

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

NRA/THEMATIC NOMINATION TITLE: Eastside Multiple Resource Area

HISTORIC DISTRICT NAME: W. 15th Street Historic District

OWNER OF PROPERTY: Multiple ownership

(On Continuation Sheets list all properties by address which are included within the district and provide the names and addresses of their owners.)

DESCRIPTION:

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance
(Use Continuation Sheets)

SIGNIFICANCE

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other (specify)

Specific dates ca. 1880-1935 **Builder/Architect** N/A

Statement of Significance (in one paragraph)
(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreege of nominated property Approx. 2.5 acres
Quadrangle name Covington KY **Quadrangle scale** 1:24,000

UTM References

A	<u>16</u>	<u>715465</u>	<u>4327770</u>	B	<u>16</u>	<u>715605</u>	<u>4327820</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>16</u>	<u>715480</u>	<u>4327705</u>	D	<u>16</u>	<u>715640</u>	<u>4372695</u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

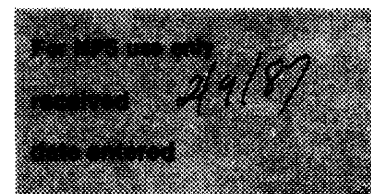
Verbal boundary description and justification
(Use Continuation Sheets)

DISTRICT MAPS ATTACHED:

1. District Boundary Map Showing Contributing & Noncontributing Properties.
2. District Map Showing Location & Direction of Numbered Photographs.

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**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet W. 15th St. Hist. Dist. (Eastside MRA)
Covington, Kenton Co., KY Item number 7

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W. Fifteenth Street Historic District

Description

The W. 15th Street Historic District is a small but significant collection of late 19th century residences located along Madison and E. 15th Streets in Covington, Kentucky. This district contains 33 structures of which all but one are contributing. Within the district are two excellent 7 unit Italianate rowhouses which face both E. 15th Street and Madison Avenue. The remainder of the district displays primarily Italianate and Queen Anne single family dwellings.

The district is located just west of the Helentown district and the two districts are separated by modern intrusions. The district is bounded on the east by Madison Avenue, on the south by a modern shopping complex, on the west by the CSX Railroad tracks and on the north by modern warehouses and non-contributing structures. The district is one of the best surviving collections of residential architecture along Madison Avenue.

Madison Avenue

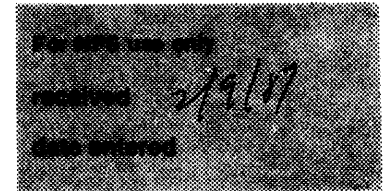
Overview: Madison Avenue in the district contains 13 contributing buildings and 1 non-contributing building.

Detailed Description: Madison Avenue is a major north/south street that from the eastern boundary of the district. Parts of the 1400 and 1500 block on the west side of Madison are in the district boundaries. In the 1400 block are 4 Queen Anne dwellings at 1445-51 Madison which have similar plans but somewhat different detailing (Photo 25). The structures have gable front plans, are two-stories in height and of brick construction. They were built ca. 1890 and have one-story porches on the main facade.

In the 1500 block is a 7 unit rowhouse at 1501-13 which is one of the largest and significant in the Eastside area (Photo 24). Constructed ca.1885, this Italianate rowhouse is two-stories in height and of brick construction. Over each window and door is sheet metal hood molding and at the roofline is a sheet metal cornice. Each unit is two bays wide with rectangular windows and doors. Flanking each entrance is an original iron railing on the landing. Adjacent to this rowhouse is a fine Queen Anne design at 1515 Madison (Photo 26). This two-story brick building features an asymmetrical plan with bay windows, an original porch with milled decoration and corner tower. Behind this house is a modern two-story building which is non-contributing and a ca. 1900 vernacular brick dwelling which is contributing to the district.

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W. 15th St. Hist. Dist. (Eastside MRA)

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Neave Street

Overview: Neave Street in the district contains 1 contributing building.

Detailed Description: Neave Street is a one block street running north and south between W. 14th and W. 15th Streets. There are 3 older structures in this block on the west side of the street and 2 of these have been significantly altered and are therefore not included within the district. The remaining building is included in the district and is a two-story brick apartment building at 1421-23 Neave. This building was constructed ca. 1910 and has simple detailing and a stepped parapet at the roofline.

W. 15th Street

Overview: W. 15th Street in the district contains 19 contributing buildings.

Detailed Description: W. 15th Street is an important east/west street which connects Madison Avenue and Russell Avenue via a bridge over the railroad tracks. Parts of two blocks of W. 15th are included in the district. On the north side of the street are 7 single family dwellings and 1 duplex which are all contributing to the district (Photo 21). On the south side of the street are 4 single family dwellings and a 7 unit rowhouse which are also all contributing.

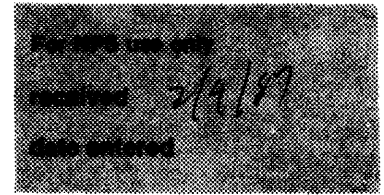
Between Neave and Madison on the north side of the street are 4 structures all of which were built ca. 1885. At 10-12 W. 15th is a two-story brick Italianate style duplex. Over the windows is sheet metal hood molding and the house retains its original porch with milled posts and a spindled frieze. Adjacent to this duplex is a one-story brick dwelling with simple detailing. At 22 and 26 W. 15th are two-story Italianate structures which retain their original design. Past Neave Street are 4 single family residences including 2 ca. 1910 two-story Bungalow designs at 30-32 (Photo 27). These brick houses have four-over-one vertical sash, wide eaves and knee brace brackets. The other 2 structures on the block are two-story frame houses built ca. 1890. These dwellings display simple Colonial and Italianate features.

On the south side of the street between Neave and Madison is a 7 unit rowhouse built ca. 1885 in a design similar to the adjacent rowhouse which faces Madison (Photo 23). This rowhouse is also an Italianate design with sheet metal hood molding over the doors and windows and a decorative cornice. Each unit is 2 bays wide and the landings retain the original iron fencing. This rowhouse is identical to the one facing Madison except its overall dimensions are smaller.

Beyond Neave Street on W. 15th are 4 identical Italianate dwellings built ca. 1885 (Photo 22). These home are two and one-half stories in height, of brick construction and display gable roofs. The floor plan is similar to many residences of the period in Covington with the major entrance on the side

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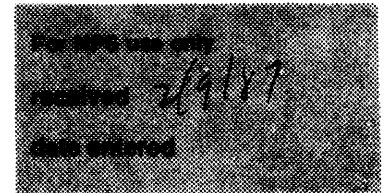
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facade. The street facade is two bays wide with two-over-two sash windows in each bay. The windows display pedimented sheet metal hood molding. At the roofline is an elaborate cornice with brackets and small attic vent windows. There are no other structures on this side of W. 15th Street.

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W. Fifteenth Street Historic District

Significance

The W. 15th Street Historic District is significant primarily through its collection of architectural designs. This small area developed in the 1880s and 1890s and was a residential enclave surrounded by commercial development and railroad property. The district is separated by commercial and industrial development from adjacent historic districts. Within the district are 33 properties of which all but one are contributing to the district.

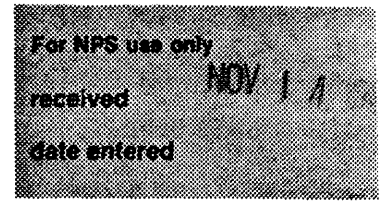
The district derives much of its architectural significance from the presence of the two seven unit Italianate rowhouses along Madison and W. 15th Streets. The property now occupied by the rowhouses is listed as vacant on the 1877 map of the city the property belongs to the Kennedy family who may have erected the rowhouses soon after. These Italianate designs represent some of the best rowhouses in the Eastside area and have not been altered.

In addition to the two rowhouses there are a number of other fine Queen Anne and Italianate designs in the district. At 25-31 W. 15th is a row of identical two-story brick Italianate residences and an identical row of Queen Anne residences are at 1445-51 Madison. At 1515 Madison is an imposing Queen Anne house built in the 1880s by Jacob Weller, a wealthy merchant and land investor. Most other dwellings appear to have been occupied by middle and working class residents.

Despite its small number of structures, the W. 15th Historic District contains an important collection of late 19th century architecture. The two Italianate rowhouses are especially significant and all but one property is contributing to the district.

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Continuation sheet West 15th Street Hist. Dist. (Eastside MRA)
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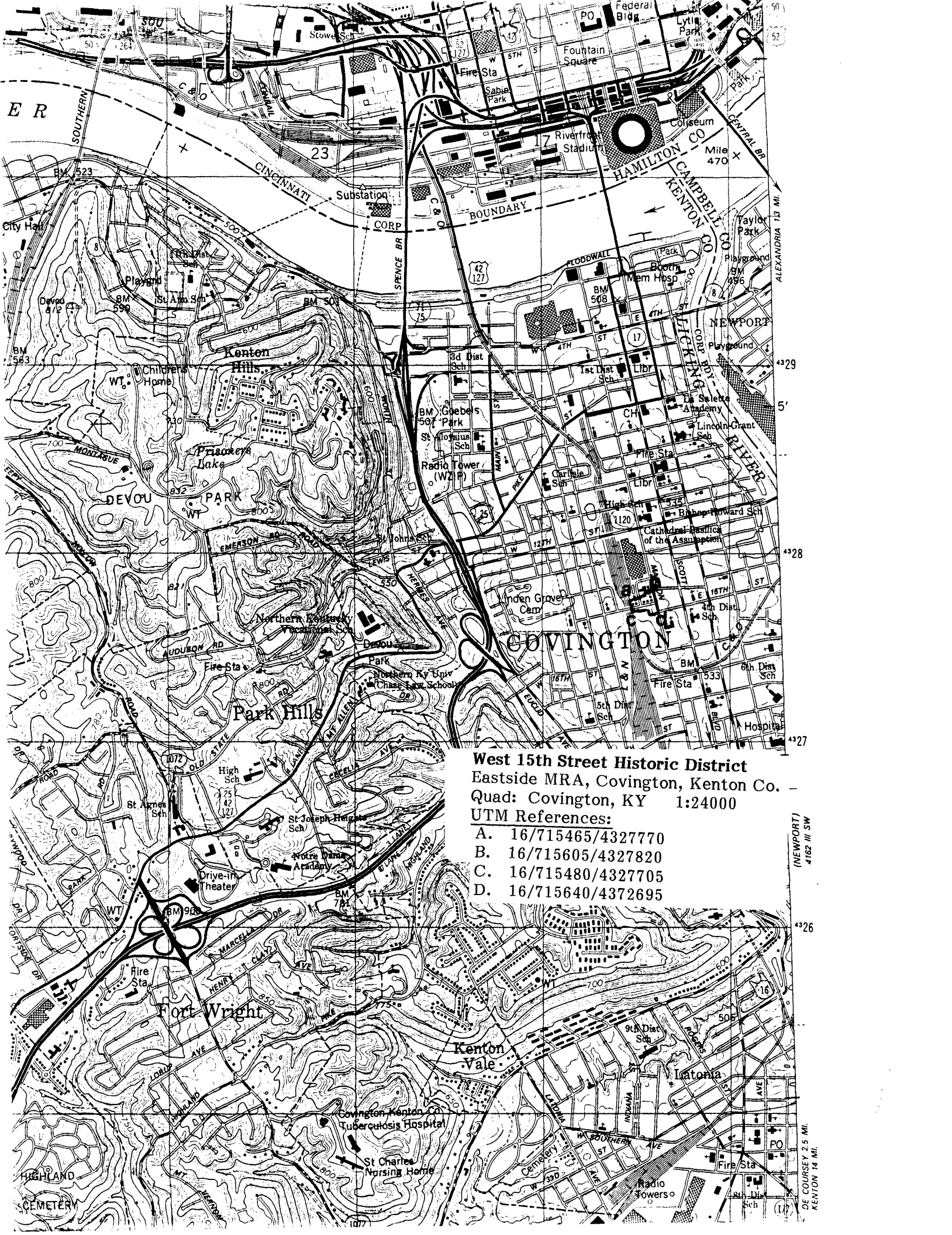
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Verbal Boundary Description and Justification
W. 15th Historic District

The W. 15th Historic District boundary is drawn as follows:

Beginning at a point at the southeast property line of 1515 Madison Ave., thence westwardly 175' across Neave St. to the western right-of-way of Neave St., thence northwardly 40' across an alley located 80' south of W. 15th St., thence westwardly 100 feet along the northern right-of-way of the alley to a point, thence northwardly 80' to the southern right-of-way of W. 15th St., thence 50' westwardly to a point, thence northwardly 100' across W. 15th to a point, thence 10' westwardly to a point, thence northwardly 50' to a point, thence eastwardly 150' across Neave St. to a point, thence 40' along the eastern right-of-way to a point, thence 180' eastwardly to Madison Ave., thence 225' along the western right-of-way of Madison, across W. 15th to the beginning point.

The W. 15th Street District is a small district bounded on the north and west by railroad yards and industrial buildings. On the south boundary is a modern grocery store and parking lot. To the east are modern structures along Madison Avenue. The boundaries are drawn to include all of the residential buildings clustered along Madison and W. 15th in these two blocks. The district is clearly defined by modern structures and intrusions surrounding all sides of the area.



West 15th Street Historic District
 Eastside MRA, Covington, Kenton Co. -
 Quad: Covington, KY 1:24000
 UTM References:

- A. 16/715465/4327770
- B. 16/715605/4327820
- C. 16/715480/4327705
- D. 16/715640/4327695

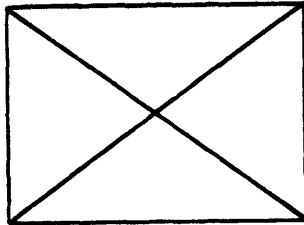
(NEWPORT) 4182 III SW
 4326
 DE COURSEY 2.5 MI.
 KENTON 14 MI.

W. 15TH STREET HISTORIC DISTRICT

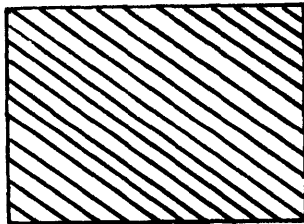


EASTSIDE MULTIPLE RESOURCE AREA
COVINGTON, KENTUCKY

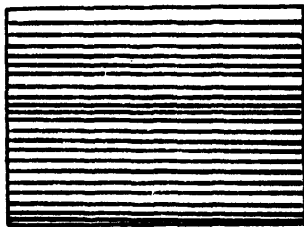
MAP KEY



VACANT - NON-CONTRIBUTING



PRE-1935 STRUCTURE
ALTERED - NON-CONTRIBUTING

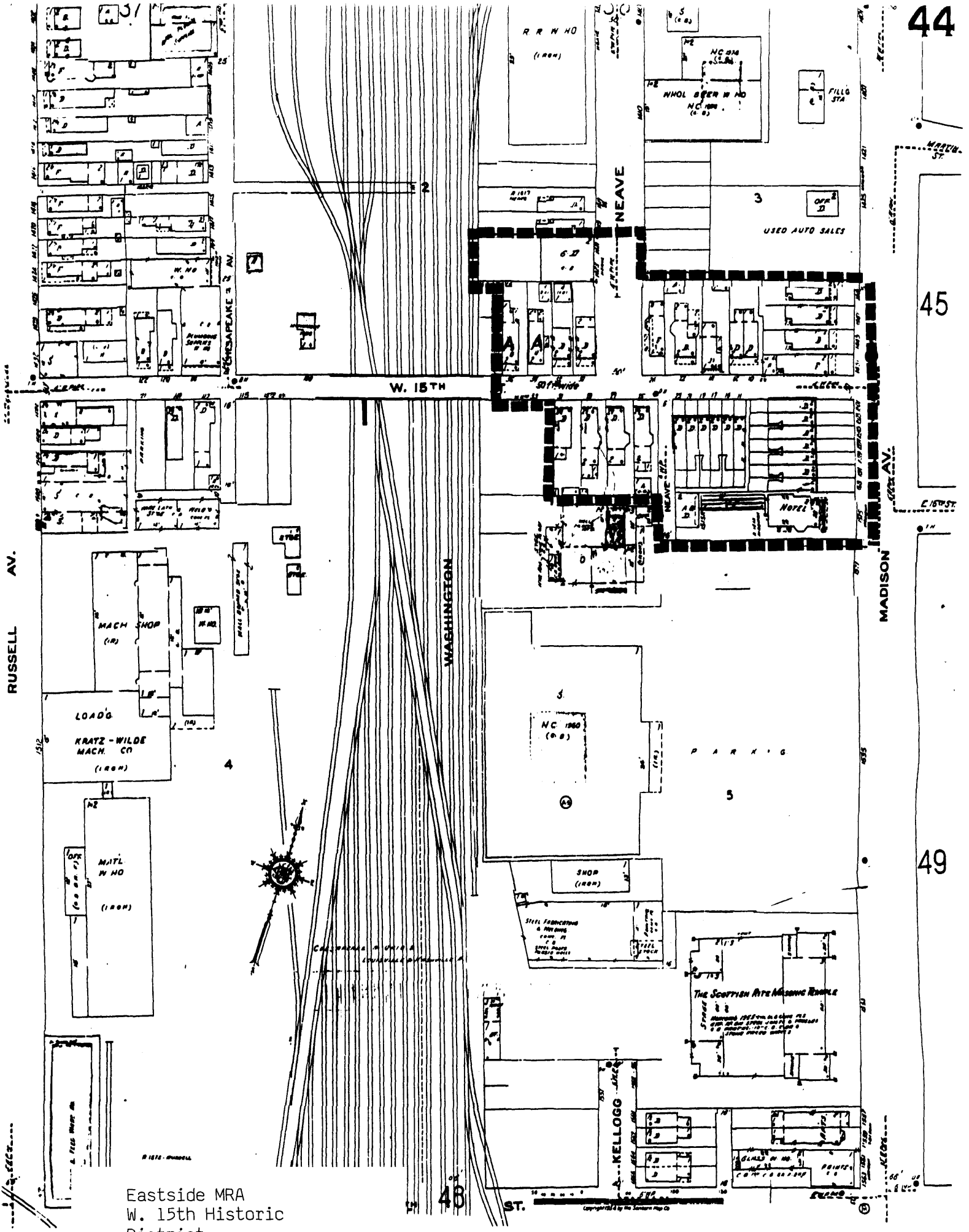


POST-1935 STRUCTURE
NON-CONTRIBUTING

ALL OTHER PROPERTIES ARE CONTRIBUTING
THOSE MARKED WITH AN "A" ARE ALTERED BUT CONTRIBUTING

SCALE- 1" = 100'

NORTH ARROW AS MARKED



Eastside MRA
 W. 15th Historic
 District

NOV 14 1938