

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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Historic Resources of Ashland

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BATH AVENUE HISTORIC DISTRICT

Statement of Significance

Since the inception of the Kentucky Iron, Coal and Manufacturing Company's plan for Ashland, western Bath Avenue has been considered to be the city's most prestigious residential neighborhood. The first two houses on the street were built in 1855-56 by Hugh and John Means, prominent Ohio iron industrialists who moved to Ashland in conjunction with the Kentucky Iron, Coal and Manufacturing Company. Through the early twentieth century, property on the street was essentially reserved for local industry owners and managers who were related by family or business connections. Multiple lots continued to be held by families, and only one or two houses occupied each block in 1877, according to the Titus, Simmons Atlas map of Ashland. As a result of the slow development of the street, the neighborhood is now characterized by a diversity of architectural styles that is not seen elsewhere in Ashland.

Although the neighborhood previously extended for six blocks along Bath Avenue, large-scale commercial development in the 1200 block has severed the western end of the street, and reduced the length of the coherent neighborhood to four blocks. Therefore the National Register boundary has not been extended beyond 13th Street.

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BATH AVENUE HISTORIC DISTRICT

Description

The Bath Avenue Historic District includes four blocks of Bath Avenue between 13th and 17th Streets. The district is bounded by Central Park on the east, neighborhoods whose character has been recently altered by commercial development on the north and west, and by a residential neighborhood characterized by less distinctive and cohesive architectural fabric on the south (see detail map).

Houses within the district date from the mid-nineteenth century to mid-twentieth century, and are built in an extensive variety of styles. Despite their variation, the buildings form a visually cohesive group as a result of a relatively standard setback from the street and a nearly-universal two-story height. Stone sidewalk paving, brick-paved alleys, a fine small collection of cast iron fences, and large shade trees lining the streets contribute to the unity of the neighborhood. Houses in the 1300 to 1500 blocks of Bath Avenue are large in scale, and are primarily located on lots that are a third or half of a block in length, while most of the houses on the 1600 block of Bath Avenue and adjoining 16th Street are slightly smaller and more closely spaced.

The three earliest houses, at 1304, 1420 and 1504 Bath Avenue are symmetrical three-bay double-pile center-passage structures. The 1856 John Means House (118) at 1420 Bath is a particularly distinguished example of this form. It is embellished with brick pilasters on the front and left side walls, a single-story Doric front porch, and a cast iron Corinthian aedicule side porch. The Abraham Campbell House (108) and the Hugh Means House (115) both have Italianate details and later two-story porches. Later pictureque styles are exhibited in the board-and batten Gothic T-plan Robert Peebles House (117) and the large Stick Style W. B. Seaton House (112). A simpler interpretation of the T-plan form is represented by the Robert Russell House (134). With proportions and a side-passage plan resembling contemporary row houses elsewhere in the country, the 1892 Sarah Calvin House (136) has rich Eastlake details on both the exterior and interior. The Rufus Van Sant House (151) is a late nineteenth century Georgian Revival structure with heavy square massing and a two-tiered stone-columned porch. A later and more academic interpretation of Georgian Revival is the Hugh Russell House (131). The largest building in

(continued)

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the district, locally called Mayo Manor (129), was built in a Renaissance palace mode by Mrs. John C. C. Mayo about 1917. Most of the buildings date from the second half of the nineteenth or early twentieth century. Later houses, such as the Governor Simeon Willis House (116) preserve the scale and complexity of design that is representative of the neighborhood. The district is well-maintained by its residents, and there are no disruptive intrusions within the National Register boundaries. A single major building has been recently demolished, in the 1400 block. The site of this structure is now vacant.

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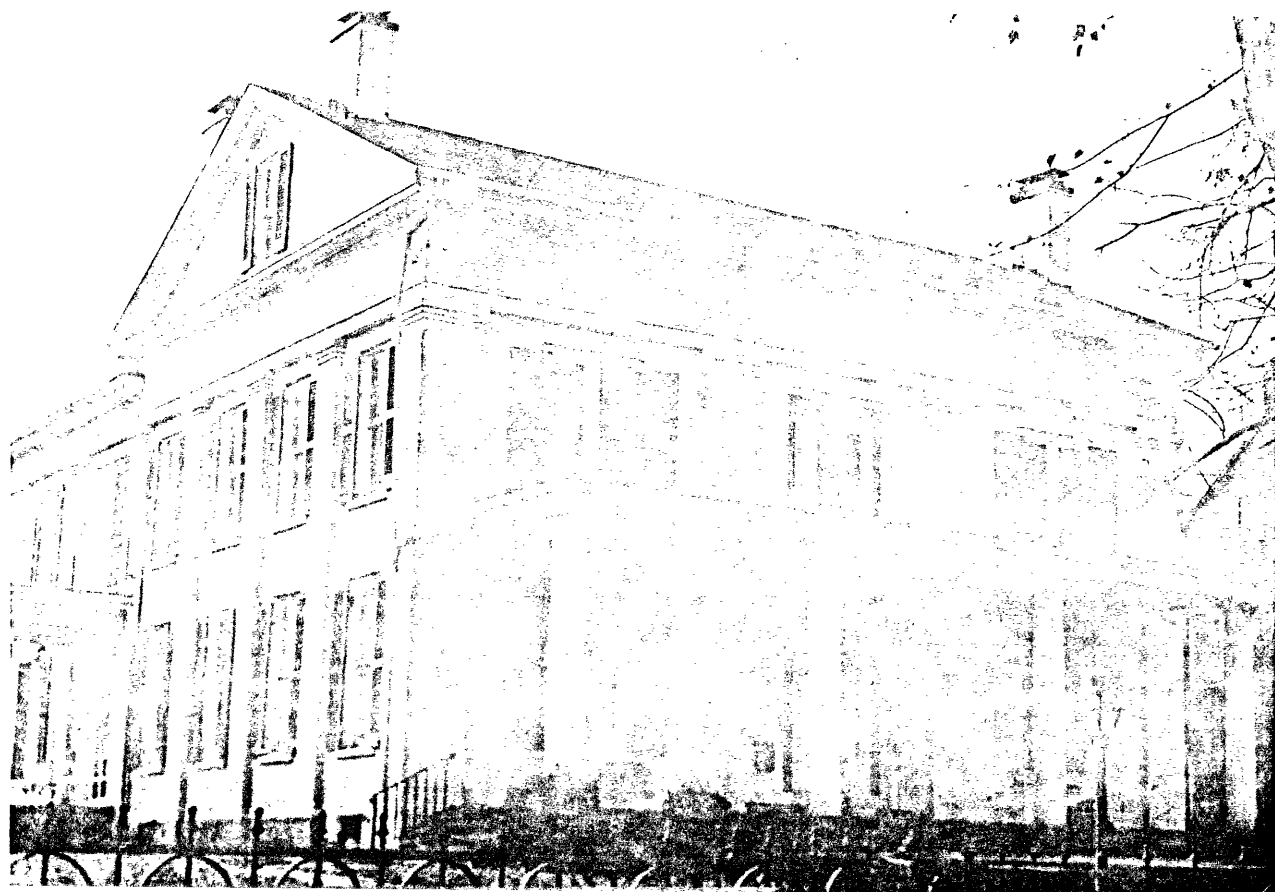
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Means House (118), 1420 Bath Avenue. Dwelling, 1856.

The position of Bath Avenue as the elite residential street in Ashland was established immediately after the city was laid out, when two members of the Means family constructed their homes at the corner of Bath and present 15th Street. Hugh, Thomas, and John Means were Ohio iron industrialists, and the development of the city of Ashland in the 1850's is closely related to their financial investments in eastern Kentucky.

In 1856, John Means built this, the largest Ashland house of the period. The house has a double-pile plan, with a narrow entrance foyer in front of the central stair passage. The dining room and kitchen were originally contained in a two room-deep rear ell, with access to the main block of the house through a second stair passage at the front of the ell. The bays of the facade and side wall facing 15th Street are articulated with brick pilasters, a feature that gives the house a strong architectural quality. A fine iron fence encloses the yard of the Means house, and extends to 14th Street.

Owner: Robert F. Powers, 1420 Bath Avenue, Ashland, Kentucky.



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W.H. Dawkins House (128), 1501 Bath Avenue. Dwelling, late 19th century.

This building combines the square proportions and centralized facade fenestration of Colonial Revival houses with such standard asymmetrical Queen Anne features as an octagonal corner tower and a porch that extends from the front to one side of the house. A contemporary carriage house emphasizes the Colonial Revival associations. The house was occupied by lumber executive W.H. Dawkins in the early twentieth century.

Owner: Paul D. Gillum, 1501 Bath Avenue, Ashland, Kentucky.



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BATH AVENUE HISTORIC DISTRICT

List of Properties:

A. The following buildings contribute significantly to the district:

Rufas Van Sant House (151), 1301 Bath Avenue. Dwelling, late 19th century.

The house was built prior to 1897 by Rufas Van Sant, owner of the Van Sant-Kitchen Lumber Company. Its balanced facade, hipped roof, and central portico indicate a relationship to Georgian Revival design. In addition to the historical antecedents of the exterior massing, the floor plan of the front part of the house is related to the old double-pile center-passage form. Yet ideas of less rigid spacial relationships also affected the design, and the placement of the rear rooms bears no similarity to the Georgian form. The house contains fine examples of late nineteenth-century woodwork and stained glass.

Owner s: Mr. Alan Galloway, 808 Bellefonte-Princess Road, Ashland, Kentucky.
Mr. Harold Kelly, Kelly-Galloway Real Estate Co., Galloway Bld., 1200 Bath Ave., Ashland, Ky.



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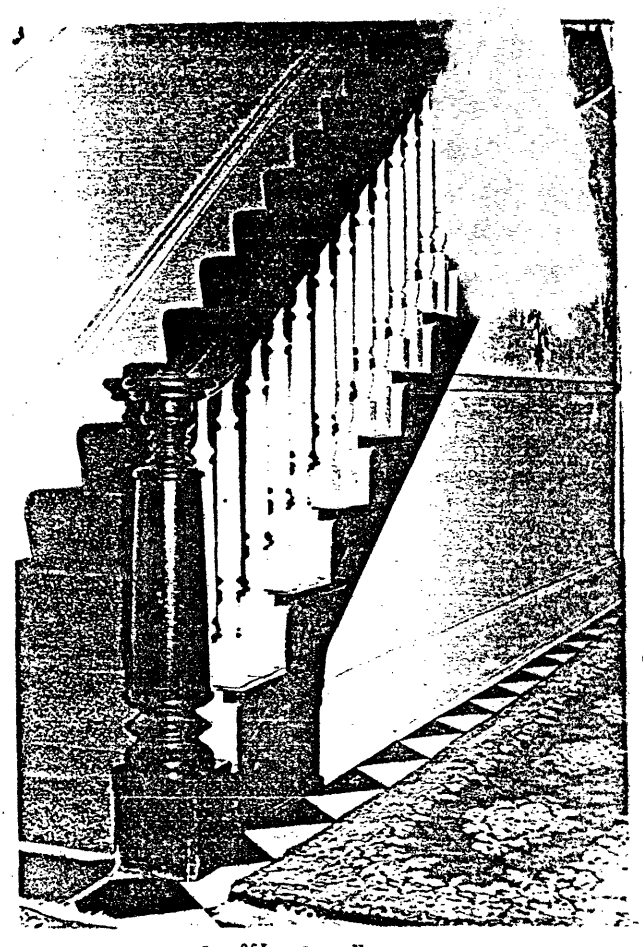
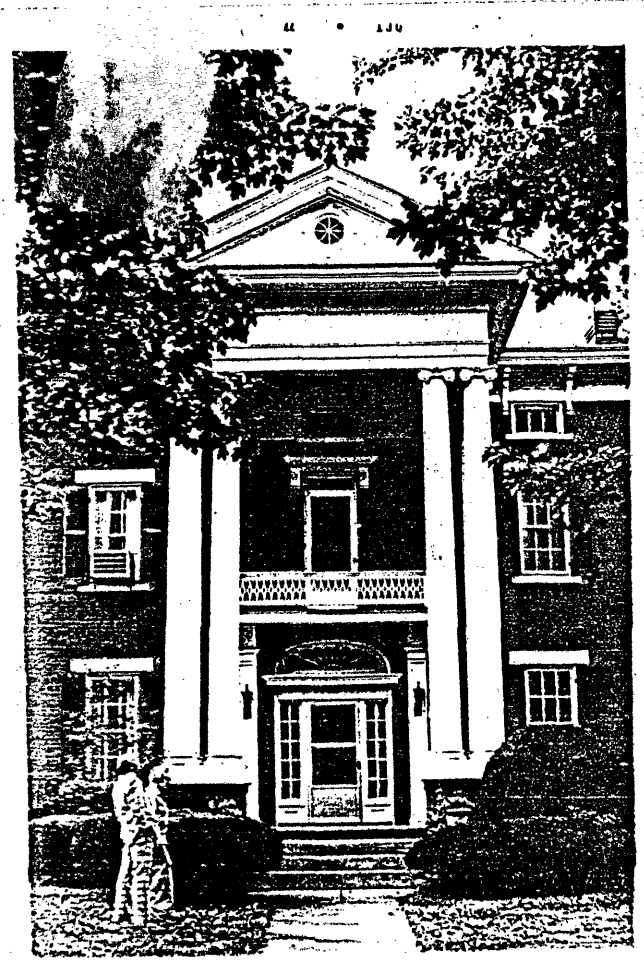
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Abraham C. Campbell House (108), 1304 Bath Avenue. Dwelling, circa 1870.

This prominently-located two-and-a-half story brick house was constructed about 1870 by Abraham C. Campbell, a successful financier who built the now-destroyed Ventura Hotel and was involved in the establishment of several area banks.

The house form is directly derived from the traditional double-pile plan, with two rooms to each side of a central stair passage. Here the left rear room, originally a dining room, is expanded laterally with a rounded wall projecting into the passage and an octagonal bay on the exterior. Service rooms and staff housing were contained in a rear ell. Around 1920, the Hager family made some alterations to the plan and interior details, and replaced a single-story Italianate porch with the present Classical portico. Italianate details have been preserved on the interior.

Owner: Mrs. Ruth M. Justice, 1304 Bath Avenue, Ashland, Kentucky.



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Abraham C. Campbell House (108), 1304 Bath Avenue.

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Goldie Wilson House (107), 1309 Bath Avenue. Dwelling, circa 1880.

The form of this narrowly-proportioned late nineteenth-century house is derived from the double-pile side-passage houses that represented a major urban house type in eighteenth and nineteenth-century America. Here the form has been transformed, with the side passage shortened and a dining room inserted behind it. The house contains woodwork based in a variety of styles, including Greek Revival, Italianate, and Georgian Revival. A small Ionic porch is the major embellishment of the exterior.

Owner: Ms. Goldie Wilson, 1309 Bath Avenue, Ashland, Kentucky.



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Robert Peebles House (117), 1317 Bath Avenue. Dwelling, 1874-75, 1891.

Built in a T-plan form by Robert Peebles in 1874-75, this Gothic board and batten house was enlarged in 1891. Original details were copied in the addition, resulting in retention of the romantic appearance intended by its first designer. The interior contains a variety of early details, including oak and tile mantels on the first floor and a marbled iron mantel on the second floor. A contemporary cast iron fence encloses the yard.

The importance of this fine building is perhaps increased by the fact that, since destruction of the Ireland house on Winchester Avenue, it has been the only nineteenth-century Gothic house in Ashland.

Owner: Mrs. John Woods, Sr., 1317 Bath Avenue, Ashland, Kentucky.



NO FURTHER

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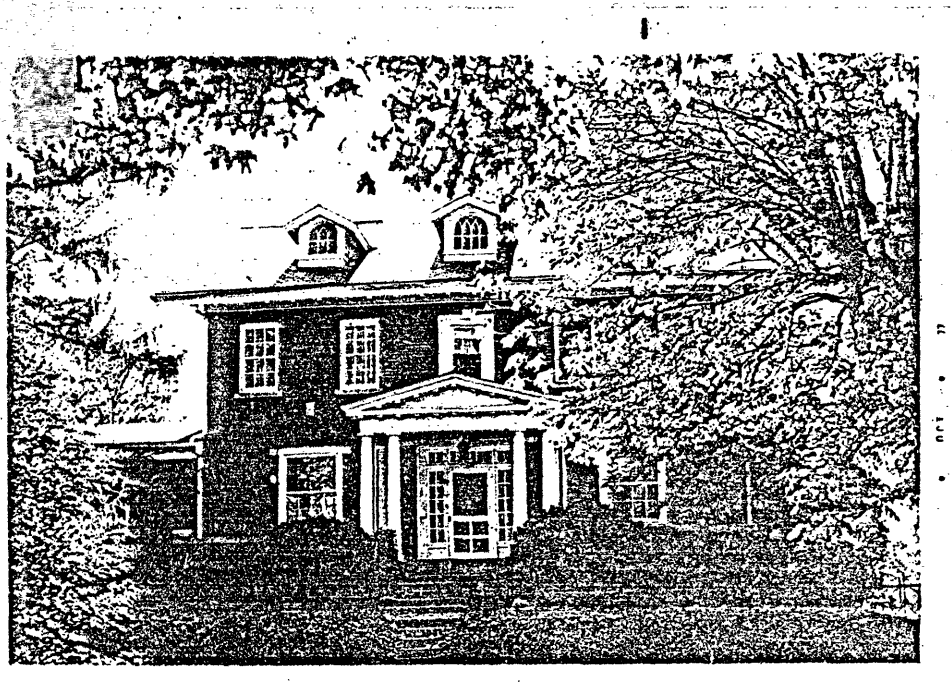
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Hilda Peebles House (126), 1400 Bath Avenue. Dwelling, circa 1920.

W.B. Seaton, owner of 1401 Bath Avenue, built this Georgian Revival house for his daughter, Hilda Peebles. Surviving plans indicate that it was designed by Desjardins and Hayward, an architectural firm in Cincinnati. Contemporary details shared with other styles include broadly-overhanging eaves, routed mortar joints, and round-arch window heads with recessed tympana.

Owner: Henderson Dysard, 1400 Bath Avenue, Ashland, Kentucky.



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W.B. Seaton House (112), 1401 Bath Avenue. Dwelling, circa 1893.

Original plans indicate that 1401 Bath Avenue was designed for W.B. Seaton in 1893 by S. Floyd Hoard, an architect in Cerédo, West Virginia. The related Seaton and Means families moved first from Massachusetts to Ohio, and in the 1850's both families became leaders in the establishment of the Ashland iron industry. In the late nineteenth century, W.B. Seaton was manager of the Bellefonte iron furnace, a charcoal-fired furnace that had been established in Greenup County as early as 1826.

Seaton's home is an important example of the type of large-scale houses designed by local architects in response to the social needs of their clients and the aesthetic dictates of late nineteenth-century domestic architecture. Inside the house, a series of formal reception rooms as well as less public first-floor living spaces are ordered in an intentionally asymmetrical composition. The geometric shapes of these rooms are expressed by projections on the external walls, although the essential form of the exterior is one of bilateral symmetry. Balancing gables project at both ends of the facade, and a two-story Stick-Style porch extending the length of the building is drawn forward at the center.

Owner: Ms. Janet S. Humphrey, 1401 Bath Avenue, Ashland, Kentucky.



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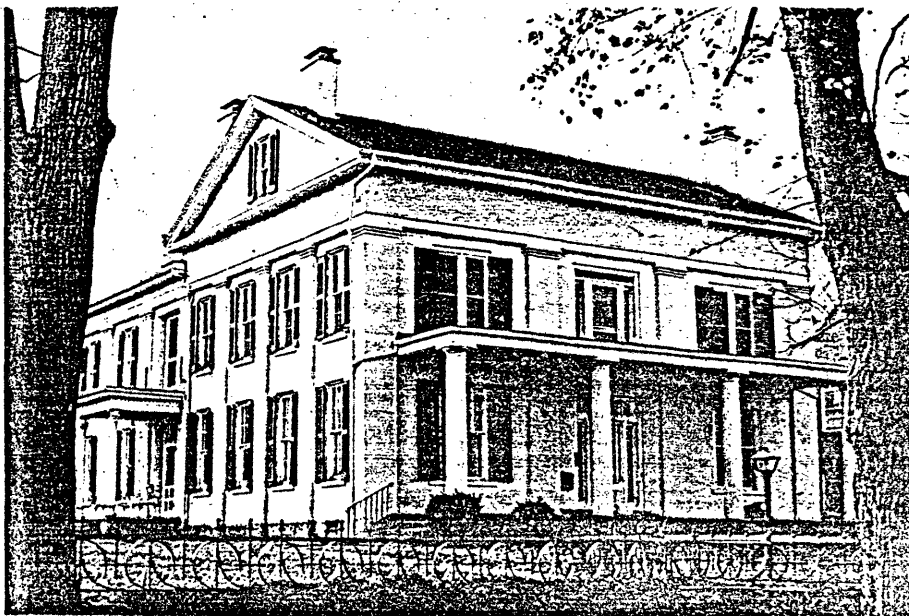
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John Means House (118), 1420 Bath Avenue. Dwelling, 1856.

The position of Bath Avenue as the elite residential street in Ashland was established immediately after the city was laid out, when two members of the Means family constructed their homes at the corner of Bath and present 15th Street. Hugh, Thomas, and John Means were Ohio iron industrialists, and the development of the city of Ashland in the 1850's is closely related to their financial investments in eastern Kentucky.

In 1856, John Means built this, the largest Ashland house of the period. The house has a double-pile plan, with a narrow entrance foyer in front of the central stair passage. The dining room and kitchen were originally contained in a two room-deep rear ell, with access to the main block of the house through a second stair passage at the front of the ell. The bays of the facade and side wall facing 15th Street are articulated with brick pilasters, a feature that gives the house a strong architectural quality. A fine iron fence encloses the yard of the Means house, and extends to 14th Street.

Owner: Robert F. Powers, 1420 Bath Avenue, Ashland, Kentucky.



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W.H. Dawkins House (128), 1501 Bath Avenue. Dwelling, late 19th century.

This building combines the square proportions and centralized facade fenestration of Colonial Revival houses with such standard asymmetrical Queen Anne features as an octagonal corner tower and a porch that extends from the front to one side of the house. A contemporary carriage house emphasizes the Colonial Revival associations. The house was occupied by lumber executive W.H. Dawkins in the early twentieth century.

Owner: Paul D. Gillum, 1501 Bath Avenue, Ashland, Kentucky.



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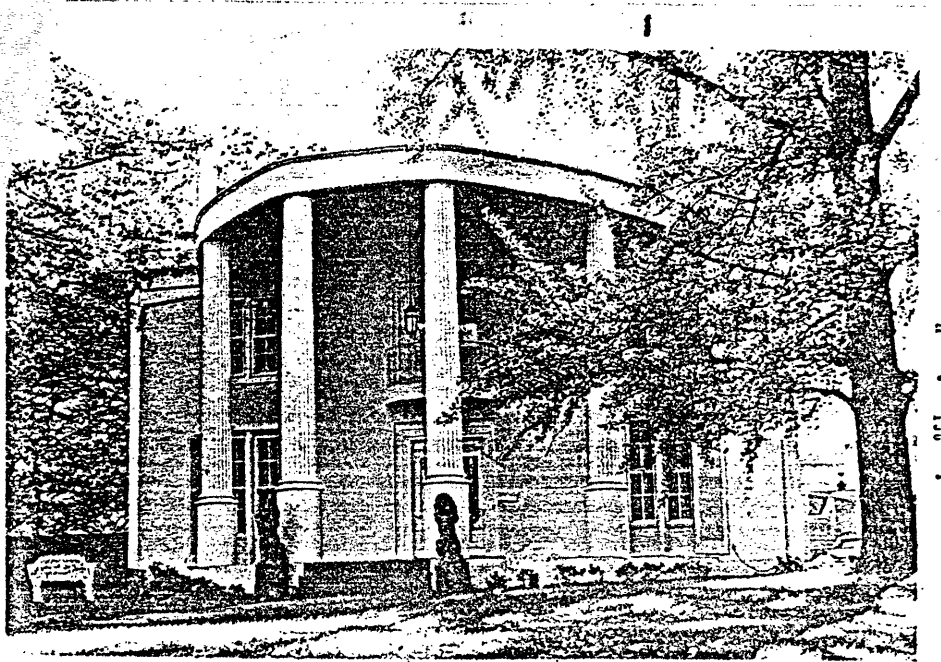
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Hugh Means House (115), 1504 Bath Avenue. Dwelling, 1855.

Similar in form to the house belonging to John Means is this double-pile center-passage house built by his uncle Hugh Means. City engineer Martin Hilton designed several Ashland houses, and a May 12, 1855 reference in his journal to "making a draught of Mr. Means house" is believed by local historians to relate to the Hugh Means house. The present portico is a recent replacement of a double tier nineteenth-century porch. The double windows in the front wall are related to the facade openings of the John Means House.

Owner: Rex W. Duff, M.D., 1504 Bath Avenue, Ashland, Kentucky.



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Mayo Manor (129), 1516 Bath Avenue. Dwelling, circa 1917.

Following the death of her husband, Mrs. John C.C. Mayo moved from Paintsville to Ashland and built the house locally called Mayo Manor on the site of the nineteenth-century Gartrell-Hager house. Symbolic of the wealth available to turn-of-the-century eastern Kentucky coal entrepreneurs, the three-story stone house makes unrestrained allusions to grandeur. Both the Bath Avenue and 16th Street entrances are through Renaissance porches, and various architectural features are embellished with armorial cartouches. The third floor originally contained a ballroom lighted by a stained glass skylight. A two-story stone-columned conservatory survives at the rear of the house, but a pool once surrounded by a cloister-like arcade has been replaced by an apartment building facing 16th Street.

Owner: Michael B. Minix, M.D., 1516 Bath Avenue, Ashland, Kentucky.



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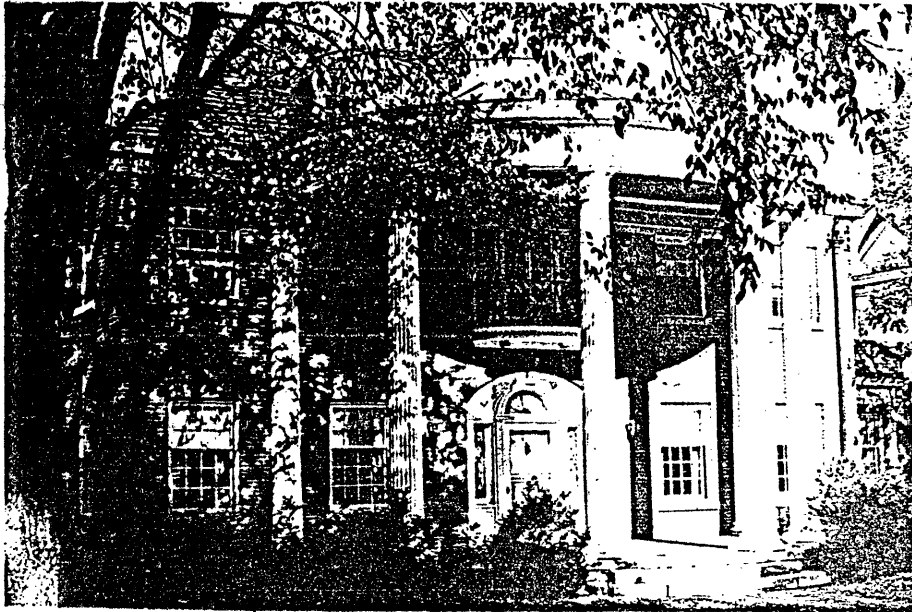
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Hugh L. Russell House (131), 1601 Bath Avenue. Dwelling 1930.

Designed for the present owners by Louisville architect Frederick Elswick, this late Georgian Revival house features a symmetrical five bay block with a two-story semicircular portico and a doorway that was derived from early nineteenth-century American sources. Two large cast iron garden ornaments attributed to a Cincinnati iron works were brought from the Nan Keller Wright House on Adams Street in Ironton, Ohio.

Owner: Hugh L. Russell, 1601 Bath Avenue, Ashland, Kentucky.



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Poage-Russell House (130), 1600 Bath Avenue. Dwelling, circa 1880.

The frame house at 1600 Bath Avenue was built by the Poage family about 1880 and was owned by the Russell family through the first three decades of the twentieth century. The main block consists of a T-plan with a three-story tower at the center of the facade. A rich variety of wooden surface treatments that originally emphasized the picturesque massing of the building was lost when the old siding was recently replaced.

Owner: Wheeler Nickell, 1600 Bath Avenue, Ashland, Kentucky.



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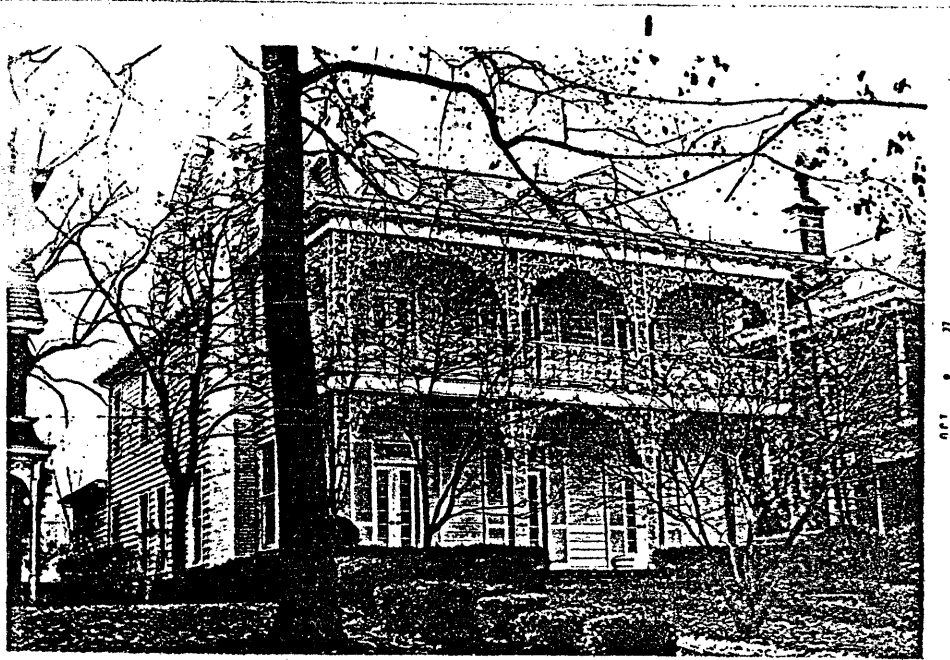
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Governor Simeon Willis House (116), 1612 Bath Avenue. Dwelling, 1959.

Built by Kentucky Governor and Mrs. Simeon Willis in 1959, this house was designed by Mrs. Willis utilizing exterior features derived from the 1854 Lace House in Columbia, South Carolina. The gambrel-roofed frame house has a symmetrical three-bay facade with two-story decorative cast iron porch.

Owner: Paul G. Blazer, Jr., 1612 Bath Avenue, Ashland, Kentucky.



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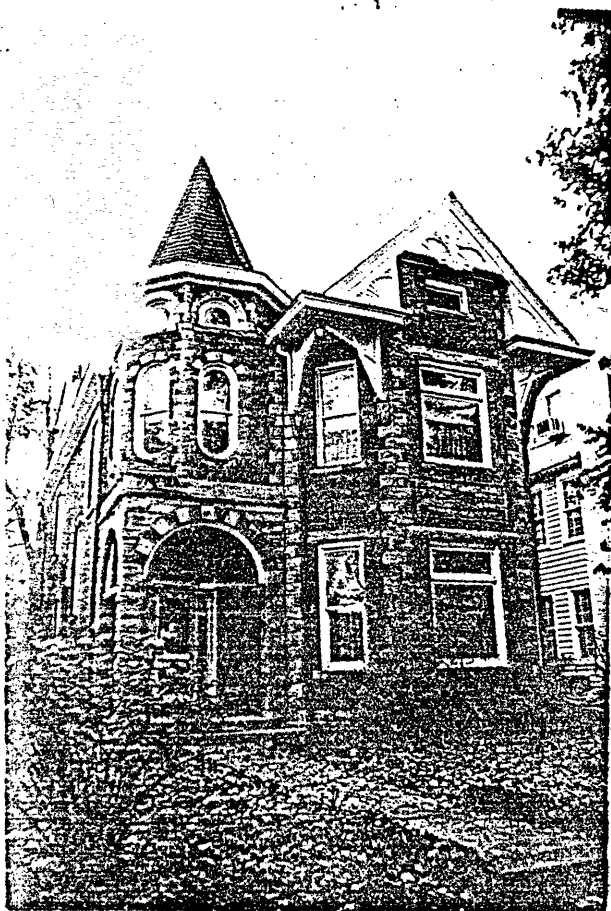
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Sarah Calvin House (136), 1616 Bath Avenue. Dwelling, 1892.

This richly-embellished brick house exhibits both forms and details associated with late nineteenth-century urban domestic architecture. Although the house is located on a relatively unconfining lot, its rooms are located, one behind another, to one side of a stair passage. Interior spaces are expressed on the facade, with a front octagonal-ended parlor and bed room above projecting forward and entrance to the passage drawn back behind a loggia. The facade is decorated with red and cream-colored sandstone trim, terra-cotta panels, and an overhanging frame gable. Emphasizing the urban style of the house, the side as well as rear walls are constructed of less carefully laid brickwork with no masonry embellishments. A rich decorative quality is also found on the interior, which contains details drawn from sources ranging from Eastlake to Georgian Revival.

The house was built for Sarah Ann Calvin in 1892 by Andrew Wilson, an Ashland contractor. At the turn of the century, most Bath Avenue houses were heated by open flame gas stoves set into the fireplaces. This house continues to utilize the original heating system.

Owner: Hope McCown, 1616 Bath Avenue, Ashland, Kentucky.



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Sarah Calvin House (136), 1616 Bath Avenue.

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Janet Berger House (132), 515 16th Street, Dwelling, circa 1900.

This medium-sized frame house shares such architectural features as a shingled facade gable and octagonal side projections with a number of other dwellings built by middle-class Ashlanders around the turn of the century. Located on a fairly narrow lot, the house is deeper than it is wide, and entrance is through the gable end. The porch is adorned only by distinctive posts with repetitive turnings.

Owner: Ms. Janet Berger, 519 16th Street, Ashland, Kentucky.



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BATH AVENUE HISTORIC DISTRICT

B. The following buildings contribute to the district because they provide continuity of scale, siting, materials, or design:

1978
St. Pauls Lutheran Church, 1320 Bath Avenue.
Mid nineteenth-century brick church with simple Gothic details.
Owner: St. Pauls Lutheran Church, Robert Faga, Pastor.

1978
1412 Bath Avenue
Circa 1930 two-story brick Georgian-Revival house.
Owner: Clyde M. Webb, 1412 Bath Avenue, Ashland, Kentucky.
Mr. & Mrs. Gladys Blatter

1978
1505 Bath Avenue
Early twentieth-century two-story frame house.
Owner: Mrs. Imogene Fairchild, 1505 Bath Avenue, Ashland, Kentucky.
Fairchild Buick-Cadillac Inc., 1440 Carter Avenue, Ashland, Kentucky.

1978
1513 Bath Avenue *T Plan*
Circa 1900 two-story brick house with classical aedicule porch.
Owner: Ruby D. and William Ott, Jr., 1513 Bath Avenue, Ashland, Kentucky.

1978
1608 Bath Avenue
Circa 1900 two-story brick house with stone single-story porch and Georgian-Revival details.
Owner: Ms. Ruby Lewis, C/O 1608 Bath Avenue, Ashland, Kentucky.

1978
1609 Bath Avenue *brick*
Early twentieth-century two-story frame house w/ classical aedicule porch
Owner: Henry C. Russell, 118 Clinton Avenue, Ashland, Kentucky.

1978
1613 Bath Avenue
Early twentieth-century two-story frame house.
Owner: Henry C. Russell, 118 Clinton Avenue, Ashland, Kentucky.

1978
1617-19 Bath Avenue
Early twentieth-century two-story frame house.
Owner: Henry C. Russell, 118 Clinton Avenue, Ashland, Kentucky.

1978
1620 Bath Avenue
Early twentieth-century two-story brick house with Colonial-Revival details.
Owner: Mr. and Mrs. Howard Van Antwerp, Jr., 1620 Bath Avenue, Ashland, Kentucky.

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1621 Bath Avenue

opposite Circa 1920 two-story brick house, English picturesque vernacular-revival style.
Owner: James Williams, 1621 Bath Avenue, Ashland, Kentucky.

519 16th Street

opposite Early twentieth-century two-story frame house.
Owner: Ms. Janet Berger, 519 16th Street, Ashland, Kentucky.

513-517 17th Street

opposite Subsidiary buildings at rear of 1621 Bath Avenue, contemporary with house.
Owner: James Williams, 1621 Bath Avenue, Ashland, Kentucky.

C. The following property is vacant:

1419 Bath Avenue

opposite Owner: Michael Ross Dowling, 500 Price Building, 16th Street and Greenup Avenue, Ashland, Kentucky.

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Verbal Boundary Description:

All sites in the nomination are inside a rectangle with the UTM references noted above (see topographic map).

The boundaries of the Bath Avenue Historic District are as follows: Beginning at the point of intersection of the southeast curb of Thirteenth Street (U.S. Route 60) with the northeast (rear) property line of 1301 Bath Avenue, thence extending in a southeasterly direction along the northeast property lines of 1301, 1309, 1317, 1401, 1419, 1501, 1505, 1513, 1601, 1609, 1613, 1617-19, 1621 Bath Avenue, 515 16th Street, and 513-517 17th Street to the point of intersection of the northeast property line of 513-517 with the northwest curb of 17th Street, thence extending in a southwesterly direction along the northwest curb of 17th Street, thence extending in a southwesterly direction along the northwest curb of 17th Street with the southwest (rear) property line of 1620 Bath Avenue, thence extending in a northwesterly direction along the southwest property lines of 1620, 1616, 1612, 1608, 1600, 1516, 1504, 1420, 1412, 1400, 1320, and 1304 Bath Avenue to the point of intersection of the southwest property line of 1304 Bath Avenue with the southeast curb of 13th Street (U. S. Route 60), thence extending in a northeasterly direction along the southeast curb of 13th Street to the point of beginning.

Acreage of Bath Avenue Historic District - 15 Acres

Boundaries for all individual sites are those of the city lots, (less than one acre.) City lot lines are indicated on the enclosed Ashland Zoning Map.

13th Street

Justice, R.M.	150'	90'	Galloway Realty Co.
		60'	Wilson, Goldie
Luthern Church	150'	150'	Peebles, John Woods, Jr.

14th Street




Dysard, Henderson	100'	115'	Humphrey, Janet
Blazer, Mrs. Georgia	100'		
Powers, Robert F.	100'	185'	Dowling, Michael, Trustee Thompson - Hinton

15th Street

Duff, Rex + Linda	150'	75'	Gillum, Paul + Wanda
		75'	Fairchild, Buck - Cadillac
Minix, Michael + Constance	150'	75'	Ott, Ruby + William
		75'	Berger, Janet

16th Street

Nickell, Wheeler + Beatrice	100'	100'	Russell, Hugh L.
Lewis, Ike	52'		
Blazer, Paul + Nancy	48'	150'	Russell, H.E. + H.C.
Ms Cown, Hope	50'		
Van Antwerp, Adelaide	50'	50'	Williams, James + Lillian

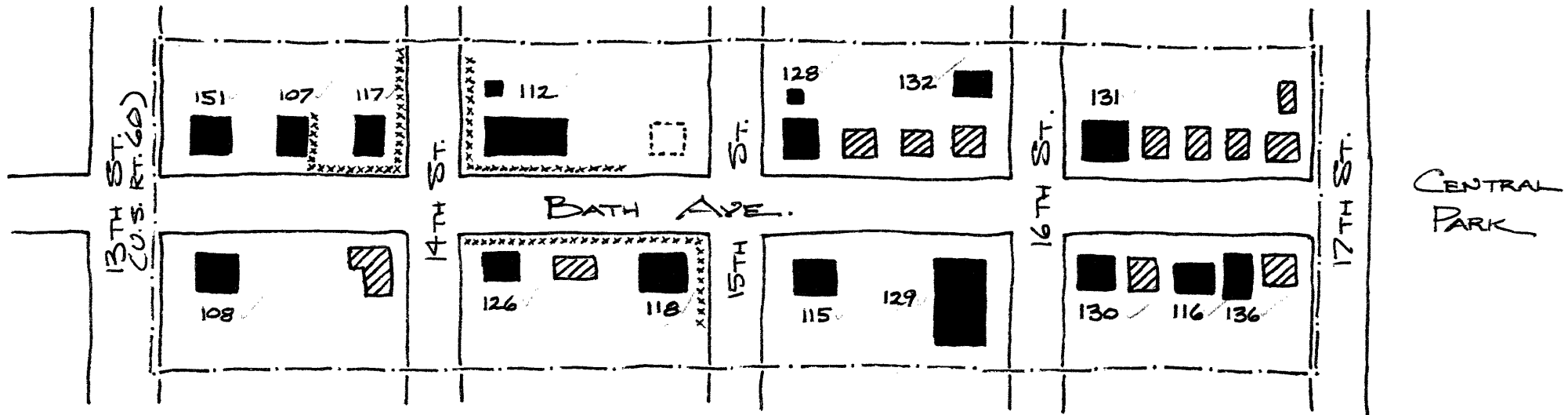
	Oppose Listing	1477'	61.5%	17 th Street
	Favor Listing	363'	15.1%	
	No Preference Indicated	560'	23.4%	

Bath Ave Property Owners

BATH AVENUE HISTORIC DISTRICT, ASHLAND, KY.

- ESSENTIAL CONTRIBUTORS TO DISTRICT
- ▨ BUILDINGS WITH COMPATIBLE SCALE AND MATERIALS
- DESTROYED BUILDING

- - - - DISTRICT BOUNDARY
- XXXXXXXXX CAST IRON FENCES



- 107 - GOLDIE WILSON Ho.
- 108 - A. C. CAMPBELL Ho.
- 112 - W. B. SEATON Ho.
- 115 - HUGH MEADS Ho.
- 116 - GOV. SIMEON WILLIS Ho.
- 117 - ROBERT PEEBLES Ho.
- 118 - JOHN MEADS Ho.
- 126 - HILDA PEEBLES Ho.

- 128 - W. H. DAWKINS Ho.
- 129 - MAYO MAJOR
- 130 - PAGE - RUSSELL Ho.
- 131 - H. L. RUSSELL Ho.
- 132 - JAUET BERGER Ho.
- 136 - SARAH CALVIN Ho.
- 151 - RUFAS VAN SANT Ho.

NOTE: NO BUILDINGS IN THE DISTRICT ARE CONSIDERED INTRUSIONS.

Historic Resources of Ashland
Boyd County
Kentucky

JUL 3 1979

Map 3.

Ed Chappell
Kentucky Heritage Commission
Jan. 1979
Sketch plan of district.

FEB 12 1979