

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JAN 9 1980
DATE ENTERED JUL 17 1980

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Mansion Hill Historic District

AND/OR COMMON

Mansion Hill

2 LOCATION

STREET & NUMBER

Roughly bounded by I-475, Washington Ave,
2nd and 6th Sts.

See Continuation Sheet

NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Newport

VICINITY OF

48

STATE

CODE

COUNTY

CODE

Kentucky

021

Campbell

037

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT 343 Bldgs.

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

See Continuation Sheets

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Campbell County Courthouse

STREET & NUMBER

Fourth and York Streets

CITY, TOWN

STATE

Newport

Kentucky

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey of Historic Sites in Kentucky

DATE

1978-79

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Kentucky Heritage Commission

CITY, TOWN

STATE

Frankfort

Kentucky

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Location

Mansion Hill is a neighborhood located in the extreme northeast corner of the City of Newport, Kentucky, bounded by the Ohio River to the north, the Bellevue corporation limits to the east, E. Sixth Street to the south and Washington Avenue to the west. All of the neighborhood, however, is not included in this nomination, as certain peripheral areas have been severely altered or destroyed. A major section along the eastern boundary has been eliminated by the construction of Interstate 471, and most of the original riverfront was bulldozed in building the Newport flood protection levee, leaving little of significance from the alley behind East Second Street to the Ohio River. The area comprises all or part of 17 irregularly-shaped blocks, or roughly 49 acres. (See attached map.)

The suggested boundaries at first glance might seem arbitrary, as often there is more continuity of architectural styles and periods between certain blocks within Mansion Hill and adjacent blocks outside the district, than there is from block to block within the district. For example, the 500 block of Linden Avenue (in Mansion Hill) is more closely related to the 600 block of Linden (outside Mansion Hill), than it is to, say, the 500 block of Overton within the district. After all, a chronological difference of thirty years separates Linden from Overton. However, establishing boundaries by strictly architectural criteria would create irregular, sometimes highly attenuated and non-cohesive entities, which ignore the realities of neighborhood patterns of living and movement. The existing vehicular traffic patterns (namely the major arteries of E. Sixth Street, Washington Avenue, Riverside Drive, and I-471) flow around the district and create significant psychological barriers (or real physical barriers, as in the case of I-471) just as rivers, hills or lakes did years ago. Fortunately the heaviest traffic is routed around Mansion Hill and defines a compact, easily-identifiable unit, almost as a large island of calm in a river of cars.

Inventory

There are 373 major structures within the Mansion Hill Historic District, the overwhelming majority of which were constructed for one or two family use. In fact, only thirteen structures in the district were built as commercial buildings, only one of those after 1929. Nine of those buildings still house commercial activities and an amazing two-thirds of those are neighborhood-oriented businesses. One of the commercial structures is a large factory of three stories, and occupying half a square block. It was originally a watch case factory in the

(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 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 type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input 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 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 type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Mansion Hill Historic District represents a period in United States history in ebullience and confidence, of burgeoning industrial capability and the beginning stages of mass-production. Yet at the same time there was ready availability of skilled manual craftsmen. Improved transportation networks supplied a variety of the finest building materials. The mood of this period is reflected in the buildings of Mansion Hill. The size, opulence and ostentation of the houses is testimony to the wealth and upward social mobility of the middle and upper-middle classes who were the locality's first residents, and as such the neighborhood is a tangible reminder of a specific epoch and way of life.

There is a wide range of buildings, from the dwellings of the working class, to 20-room mansions of exceptional design and quality of execution, from the commercial architecture of the corner store to a huge factory. These structures manifest all of the styles and tendencies indigenous and unique to the area around Cincinnati, and they span the whole period from just prior to the Victorian era to just after. A true pride of craftsmanship is apparent in every detail of even the simple houses. The high quality of material and workmanship is unmatched by any other time span, since the best products of industry were combined with the most meticulous care of the hand-worker.

Not only do the buildings of Mansion Hill reflect certain typical traits, but numerous structures are noteworthy in their own right. (See attached photographs.)

There is an "intactness" or cohesiveness that characterizes the area that is, perhaps, the most significant aspect of Mansion Hill as an historic district. It has been remarked previously that there are few anachronistic intrusions, few non-conforming uses, few gaping holes in the neighborhood fabric. Except for some (one hopes) temporary dislocations in traffic routing caused by the construction of I-471, the neighborhood is not disrupted nor bisected by thoroughfares. A pronounced late-19th century ambience exists. Most exteriors are intact and have suffered remarkably few alterations. Even many of the deteriorated properties are not always obvious eyesores from street level. There are some surprising gems, houses which are nearly 100% preserved inside and out, possessing literally irreplaceable architectural features.

The buildings are eminently restorable and livable, because of the general good state of conservation and because the majority are of a size that is easily manageable as one or two family residences.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Historic Walking Tour of Newport, Kentucky, booklet published by: Campbell County Bicentennial Committee and Northern Kentucky Chamber of Commerce, October 1974.

UTM NOT VERIFIED

(continued)

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY approx. 44 acres

QUADRANGLE NAME Newport, Ky.-Ohio

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A

1	7	7	1	7	3	6	0	4	3	3	0	3	8	0
ZONE	EASTING	NORTHING												

B

1	6	7	1	7	4	8	0	4	3	3	0	2	5	0
ZONE	EASTING	NORTHING												

C

1	6	7	1	7	0	0	0	4	3	2	9	9	0	0
ZONE	EASTING	NORTHING												

D

1	7	7	1	6	7	4	0	4	3	3	0	2	4	0
ZONE	EASTING	NORTHING												

E

1	7	7	1	6	0	8	0	4	3	3	0	4	3	0
ZONE	EASTING	NORTHING												

F

ZONE	EASTING	NORTHING												

G

ZONE	EASTING	NORTHING												

H

ZONE	EASTING	NORTHING												

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Larry Stevenson, Representative; Nick Rehtin, Alternate

ORGANIZATION

Mansion Hill Neighborhood Council

DATE

August 1979

STREET & NUMBER

316 Overton

TELEPHONE

581-5134

CITY OR TOWN

Newport

STATE

Kentucky

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

Cedric W. Melton

TITLE State Historic Preservation Officer

DATE 12-17-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce
KEEPER OF THE NATIONAL REGISTER

DATE 7/17/80

ATTEST: *Kristin O. Council*
CHIEF OF ADMINISTRATION

DATE 4/3/80

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Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 2

PAGE 2

300 and 500 blocks of East Second (there is no 400 block)

300-500 blocks of East Third

300-500 blocks of East Fourth

300, 400 blocks of East Fifth

300-700 blocks of East Sixth (odd numbers only)

500 block Lexington

500 block Linden

500 block Maple

500 block Monroe

600, 700 block Nelson Place

300-500 block Overton

200-500 blocks Park

Part of 100, 200-500 blocks Washington (odd numbers only)

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FOR NPS USE ONLY	
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DATE ENTERED	JUL 17 1980

Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

1880s. Just five intrusive structures (built after 1929, and generally not relating to the overall visual environment) have found their way into Mansion Hill. (See map for the location of each.) Eight apartment buildings (those originally built with four or more units) exist, all but one constructed before 1929. Two are important architecturally. One residence has been converted to commercial use. A magnificent beaux-arts school, Our Lady of Providence Academy, was built in 1902, and is the sole educational establishment in the area. Over the years, fifteen houses have been razed within the boundaries of the district, excluding the 100-plus homes demolished for I-471 construction, most of which were concentrated along the eastern boundary.

From these figures, it can be deduced that the Mansion Hill Historic District is a relatively homogeneous area preserving much of its integrity and purpose, with few later intrusions or gaping holes. The neighborhood was rezoned in the spring of 1979 to a one- and two-family, high-density residential zone, with provision for permitting neighborhood commercial uses, which is consonant with the present make up and which was an important recognition by the City of Newport of the desirability of maintaining and encouraging the preservation of Mansion Hill as an urban residential area.

Historical and Architectural Chronology

The surveying and initial settlement of what would become Newport predates the main epoch of construction in Mansion Hill by nearly a century. In the spring of 1780, Hubbard Taylor, son of Virginian James Taylor and brother of General James Taylor (who was later to become scion of one of Newport's most prominent families) surveyed 2500 acres here at the behest of his father.

The location in the corner formed by the confluence of the Licking and the Ohio Rivers promised to be a prime spot for intensive settlement. The land is high enough to be (relatively) free from flooding, yet the basin is flat and broad enough to allow for considerable urbanization. In 1789, one Jacob Fowler built a log cabin here to become Newport's first permanent resident. In the 1790s Campbell County court meetings were held at Fowler's house.

(continued)

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	JAN 9 1980
DATE ENTERED	JUL 17 1980

Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

In 1804 the Arsenal, the Magazine and the Barrack were erected, the first structures of the "Newport Barracks," a military post which was a major element of the city's life until the post was moved to Fort Thomas around the turn of the present century.

With excellent commercial access via the Ohio River, a good industrial and trade base was founded, largely on iron and steel production, and especially because of the impetus given during the Civil War. Newport burgeoned in the latter half of the 19th century, spreading out toward the south and east. East Row Avenue, which was renamed Washington Avenue in the early 1870s, formed the easternmost limit of the original plan of Newport. The land to the east of Washington Avenue was principally all holdings of the Taylor family and included the grounds surrounding the Taylor Mansion. Soon however (around the late 1870s) the momentum of Newport's expansion, which had begun to be stifled by the steep hillsides surrounding what had once seemed to be an ample basin area, made it impossible to retain such valuable real estate for one family's private use. Thus, Colonel James Taylor (grandson of that original James Taylor of Virginia) began subdividing parts of his holdings, starting with the James Taylor's East Row Addition. This was the first subdivision in what is now known as Mansion Hill. The Washington Avenue Addition was roughly contemporaneous with the East Row Addition. A perspective map drawing of Newport dated 1887 shows almost all of the houses of those two subdivisions as being extant. Lots in the Mansion Hill Addition were sold as early as 1882, but virtually no construction took place until after about 1889, when East Third Street was extended eastward from Washington Avenue, and Overton was brought north, from its earlier terminus at East Fourth, to intersect with the new block of East Third. That same birds-eye map of 1887 shows only woods and fields where the Mansion Hill Addition would spring up. Almost all of the houses in the Mansion Hill Addition date from the 1890s. R.W. Nelson began purchase of land for the future Nelson Place Addition in 1886, and the first lot was sold exactly ten years later. A handful of quite imposing homes had been finished by 1904, but then a hiatus set in, no doubt occasioned by local or national economic setbacks, and the remainder of the houses, built from 1905-1915, are relatively modest and rather plain. The Taylors' Heirs Addition followed Nelson Place just after the turn of the century.

The historic district includes all of the original Mansion Hill Addition, the Nelson Place Addition, the Washington Avenue Addition, a portion of the East Row Addition and a small segment of the Taylors' Heirs Addition.

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED JAN 9 1980	
DATE ENTERED JUL 17 1980	

Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 4

Mansion Hill's growth coincided almost exactly with the apogee of Newport's development. The vast majority of structures in the basin area are from the period 1870-1920, precisely the period which the preponderance of Mansion Hill houses represent. Although some later development took place south of the basin on the hill sides and tops, it was obvious by the turn of the century that Newport was hemmed in by its topography and by other established communities. In addition, by the end of the First World War, Newport entered a time of relative economic stagnation, shared by the other basin cities, such as Covington, Bellevue, Dayton, and even Cincinnati itself.

Architecture

An initial, superficial, impression of the architecture of Mansion Hill might be one of comparative uniformity. There would be some justification for this impression, as there are many unifying elements in the district. One of the foremost of these is the predominant use of one type of construction material: brick, mostly left unpainted in its natural state. It is the rare building of frame or stone construction which makes the exception. Spacing of the houses is also quite uniform throughout the neighborhood. Houses are close together (lots are rarely wider than forty feet, and more often twenty-five or thirty) and the "blind" sides are built abutting the lot lines. Setbacks are shallow, emphasized by iron fences, low rock walls or slight embankments. Most are two or two-and-a-half stories in height, with a strong accentuation on verticality in the facades. Services are provided from the alleyways, located to the rear of every street. One basic philosophy of interior layout was prevalent also, although often modified almost beyond immediate recognition. It consists of linear orientation of three or four rooms front to back, creating a long, narrow rectangle, or "shotgun" effect.

The rows of trees planted between street curbs and sidewalks also serve to visually tie together all the elements of the streetscape, and are vital to the overall aesthetic impact.

Nevertheless, within the apparent uniformity there are significant distinctions which can be made architecturally. The final appearance of a building was primarily determined by the period of its erection, and secondarily by the social

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
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DATE ENTERED	JUL 17 1980

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

Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

and financial status of its owner. The decade of construction of a Mansion Hill house in the forty-year period from the 1880s to the 1910s can be fairly simply determined by a cursory visual inspection. Interestingly enough, major changes in style seem to have coincided with the transitions from one decade to the next.

The predominant characteristics of each decade are described below. See the attached photographs for illustrations.

- 1) Pre-1800 - the number of houses from this period is nearly negligible, although each is an important structure. Most notable is the huge Taylor mansion from ca. 1837 (see photo 6), altered extensively around 1890, thereby losing its original Greek Revival character. The Italianate palazzo Saunders Mansion at Fourth and Washington (see photo 21) from around 1873, and the large Italianate house at 522 Overton (see photo 34) from 1874 are two other significant buildings built prior to the major subdividing of Taylor's estate.

- 2) The 1880s saw a vast preponderance of tall, boxy two-and-a-half story flat facade houses with horizontal, bracketed cornices and rectangular "eyebrow" windows. Facade windows were flat-topped rather than arched, and porches were at the side or rear; those houses now evidencing front porches almost always had them added at a more recent date. Roofs were simple and covered with galvanized metal. The ridgepoles run parallel to the facade and result in gables on the sides of the house. A local soft orange brick was used in the exteriors, and stone lintels are common, usually with Eastlake detailing. The most prevalent form of this house exists with two-bay front. The main entrance was at the side, leading into a vestibule cum stairwell between the front room (parlor) and the second room, with a double landing staircase leading directly into the parlor. A less-common manifestation is the three-bay front with entry vestibule to the right or left side of the front, with inside doors into a long hallway and stair. The added width of the three-bay type allowed for a hallway running the length of the house, obviating the necessity of going through one room or across a stairway, to get to another room. The three-bay was obviously owned by better-heeled individuals. In the interiors, the woodwork was relatively simple; fireplace mantels are generally metal which was elegantly marbelized and decaled in gilt. Floors are nearly always pine or fir. In Mansion Hill there are no really imposing residences from this period.

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED JAN 9 1980

DATE ENTERED JUL 17 1980

Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 6

- 3) By the 1890s that standard two-bay house seems to have been dropped from the builders' repertoire entirely. Until about 1900, a romantic eclecticism prevailed, which jumbled together all conceivable architectural styles and periods into complex exteriors with turrets, death-defying towers, bays, oriels, ornate porches, giddy steep gables at the front, inscrutably complicated rooflines, finials and other bric-a-brac, much colored leaded glass, asymmetrical arrangements of everything, various sizes and shapes of windows. All in all, it was a fanciful and somewhat whimsical mixture of styles, shapes, textures and motifs with vertiginous emphasis on verticality. The facades are mostly durable pressed brick and roofs are slate. Decorative stonework is refined, sophisticated and subtle. In the interiors, floors are frequently oak, sometimes with parquet inlay. Casings and moldings are elaborate, as are the carved fireplace mantels of cherry, walnut and oak. Brass hardware is heavy and ornate with rococo and Eastlake, and even just a little Art Nouveau influence. But, stripping away the exuberant panache, one encounters more often than not the basic long, narrow structures consisting of three "shotgun" rooms in a row with side stairway and hall.
- 4) Post fin-de-siecle the cube made its victorious return. The feeling of narrow verticality is greatly reduced. Horizontal lines become important, especially in full-width front porches and wide overhanging eaves. Simpler, Colonial-Revival or classical elements reappear, such as Greek-order porch columns or Palladian triple windows and the return to symmetrical facades. As the young century wore on, adaptation of "ethnic vernacular" styles was attempted, with hints of Swiss chalets, Mediterranean villas and Chinese pagodas. Exterior walls were either pressed brick all-round, or later wire-cut brick. Leaded glass persisted into this period, with a greater use of transparent bevelled glass, or rather monotone geometrical colored glass. Concrete block or poured concrete was used for foundations immediately after the turn of the century, in place of the dressed limestone blocks of the previous century. On the inside, rooms tend toward cubical proportioning, with ceilings lower than they had been during the Victorian period. Woodwork is simpler, with a reduction to one or two patterns. Fireplace mantels are often mottled tile or rustic wire-cut brick. Ornamentation is severely restrained.

(continued)

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

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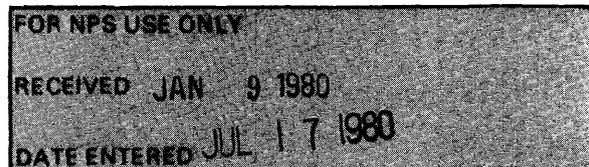
Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

The old three-in-a-row room arrangement is replaced by a side-by-side plan, at least as far as practical on the narrow lots. Mansion Hill was completely built up by the time the bungalow or Tudor revival styles became fashionable and there are only two examples of those tendencies, both later in-fill structures.

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NATIONAL PARK SERVICE



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

Mansion Hill Historic District
Campbell County, Kentucky

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 8

PHOTOGRAPH KEY

PHOTO

1. 500 Block (odd #'s of East Second Street
Smaller houses constructed ca. 1900-1905, with expansive views of Cincinnati and the Ohio River.
2. 125 Washington Avenue
Constructed mid-1880's (prior to 1887). Typical 2½-story, two-bay brick, but with outstanding detailing, as the original owner, Frank Imeson, was proprietor of a near-by limestone works.
3. 300 Block (odd #'s of East Third Street
Most construction late 1890's to 1905.
4. 315 East Third Street
Shingle-style built around 1891 by Clarence Davidson, fruit merchant.
5. 329 & 331 East Third Street
Near-twin sandstone-faced brick houses. Built ca. 1900. Presently in deteriorated condition.
6. 335 East Third Street ("Bellevue" The Taylor Mansion)
Ca. 1840 Greek Revival mansion, extensively altered around 1890. It is the mansion on a hill for which the subdivision was originally named. Built for James Taylor, of one of Newport's prominent founding families.
7. 301 Overton
Late Victorian eclectic, from about 1889. First owner Thomas McIlvain, boiler manufacturer. Almost totally restored.
8. 306 Overton
Eclectic, around 1890, originally owned by dry goods merchant Henry Willenborg. Almost totally restored.
9. 312 Overton
Early 1890's eclectic, built by Thomas James, shoe manufacturer. Undergoing restoration.
10. 313 Overton
Unique, solid limestone construction. Built around 1891, probably by Jackson Duncan, a manufacturer of paper boxes. Never allowed to deteriorate, the house is experiencing a detail restoration.

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Mansion Hill Historic District
Campbell County, Kentucky

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

PHOTO

11. 300 Block of Overton
With Taylor Mansion, keystone of the district, in the background. Most construction 1889-1892.
12. 500 Block (even #'s) of Lexington Avenue
Most construction from 1890 to just past 1900.
13. 500 Block (even #'s) of East Fourth
Structures from around 1900.
14. 525 East Fourth
Eclectic (Romanesque-Gothic) Victorian, built around 1893 by Charles Willis, founder of the Cincinnati area's largest music store. Presently deteriorated.
15. 517 East Fourth
From approximately 1897. Built by Peter Bardo, foundry owner. Interior restored, with almost all original features intact.
16. 401 Park Avenue
Colonial Revival mansion, with late Victorian interior detailing. Constructed about 1899 by George Wiedemann Jr., of the Wiedemann beer barons.
17. 503 East Fourth
Ca. 1890 home with unusual corner tower and facade on two streets.
18. 432 East Fourth
Typical two-bay brick, 2½-story shotgun, with quoins. /
19. 411 East Fourth
Large three-bay brick, with later porch addition. Dates from around mid-1880's (pre-1887). Presently undergoing restoration.
20. 331 East Fourth
Late 1880's commercial architecture, with attached dwelling. Was originally Greule's Pharmacy.
21. 337 Washington Avenue
Large Italianate palazzo-style house from around 1870, apparently constructed for Martha Saunders, a daughter of James Taylor (see 335 E. Third). Owned by Samuel Bigstaff, one of the area's most influential citizens, from about 1888-1898. Presently a tenement.

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Mansion Hill Historic District
Campbell County, Kentucky

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

PHOTO

22. 501-527 Washington Avenue. The Palm Beach Factory.
Originally the Dueber Watch Cast Factory in the 1880's.
23. 413,415,417,419 and 421 Washington Avenue
Classical facade 1880's row houses. Shared-wall buildings are rare in Mansion Hill. The units were built at different times: Three just before 1887 and two just after.
24. 400 Block (odd #'s) of East Fifth
Most buildings date from early to late 1890's.
25. 502 Monroe
Exceptionally well-maintained house from about 1897, with superb interior appointments.
26. 500 Block (even #'s) of Monroe with Central Christian Church (1895)
Most of the houses are from the late 1890's.
27. 602 Nelson Place
A large Swiss-chalet-style built around 1898 by Circuit Court Judge John T. Hodge.
28. 610 Nelson Place
Colonial Revival architecture, erected around 1903 by insurance agent Joseph Cloud. Undergoing restoration.
29. 624 Nelson Place "Flora Apartments"
Probably from the mid-1910's, with hints of oriental motifs in balcony iron work.
30. 655 Nelson Place
Mediterranean-villa influence, probably from the mid-1910's.
31. 600 Block (even #'s) of Nelson Place.
Houses from the first and second decades of the twentieth century.
32. 803 East Sixth. Our Lady of Providence Academy
1902 Beaux-Arts school.
33. 500 Block (odd #'s) of Maple
Nicely preserved houses from the first and second decades of the twentieth century.

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Mansion Hill Historic District
Campbell County, Kentucky
CONTINUATION SHEET

ITEM NUMBER 7 PAGE 11

PHOTO

34. 520-522 Overton
522, to the left, dates from about 1875, and is of Italianate influence. The Gothic-oriented coach house (partially visible to the left rear) is from the same period. Built by John Yungblut, pharmacist. 520, to the right, was added around 1910, probably by later owner Oliver Thompson, who was a contractor.

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Mansion Hill Historic District

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The City of Newport has been extraordinarily helpful and cooperative in dealing with neighborhood concerns, and has shown a far-sighted sensitivity to the value of Mansion Hill both with regard to its aesthetics, as well as to its potential as a highly desirable residential area within the downtown sector.

The Mansion Hill Neighborhood Council, formed in 1976 as one of the nine Newport Neighborhood Councils, has been extremely active in promoting numerous projects to improve the quality of life in Mansion Hill. Many of these projects are preservation-oriented, as many residents are aware that the neighborhood's stock of solid old houses is one of its most attractive elements.

Mansion Hill is a living neighborhood, which wishes to continue and to augment the sense of its past prestige, solidity and gentility. The close proximity of houses fosters a real feeling of cooperation and community and the human scale of the neighborhood helps those who live in and visit the district to appreciate and experience the best of a past era.

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DATE ENTERED	JUL 17 1980

Mansion Hill Historic District

CONTINUATION SHEET

9
ITEM NUMBER

2
PAGE

Williams' Covington and Newport Directory; published by: Williams and Co.,
Publishers, Cincinnati, Ohio. The following years: 1875-76, 1882-83,
1884-85, 1886-87, 1888-89, 1890-91, 1892, 1894, 1895, 1897, 1898-99,
1900-01.

AMENDED DESCRIPTION OF BOUNDARIES OF THE MANSION HILL HISTORIC DISTRICT

Beginning at a point being the NE corner of the intersection of East Sixth St. and Washington Ave.; N along the E side of Washington Ave. to the point of intersection of the E side of Washington Ave. and the S side of Illinois Alley; E along the S side of Illinois Alley to the NE corner of the lot known as 529 East Second St.; S along the E side of said lot to the N side of East Second St.; W along the N side of East Second St. to a point directly opposite the E lot line of 528 East Second St.; S from that point, crossing East Second St., along the E lot line of 528 East Second St. to the N side of Ahlering Alley; W along the N side of said alley, crossing Park Ave., to a point directly opposite the N side of Ahlering Alley; S along the W side of Park Ave., crossing East Third St., to a point directly opposite the N lot line of 305 Park Ave.; E across Park Ave. and along the N lot line of 305 Park Ave., to the point of intersection of the N lot line and the E lot line of said property; S along the E lot line of 305 Park Ave., crossing Brown Alley, to the point directly opposite the E lot line of 305 Park Ave.; E along the S side of Brown Alley to a point directly opposite the W lot line of 524 East Third St.; N, crossing Brown Alley, along the W lot line of 524 East Third St., to the S side of East Third St.; E along the S side of East Third St. to the E lot line of 544 East Third St.; S along the E lot line of 544 East Third St., crossing Brown Alley to the point directly opposite said E lot line; E along the S side of Brown Alley to the E lot line of 549 Lexington Ave.; S along the E lot line of said property, crossing Lexington Ave., to a point directly opposite the E lot line of 549 Lexington Ave., E along the S side of Lexington Ave. to the E lot line of 562 Lexington Ave.; S along the E lot line of 562 Lexington Ave., crossing Waters Alley and continuing S along the E lot line of 561 East Fourth St., crossing East Fourth St., to a point directly opposite the E lot line of 561 East Fourth St.; E along the S side of East Fourth St. to the E lot line of 568 East Fourth St.; S along said E lot line, crossing Ader Alley to a point directly opposite the E lot line of 568 East Fourth St.; E along the S side of Ader Alley to the E lot line of 667 Nelson Pl.; S along the E lot line of 667 Nelson Pl., crossing Nelson Pl. to a point directly opposite said E lot line; E along the S side of Nelson Pl. to the E lot line of the property known as Academy of Notre Dame de la Providence; generally S along the E lot line of said Academy, to the N side of East Sixth St.; W along the N side of E Sixth St. to the point of origin. The area comprises all or part of 17 irregularly-shaped blocks, or roughly 44 acres. (Note regarding the attached map 3: Although true north is indicated at the top of the map, to reduce confusion, the boundary descriptions have been treated as if numbered streets ran due east and west, and most named streets due north and south. This convention is followed for the most part also in legal deed descriptions of the area.)

JUL 14 1980

JUL 17 1980