

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received **OCT 12 1983**

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic: West Side/Main Strasse Historic District

and/or common: West Side/Main Strasse

**2. Location** : See Maps 1 and 2 attached

street & number Roughly bounded by C & O Railroad, 6th, Philadelphia, Dalton, Pike, and Robbins Sts.  not for publication

city, town Covington \_\_\_\_\_ vicinity of \_\_\_\_\_

state Kentucky code \_\_\_\_\_ county Kenton code \_\_\_\_\_

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple

street & number \_\_\_\_\_

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Kenton County Courthouse

street & number 303 Court Street

city, town Covington state Kentucky

**6. Representation in Existing Surveys**

title "The Covington Legacy" has this property been determined eligible?  yes  no

date 1977  federal  state  county  local

depository for survey records City of Covington

city, town Covington state Kentucky

## 7. Description

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The City of Covington is located within the valley of the Licking River south of the Ohio River opposite Cincinnati, Ohio, and on the surrounding hills to the south and west, although the 19th-century city was confined to the valley basin at the junction of the two rivers; Newport, Campbell County, Kentucky, occupies the basin on the east side of the Licking. At the base of the hills on the west side of the valley is the site of a meandering stream called Willow Run, later confined to a sewer and now located under the I-75 elevated highway system. Along the east side of the highway is now Goebel Park, a city park and recreational facility.

The original plat of the town of Covington in 1815 extended from the Ohio River south to Sixth Street and from the Licking River west to Washington Street. The city's numbered grid system starts at the Ohio River and extends south. The proposed West Side district basically coincides with the second major addition to the city, west of Washington and from the Ohio south to Pike Street, although the north and northeast sections of the original addition have been omitted for reasons stated below.

The West Side/Main Strasse Historic District (to be referred to here as the West Side District for simplicity's sake) consists of approximately 800 buildings (plus subsidiary structures, mainly garages) located in downtown Covington between the elevated C. & O. Railway tracks on the east, W. Sixth Street on the north, I-75 and Goebel Park on the west (see Photo 2), and Pike Street on the south (see Maps 1 and 2). There are minimal intrusions within the area (see list at end of #7) and minimal loss of 19th-century buildings.

The area north of the northern property lines of Sixth Street now consists mainly of parking lots, a recently drastically remodelled former school building, several industrial and commercial buildings in a strip-like context (see Photo 1); only a few small groups of older buildings that lack integrity remain north of Sixth Street. The south border of the district is more irregular, but includes virtually all buildings remaining of any significance on both sides of Pike Street--an old commercial thoroughfare that runs northeast from Dixie Highway and the Willow Run Valley under the I-75 expressway to the center of the Downtown Commercial District (see N.R. Form)--including the important Turners' Hall at 447-49 Pike, between the railroad and I-75. Some parking lots and fully renovated or replaced buildings have been included within the southern boundaries, but even these maintain the essentially commercial development of the street (see, for instance, Photos 76, 77, 79, 84, 88).

The southeast corner of the district extends south of Pike Street west of the tracks (see Photo 71) to include a couple of important industrial-commercial buildings (the former Schmidt Wholesale Grocery building at 860 Banklick Street, Photo 73, and the Moeschl-Edwards Manufacturing Co. complex at 814 Russell, Photo 90) as well as about 15 quite old residences and a corner storefront on Banklick, Russell, and W. Ninth Street (Photos 13, 14, 89, 127, 128) that relate to the Old Seminary Square National Register Historic District on the south, but would remain a pocket of structures with potential for ITC rehabilitation deprived of that opportunity if not included in the proposed district. This cluster is divided by the John G. Carlisle Elementary School Building (Photo 80) and its yard from a somewhat similar residential neighborhood south of Pike Street. It is hoped that suitable areas of the latter can be nominated as a district in the future. It extends a number of blocks to the south and, although it has somewhat similar historical, economic, and architectural character to the West Side, has a different street grid-system, is considerably less intact, and

(continued)

## 8. 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 checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

### Statement of Significance (in one paragraph)

The West Side/Main Strasse Historic District of Covington is an extraordinarily extensive, intact, and homogeneous late 19th-century urban residential neighborhood. The second major addition to the City of Covington, which was incorporated as a town in 1815 and as a city in 1835, the West Side developed from the mid-1840s until the turn of the century, and was for over a century populated mainly by families of German origin, whose habits, tastes, and institutions determined the character of the neighborhood. The district consists of about 800 buildings--at least 700 of them primarily residential and displaying a fairly narrow but consistent and well-built architectural character, including a distinctive two-bay vernacular house-type, with comparably fine religious, institutional, and commercial structures making up the remainder--with few intrusions and virtually no losses of 19th-century structures within its boundaries.

The boundaries are strongly defined by natural and transportation features: to the west, by a valley containing a park, recreational facilities, and a highway on the site of a stream called Willow Run; to the north, the Ohio River, excluding several blocks of striplike modern development that leave the wide, basically intact boulevard of 6th St. as a suitable boundary; on the east, the elevated railway C & O Railroad tracks, laid out in the late 1880s and raised about thirty feet above street level in the mid-1920s; and on the south, Pike Street, a major commercial thoroughfare that originally served as the turnpike to and from central Kentucky with, at the southeast corner, the irregular junction of the earliest Lexington road, Banklick Street. The railway and Pike Street run perpendicular to each other at a considerable angle to the two basic grid systems within the district, further distinguishing the West Side from the original downtown core, although there are interstitial historic districts to the northeast and southeast as well.

The major internal axis of the West Side is Main Street, renamed Main Strasse as a part of recent effort to promote both it and 6th Street as a tourist service and commercial district intended to draw visitors, as well as residents, from the interstate highway system to the west. Historically, however, Main Street has been a neighborhood shopping area, with modest stores, service facilities, and meeting places, complementary to both the downtown commercial center to the east (whose Madison Avenue is the actual "Main Street" of Covington) and the retail-wholesale-industrial axis of Pike Street west of the railroad, which is somewhat deteriorated but still active.

The West Side is made up of varied but interrelated streetscapes dominated by one of the greatest concentrations of vernacular mid-19th-century residential buildings (the majority of them were present by 1877) in the country, in addition to commercial buildings and about a dozen important institutional structures that served mainly the German culture of the traditional West Side. Many of the older families remain in spite of a gradual influx of Appalachian migrants since World War II, as Northern Kentucky cities suffered from typical urban flight to the suburbs on the surrounding hills; recently young professionals and new merchants (some of whose forebears lived in the West Side) have flocked to the area, under both the encouragement and careful vigilance of the City of Covington, through its Housing Rehabilitation,

(continued)

# 9. Major Bibliographical References

Indispensable assistance has been provided by Mike Averdick and other reference librarians, Kenton County Public Library; John H. Boh, John E. Burns, Susan Enzweiler, and Damian Hils, Kenton County Historical Society; members of neighborhood groups, including Don Nehring and Virgie F. Davis; and, above all, by Joseph F. Gastright. (See Continuation Sheet.)

# 10. Geographical Data

Acreage of nominated property 91 Acres

Quadrangle name Covington

Quadrangle scale 1:24000

**UTM References**

A	<u>16</u>	<u>714780</u>	<u>4328920</u>
	Zone	Easting	Northing
C	<u>16</u>	<u>714660</u>	<u>4328080</u>
E	<u>  </u>	<u>  </u>	<u>  </u>
G	<u>  </u>	<u>  </u>	<u>  </u>

B	<u>16</u>	<u>715260</u>	<u>4328420</u>
	Zone	Easting	Northing
D	<u>16</u>	<u>714500</u>	<u>4328880</u>
F	<u>  </u>	<u>  </u>	<u>  </u>
H	<u>  </u>	<u>  </u>	<u>  </u>

**Verbal boundary description and justification**

See Continuation Sheet

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code

# 11. Form Prepared By

name/title Walter E. Langsam, Historical Surveyor

organization City of Covington date September 1983  
Covington Municipal Building

street & number 303 Court Street telephone (606) 292-2111

city or town Covington state Kentucky 41011

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Mary Emma Appel*

title State Historic Preservation Officer date September 24, 1983

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I hereby certify that this property is included in the National Register

*J. Andrew Byers* Entered in the National Register date 11/10/83  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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is far less easily defined. East of the railroad the proposed West Side district abuts the Downtown Commercial and Mutter Gottes districts (see Photos 1, 90, 100, 111).

The West Side district consists of two basic grid systems, slightly askew (see Map 2). The sections south of Ninth Street and east of Main Street more or less follow the angle of the original 1815 plat of the town, which was laid out to continue the grid of Cincinnati across the Ohio River. As the waterfront of Covington is slightly curved, however, the western additions, including the north and west sections of the West Side district, have a slightly different axis facing the river. The district's topography is also determined by two major diagonals, the elevated C & O railway line that runs southeast-northwest to form the district's eastern boundary, and Pike Street, which runs southwest-northeast from the Willow Run valley to the center of the Downtown Commercial District at Madison Avenue. The southeast corner of the district is still more complex because of the junction (now closed off by the recently cut-through 8th Street connector) of Pike and the older Banklick Street--both formerly turnpikes from central Kentucky--and Ninth Street (originally Riddle).

There are also within the district grids on several scales, and streets of varying widths and lengths. The crossing of Main and W. Sixth Streets--both slightly wider than other streets in the district except Pike, and Sixth with an ample "island" down the center on the site of the 19th-century market place--determines the major activity in the north half of the district, and has become the focus of tourist-oriented commercial redevelopment (see Map 12). Pike Street along the south is fairly wide, but confused by its diagonal cutting across the grid, the uneven survival of buildings, the deterioration and inappropriate remodelling of a number of surviving structures, and a diversity of uses. Yet, because of its predominantly commercial (both retail and wholesale), service, and industrial functions, it has probably always had somewhat this appearance.

The secondary grid consists of blocks laid out in the 1830s and '40s: the numbered east-west cross streets, Philadelphia and Bakewell-York running north-south parallel west of Main, although interrupted at 9th. Willard and Greer east of Main on the downtown grid are only two blocks long, and not quite aligned. Then there are subsidiary streets, only a block or so long: Pershing Avenue (originally Bremen and Mansfield), with a picturesque bend in the middle reflecting the grid's change in direction (see Photos 55,56); Lockwood and Emma (Photos 19,29), probably inserted to accommodate pre-existing dwellings; Dalton, developed in tandem with the west side of Philadelphia about 1890; Fry and Keene, little more than alleys providing access to industry or interstitial housing (see Photo 21). There are also the long parallel north-south alleys in the western grid, with short cross-alleys that have old residences<sup>and</sup> names such as Short Pershing and Central Court, within the interiors of the main blocks (see Photo 59, for instance).

Scattered throughout the district are relatively few but important and generally intact institutional buildings: the churches (St. Aloysius Catholic Church with its attendant school, rectory, and convent buildings; two Protestant churches and a former church building converted to a movie theater and back into a church), Carlisle School, and a former Fire Station No. 4. There are also a few remaining industrial structures within the district, although historically the larger industries, which provided perhaps the major employment for the district, were located on the periphery, between the district (6th St.) and the Ohio River, or in the Willow Run Valley, such as the former Bavarian

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(which it is hoped to nominate separately to the Register in the near future) Brewery complex at Pike and 12th Sts. (see Maps 6,7,9, and 10). Surviving factories and warehouses in the district are the present John R. Green store (411 W. 6th St.; Photo 106), the former City Malt House (710 Greer; Photo 22), and the quaint Wissman Stair Building shop (504 Fry St.; Photo 21). Other warehouses are still located along Pike St. (see Photos 77, 84, for instance).

Commercial buildings are by no means confined to Pike St., however. A majority of the buildings along Main St. have at least partial storefronts, with residences above or between (see Photos 31-48). Most of the other older store buildings, however, are concentrated on the corners--the traditional neighborhood groceries, saloons, and service facilities. Their usually larger scale and lack of setback give the intersections a particular character throughout the residential portions of the district (see Photos 4, 5,7,8,12,25). Also once important were the lodge halls, not always visually distinguishable from stores, although the most important, the Turners' Hall, 447-49 Pike St., with its gymnasium and auditorium, is now isolated and identifiable (Photo 87). Others such as the Arbeiters or Workmen's Hall, 212 Pike St. (Photo 72), and the West End Odd Fellows Hall, 729-31 Main Street (Photo 42), are part of the streetscape. In spite of this basic diversity of street-scape, what characterizes the district is its overall homogeneity. This is initially the result of socio-economic factors, as described in 8, but there are also physical factors as well. The district is essentially flat, but with strongly defined geographic edges in most areas. The west side of the district falls away steeply into the Willow Run vally, except at Goebel Park, an area which has apparently never been developed, at the west end of 6th St. (Photos 1,2). The elevated railway on the east side is not "natural," but has a fully topographic effect, with not only concrete support walls and berms, but also narrow tunnels making access to the adjacent area to the east appear difficult (Photos 71, 100,111). Pike St. itself seems to form a natural boundary on the south side of the district, particularly where it descends into the Willow Run valley on the west and southwest of Short Main St. (behind Turners' Hall; Photo 87; see also Photo 88). Several of the minor streets, such as Pershing Avenue (Photos 55,58) and Fry St. (Photo 21), descend slightly at the outer edge of the district, as do the western and southern extremities of 8th, 9th, Dalton, and Philadelphia (see, for instance, Photos 17, 18, 67, 132). Only the Powell mansion on Emma St. is on a noticeable rise within the district (Photo 79). Yet these changes of topography only strengthen the overall sense of containment.

Except on 6th St. the range of set-back from the sidewalk and spacing between dwellings is very limited indeed. Side yards are exceptional, front yards are usually minimal or non-existent, and except for the schoolyard around the Carlisle School even churches and public buildings are set directly on the corners. Buildings are spaced closely, usually only several feet apart, with attached or semi-detached rowhouses and commercial buildings concentrated on Main and Pike Sts., plus short but interesting groups on Pershing and 7th. Double houses, of which there are a number throughout the district at various scales; rows of up to half a dozen identical or similar townhouses; neighborhood corner stores; and the few factories, taverns, public or institutional buildings are all distributed equitably throughout the district. Even the mainly commercial stretches of Main and Pike Sts. still have a somewhat residential character, at least on their upper stories.

The scale of buildings within the district is graduated from block to block. The smaller and narrower streets tend to have smaller, more closely spaced dwellings, but that is not necessarily the case. The 800 blocks of Willard and Greer, for instance, are

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fairly narrow, but have mostly tall, impressive dwellings; some of the narrowest streets, such as Perry and sections of Philadelphia and Bakewell, have individual residences of considerable size and ornamentation. Yet there are also tiny shot-guns on Main, 7th, 8th, 9th, and even Willard and Greer among the generally larger dwellings. Some of the cross-streets, such as 7th and 8th west of Main, have the most diversity of scale. The larger, pre-sub-division mansions on Emma, Lockwood, Main, 6th, and the 900 block of Main (Middendorf's Funeral Home, see below) are on fairly restricted lots. In spite of considerably more variety of size and spacing, even 6th St. has an overall consistency, abetted by the breadth of its boulevard (see Photos 99, 100). There are two large Grecian double houses set back between the turn-of-the-century residences in the 300 block, facing the impressive row of originally identical double-houses on the north side. Although the north side of the 400 and 500 blocks of 6th St. is more mixed in use, set-back, and scale, and presently subject to commercialization, it is balanced by the somehow compatible John R. Green warehouse with its adjacent parking lot, and the fine houses that provide a transition to the magnificent Boyd Mansion on the corner of Philadelphia and even beyond to Goebel Park with its spiky Bell Tower, picturesque recent recreational buildings, and landscaping.

One of the most effective unifying elements of the district is the almost ever-present views of the spires, towers, and domes of the churches, particularly St. Aloysius (Photos 2, 3, 43, 47, 113, 114, 124), Mother of God (continually glimpsed above the railroad to the east; Photos 71, 100, 111), and Grace Church (Photo 81), as well as St. John's in Lewisburg against the hills to the west (Photos 18, 88), and even--surprisingly--glimpses of the Cincinnati skyline across the Ohio River and its bridges to the north, as well as the elevated railway itself (Photos 32, 90). Details such as quantities of wrought- and cast-iron gates and fences, some with cast-iron or stone posts and stone coping (see especially Photos 8, 32, 33, 43, 107, 109, and 121: Stewart Iron Works fences and gates, made until recently in Covington, are almost ubiquitous); some brick lanes as well as alleys; a surprising number of trees, for an urban area, in front and side as well as back yards--all are unifying factors.

It is the buildings, however, that give the West Side its ultimate homogeneity. Of the approximately 800 buildings in the district, about 700 are residential, with some residential use in most of the commercial buildings at one time. Virtually all these structures are of brick or frame construction, from one to three stories high, and date from the mid-19th century through a few early 20th-century infill or replacement buildings; except on Pike St., there are no insertions since World War II, and almost none since World War I. Within this dense concentration of buildings relatively few architectural styles are represented, and those styles occur within a quite limited range of interpretations, probably reflecting the dominance of builder-designed vernacular construction, with even architect-designed buildings limited to a very few local architects except for half-a-dozen churches, schools, and mansions. Although there is considerable--apparently deliberate--diversity of detail in such features as entrances, hoodmolds, cornices, and porches, particularly within a given group or row of dwellings, there are similar features scattered throughout the district, and a limited repertory in each stylistic phase. Moreover, there seems to have been a good deal of characteristic conservatism in the survival of earlier fashions, even while new ones were being introduced. Perhaps the most striking example of this is the 800 block of Greer Ave. and the east side of the parallel block of Willard, where about 50 single-family

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dwellings were constructed between 1888 and 1894, most in a narrower time-span, yet the stylistic range includes late Italianate flat-topped townhouses that could date from the 1870s and innovative (for the West Side) Richardsonian, Queen Anne, and even Neo-Classical effects that might be thought to date from after the turn of the century (see Photos 23, 24, 25, 27, 93, 94).

The area is dominated, like most of 19th-century Covington, by the two- or three bay "Covington" townhouse, most with some form of Italianate trim. The two-bay type has the parlor in front and the main entrance set back on one side, usually leading into a stairhall that may provide access to a separate unit on the upper level(s). This vernacular type, which may also originally have had a formal entrance directly into the parlor and often has been altered by conversion of one front window into a door, is "normal" in Covington and other Northern Kentucky communities, but rarely found elsewhere in Kentucky (and its presence in other states is not known to the writer). Grander houses, and some fairly modest ones in the West Side, tend to have three bays, usually with the main entrance from a side-bay on the front, in standard townhouse form. There are some four-bay single dwellings, as well as some three-bay examples which have entrances to narrow side-passages from the front; these usually occur where there are pairs of contiguous or row-houses, on built-up streets such as Main St. in the 600 and 700 blocks, and narrower streets such as Pershing and Perry (the latter has at least two that seem to have provided access to or from Philadelphia St. behind, as they stand isolated on Perry). There are also numerous examples of double two- and three-bay houses in the district, some on a very modest scale, others as large and early as 301-303 and 311-13 W. 6th, both Greek Revival in style and originally on ample lots.

In general, there seems to be little difference between frame and brick examples of a given type, although there may be more early or "false-front" gable-forward frame dwellings (see Photo 3) and a few examples of turn-of-the-century compensation for frame construction in extra decorative detail and surface variety, especially in carpenter-builders' own dwellings, such as George Lubrecht's house on Emma St. (Photo 20, center), lumber dealer; carpenter-builder S.C. Shaw's at 835 Willard Ave. (Photo 95), and the Ulrich house, 631 Bakewell (Photo 4, far right).

A certain homogeneity is also provided by the treatment of the rear parts of buildings (see especially Photos 1, 2, 58, 59, 96, 104, 107, 113; 114). Throughout the district there tends to be a sequence of main ells with subsidiary sections at the back, often lower and narrower. There are many half-flounder ells, or double-half-flounders; innumerable one- and two-story side and rear porches or galleries; canopies over side and rear stoops; as well as garages and other outbuildings (Photo 110) along the alleys. The outstanding coach-house in the district faces York St. behind the Middendorf Funeral Home, 917 Main St.; it is a delightful cross-gabled brick building on two levels with round-arched openings in the gables. These rear features can sometimes be glimpsed from the other sides of blocks or between buildings. They are often frame even on brick main blocks and ells, often re-sided repeatedly, and more subject to dilapidation and replacement. Yet overall they lend a great deal of character and appeal to the district.

The basic pattern of development of vernacular types in the area seems to have been a period of several choices before the Civil War, with two- and three-bay plain brick



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dwellings having the entrance in the center or to one side, perhaps into a store or shop rather than parlor (see, for instance, Photos 14, 128); then remarkable uniformity in the post-Civil War decades, with only superficial variations in the appearance, but not in the basic typology of two- or three-bay single or double townhouses of one to three stories, often with half-stories behind the cornices; and finally a good deal of diversity in the late 19th and early 20th centuries. A development of the two-bay Covington type found in quantity on Willard and Greer, and occasionally elsewhere, has the main entrance set back on one side leading into a slightly projecting wing or bay-window; this allows decorative "Eastlake" porches with a degree of privacy between the buildings, as well as opportunity for new "modern" facilities, such as built-in closets, pantries, and even bathrooms along the opposite, blind walls. A few turn-of-the-century houses with Neo-Classical trim have the porch projecting in front of the parlor wing with little pediments facing the street (Photo 98). But the basic two-bay type continued to be used even after the turn of the century. There are almost no bungalows or later "Colonial" infill buildings in the district (see Photos 91, 122, for exceptions).

Although there have been considerable post-World War II losses of housing stock and other buildings on the periphery of the district, particularly for park and strip development north of 6th St. (see Photo 1), along the south and east blocks of Pike St., (Photos 77, 79, 84, 88), and in the southeast corner of the district, for parking and the recent 8th St. Connector, (Photos 13, 14, 73, 89), most of these areas have been omitted from the district without creating unduly irregular boundaries or stretching the concept of integrity. There are gaps in nearly every block of Pike St., but also a sense of continuity on one side or both along most of its length. Buildings have been drastically re-surfaced and some older buildings replaced by one-story structures (including some modern bank and office branches) or removed for parking, yet these generally do seem part of the evolutionary process of a commercial street. Even the automobile-oriented gas and service stations across from the Turners' Hall flanking York and Main St. on Pike have some precedent in the prior use for blacksmith's shops, livery stables, stockyards, and lumber yards in the area. Within the boundaries of the district, one of the instances of the loss of more than a single building is on the south side of the 200 block of 8th St., where several interesting dwellings are said to have been cleared for a warehouse and parking facility (see Photo 120, right). There have been limited losses for parking around St. Aloysius Church (including the original church-school building, see Photo 116 for the site), Middendorf's Funeral Home, 917 Main St. (Photo 49), the John G. Carlisle School yard (Photo 80), and the Moeschl-Edwards factory (Photo 90). Otherwise, almost all loss of 19th-century structures has been through fire or condemnation of individual, seriously-deteriorated dwellings. Examples are the southeast corner of Main and 9th Sts. and three or four other single buildings within Main St. blocks; the east ends of Pershing, Craig, 7th, and 8th Sts., where the looming presence of the railway berm has been a detriment (Photos 15, 56, 58, 111, 119); and the ends of the blocks on the west side of Philadelphia and Dalton St., where the steeply sloping terrain has caused structural problems and space was needed for access to Goebel Park and its recreational facilities (Photos 18, 67).

The City has a strongly enforced policy of saving buildings in designated rehabilitation areas, including most of the West Side, if at all possible, and the relative socio-

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economic stability of the area has obviously contributed to the amazing degree of survival. The Urban Design Review Board, which reviews all exterior projects requiring building permits in designated areas (see Map 13), generally takes historic factors into consideration, and has a very high record of success in dealing with property owners, particularly in the West Side, although before their program was in force about a decade ago, and occasionally since then, there has been the predictable re-siding of frame and even sometimes masonry buildings with aluminum or other inappropriate siding; loss of trim through re-siding or economy; painting of masonry surfaces (often thought necessary in Covington because of the unusually soft orange brick of which most buildings were constructed in the 19th century, except for the finer pressed-brick late 19th-century facades), sometimes in inappropriate (but, of course, temporary) colors; loss and replacement of service ells and outbuildings; and, of course, loss of storefronts. Nevertheless, except perhaps for the modest frame structures (see Photo 3, for instance) there has been a most extraordinary respect for the original characters of the buildings, their format, materials, trim, street furniture; even the storefronts, especially on corner stores, have far more than their usual share of surviving castiron piers, even with their manufacturers' labels intact (see, for instance, Photos 42, 62)!

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(see Map 13)

Urban Design Review Board, and Economic Development, and other programs. An effort has been made to emphasize the "German" flavor of the area in the tourist-oriented northern section of the district, while recognizing the pervasive but subtle and intrinsic nature of the German influence elsewhere.

This is perhaps most clearly represented by the ever-visible restrained Baroque tower of St. Aloysius Catholic Church in the center of the district, as well as the domes and towers of Mother of God Church, the focus of the adjacent Mutter Gottes District. Although the Catholic population traditionally predominated, there are also two German Protestant congregations (one of whose original sanctuaries became an early movie theater and is now again a church) within the district. (A modest house in which the first black school and church in Covington were conducted also attests the small but significant contribution of the black community to the district's history.) The importance of education to the German heritage is reflected by the former parochial school of St. Aloysius Church, recently admirably converted into a home for elderly citizens of the neighborhood; it shares its 1930s architectural modernity with the handsome John G. Carlisle Elementary School, erected in 1938 with WPA support near the southeast end of the district. Equally characteristic of the national background of most of the 19th-century residents of the area, however, are the family markets and saloons located on virtually every corner of both the residential and commercial streets, many retaining handsome locally-made castiron storefronts and impressive late 19th-century facades; these often utilize fine brickwork (the first brickyard in Covington was located in the district and probably contributed to the prevalence of brick construction).

Another important 19th-century German institution embodied in the West Side is the lodge or "verein"; these social, cultural, often gymnastic, sometimes political and/or labor-oriented associations both helped preserve traditional ethnic customs and promoted both individual and collective self-improvement. Meeting usually in the upper stories of commercial buildings, particularly saloons, they were often connected to the early trades-unions, building and loan associations, and insurance programs, all of which contributed to the betterment of the physical as well as socio-economic environment. The 1870s Turners' Hall at the southwest end of the district is an important surviving example of a building erected specifically for such an institution, and perhaps half-a-dozen other buildings in the West Side were also at one time used for this purpose.

The residents of the 19th- and early 20th-century West Side were essentially a homogeneous group, ranging from the working class to the middle class, most apparently employed within the district or in the factories formerly located between 6th Street and the Ohio River or along Pike Street and Willow Run. There remain within the district, however, at least three modest but interesting industrial buildings, and several warehouses along Pike Street. Many residents of the area provided service functions for their neighbors. There was a concentration of members of the building trades in the southwest portion of the district, and residences of several local turn-of-the-century architects, including Anton and Louis Picket, Daniel Seger, and William A. Rabe, as well as their works, have been identified in the district. Otherwise, however, there seems to have been almost a complete lack of professionals living

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and working within the district, with the exception of a few prominent physicians.

West 6th Street, traditionally located between the German St. Aloysius Church and the Irish St. Patrick's Church formerly to the north, has a somewhat more mixed character: large dwellings, including a superb High Victorian Gothic mansion, two Greek Revival double houses, several fine Italianate townhouses, and a row of originally identical late Italianate double houses co-exist with the commercial buildings that line intersecting Main Street and reflect the presence of a market house on 6th Street for almost a century. There are other pockets of impressive dwellings, particularly two blocks of Willard and Greer Avenues, which were almost entirely built up with narrow but fine residences within a decade after the death in 1884 of the owner of a block-size estate within the district, despite a surprising stylistic range. Elsewhere in the district are several large Greek Revival houses that apparently antedate the subdivision of their blocks, since built up, as well as an amazing number of more modest vernacular candidates for antebellum construction (the lack of archival material with specific addresses before the Civil War in Covington makes it almost impossible to date individual earlier buildings).

Most, if not all, of what is now the West Side, belonged in the first quarter of the 19th century to Joel Craig and, after 1810, to James Riddle, who operated not only farms, but mills and a distillery and, perhaps most importantly, a ferry to Cincinnati, that was probably used mainly to transport livestock from central and northern Kentucky to the stockyards across the Ohio River. (Riddle also proposed developing the unrealized Town of Hibernia on his property; see Map 3 ) Slightly later, stock-collecting pens were located at the junction of the old Banklick and newer 1830s Pike Sts. in the southeast corner of the district, where a famous Drovers' Inn was located. In 1830 the Bank of the United States foreclosed Riddle's mortgage, acquired most of the West Side, and platted it for sale to several developers, including naturalist-artist J.J. Audubon's brother-in-law Thomas W. Bakewell, who established an innovative cotton-bagging factory nearby on the Ohio River bank--the first of many important industries in that area (see Map 4).

The actual development of the West Side seems not to have "taken off" until the late 1840s, however, with the tremendous influx of German immigrants (for a variety of political, economic, and religious reasons) from then until the turn of the century; the population of Covington more than doubled between 1840 and 1845, for instance (see Maps 5 and 6). These immigrants, largely artisans and their families in the West Side, although merchants, industrialists, and professionals were also among them, flocked to the cities along the Ohio River. The arrival of the Kentucky Central Railroad near Pike and Banklick Sts. in the mid-1850s added further impetus to the development of the area, as did the extension of the railway connection to Cincinnati along the eastern edge of the district by means of the C & O elevated line and bridge across the Ohio in the late 1880s, although most of the area had actually been built up by 1877 (see Maps 7-10). The completion of the Cincinnati-Covington (now John A. Roebling) Suspension Bridge to the downtown commercial core of Covington just after the Civil War, and the physical barrier provided by the elevated C & O tracks, helped deflect certain kinds of urban development from the West Side, and permitted it to continue as a largely internalized enclave with its own German-oriented culture. The area's churches (and schools) date from just before or after the Civil

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War, and were rebuilt on a grander scale at the turn of the century, reflecting the increased affluence of their constituents. The infill blocks--Willard, Greer, and the west side of the district along Willow Run, also developed about 1890--display the rising economic status of some members of the German community, including several bankers, large business and factory owners, and a few professionals.

Yet the overall population of the West Side remained remarkably stable until at least World War II (in spite of the renaming of Bremen to Pershing Avenue during World War I and the inevitable minimalization of overtly German culture). Concomitantly, families continued to live in their well-built one-, two-, or three-story brick and frame homes, with some double houses or apartments over stores, relying more on maintenance than remodelling. Except for recently re-sided frame dwellings, some over-renovated commercial buildings on Main and 6th Sts., considerable deterioration and replacement along Pike St., a few bungaloid porches, and the replacement of the schools during Depression, the area must retain very much its appearance on the brink of the first world war. Many neighborhood institutions, particularly the corner stores and taverns, retain their vitality, and the combination of older residents, post-World War II migrants, and recent "urban pioneers" has been accomplished with a minimum of conflict and physical detriment. It is hoped by the City of Covington, neighborhood merchants' and citizens' groups, and the present and potential residents and property owners that listing of the district (most of which was determined eligible as a National Register District by the Secretary of the Interior in 1982; see Map 11) on the National Register of Historic Places will further contribute to the physical and socio-economic stabilization of the neighborhood, as well as the preservation of its unique urban and architectural character.

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This nomination form is, as usual, (almost literally) only the tip of an iceberg. Individual research forms on file at the City of Covington Historic Preservation Office, Department of Planning, have been prepared for every building in the district. These include new photographs (both block-views and shots of almost every individual building); information from city directories and maps, including those excerpted in the Historic Maps attached to this National Register form, plus 1894 and 1909 Sanborn Insurance Maps (copies of which are to be found in the University of Kentucky Map Collection, Lexington, with microfilm copies at the Kenton County Public Library, Covington); and additional material such as copies of old photographs of buildings, biographies of occupants and owners, and information on architects and institutions. It is hoped that individual State Survey forms on significant buildings can be submitted to the Kentucky Heritage Council, but it is, of course, the quantity of intact vernacular buildings that gives the district its distinction. Utilizing the resources mentioned here, it has been possible to date the majority of buildings within the district by decade, at least after 1877; some 19th-century occupants have been identified for nearly all structures, many dating back to 1869 or even 1860; and as a result the presence of many structures before the Civil War has been indicated, when corroborated by stylistic evidence.

19th-century city business directories have been utilized, at least one per decade from 1860 until the turn of the century (1860, 1869, 1876-77, 1886, 1895) with earlier business listings compiled by Mary Louise Schmeing at the Kenton County Public Library. Name listings have been utilized in several ways: every occupant of the West Side was identified in the 1860 directory; those whose names began with A-C in the 1886 directory; those who lived on the newly-developed blocks of Greer and Willard, plus others noted in passing, in the 1892 directory.

Street directories, listing the buildings and their occupants on a given block, do not exist for Covington before 1937. Census records before 1880 do not indicate addresses, nor apparently proceed in an orderly manner, so have not been consulted. Because of the number of buildings involved, deed research has been confined to a study of some of the sub-division plats by Damian Hils, with information on a few other titles from present property owners, and some helpful material lent by Susan Enzweiler on the Greer Estate.

The 1977 survey of Covington buildings, "The Covington Legacy," sponsored by the members of the Urban Design Review Board and Fred N. Donsback, then Director of Urban Planning and Federal Programs, with support from the National Endowment for the Arts, was conducted by a team of architects and prepared by Christopher A. Cain. It is an invaluable source of photographs of many important and interesting buildings in almost every neighborhood of the City, with some historic information and planning precepts. In an area like the Main Strasse section of the West Side, as well as many of the residential streets, that have undergone extensive if somewhat superficial change since 1977, this is an especially valuable record.

The basic bibliography for the West Side is that listed on the National Register nomination form for the Downtown Covington Commercial District (approved June 10, 1983). Histories of the schools and churches in the district have also been consulted. Particularly useful has been the work of the Rev. Karl J. Vercouteren, former pastor

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of Grace United Church of Christ, not only on the German churches of Covington and their parishoners and context, but also his 1976 "Historic Walking Tour No. 3", on the West Side. Very valuable is the compilation of early history in Harry C. Theissen, "Early Titles of Lands In and Around Covington", Covington Centennial (Covington, 1914). Joseph Gastright provided the interesting reference to the Riddle establishment in the memoirs of Colonel A. W. Gilbert, Citizen-Soldier of Cincinnati (Cincinnati, 1934), edited by William E. and Ophia D. Smith; as well as many insights on the socio-economic development of the West Side, especially the early road-system, in the overall context of Covington history. Mike Averdick of the Kenton County Public Library generously provided copies of newspaper articles relating to architecture in Covington, and is believed to be largely responsible for the fine collections of historic photographs, ephemera, and other materials in the Northern Kentucky Collection at the Library.

Charlotte Schneider and Jayne Henderson, formerly of the National Register staff of the Kentucky Heritage Council, prepared a fine preliminary summary of the significance of the district for the 1982 Determination of Eligibility by the Secretary of the Interior.

The National Register nomination form for the Over-the-Rhine Historic District in Cincinnati, Hamilton County, Ohio, prepared by James B. Gardner of the American Association for State and Local History and Lawrence F. Mitchell of the Miami Purchase Association, Cincinnati (which kindly provided a copy of the forms), provides an exemplary discussion of the development of the German community in the area, much of it applicable to and full of insights for Covington and especially the West Side, as well as typologies for the related vernacular architecture.

Photographs, maps, and an understanding of the recent proposed development of the West Side, with emphasis on the Main Strasse concept, derive from the City of Covington's 1976 "Main Street Development Plan." Many aspects of this plan have already been implemented by the City of Covington along with the Mainstrasse Village Association, largely consisting of merchants, and the Citizens of the West Side, a neighborhood organization.

In-house support in the preparation of this nomination form has been given especially by Mary Jo Ruccio, former Assistant City Manager for Economic Development; Dorothy S. Harper, Downtown Revitalization Manager; Terry Hughes, City Engineer; Michael Kruse, Director, Department of Planning; and Lucille A. Rassche, typist.

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Beginning at a point in the north line of Pike Street (the outer edge of the sidewalk is to be considered the boundary of the street in all cases herein) at the west line of Keene's Subdivision (southwest corner of 534 Pike St.); thence eastward along the north line of Pike Street to the east line of York Street; thence southward along the west side of 447-49 Pike St. (the Turner's Hall Building) to the north line of W. Eleventh Street; thence eastward along Eleventh Street to the west corner of Short Main; thence northward along Main Street to the north line of Pike Street, between 444 and 448 Pike Street; thence eastward along the north line of Pike Street to the west line of Main Street; thence continuing along the north line of Pike excluding the property at the northeast corner of Pike and Main Streets (414 Pike Street) to the east line of Lee Street extended, between 342 and 344-46 Pike Street; thence southward along the east line of Lee Street to the rear or south lines of the property facing Pike Street; thence eastward along said rear lines to the east line of Holman Street; thence southward along the east line of Holman Street to the north line of Robbins Street (bounding the yard of the John G. Carlisle Elementary School); thence eastward along the north line of Robbins Street to an alley bounding the east line of the Covington Board of Education's property; thence northward along the said east line to the south or rear lines of the lots facing W. Ninth Street; thence eastward along the said south or rear lines of the lots to the east line of Banklick Street, but omitting the site of the former 221 W. Ninth Street; thence northward along the east line of Banklick Street to the north line of 843 Banklick Street; thence eastward along said north line to the rear or the west line of the lots facing Russell Street; thence southward along said west lines to the south of 823 Russell Street; thence eastward along the said south line to the west line of Russell Street; thence north to the south corner of 817 Russell Street; thence east along the south side of the Moeschl-Edwards Building (810-20 Russell Street) to the west line of that part of the building designated as 124-26-28 W. Ninth Street); thence southward to the south line of W. Ninth Street; thence west along W. Ninth Street to the west corner of 127-29 W. Ninth Street; thence south to the south or rear property lines of the properties on the south side of Ninth Street; thence eastward along said south lines to the west right-of-way line of the Chessie (Chesapeake & Ohio) Railroad System; thence northwestward along said west right-of-way line to the north or rear property lines of the residences on the north side of W. Sixth Street, beginning with 312-14 W. Sixth Street; thence westward along the said north line to the west side of an alley running north-south, east of Main Street; thence north, west, and south around 518 Main Street to a point on the east side of Main Street opposite the north line of 519 Main Street; thence west and south around 519, 521, and 523 Main Street to the rear or north lines of properties on the north side of W. Sixth Street; thence westward along said rear property lines to the east side of Philadelphia Street; thence southward along said east line of Philadelphia Street to include the property at 605 Philadelphia (now the Northern Kentucky Convention and Tourist Center Building) to the north line of 613 Philadelphia Street; thence westward along the north line of said property, thence south, then west along the north line of the properties facing the west end of W. Seventh Street; thence south along the east line of Dalton Street to a point opposite the north line of 643 Dalton Street; thence southward along the west or rear lines of the properties on the west side of Dalton Street to the south line of 733 Dalton Street; thence east along the north line of the Goebel Park Swimming Pool property; thence eastward along said north line to the east line of Dalton Street; thence southward

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along the east line of Dalton to the north corner of W. Eighth Street extended; thence northeastward to the northeast corner of Philadelphia and W. Eighth Streets; thence south along the east side of Philadelphia Street, a short distance to a point opposite the northeast corner of 607 Philadelphia Street; thence southwestward along the north line of said property to the west or rear lines of the properties facing Philadelphia Street to the southwest corner of 823 Philadelphia Street; thence northeastward along the south line of said property to the east line of Philadelphia Street; thence southward along said east line to the south line of W. Ninth Street; thence westward and southward around 603 W. Ninth Street to the north line at 907-909 Philadelphia Street; thence westward and then south(east)ward along the rear lines of the properties on the west side of the 900 block of Philadelphia Street to the above-described starting point at the southwest corner of 534 Pike Street.



PROPOSED BOUNDARIES  
 WEST SIDE NATIONAL REGISTER  
 HISTORIC DISTRICT 1983

Map 2. Reduced base map of West Side District showing proposed boundaries, street names, major buildings, and approximate outlines of lots and buildings, as well as adjacent National Register Districts.  
West Side/Main Strasse Historic District  
Covington, Kenton Co., Ky.  
September 1983

B

C

# TOWN OF HIBERNIA

Deed Book E, 342-3. Recorded August 14, 1820

F O U R T H 60'

8	7	6
		5
1	2	4
		3

M  
A  
I  
N

R E S E R V E D

T H I R D

8	7	6
		5
1	2	4
		3

7	6		
8	5		
1	2	3	4

M  
A  
I  
N  
100'

S E C O N D 60'

7	6	5	
8			
1	2	3	4

W A L N U T

8	7	6	5
1	2	3	4

V I N E 60'

F R O N T 80'

A

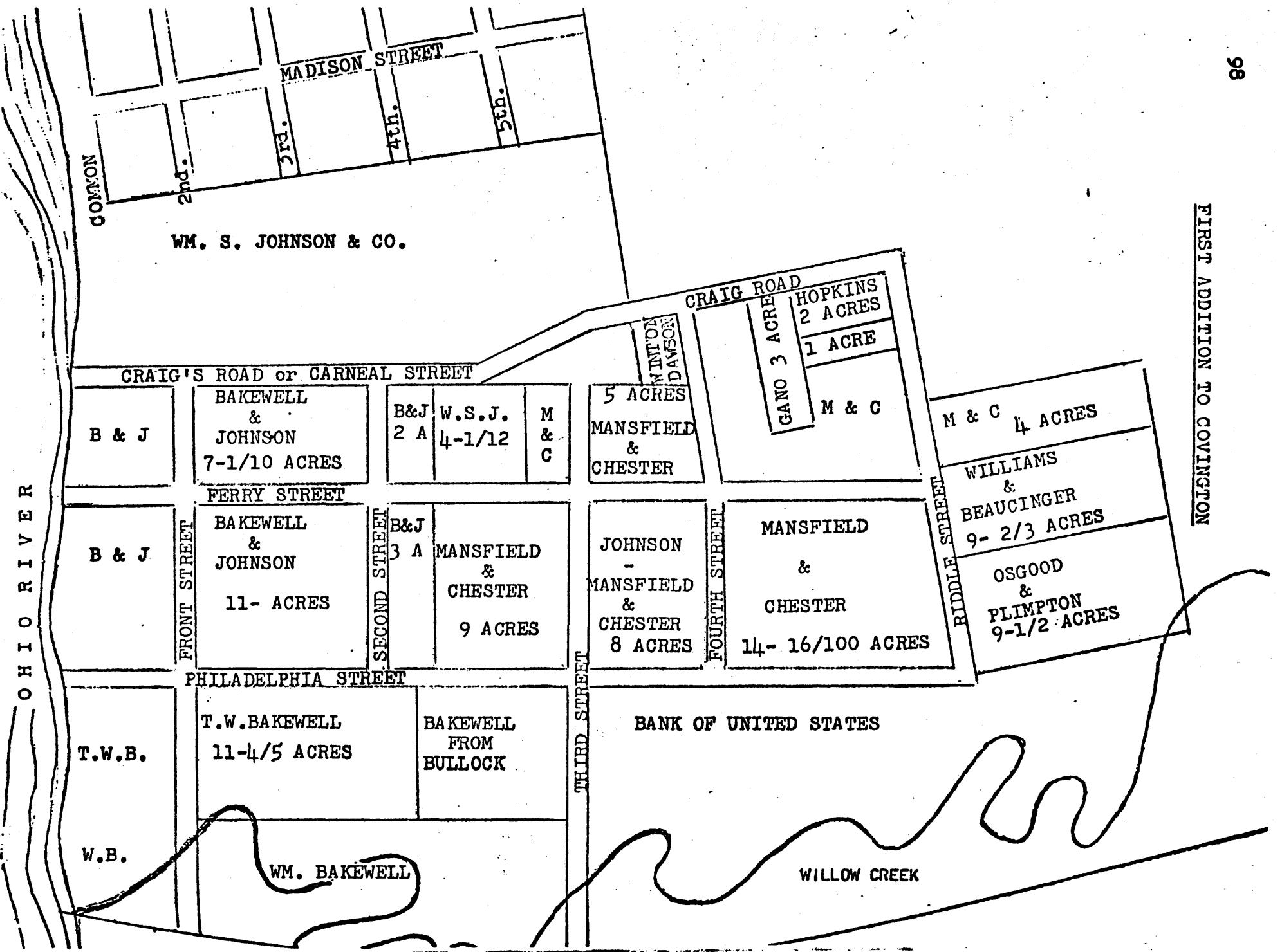
O H I O R I V E R

D

Map 3. Redrawn plat of proposed "Town of Hibernia," 1820. The Ohio River is at the north (at the bottom of the plat). Probably only Main and Front (now Second) Streets correspond to their present locations. West Side/Main Strasse Historic District Covington, Kenton Co., Ky.  
September 1983

From A. W. Smith, Beginning at the Point  
(Park Hills, Ky. The Author, 1977), P.55

144



COMMON

MADISON STREET

WM. S. JOHNSON & CO.

CRAIG ROAD

CRAIG'S ROAD or CARNEAL STREET

B & J

BAKEWELL & JOHNSON  
7-1/10 ACRES

B&J  
2 A

W.S.J.  
4-1/12

M & C

5 ACRES  
MANSFIELD & CHESTER

GANO 3 ACRE

HOPKINS  
2 ACRES  
1 ACRE

M & C

M & C 4 ACRES

WILLIAMS & BEAUCINGER  
9- 2/3 ACRES

OSGOOD & PLIMPTON  
9-1/2 ACRES

B & J

BAKEWELL & JOHNSON  
11- ACRES

B&J  
3 A

MANSFIELD & CHESTER  
9 ACRES

JOHNSON - MANSFIELD & CHESTER  
8 ACRES

MANSFIELD & CHESTER  
14- 16/100 ACRES

PHILADELPHIA STREET

T.W.B.

T.W. BAKEWELL  
11-4/5 ACRES

BAKEWELL FROM BULLOCK

BANK OF UNITED STATES

W.B.

WM. BAKEWELL

WILLOW CREEK

OHIO RIVER

THIRD STREET

FOURTH STREET

RIDDLE STREET

FIRST ADDITION TO COVINGTON

Map 4. Redrawn plat of West Side area, ca. 1832. The Ohio River (north) is at the bottom. Probably the map is not drawn to scale. The western section of the original 1815 plat of Covington, extending west to what is now Washington St., is shown at the left. The intervening "Wm. S. Johnson & Co."

property, including the north half of "Craig's Road or Carneal Street", now Johnson St., is now approximately the location of the Mutter Gottes Historic District. Most of the rest of the area platted south of "Third Street" (now 6th ) is within the West Side district. "Ferry Street" is now Main Street; "Front"

is Second; "Second" is 4th; "Fourth" is 7th; "Riddle" is 9th. It appears that Pike St. had not yet been constructed as a turnpike.  
West Side/Main Strasse Historic District  
Covington, Kenton Co., Ky.

September 1983

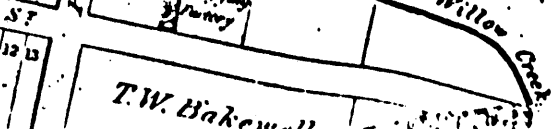
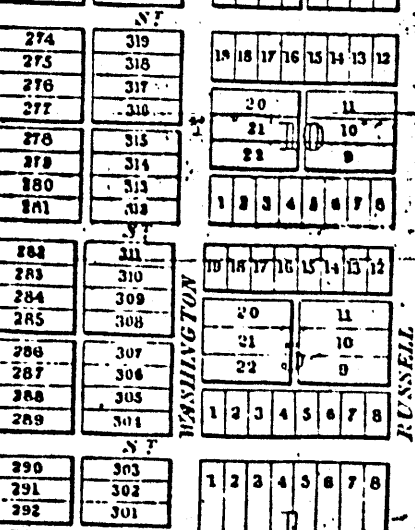
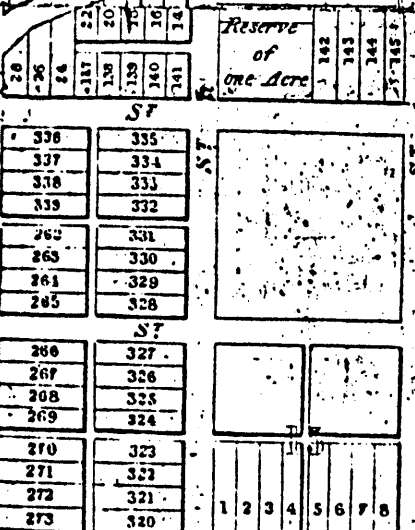
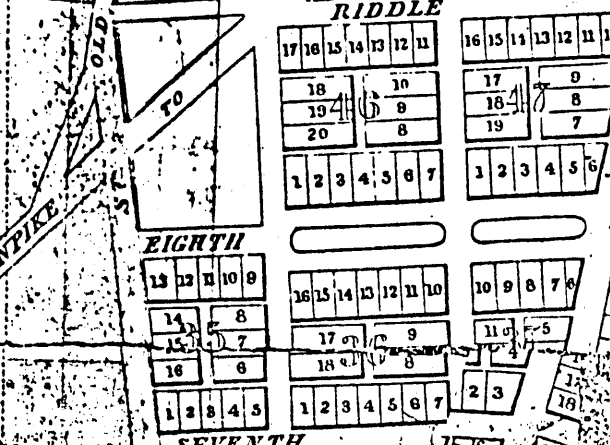
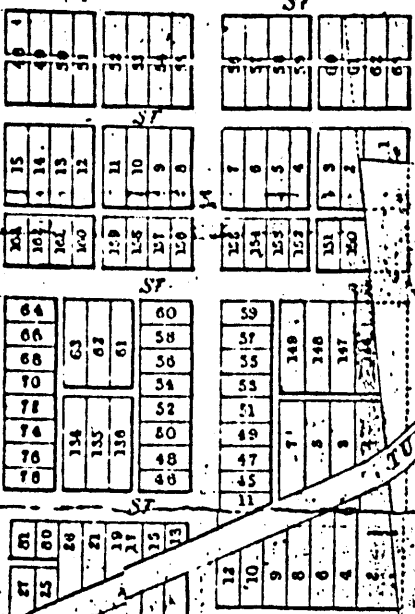
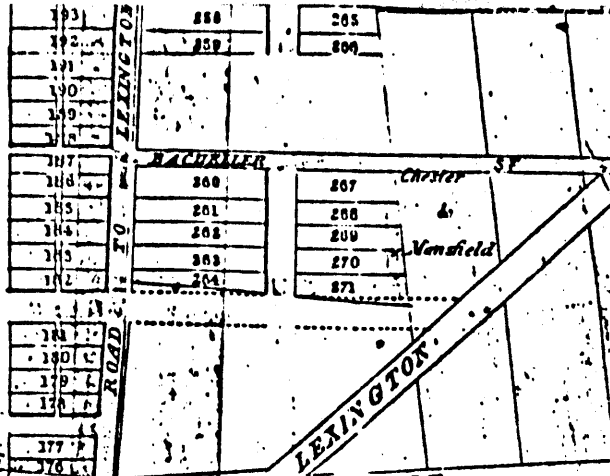
From A. W. Smith, Beginning at the Point (1977)  
p. 98; see also Theissen, Covington Centennial  
(1914), p. 47.

THEOLOGICAL SQUARE

Yorke & Greer

E.S. Bush

17 1/2 A.





Map 5. Detail of map of "City of Covington" believed to have been surveyed and drawn ca. 1845 by George M. Clark, city surveyor (see Perrin, History, 1887, p. 766). Again the Ohio River (north) is at the bottom. Although the basic street system of the West Side area corresponds to the present, the

sub-division lots and a few minor streets were somewhat changed in the actual development of the area; this map seems to show the proposed rather than the actual plats.

(The original map is torn in several places.)

West Side/Main Strasse Historic District

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From copy of map in Cincinnati Historical Society, Cincinnati, Ohio. Courtesy of Joseph F. Gastright.



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STREET

STREET

STREET

STREET

DRAPER

STREET

STREET

STREET

STREET

STREET

STREET

J. KEES

STREET

STREET

STREET

STREET

STREET

STREET

MRS. LOWRY  
H.A.

DRAPER  
S.A.

J. G. ARNOLD  
G.S.A.

J. G. ARNOLD

G. R. POWELL  
T.S.T.A.

POWELL  
G.S.A.

JOHNSTON

JOHNSTON

JOHNSTON

GRAVE YARD

MRS. GRAY

RAGGING FACTORY  
PROPERTY

PHILADELPHIA

Hour Mill  
Saw Mill

R

JOHNSTON

JOHNSTON

JOHNSTON

Map 6. Detail of "Map of the City of Covington From Actual Survey of (R.H.) Rickey, (Thomas H.) Kennedy, and (George M.) Clark, 1851". As the name indicates, this is evidently a more pragmatic map of the area as it actually developed. Existing subdivision names are indicated (most corres-

ponding to the ca. 1832 plat as well). Note the presence of Emma and Lockwood Sts., and their effect on the grid; A.L. Greer's appropriation of an entire block for his own estate; the beginning of development along Pike and the north end of Banklick Sts.

West Side/Main Strasse Historic District  
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# CINCINNATI



Front Ave  
Water St  
John St  
Central Ave  
Plum St  
Elm St  
Race St  
Vine St  
Walnut St  
Main St  
Sycamore St  
Broadway

Second St  
Third St  
Fourth St  
Fifth St  
Sixth St  
Seventh St  
Eighth St  
Ninth St  
Tenth St  
Eleventh St  
Twelfth St  
Thirteenth St  
Fourteenth St  
Fifteenth St  
Sixteenth St  
Seventeenth St  
Eighteenth St  
Nineteenth St  
Twentieth St  
Twenty-first St  
Twenty-second St  
Twenty-third St  
Twenty-fourth St  
Twenty-fifth St  
Twenty-sixth St  
Twenty-seventh St  
Twenty-eighth St  
Twenty-ninth St  
Thirtieth St  
Thirty-first St  
Thirty-second St  
Thirty-third St  
Thirty-fourth St  
Thirty-fifth St  
Thirty-sixth St  
Thirty-seventh St  
Thirty-eighth St  
Thirty-ninth St  
Fortieth St

LINDEN GROVE CEMETERY

Hubert St  
Madison St  
Chestnut St  
Walnut St  
Locust St  
Elm St  
Main St  
Pike St  
Derry St  
Lynn St  
Wood St  
Trevor St  
Pleasant St  
Greenup St  
Bydens St  
Stevens St  
Cendall St  
Wheeler St  
Hickory St  
Linden St  
Harrison St  
Lick St  
Well St  
Jackson St  
Harrison St

Map 7. Detail of "Outline and Index Map of Covington, Kentucky," 1877, on a scale about half the size of the ca. 1845 and 1851 maps. Cincinnati and the Ohio River (north) are at the top (the large letters refer to individual maps in the atlas). This map shows the basic street system of the West

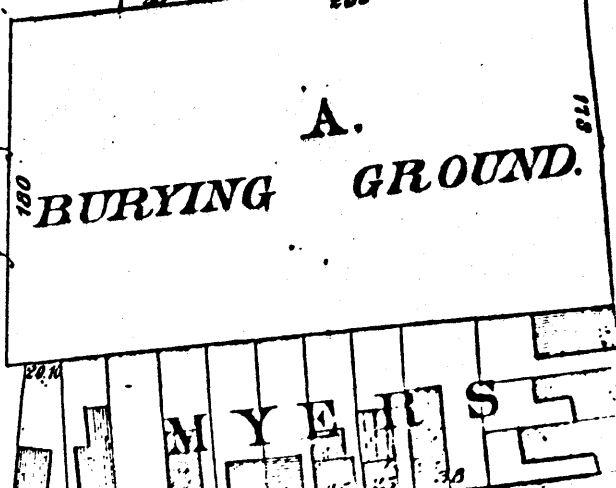
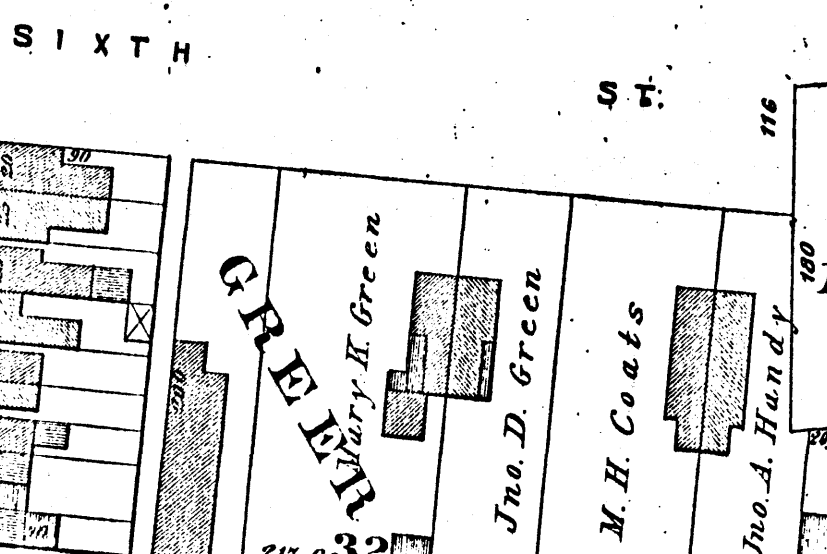
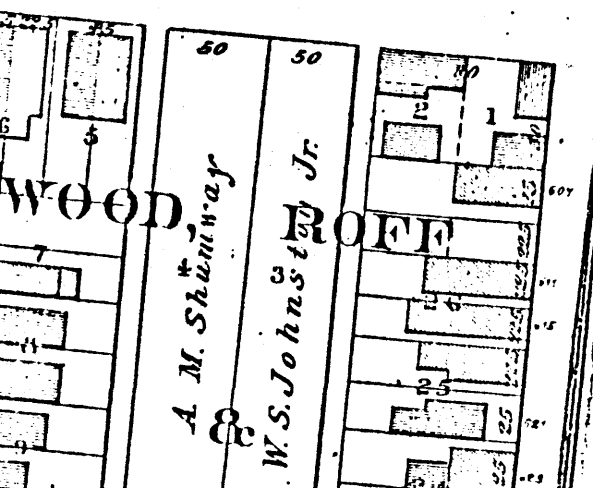
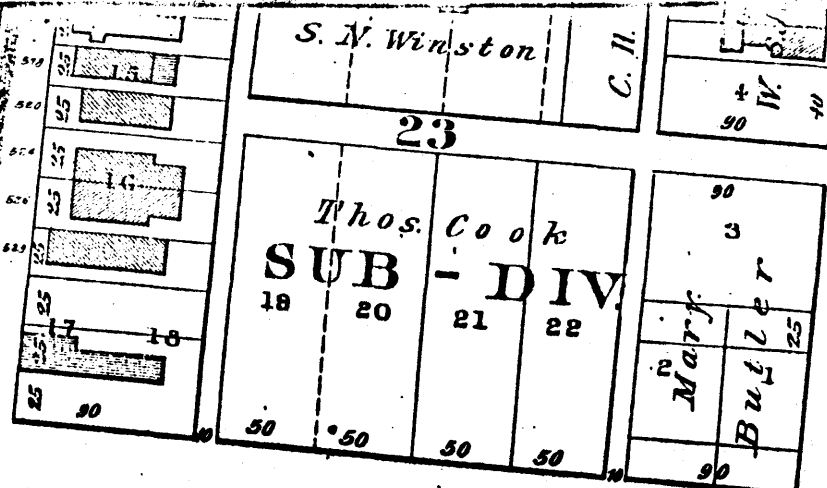
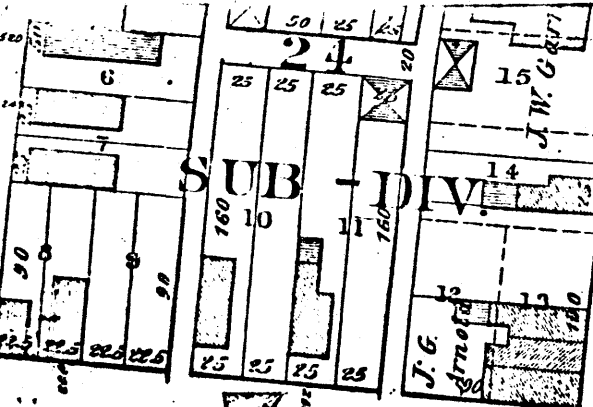
Side and its relation to the downtown grid (at right); the scattered placement of industries and institutions (cross-hatched); and the location of the Kentucky Central Railway line, completed from the south in the mid-1850s (lower right).

West Side/Main Strasse Historic District

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From City Atlas of Covington, Ky. (Philadelphia, Pa.: G.M. Hopkins, 1877). Courtesy of Kenton Co. Public Library, Covington, Ky.



CRAIG

JOHNSTON

SIXTH ST.

ST.

ST.

SEVENTH

Map 8. Sample detail of Plate 22, 1877  
Atlas of Covington (north at left). Brick  
buildings are hatched on the diagonal, frame  
perpendicular. Main St. is north-south  
street shown; Bremen is now Pershing Ave.  
Note site of old "Burying Ground"; 6th St.  
Market House; former Main St. Methodist

Church (site of present 635 Main St.); "J.G.  
Arnold" building (now 527-29-31 Main St.),  
northwest corner of Main and 6th Sts; and  
Handy-Coats (now 301-303) and Green (309-  
311) double houses on 6th St. Typically  
for the district, nearly all the buildings  
shown on this section of the map still exist,

although there has been some infill, espec-  
ially along 6th St., in the late 19th and  
early 20th centuries.

West Side/Main Strasse Historic District  
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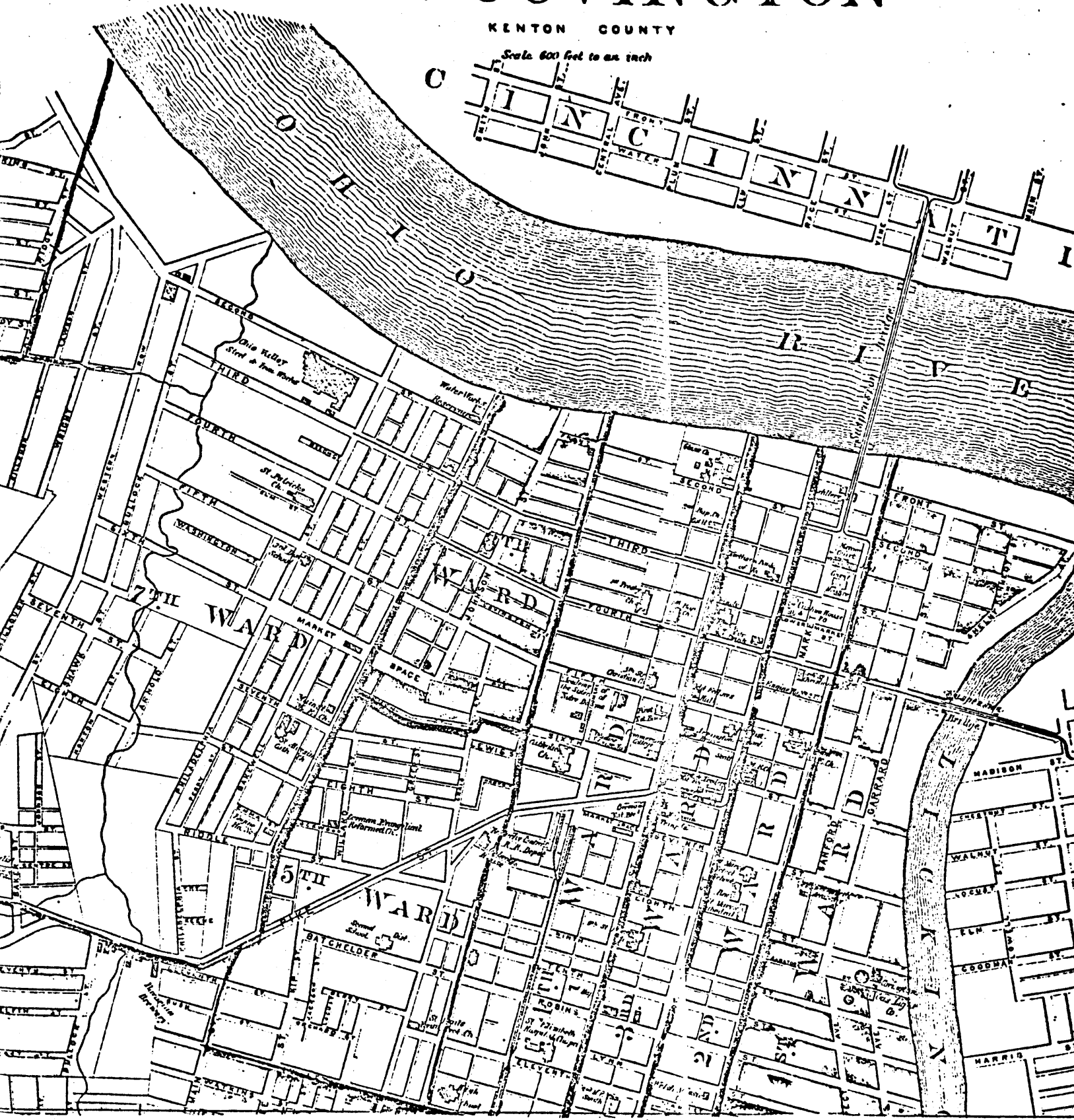
From City Atlas of Covington, Kentucky

(Philadelphia, Pa.: G.M. Hopkins, 1877).  
Courtesy of Kenton Co. Public Library,  
Covington, Ky.

# CITY OF COVINGTON

KENTON COUNTY

Scale 600 feet to an inch

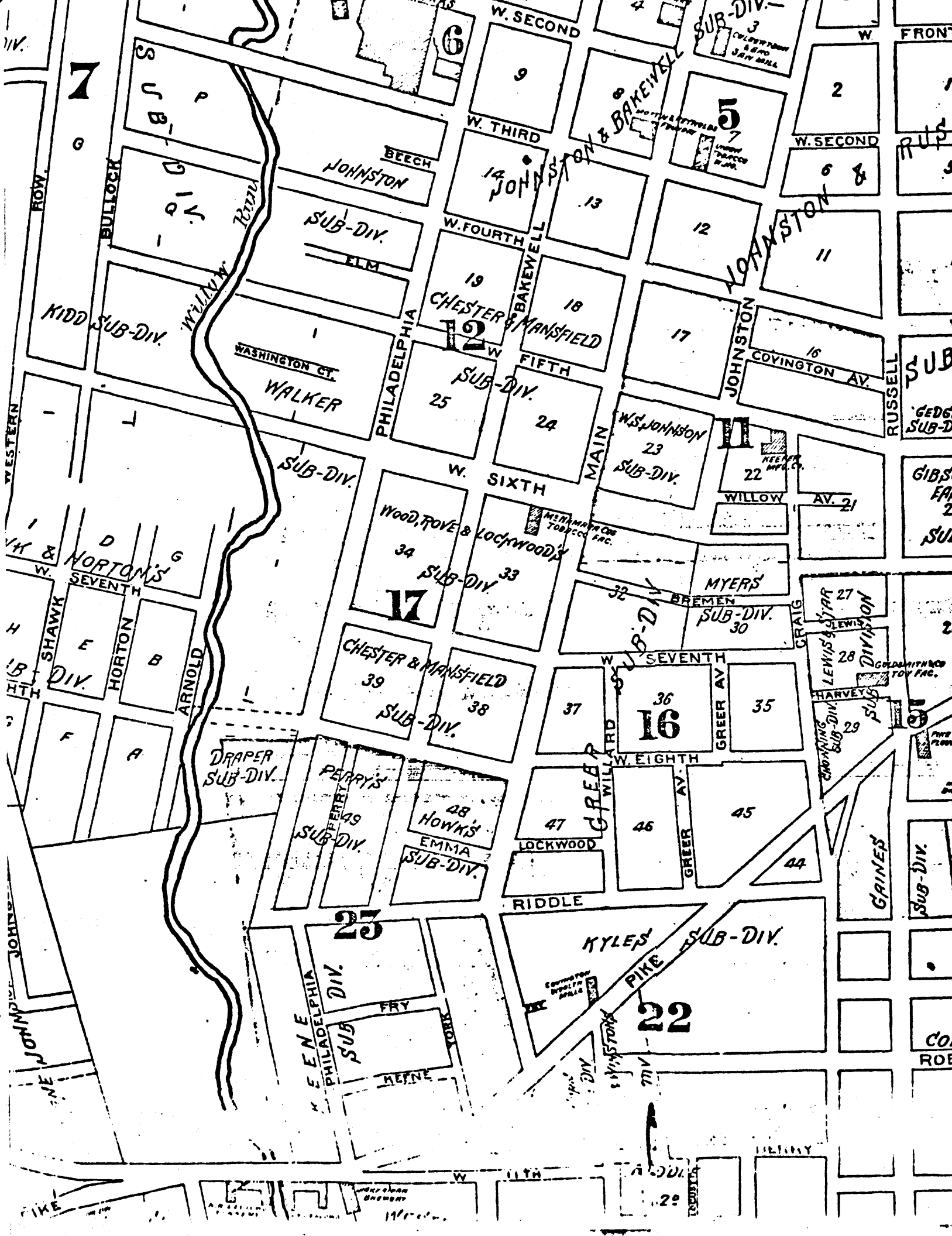




Map 9. Detail of index map of 1883 Atlas,  
Plate 26. This map shows the major indus-  
tries and institutions of the city as  
labelled.

West Side/Main Strasse Historic District  
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From An Atlas of Boone, Kenton, and Campbell  
Counties, Ky. (Philadelphia, Pa. 1883).  
Courtesy of Kenton County Public Library,  
Covington, Kentucky



7

SUB-DIV. 9

KIDD SUB-DIV.

JOHNSTON

SUB-DIV.

WASHINGTON CT.

WALKER

SUB-DIV.

PHILADELPHIA

W. FOURTH

CHESTER & MANSFIELD

SUB-DIV.

W. FIFTH

W.S. JOHNSTON

SUB-DIV.

W. SIXTH

WOOD, ROVE & LOCKWOOD'S

SUB-DIV.

NORTON'S

SEVENTH

CHESTER & MANSFIELD

SUB-DIV.

16

SEVENTH

GREER AV.

W. EIGHTH

DRAPER SUB-DIV.

PERRY'S

SUB-DIV.

48 HOWK'S

EMMA SUB-DIV.

LOCKWOOD

RIDDLE

GREER

WILLARD

GREER AV.

KYLES PIKE

SUB-DIV.

22

PHILADELPHIA

FRY

MEPNE

W. NINTH

20

Map 10. Detail of index map of 1886 Sanborn  
Insurance map of Covington, showing West  
Side area industries labelled just before  
construction of the C&O Railway line.

West Side/Main Strasse Historic District  
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From 1886 Sanborn Insurance Map. Courtesy

of Map Collection, University of Kentucky  
Library, Lexington, Ky.

Boundary of the  
 Historic District, Covington, KY  
 Determined Eligible for Listing  
 in the National Register of  
 Historic Places, Feb. 12, 1982

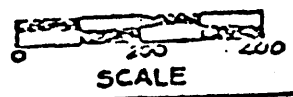


EXHIBIT 19 PAGE 46

# MAIN STREET DEVELOPMENT PLAN

## EXISTING ZONING

- R-3 LOW DENSITY MULTI FAMILY RESIDENTIAL
- R-5 MEDIUM DENSITY MULTI FAMILY RESIDENTIAL
- SC SHOPPING CENTER
- C-2 GENERAL COMMERCIAL
- HC HIGHWAY COMMERCIAL
- CO CONSERVATION



9/2/76  
 DATE

Map 11. Map showing boundaries of proposed  
West Side (Main Street) District as  
determined eligible for listing on the  
National Register of Historic Places by the  
Secretary of the Interior in 1982.  
West Side/Main Strasse Historic District  
Covington, Kenton Co., Ky.  
September 1983

From "Main Street Development Plan"  
(City of Covington, 1976), Exhibit 19,  
p. 46.