

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

NRA/THEMATIC NOMINATION TITLE: Eastside Multiple Resource Area

HISTORIC DISTRICT NAME: Emery-Price 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: See continuation sheets

Condition: X excellent, X good, X fair; X deteriorated, ruins, unexposed; Check one: unaltered, X altered; Check one: X original site, moved date

Describe the present and original (if known) physical appearance

(Use Continuation Sheets)

SIGNIFICANCE

Period: X 1800-1899, X 1900-; Areas of Significance: X architecture, X other (specify) Black History; Specific dates: Ca. 1840-1935; Builder/Architect: N/A

Statement of Significance (in one paragraph)

(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreage of nominated property: Approx. 19 acres; Quadrange name: Covington, KY; Quadrange scale: 1:24,000

UTM References

Table with 8 rows (A-H) and 3 columns (Zone, Easting, Northing) containing UTM coordinate values.

Verbal boundary description and justification

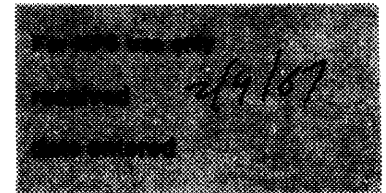
(Use Continuation Sheets)

DISTRICT MAPS ATTACHED:

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

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Emery-Price Hist. Dist. (Eastside MRA)

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Emery-Price Historic District

Description

The Emery-Price Historic District contains 134 structures along or part of 13 blocks in downtown Covington, Kentucky. The district is composed primarily of pre-1900 residential structures constructed in the late Greek Revival, Queen Anne, Italianate, Second Empire and Colonial Revival designs. Within the district are 104 contributing and 30 non-contributing buildings. While some commercial encroachment has occurred on the northern edges of the district the area remains primarily residential in character.

The area encompassed by the district is composed of flat terrain with the streets divided into a standard north/south and east/west grid. The land averages approximately 50' to 55' above the level of the Licking and Ohio Rivers. To the north of the district is the Licking-Riverside Historic District (NR, 1975). To the west is the main commercial area of the city and the Downtown Commercial Historic District (NR, 1983). To the east is the floodwall of the Licking River and the modern Price Housing Projects. On the south of the district is a continuation of older architecture on rectangular blocks in the proposed Helentown District.

The Emery-Price Historic District is bounded on the north by Eighth Street, on the west by rear lot lines of properties facing Scott Street and Madison Avenue, on the south by Lynn, Robbins and Eleventh streets and on the east by Greenup Street and an irregular line at the rear of properties along Greenup Street, Robbins Street and Lynn Street.

East/West Streets

E. 8th Street

Overview: E. 8th Street in the district contains four contributing buildings.

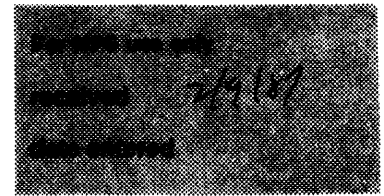
Detailed Description: The south side of the 100 block of E. 8th Street forms the northern boundary of the district. On this block is a one-story brick Italianate residence and three two-story brick duplexes (Photo 10). One duplex is a late Greek Revival style and the other two are Second Empire designs with slate mansard roofs. All properties on this block are contributing and have not been significantly altered.

E. 9th Street

Overview: E. 9th Street in the district contains 14 contributing and 4 non-contributing buildings.

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Detailed Description: E. 9th Street is a narrow east/west street and parts of two blocks between Madison Avenue and Greenup Street are in the district. Adjacent to the district boundary is the 9th Street Methodist Church which is located in the Downtown Commercial District. This church was constructed in 1860 and has been an important black church since 1880. Although already a part of the adjacent district the church has important connections with the Emery-Price area. On the south side of the block between Madison and Scott are six buildings, two of which are non-contributing due to alterations. The remaining buildings are brick late Greek Revival dwellings constructed before 1869. On the north side of the 100 block are several vacant lots, four pre-1869 brick residences and the First Colored Baptist Church. The Baptist Church was constructed in 1916 and designed by architect Randolph Craig in a simple vernacular Gothic design. On the south side of the block are three two-story Italianate brick homes constructed before 1869 and a two-story Greek Revival home (Photo 18). The Italianate house at 111 E. 9th Street displays excellent sheet metal hood molding and cornice brackets. Also in the block are three frame houses, two of which are non-contributing due to alterations.

E. 10th Street

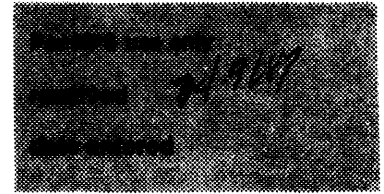
Overview: E. 10th Street in the district contains 19 contributing and 6 non-contributing buildings.

Detailed Description: Parts of three blocks of E. 10th Street are included between Madison Avenue and Prospect Avenue. In the block between Madison Avenue and Scott Street are two brick Colonial Revival residences located at 10 and 14 E. 10th and a Mission style apartment building constructed ca. 1910 4-6 E. 10th. These structures are some of the few early 20th century dwellings in the district. Also on the block is a two-story Greek Revival dwelling and two contributive but altered residences. In the 100 block is one of the district's few modern intrusions, the 1975 general fire station. Although the building occupies half of the block it has extensive site planning and landscaping which mitigates its modern design. Adjacent to the fire station's parking area is a three-story brick rowhouse built between 1877 and 1886 in the Second Empire style (Photo 19). This rowhouse has four separate units and is a major contributive element in the district.

On the north side of the 100 block are eight brick and frame residences all of which are contributing. Four are simple Queen Anne and Greek Revival designs while the other four have Italianate detailing. At 144 E. 10th is a corner store constructed after 1877 in the Italianate style. The storefront has been enclosed with brick but the cast iron pilasters remain visible. In the 200 block of E. 10th only four structures are included including a fine Greek Revival duplex at 215-217 (Photo 12). Beyond these structures are numerous vacant lots and altered frame buildings.

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E. Robbins Street

Overview: E. Robbins Street in the district contains 9 contributing and 2 non-contributing buildings.

Detailed Description: East Robbins is another east/west street running between Madison and Prospect Avenues. Parts of three blocks are included in the district. On the north side of the street in the block between Madison and Scott are two matching ca. 1880 Italianate brick residences, a pre-1869 Greek Revival dwelling and Colonial Revival design building (Photo 6). In the 100 block only two buildings, both Italianate residences, face Robbins Street. In the 200 block the north side of the street is included which contains two altered frame dwellings and three pre-1869 Greek Revival residences (Photo 11).

Lynn Street

Overview: Lynn Street in the district contains 5 contributing and 4 non-contributing buildings.

Detailed Description: Lynn Street is a block long east/west street which runs between Scott and Greenup Streets. Lynn Street contains seven residences, three of which are non-contributing, and two important black churches. At 127 Lynn is the Lane Chapel Methodist Church built in 1925. Across the street is the St. James Methodist Church which was built in 1947 and is non-contributing. At 121 Lynn is a notable one-story frame dwelling with excellent rusticated wood frame siding and it is one of the few structures in the Eastside area with this type of exterior treatment. The residences on the street are mainly Italianate designs although several have been altered.

E. 11th Street

Overview: E. 11th Street in the district contains 4 contributing buildings.

Detailed Description: The southern boundary of the district is defined by the north side of E. 11th Street. Approximately half the block is included between Scott and Greenup Streets to include four contributing structures. At 118 E. 11th is a fine two-story brick Queen Anne with a corner tower. At 114 and 118 are two pre-1877 brick residences with Italianate and Greek Revival detailing. At the corner of Eleventh and Greenup is a two-story brick corner store (Photo 9). Although the storefront has been altered the original cast iron pilasters remain. On this block are also several vacant lots.

North/South Streets

Scott Street

Overview: Scott Street in the district contains 33 contributing and 9

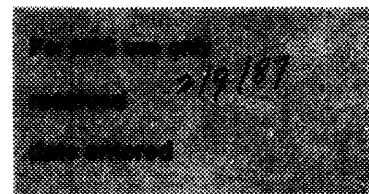
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Emery-Price Hist. Dist. (Eastside MRA)

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non-contributing buildings.

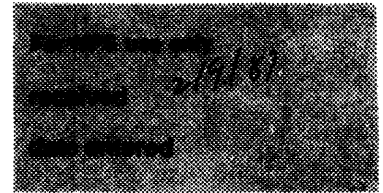
Detailed Description: Scott Street is a major north/south street in Covington and one of the most significant in the district. The wide north/south streets such as Scott generally contain larger and more prominent homes than those streets running east/west. Within the boundaries of the district are all or parts of four blocks of Scott Street. In the 800 block are several altered structures on the east side of the street which have been converted into commercial use (Photo 16). At 810-28 Scott is Emery Row, a three-story brick eleven unit rowhouse constructed in the Queen Anne style (Photo 17). Built ca. 1880, the building is attributed to architect S. Hannaford. This rowhouse is the largest in the district and one of the most significant in the Eastside area. It features extended bay windows, square towers and arched windows on the top floor. Over the windows is stone jack arching and each floor is divided by belt coursing. On the west side of the 800 block are seven pre-1900 structures which form an impressive grouping of styles. Only two are non-contributing due to brick additions on the main facade (Photo 1). The buildings at 809 and 811 Scott are substantial three story, brick Second Empire designs. At 825 Scott is a modern two-story intrusion.

On the west side of the 900 block between 9th and 10th Streets are two Italianate and two Queen Anne structures (Photo 2). The Italianate design at 913 Scott was originally a commercial building and it retains much of its cast iron storefront. On the east side of the 900 block are two Queen Anne rowhouses, one altered structure and the Colonial design Health Department Clinic whose facade was added to an older structure in 1929. The east side of the 1000 block of Scott contains a modern fire station. On the west side are two contributing Italianate residences and a three-story Queen Anne rowhouse at 1013-1019 (Photo 7).

After crossing E. Robbins on Scott Street is the Covington Arts Center built in 1905 (Photo 20). This building, originally the public library, is an excellent example of the Neo-Classical style with a rusticated limestone exterior and was constructed by the Andrew Carnegie foundation (NR 1972). The building was designed by architects Boll and Taylor of Cincinnati and displays an large pediment supported by Ionic columns on the main facade. Over the doorway is an elliptical pediment supported by brackets. Other details include quoining, a prominent cornice with modillion blocks and statuary in the gable field. At 1023 Scott is a good example of a ca. 1900 Colonial Revival townhouse featuring Doric porch columns and a Palladian window in the gable of the main facade. Two vacant lots and an Italianate residence are also located on the west side of the block. South of Lynn Street are modern structures which are excluded from the district.

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Emery-Price Hist. Dist. (Eastside MRA)

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Greenup Street

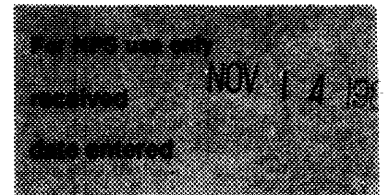
**Overview:** Greenup Street in the district contains 16 contributing and 5 non-contributing buildings.

**Detailed Description:** Greenup Street is another major north/south thoroughfare in Covington and parts of five blocks lie within the district boundaries. On the west side of the 800 block is a Queen Anne corner store with much of its storefront intact and Italianate residence both of which were built between 1894 and 1909. At 811-13 is the Mildred Flats apartment building constructed ca. 1900 (Photo 14). On the east side of this block is the Robinson Business College, formerly the Lincoln-Grant Public School (Photo 15). This school was the center for black education during much of the 20th century. Constructed in 1932, it was the major black high school in Covington until it was desegregated in 1965. The three-story brick school is a combination of restrained Classical and Art Deco elements. It is one of the few examples of Art Deco detailing in the Eastside area.

Between 9th and 10th Streets on the west side are two altered buildings in the 900 block (Photo 3). On the east side are seven pre-1900 buildings, two of which are altered (Photo 8). On the west side of the 1000 block are three large vacant lots and at 1013 is a Italianate store. This store has a bricked in storefront but the original stone columns remain. On the east side of the block is a fine row of five Queen Anne and Italianate design residences and stores with one intrusion (Photo 4). Past Robbins on the west is a large three-story ca. 1880 commercial building.

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Covington, Kenton Co., KY

Emery-Price Historic District

Significance

The Emery-Price Historic District is a significant collection of pre-1900 architecture located near downtown Covington, Kentucky. The district is significant through its architecture and also as a center for Covington's black population since 1900. The majority of properties were built between ca. 1840 and 1900 in late Greek Revival, Italianate and Queen Anne designs. The district has been primarily a middle and working class neighborhood adjacent to the commercial area of Covington.

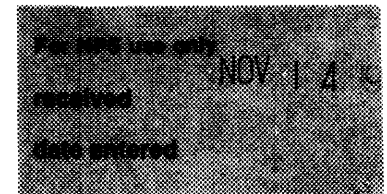
Much of the Emery-Price district was settled after 1840 by German and Irish immigrants. One block south of the district at 12th and Greenup German residents built St. Joseph's Church (now demolished) which was a center for German residents for much of the 19th century. By 1880 most lots in the Emery-Price area had been settled with one to two-story brick and frame homes.

By the late 19th century the Emery-Price area became one of the centers for Covington's small black population. One of the first black schools was located on Robbins Street near Madison (now demolished) and the district was home to many of the city's black professionals. The 9th Street Methodist Church adjacent to the district served a black congregation beginning in 1880. One of the major leaders of the black community was the Reverend Jacob Price who was a successful merchant, minister and community leader. He helped establish several churches in the neighborhood and promoted black education. The Jacob Price Homes which are located on the eastern edge of the district are named in his honor. The Lincoln-Grant School was the major black school of the 20th century in Covington and still stands on Greenup Street.

While some demolition and alterations to structures has occurred within the district most properties display their original architectural detailing. Within the district are fine examples of Victorian architecture including the notable Queen Anne Emery Row rowhouse on Scott Boulevard. The district continues to be an important center for Covington's black population and the area is a center for city directed rehabilitation efforts.

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**Emery-Price Verbal Boundary Description and Justification**

The boundary of the Emery-Price Historic District is as follows:

Beginning on the southeast corner of Greenup and E. 11th St., thence westwardly following the north right-of-way line of E. 11th St. 175' to a point, thence northward 75', thence westward 15' to a point, thence north 75' to a point across Lynn St. to the north right-of-way line of Lynn, thence westwardly 150' to the northeast intersection of Lynn and Scott Blvd., thence 50' northwardly along the eastern right-of-way of Scott to a point, thence 150' westwardly across Scott to the southwest boundary of 1033 Scott, thence 175' northwardly to a point across E. Robbins on the north right-of-way of E. Robbins, thence westwardly 75' to the first alley west of Scott, thence 200' along the east right-of-way of the alley to a point across E. 10th St., thence 100' westwardly across the alley along the north right-of-way of E. 10th St. to a point, thence northwardly 50' to a point, thence 40' eastwardly to a point, thence 35' northwardly to the first alley north of E. 10th St., thence 25' along the south right-of-way, thence 25' northwardly across the alley to a point, thence 10' westwardly to a point, thence northwardly 50' to the south right-of-way of E. 9th St., thence 160' eastwardly to a point, thence 275' across E. 9th St., across E. Saratoga to the south right-of-way of E. 8th St., thence 450' to the southwest corner of Greenup and E. 8th St., thence 125' southwardly across E. Saratoga to the southern right-of-way, thence 225' across Greenup to a point, thence 175' to the north right-of-way of E. 9th St. to a point, thence eastwardly 50' to a point, thence southwardly 125' across E. 10th St. to the south right-of-way, thence eastwardly 100' to the east property line of 223 E. 10th St., thence 75' southwardly to a point, thence 25' eastwardly to a point, thence 75' southwardly to the north right-of-way of E. Robbins, thence 350' westwardly across Greenup St. to a point, thence 175' southwardly across E. Robbins to a point, thence 75' eastwardly across the northern boundary of 1035 Greenup to the west right-of-way of Greenup, thence 200' southwardly across Lynn to the point of beginning.

The Emery-Price Historic District is bounded on the north by the Licking Riverside Historic District and the Downtown Commercial Historic District. On the west the district is bounded by the Downtown Commercial Historic District and modern intrusions along Madison Avenue. On the south the district is bounded by the proposed Helentown Historic District and modern intrusions. To the east the boundary line is drawn to exclude altered non-contributing properties and the intrusive Jacob Price housing project. This boundary is drawn to include the majority of properties associated with the areas of significance of the Emery-Price district.





**Emery-Price Historic District**  
 (Eastside MRA, Covington, Kenton Co)  
 Quad: Covington, KY 1:24,000

**UTM References**

- A. 16/715500/4328680
- B. 16/715695/4328710
- C. 16/715830/4328490
- D. 16/715585/4328345
- E. 16/715770/4328330

(NEWPORT)  
 4162 III SW

4326

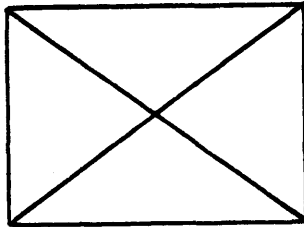
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 KENTON 14 MI.

EMERY-PRICE HISTORIC DISTRICT

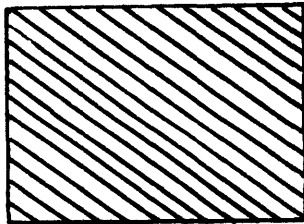


EASTSIDE MULTIPLE RESOURCE AREA  
COVINGTON, KENTUCKY

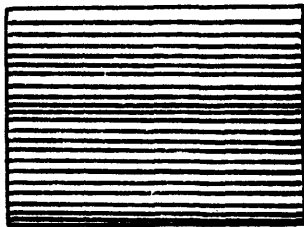
MAP KEY



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

Licking River



24

E. 9TH ST.

E. 10TH ST.

E. ROBBINS

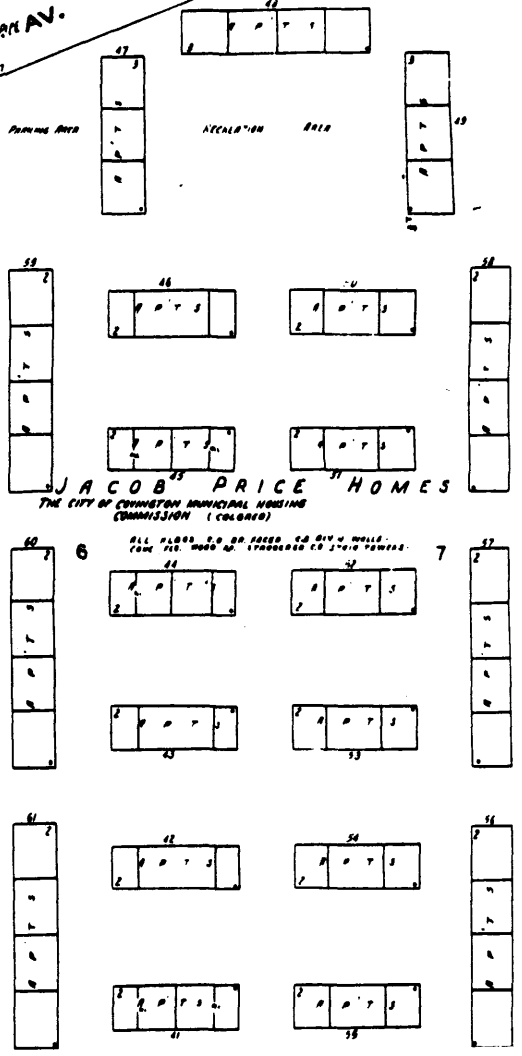
E. 11TH ST.

40

GERRARD ST.

PROSPECT

LEARN AV.



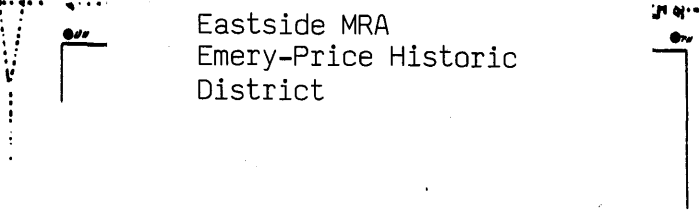
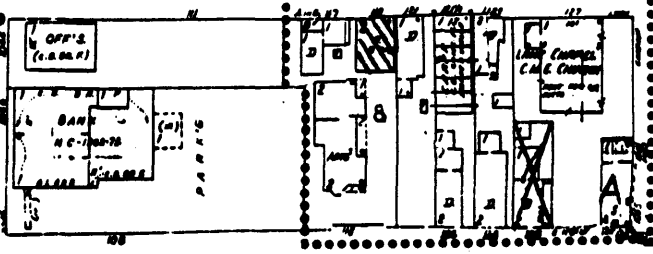
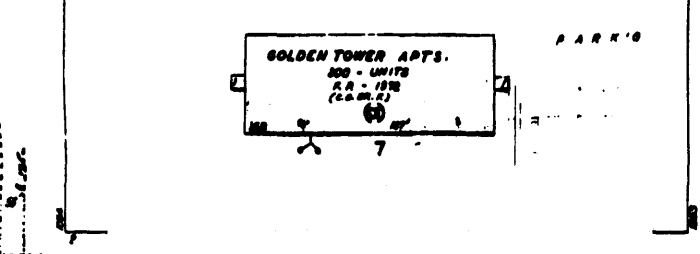
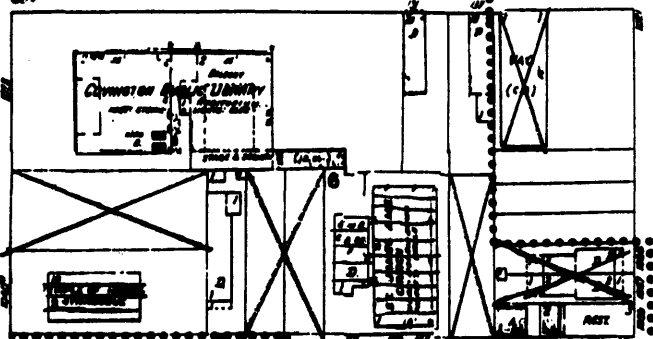
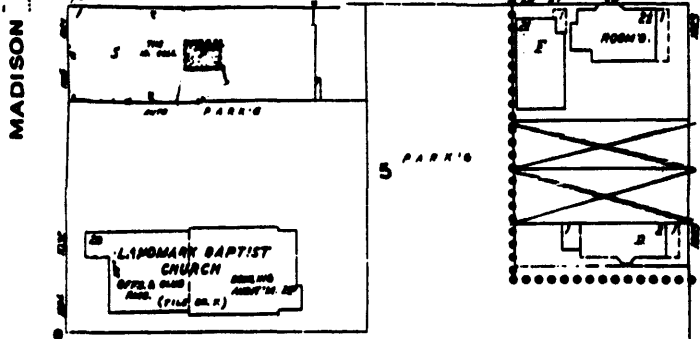
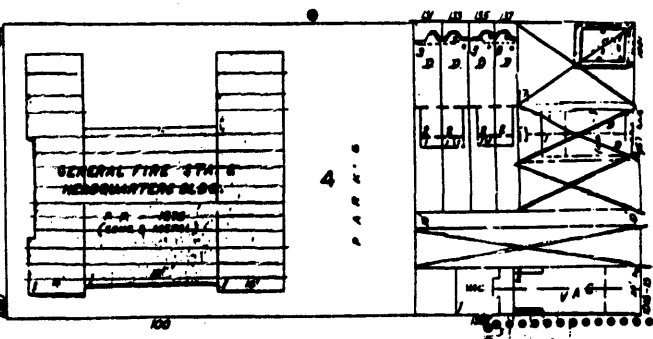
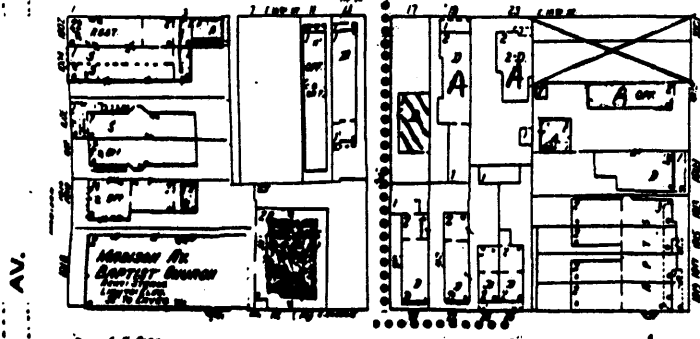
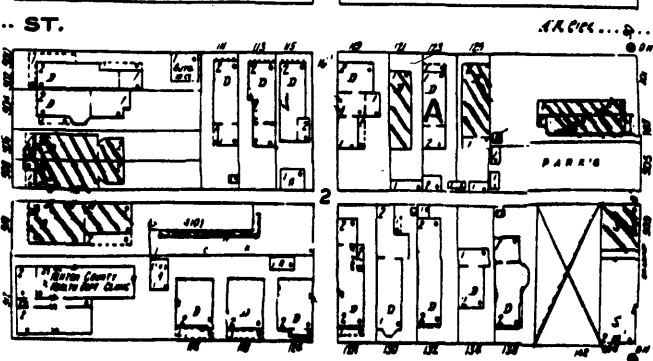
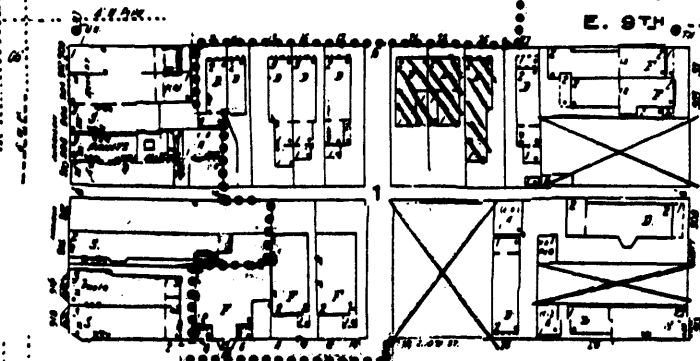
Eastside MRA Emery-Price Historic District

GREENUP



22

23

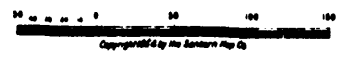


MADISON AV.

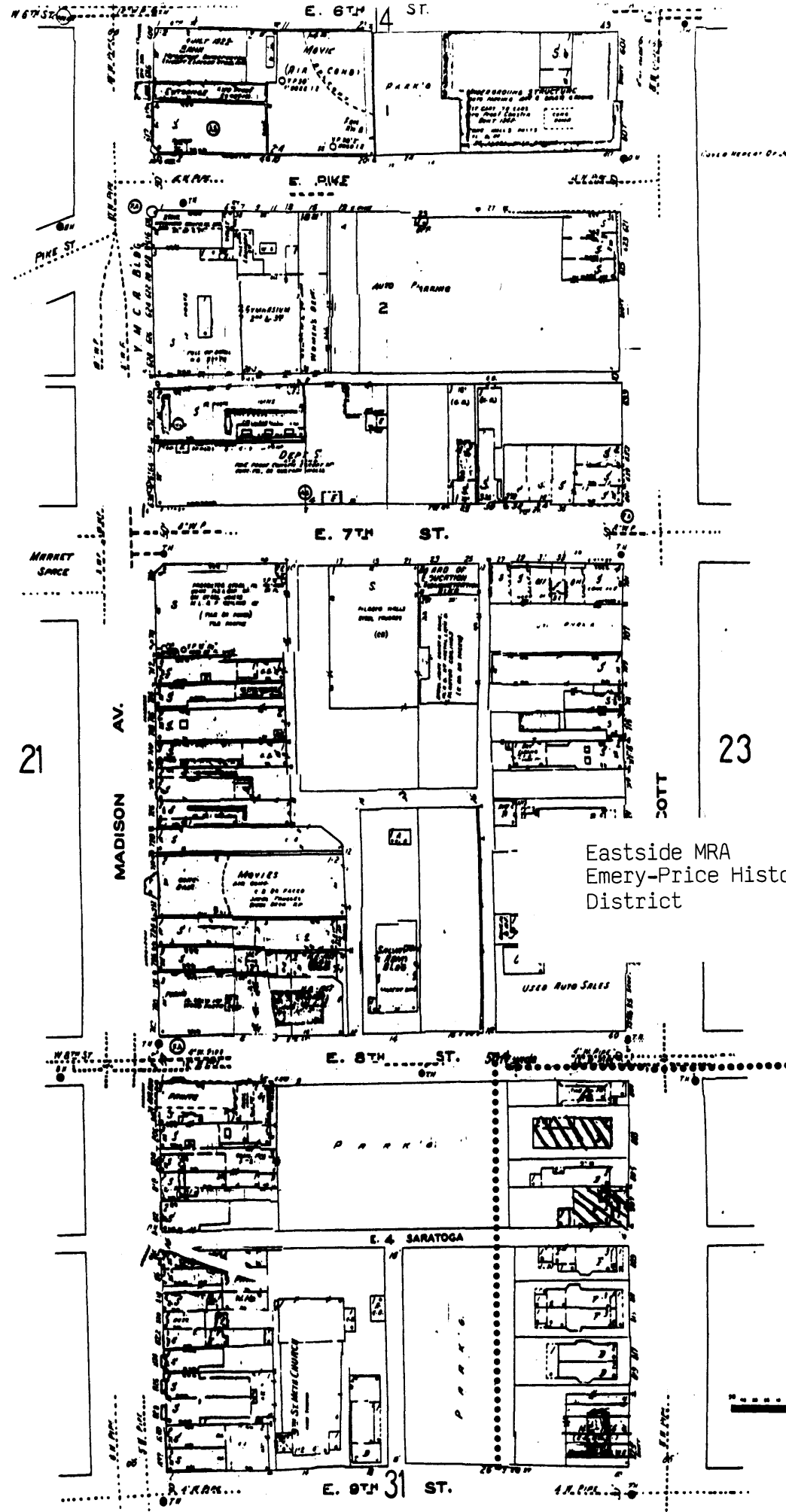
SCOTT (BLVD)

GREENUP

Eastside MRA  
Emery-Price Historic  
District



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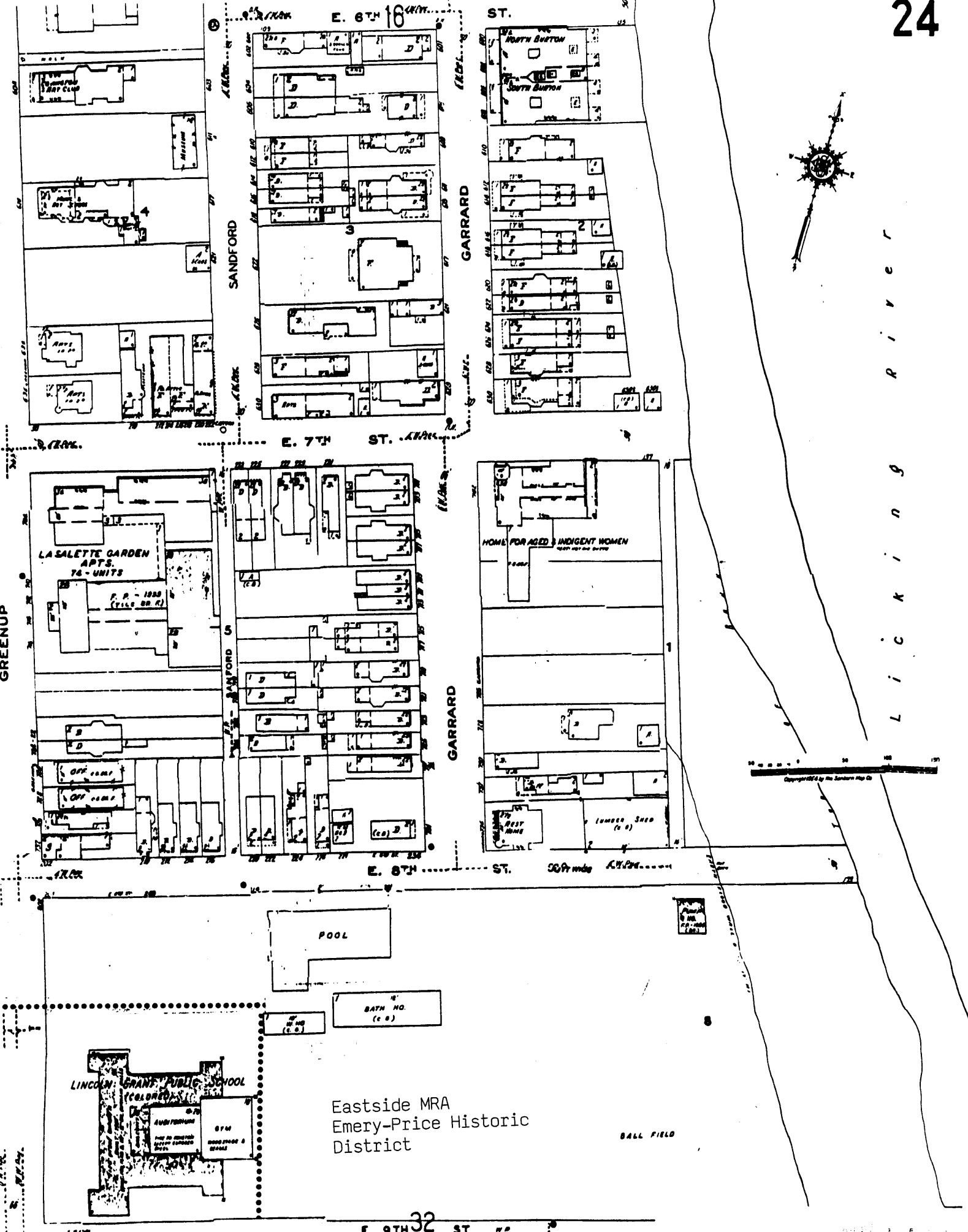
Eastside MRA  
Emery-Price Historic  
District

21

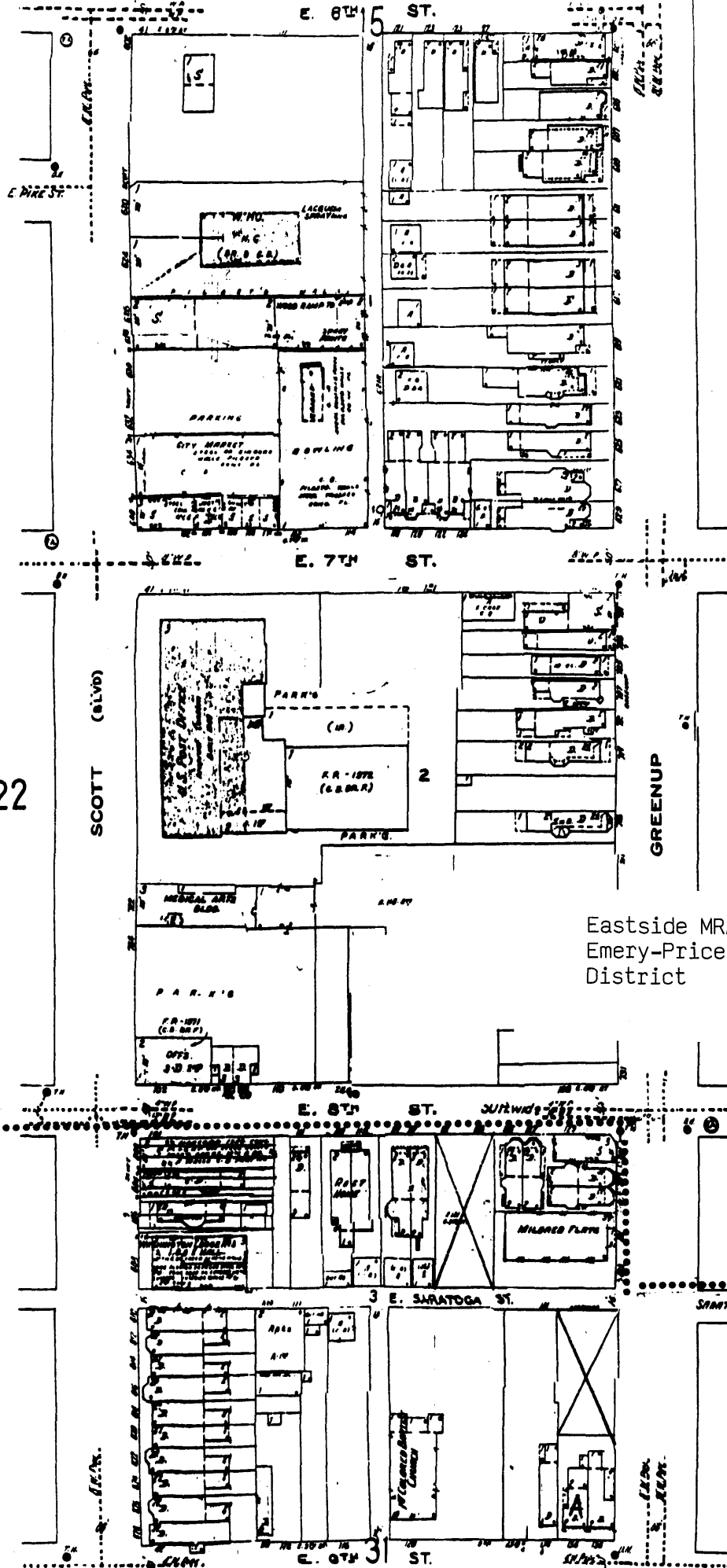
23



L I C K I N G R I V E R



Eastside MRA  
Emery-Price Historic  
District



22

SCOTT (also)

E. 7TH ST.

GREENUP

24

Eastside MRA  
Emery-Price Historic  
District

E. 8TH ST.

E. SARATOGA ST.

E. 9TH ST.

