

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM DEC 16 1987

MRA/THEMATIC NOMINATION TITLE: Multiple Resources of Greenup, Kentucky, REGISTER

HISTORIC DISTRICT NAME: South Greenup District

OWNER OF PROPERTY: See Continuation Sheets

(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: X excellent, X good, X fair; Check one: X unaltered, X altered; Check one: X original site, moved date

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

SIGNIFICANCE

Period: 1800-1899; Areas of Significance: X architecture, commerce, communications, etc.

Specific dates: 1856-1900; Builder/Architect: Unknown

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

GEOGRAPHICAL DATA

Acreage of nominated property: 6.66

Quadrangle name: Greenup

Quadrangle scale: 1:24000

UTM References

UTM grid coordinates: Zone 17, Easting 339860, Northing 4271140

UTM grid coordinates: Zone, Easting, Northing (empty boxes)

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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SOUTH GREENUP DISTRICT

<u>Site Number</u>	<u>Owner and Address</u>	<u>Property Owned</u>
GpG-23	St. Lawrence Catholic Church c/o Lucille Norris 1003 Main Street Greenup, Ky. 41144	St. Lawrence Catholic Church Laurel Street
GpG-4	Bud Cornett 504 Laurel Street Greenup, Ky. 41144	504 Laurel Street
GpG-27	Allan Baker 320 Chesapeake Ave. Greenup, Ky. 41144	320 Chesapeake Ave.
GpG-27	Mabel W. Kinner 509 Washington Greenup, Ky. 41144	509 Washington
GpG-27	J. O. Womack 510 Washington Greenup, Ky. 41144	510 Washington

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Summary

Greenup was established in 1803 as Greenupsburg, the county seat of Greenup County. Located along the south bank of the Ohio River near the mouth of the Little Sandy River, Greenup is one of the oldest towns in the northeastern portion of the state of Kentucky. The town was laid out in a grid pattern with the courthouse square at the center.

The South Greenup District is located two blocks south of the courthouse square and Main Street. It contains four residences and one church dating from 1856 to 1900. There are five contributing buildings, three contributing structures, and four non-contributing structures. The non-contributing structures are outbuildings such as garages and storage sheds which were built after the period of significance. See the map of the district in Figure 1 for the locations of the non-contributing structures.

The district covers approximately 6.7 acres. The houses are set back from the railroad approximately 125 feet and are located in the middle of spacious lots. The four residences in the nomination occupy lots ranging in size from one to two and a half acres, while the church lot is approximately one-third of an acre.

The district is bound on the north by the Chesapeake and Ohio Railroad tracks, the east by Laurel Street, the south by the fence screening an automobile junkyard, and the west by the west lot line of 510 Washington Street.

General Description

Laurel Street is approximately 24 feet wide with no sidewalks, curbs or gutters. Both the St. Lawrence Catholic Church (GpG-23) and the William S. Kouns House (GpG-4) face Laurel Street and have setbacks of forty and one hundred twenty feet respectively. Built in 1856 in an octagonal shape with Greek Revival detailing, the William S. Kouns House was the first house to be built in the district. The lot for the St. Lawrence Catholic Church was subdivided from the Kouns property in 1890. The three Warnock houses (GpG-27) at 509 Washington, 510 Washington, and 320 Chesapeake were built on lots subdivided from Warnock land between 1887 and 1900. The front facades of 320 Chesapeake and 509 Washington face the Chesapeake and Ohio Railroad tracks 125 feet to the south. The track is set on a wide gravel bed and is slightly elevated from the surrounding terrain. Washington Street is approximately 24

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feet wide and has no sidewalks, curbs, or gutters. The Matthew Warnock House at 510 Washington faces Washington Street and has a setback of 50 feet.

The side lot lines are not formally demarcated for the houses located between Laurel and Washington. The absence of fences and hedges gives the combined front yards a spacious, park-like feeling which is enhanced by the random pattern of large shade trees such as walnut, sugar maple, and water maple.

The buildings within the district have used decorative elements from the Greek Revival, stick, and Queen Anne styles of architecture. All of the buildings, except for the church, are two-story buildings of frame construction. The church is one and one-half stories with a gable roof. The following list is a summary of the floor plans and roof combinations found in the district: one octagonal plan with polygonal roof, two T-plans with gable roofs, one L-shaped plan with a gable roof.

All of the contributing buildings are occupied and there are no vacant lots. The most frequent alterations to the buildings include enclosure of rear porches, simplification of window glazing, removal of decorative wood brackets, and the application of concrete stucco over stone foundations. Aluminum siding has been applied over weatherboarding on 509 Washington Street and 510 Washington Street.

Architectural Descriptions

The primary buildings in the South Greenup District were built between 1850 and 1900. The following paragraphs summarize the stylistic and spatial features of the church and houses.

The William Smith Kouns House (GpG-4) at 504 Laurel Street was built by a doctor who was also the son of John C. Kouns who built the Kouns-Womack House (GpG-21) in the Front Street District and the Kouns-Hoffman House (GpG-5). According to Nina Mitchell Biggs's history of Greenup County, the William S. Kouns House was built in 1856. The weatherboarded residence is especially notable for its octagonal shape. Dr. Kouns's idea to build an octagonal house may have been inspired by Orson S. Fowler's A House for All or the Gravel Wall and the Octagonal Mode of Building, published first in 1848 and followed by numerous revisions and reprintings. Although octagonal buildings had been constructed prior to Fowler's treatise, he was the first writer to advocate the form for domestic architecture. Fowler participated in the reform movement

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of the mid-nineteenth century which advocated the vegetarian diet, water cure, and new forms of dress. The octagonal house was advertised as being more healthful for its inhabitants through opportunities for increased sunlight and ventilation. Such attributes may have appealed to Dr. Kouns.

Kouns ornamented the revolutionary form with stylistic elements popularized by the Greek Revival. Although many of the octagonal houses built in the aftermath of Fowler's book have porches which wrap around all eight of the facades, Dr. Kouns confined his porch to the Laurel Street facade. The flat-roofed porch, with a wide unornamented cornice, is supported by four rounded Doric columns. The entrance is surrounded by a simple entablature with a transom above the door. Underneath the shallow eaves is a wide cornice accented by dentils. A one-story square bay window was added in the late nineteenth century.

The St. Lawrence Catholic Church (GpG-23) on Laurel Street is a rectangular weatherboarded building with a gable roof. The church was built in 1890 on land donated by Dr. William S. Kouns. A projecting entrance bay is in the gable end and is marked by an engaged, shallow pedimented porch supported by Corinthian columns. Extending from the main block to encompass the projecting entrance bay is a short, square bell tower with a pyramidal roof. The open belfry features a pair of Tuscan columns in antis on each face. The main axis of the building is three bays deep. The windows are round-arched and set in rectangular frames. They consist of plain one over one double-hung sashes.

The three houses in the western portion of the district are known locally as the Warnock Houses. Matthew Warnock, who built 510 Washington Street, was the father of Fannie Warnock (509 Washington Street) and brother to Scott Warnock (320 Chesapeake Avenue). The Matthew Warnock House at 510 Washington Street was built in 1887. It is a two-story, three-bay, T-plan weatherboarded house on a stone foundation. The original weatherboarding has been covered with aluminum siding, but major stylistic elements are still visible. These include a squared, two-story bay window, long, narrow windows, and a one-story, shed-roofed side porch which has a distinctive circular motif in the roof bracing similar to one that can be seen on the front porch of the Basil Warnock House (GpG-6) at 404 Harrison Street.

In 1896, the Fannie Warnock House was built at 509 Washington Street with references to the Queen Anne style. The core of the house is a gable-roofed building on a L-shaped plan which has been expanded by two sizeable gabled bays featuring

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two-story facades. The most dramatic feature of the house is a three-story polygonal tower with a bell-shaped roof. A one-story wrap-around porch covers the north and west facades. Despite the application of aluminum siding over the weatherboarding, much of the original detailing is still intact, including the spandrels above the cutaway corners of the gabled bay windows and spindlework, turned posts, brackets, and railing of the porch.

The Scott Warnock House at 320 Chesapeake was built in 1900. It features an eclectic combination of wood shingles, weatherboarding, polygonal bay windows, and returns on the gables. The T-plan floor plan has been expanded through several one-room additions to the rear of the house. A one-story, flat-roofed porch with turned posts and spindlework in the frieze spans two bays of the front facade. Detailing reminiscent of the stick style includes the ornamental bracing in the gables, bracing beneath the cutaway corner on the northeast corner, and horizontal and vertical banding around the windows.

The district, of course, is closely related to the surrounding environment. Archeological remains, such as trash pits, wells, and structural remains, which may be present, can provide information valuable to the understanding and interpretation of the district. Information concerning use patterns, social standing and mobility, as well as structural details are often evident only in the archeological record. Therefore, archeological remains may well be an important component of the significance of the district. At this time, no investigation has been done to discover these remains, but it is possible that they exist, and this should be considered in any development of the properties in the district.

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Significance

The South Greenup District represents one of Greenup's most intact groupings of architecture dating from 1856 to 1900. For the theme of architecture, the buildings demonstrate a local awareness of the national styles of the period which included Greek Revival, Stick, and Queen Anne styles.

The William S. Kouns House (Gp-G-4), built in 1856, is quite notable both for its Greek Revival detailing and its octagonal shape. There were fewer than 1000 octagonal houses built in the nation as a whole in the nineteenth century. Most of the houses built in this form were influenced by the publication of Orson S. Fowler's treatise on octagonal houses. Since Kouns was a physician, he may have been influenced in his choice of house plan by the healthful benefits of the octagonal house as described by Fowler.

The Warnock houses at 510 Washington, 509 Washington, and 320 Chesapeake built between 1886 and 1900 demonstrate the eclectic approach taken to ornamentation by builders in the late nineteenth century. The basic similarity of the "T" and "L" shaped floorplans was obscured by the addition of a three-story tower, two-story bay windows with cut-away corners, wrap-around porch, and varied wall surface treatment. The Warnock houses exemplify the interest in asymmetry and multiple wall surfaces which characterized the Queen Anne and Stick styles which were popular in the nation in the last decades of the nineteenth century.

The buildings in the district are also significant for the retention of the parklike atmosphere of their original setting which conveys a distinctive sense of a late nineteenth century neighborhood.

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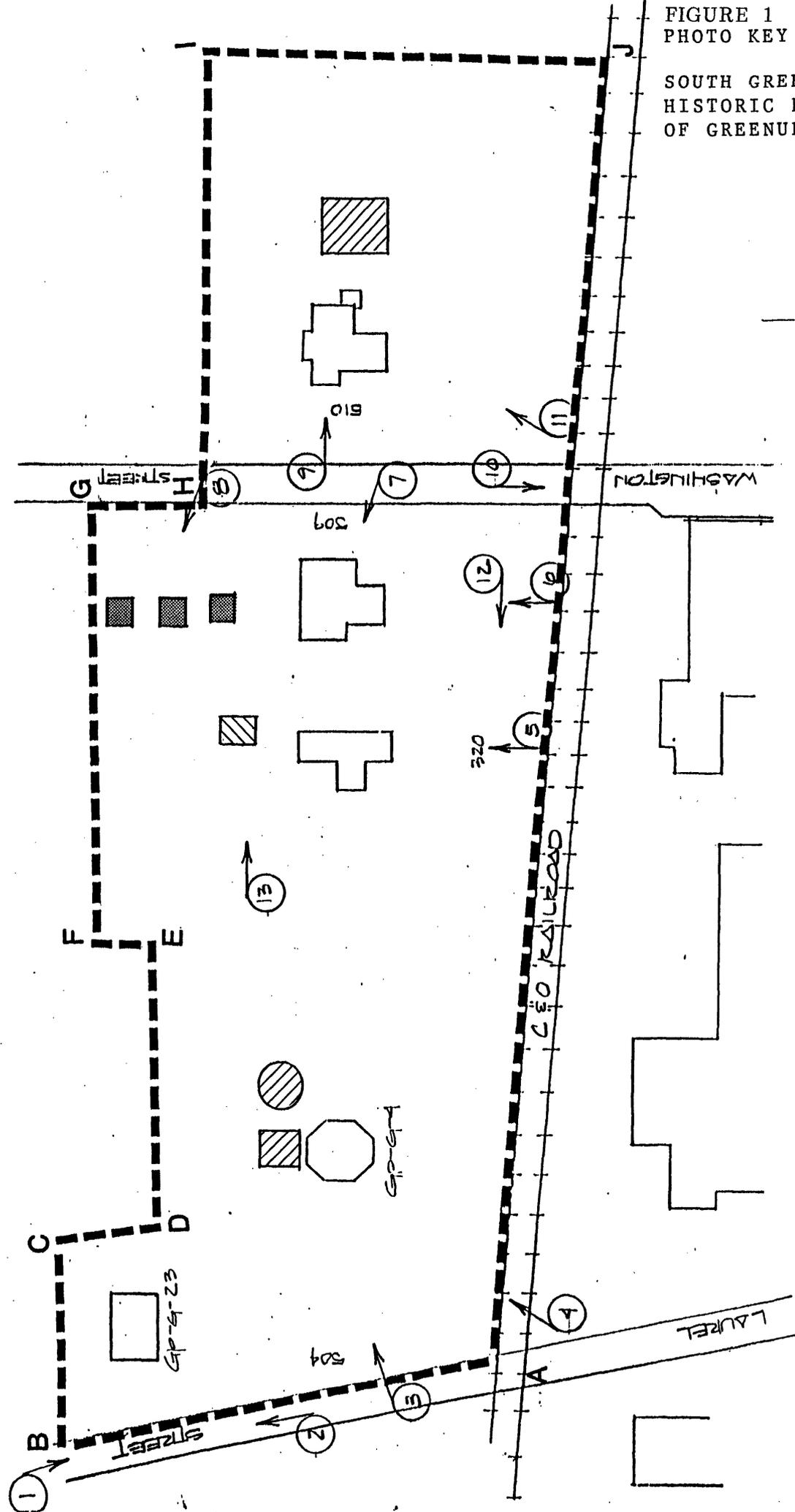
Boundary

Starting at the northeast corner of the lot for 504 Laurel Street, or point A; then south 230 feet along the east property line for the lot of 504 Laurel Street to the southeast corner of the lot of the St. Lawrence Catholic Church, or point B; then west 110 feet along the south property line of the lot of the St. Lawrence Catholic Church to the southwest corner of the same lot, or point C; then north 60 feet along the west property line of the St. Lawrence Catholic Church to point D or the northwest corner of the same lot; then west 160 feet along the south property line of 504 Laurel Street to point E in the east property line of 320 Chesapeake; then south 30 feet along the east property line of 320 Chesapeake to the southeast corner of the same lot, or point F; then west 250 feet along the south property lines of 320 Chesapeake and 509 Washington to the southwest corner of the lot for 509 Washington or point G; then north 65 feet along the west property line of 509 Washington to point H; then west across Washington Street and 250 feet along the south property line of 510 Washington to the southwest corner of the same lot, or point I; then north 220 feet along the west property line of the lot of 510 Washington to the northwest corner of the same lot, or point J; then east 730 feet along the north property lines of 510 and 509 Washington Street, 320 Chesapeake, and 504 Laurel to the northeast corner of the lot of 504 Laurel, or point A, the point of beginning.

The district's boundary demarcates changes both in land use and period of development: to the north is an industrial area; to the west is a mixture of more modern residences and undeveloped land; to the south is a board fence which screens an automobile junkyard; to the east is a neighborhood of small twentieth century houses interspersed with trailers and vacant lots.

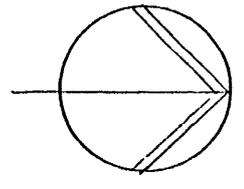
FIGURE 1  
PHOTO KEY

SOUTH GREENUP DISTRICT  
HISTORIC RESOURCES  
OF GREENUP, KY.



- CONTRIBUTING BUILDING
- ▨ NON-CONTRIBUTING BUILDING
- NON-CONTRIBUTING STRUCTURE

PHOTO KEY:  
SOUTH GREENUP DISTRICT



North