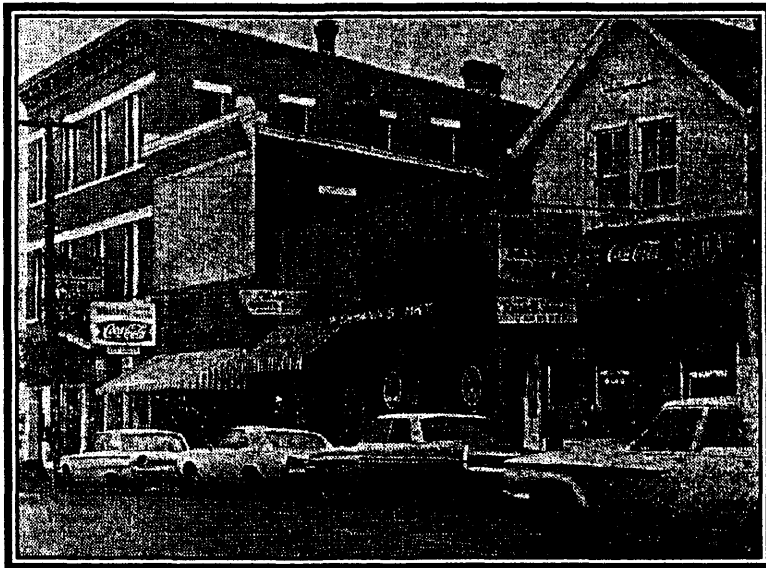
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gist Robert Scott's 1892 three-story building at Commonwealth Avenue and the Turnpike. Likely the largest nineteenth-century commercial building in the community, the Scott Building (not extant) housed Scott's Drug Store and a performance hall and community rooms on the upper stories and became universally known as "Town Hall." Along with retail development, the Garvey Brothers Lumber Yard (outside the district) provided all manner of building supplies for those relocating to Erlanger. Fraternal and service organizations were born, including a masonic organization, a Pythian lodge, the Junior Order of Mechanics, the Daughters of America, Eastern Star, the Kenton County Agricultural Association, and in 1914, both the Erlanger Women's Club and the Erlanger Improvement Association.

In 1897, the City of Erlanger was incorporated under the governance of a board of trustees,



This view of the Dixie Highway, formerly Lexington Pike, illustrates the former commercial character of a portion of the Erlanger Proper Subdivision Historic District. Robert Scott's "Town Hall" is shown at the left, at the corner of Commonwealth Avenue and Lexington Pike (now Dixie Highway). Only the building adjacent to Town Hall is extant.

a town marshal, and a court presided over by a police judge.

The *City Directory* described the community as being, "On the Queen and Crescent Route in Kenton County, 7 miles south of Cincinnati, of which city it is practically a suburb, most of its citizens being engaged in business in that City."⁷

By 1900 the population was 453, occupying eighty-nine residences and served by three grocery stores, two livery stables, and a scattering of other retail estab-

⁷Polk, R. L. **Kentucky State Gazeteer & Business Directory 1896** (Detroit: R. L. Polk, 1896), p. 255.

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ishments. The new government set about to grade, drain, and pave many of the streets in the community and to annex portions of the rural areas for further development. The population in 1910 grew to 700, an increase of more than 50% from 1900.

With the railroad's success in opening Erlanger for development, community leaders also looked to the street car as an additional ingredient in the community's recipe for improvement, but it never materialized. Bus service was established in 1915, and various plans were concocted for the improvement of the still-unpaved Lexington Turnpike. Also in 1915, a group of Midwest and southern governors attended a meeting in Chattanooga which resulted in a scheme to develop a paved highway (later named the Dixie Highway) into the south from



This photo of real estate operator C. B. Myers' office on the Dixie Highway appeared in a 1928 edition of the *Kentucky Post* newspaper. The small signs advertise houses for rent for \$25 per month.

Cincinnati. The first concrete highway from Covington to Erlanger was completed over the old Turnpike roadway late in 1916. The availability of a paved roadway from Cincinnati and Covington to Erlanger provided the largest impetus for development that had ever been available to the community, and growth within the Erlanger Proper Subdivision Historic District increased accordingly.

The 1920 census identified a population of 711 in Erlanger, a growth of only 11 from the previous census. The 1920s, however, witnessed a growth in the population to 1,853. During these years the community's permanent context became firmly established as that of a suburban commuter community of small- to medium-scale detached

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residences clustered around a rail connection and a small commercial district located along a major highway.

Improvements to infrastructure and services continued throughout the 1920s, providing additional impetus to growth. The stalled paving of the Dixie Highway was resumed in 1921 and was completed to Florence in August of that year. The previously-independent Erlanger post office became a substation of the Covington operation, greatly improving mail service. In 1922, the Dixie Traction Company was established and opened bus service from Erlanger to the terminus of the street car line at Ft. Mitchell. In his centennial history of the community, Wayne Onkst notes

These improvements in the early 1920s, particularly improved highways, made growth possible in the community. To meet the needs required by development, the telephone exchange was enlarged to accommodate four operators and 500 customers. The Locust Street School became so overcrowded, [that] citizens approved a \$25,000 bond issue for enlargement. The post office expanded to include two city postmen and two rural routes. The railroad depot was busier than ever, with trains delivering coal, lumber, and building materials, while the storage areas around the depot were filled with barrens of rosin, wheat, and bales of hay.⁸

A public water system was developed in 1925 and natural gas mains were laid in 1928. Entrepreneurs came to Erlanger to acquire agricultural property for residential development outside the original Subdivision. In the spring of 1928, the *Kentucky Post* reported the following under the heading, "ERLANGER BOOMS:"

C. B. Myers, Erlanger real estate dealer, reports that with the amount of building done this spring, that under construction at the present and those contemplated, Erlanger and Elsmere [originally South Erlanger] building activities will far surpass any previous year, despite the fact that these twin cities have almost doubled their population in the past four years. Property values have reported

⁸*Ibid.*, p. 32.

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to have increased considerably in this territory and that the demand has not been slackened by this increase⁹

With the close of the 1920s and the Crash of 1929, the Depression struck the community and had much the same effect in Erlanger as in other locales. The Erlanger Citizens Bank (a merger of the Erlanger Deposit Bank and the Citizens Bank) failed late in 1931. The Erlanger Perpetual Building and Loan Association, dating from the 1890s, survived the Depression, but Erlanger was not served by a commercial bank until 1936 when the Community Bank was organized by Andrew Scheben, Sr. The impact of the Depression was mitigated somewhat by the progress of highway construction along the Dixie Highway and with the WPA-funded 1936 elimination of the railroad grade crossing on the Dixie Highway. Another major public works project of the 1930s was the 1935 construction of the community's first sanitary sewer system, including three treatment plants and associated outfall lines. All of these projects combined to create the attraction of Erlanger as a place to settle and build a home during the years between the World Wars.

The immediate prewar census found 2,410 citizens living in Erlanger. Following the war, the development of mass transportation brought even greater change to Erlanger. Onkst notes that during the two decades following the war the population tripled and the land area of Erlanger quadrupled through annexation.¹⁰

In the late '30s and throughout World War Two, government leaders had searched for a suitable location for a metropolitan airport to replace the flood- and fog-prone Lunkin Field

⁹*Kentucky Post*, June 24, 1928.

¹⁰*Ibid.*, p. 40.

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located not far from the Ohio River on the lowlands of Cincinnati. After considering a number of sites, it was decided to build a new airport on the highlands of Boone County, four miles northwest of Erlanger. Governor Donaldson agreed to construct a new road from the airport to the Dixie Highway (connecting in Erlanger with Commonwealth Avenue). The new facility opened for commercial traffic in 1947--at the northwestern edge of Erlanger.

By the end of the Period of Significance in the early 1950s, the face of the Erlanger Proper Subdivision Historic District was cast firmly in place. The character of much of the district would not change, although its southeastern edge would be modified by the demolition of much of the commercial historic core which had characterized the Dixie Highway as it passed through the City. With annexation, the city grew through the decades following the end of the Period of Significance. The completion of I-71, I-75, and I-275 brought new neighborhoods and industrial parks, built with easy access to the interstate network of highways all of which pass through the corporate limits of the City but well outside the boundaries of the historic district.

Summarizing and placing the Erlanger Proper Historic District in its context as a planned and marketed "new town," the Criterion A significance of the district lies in its position as an *early* planned suburb in what would eventually become heavily suburbanized northern Kentucky. Many other subdivisions were laid out in the area, particularly in Kenton County, including neighborhoods such as the mid-1920s Winston Heights (once part of Covington and now part of the city of Taylor Mill) or the early golf course community at Ryland Heights, southeast of Erlanger. However, Erlanger--and the nominated area as the city's earliest neighborhood--stands as a planned community dating from a generation earlier than these others, and, as such, represents rural northern Kentucky's 1880s entrance into the pattern of

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speculative residential suburban land development, which grew in the 1920s, burgeoned in the post-World War Two years, and continues unabated early in the twenty-first century.

With reference to National Register Criterion C, the Erlanger Proper Subdivision Historic District is significant for its position as a cohesive and locally-distinctive grouping of primarily domestic architecture dating from the late years of the nineteenth century through the immediate post-World War era. Within the district are examples of many of the architectural styles which were popular throughout the district's long Period of Significance. Among these are Italianate, Queen Anne, Eastlake, Colonial Revival (including Georgian and Dutch Colonial Revival), Cape Cod, and Bungalow. Specific examples of each of these design styles appear in the Section 7 narrative of the nomination documents.

Viewed in its entirety, the Erlanger Proper Subdivision Historic District satisfies National Register Criterion A for *community planning and development* and Criterion C for *architecture*, in that it represents a carefully planned and marketed late-nineteenth-century railroad community which grew into a twentieth-century suburb along a major regional highway. The success of the Erlanger Land Syndicate is apparent in the built-up character of the district, which has few empty lots and is characterized by precisely the type of domestic architecture that the Syndicate was promoting, affordable by and desirable on the part of commuters and modern by contemporary standards. The district clearly retains architectural and cultural integrity sufficient to merit its listing in the National Register of Historic Places.

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9. Major Bibliographical References

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10. Geographical Data

VERBAL BOUNDARY DESCRIPTION

Being that subdivision of land known as the "Erlanger Proper Subdivision" and recorded in the land records of Kenton County, Kentucky on May 31, 1887 in Deed Book 47 Page 641; also that immediately adjacent parcel of land which contains the Erlanger Depot on Crescent Avenue, Erlanger, Kentucky.

JUSTIFICATION

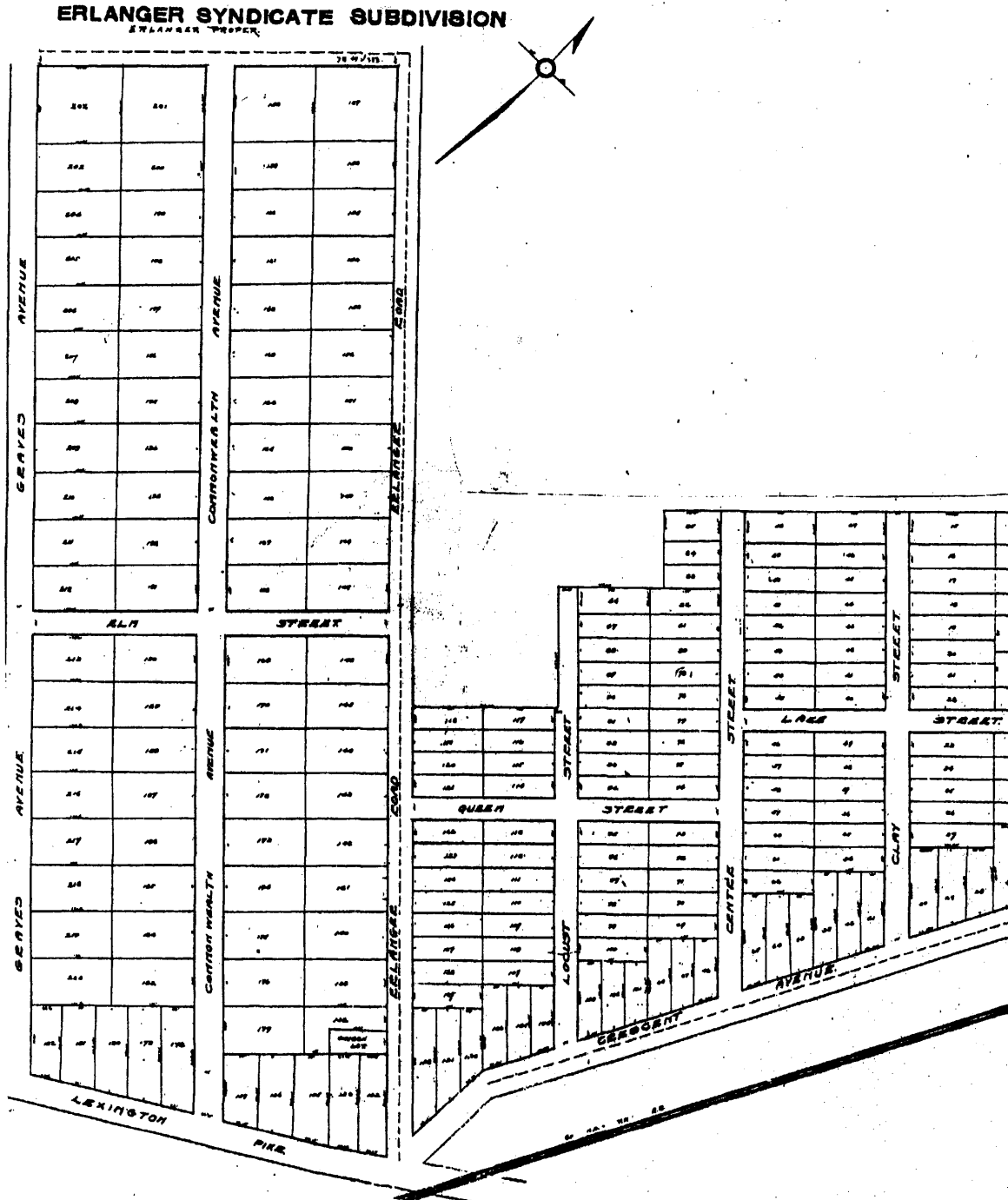
The boundaries of this nomination reflect the lands which were originally subdivided and platted as the "Erlanger Proper Subdivision" by the Erlanger Land Syndicate and the Cincinnati Southern Railroad Depot immediately adjacent thereto.

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This is a re-drafted plan of the Erlanger Proper Subdivision on file with the Clerk's office at the Kenton County Court House in Covington. A portion of the plat, including the lots facing Division Street to the north, was not shown on the plat.

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PHOTO LOG

All photographs: Erlanger Proper Subdivision Historic District
Kenton County, Kentucky
2001
David L. Taylor
Kentucky SHPO

1. Streetscape Crescent Avenue, looking west from 3330 Crescent Avenue
2. Streetscape Center Street, looking south, showing small-scale cottage-and-Bungalow character of much of the district
3. Locust Street streetscape, looking north from Crescent Street
4. Streetscape, Erlanger Road, looking west, showing Bungalows typical of many found in the district
5. Streetscape Home Street, looking west across Commonwealth Avenue
6. Commonwealth Avenue, streetscape, looking north, showing the more spacious character of this major thoroughfare within the district
7. Commonwealth Avenue looking toward Cowie Avenue, looking north
8. Elm Street, streetscape, west side, between Graves Avenue and Commonwealth Avenue
9. Home Avenue, streetscape, looking east toward Commonwealth Avenue
10. Intersection Clay and Lake Streets, looking west
11. Clay Street, streetscape, south side, looking east at Lake Street
12. Locust Street, streetscape, north side, looking south from Queen Street
13. Erlanger Road, streetscape, south side, looking west at Elm Street

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14. Dixie Highway, streetscape, looking south, showing greatly altered character of business district of Erlanger