United States Department of the Interior National Park Service



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OMB No. 1024-0018

OCT 1 2 2005

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. Seeinstructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box of by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

histor	ime of Property		
	ic name Rolsen, Henry and Agnes, Hous	se	
other	names/site number Wiemer House, BE-1	1027	
2. Lc	cation		
stree	& number 3044 Dry Creek Road	n/a not f	or publication
city o	rtown_Constance	n/a vicin	ity
state	Kentucky code KY coun	nty Boone 015 zip code_41048	
3. St	ate/Federal Agency Certification		
and methe Nacontin	eets the procedural and professional require		y ☑ meets ☐ does not meet
	or Federal agency and bureau	Traction Office	
		meet the National Register criteria. (\square See continuation shee	t for additional comments.)
Signa	ture of commenting or other official	Date	
State	or Federal agency and bureau		
4 6 7	tjonal Park Service Certification	Λ	
	by certify that this property is:	//	

Category of Property (Check only one box)	Number of Res (Do not include prev Contributing 1 0		ources in the count) ributing			
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☐ district ☐ site	Contributing 1 0	Noncontr 1	•			
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Historic Functions (Enter categories from instructions)			(Enter categories from instructions)			
domestic: single dwelling			domestic: single dwelling			
	listing le property listing.) s of the County of Boone,	Die property listing.) Sof the County of Boone, O Current Functions (Enter categories from in	listing ble property listing.) To fithe County of Boone, O Current Functions (Enter categories from instructions)			

Materials

Foundation

(Enter categories from instructions)

roof walls

other

limestone

wood, brick

asphalt

brick

Narrative Description

7. Description

Architectural Classification

(Enter categories from instructions)

Early Republic: Federal

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance	
Applicable National Register Criteria	Areas of Significance
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)	(Enter categories from instructions)
National Hogister listing)	Architecture
☐ A Property is associated with events that have made a	
significant contribution to the broad patterns of our	
history.	
☐ B Property is associated with the lives of persons	
significant in our past.	
x C Property embodies the distinctive characteristics of a type, period, or method of construction or represents	
the work of a master, or possesses high artistic	Period of Significance
values, or represents a significant and distinguishable	<u>c. 1858</u>
entity whose components lack individual distinction.	***************************************
C. D. Dronautu has violded as is likely to viold information	
□ D Property has yielded, or is likely to yield information important in prehistory or history.	Significant Dates
important in promotory of motory.	c. 1858
Criteria Considerations	0. 1000
(Mark "X" in all the boxes that apply.)	
Property is:	
☐ A owned by a religious institution or used for religious	Significant Person
purposes.	(Complete if Criterion B is marked above)
☐ B removed from its original location.	n/a
☐ C a birthplace or a grave.	Cultural Affiliation
	n/a
□ D a cemetery.	
☐ E a reconstructed building, object, or structure.	
☐ F a commemorative property.	Analytic at Providence
☐ G less than 50 years of age or achieved significance	Architect/Builder unknown
within the past 50 years.	Ulkilowii
Narrative Statement of Significance	
(Explain the significance of the property on one or more continuation sheets.) 9. Major Bibliographical References	
Bibliography	
Cite the books, articles, and other sources used in preparing this form on or	ne or more continuation sheets.)
Previous documentation on file (NPS)	x State Historic Preservation Office
☐ preliminary determination of individual listing (36 CFR 67)	☐ Other State agency
has been requested.	□ Foderal agency
☐ previously listed in the National Register	☐ Federal agency ☐ Local government
☐ previously determined eligible by the National Register	☐ University
designated a National Historic Landmark	□ Other
☐ recorded by Historic American Buildings Survey #	Name of variation u
□ recorded by Historic American Engineering Record	Name of repository: Kentucky Heritage Council
#	Northworky Floritage Courton

Henry and	Agnes Re	<u>olsen House</u>
Boone Col		

10. (eogr	aphical I	Data			
Acrea	ge of	Property_	about 3.65 acre	s	_	
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1 2	Zone 16	Easting 704 227	Northing 4327 370	•	Zone Easting Northing 3 4 □ See continuation sheet.	Burlington Quad
		ndary Des boundaries	scription s of the property o	on a con	tinuation sheet.)	
	-	lustification the bounds		d on a c	ontinuation sheet.)	
11. F	orm F	Prepared	Ву			
street	ization & num	Boone	e County Histori East Second Stre	c Prese	reservation Consultant rvation Review Board Date ephone 859-581-2883 code 41071-1702	te April 29, 2005
Addi	ional	Docume	entation			
Submi	t the fo	llowing iten	ns with the compl	eted forr	n:	
Conti	nuatio	on Sheets	;			
	GS ma	• •		•	ating the property's location	
Photo Repre			and white phot	ograph	s of the property.	
Addit (Check			or FPO for any add	litional i	tems)	
Prop	erty (Owner			·	
(Com	plete th	nis item at t	he request of the	SHPO o	r FPO.)	
name	Roy	L. and Re	ebecca Anglian			
street	& nun	nber <u>3044</u>	1 Dry Creek Roa	d	telephone _859-689-	4522
city o	town_	Constance	<u>e</u> state <u>K'</u>	<u>/ z</u> ip	code _41048	
					• • • • • • • • • • • • • • • • • • • •	s to the National Register of Historic Places to nominate properties for

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
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Statement of Description

Rolsen, Henry and Agnes, House Constance, Boone County, Kentucky

Summary. The Henry and Agnes Rolsen House (BE-1027) is a brick I-house with Federal-style details, built c. 1840. It is a two-story dwelling on the center-passage plan with ashlar limestone foundation, common-bond brick walls and asphalt-shingle roof. It is built into the bank of Dry Creek, with the foundation exposed at the rear; it contains entrances at both levels. A shallow, single-pile, shed-roofed addition was added to the rear of the house in the mid-19th century. The property, which comprises approximately two acres, includes two noncontributing outbuildings: a garage and a small, prefab shed, both added in the late 20th century. The house is located in Constance, a small, unincorporated Ohio River community on Boone County's eastern border. It is situated on the east side of Dry Creek Road, a two-lane rural road. Dry Creek, which forms the boundary between Boone and Kenton counties, and an unnamed tributary form the property's eastern and southern boundaries. The house has seen cosmetic alterations to porches, doors and windows, but its structure remains unchanged. It is in fair condition.

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Setting. Dry Creek Road is a narrow, dead-end, rural road that carries only local traffic. It follows the stream of the same name. Neighboring properties of the Rolsen House are modest 19th- and early-20th-century vernacular frame dwellings, some occupied, some vacant. At the end of the road is a regional pumping station.

The Rolsen House is built close to the road, partly screened by a line of young pine trees. North of the house is a modern, one-car garage built in the late 20th century. To the south, beside the house, is a modern prefab shed. Numerous cars in various stages of repair are parked on the property. The house's lot slopes sharply toward Dry Creek, which forms the northern and eastern boundaries of the property. Changes in the stream flow are eroding the property, which is periodically scoured by high water. To the south is an unnamed stream that flows eastward, into the creek.

Exterior. The Rolsen House represents the "classic," five-bay I-house with balanced facade, which remained popular in Boone County from c. 1830 to 1870. The main block is rectangular in plan and stands two stories high. Its most distinctive feature is a rock-faced limestone ashlar foundation built into a steep slope, which is exposed at the rear. A single-pile, shed-roofed leanto was added to the rear of the house in the latter-19th century. The walls are laid in common bond with every seventh course composed of headers. They have been painted often, most recently with white paint. They feature single-course jack arches over the window bays. The rather small windows contain double-hung 1/1 wood sashes that appear to date from an early-20th -century remodeling. A flat wood board, added at an unknown date, extends across the

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Constance, Boone County, Kentucky

frieze. The centered doorway is surmounted by a rectangular transom. A flush metal door was installed in the late 20th century. The house is covered by a side-gabled roof of moderate pitch, which is covered with asphalt shingles.

A hipped-roof porch with bungalow-style posts extends across the center of the facade. At the rear of the house, a porch was removed by the present owner following deterioration. In the porch roof was an invoice from a Covington lumber company that went out of business in 1921, indicating that it was probably not original to the house and was likely a replacement of an earlier porch.

While the date of the window replacements and porch front is unknown, they are typical of alterations made to houses along the Ohio River in northern Kentucky after the 1937 Ohio River flood. The flood, which crested at 80 feet (54 feet above flood stage), was the most severe in modern recorded history. In low-lying communities such as Constance, many buildings were inundated, and many original porches damaged or destroyed. Because bungalow-style porches with battered columns and brick balustrades were very popular in northern Kentucky at the time, they were added to many houses in the flood zone, in some cases replacing earlier, Victorian-style wooden porches.

Interior. The interior of the Rolsen House features a center-passage, center-pile plan. A central hallway runs from front to back with one room on either side. The walls are covered with synthetic wood paneling and dropped ceilings have been installed. The mantelpieces have been removed and fireplaces installed. Tongue-and-groove oak floors, salvaged from another dwelling, have been installed over the wood floors. The rear addition exhibits plaster walls and ceilings and retains simple, rectilinear, Greek Revival millwork and doors.

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Statement of Significance

Constance, Boone County, Kentucky

Summary. The Henry and Agnes Rolsen House (BE-1027) meets Criterion C and is significant in the Area of Architecture. It has been evaluated in the context of "Banked Houses in Boone County and Northern Kentucky, c. 1850-1880." The Rolsen House is the county's best example of a banked house, a house designed to take full advantage of the dramatic change in level offered by a steep hillside or creek bank. It represents the adaptation of a vernacular house type, in this case an I-house, to a challenging site. It also represents a tradition of building residences on steep slopes that achieved limited popularity in rural, German immigrant communities along the Ohio River in northern Kentucky during the mid-19th century. While the house's integrity of design and materials has been diminished by cosmetic alterations, this degree of alteration was evaluated as not erasing the integrity because of the comparative rarity of the resource along with the house's basic retention of its essential design elements. The house's period of significance is c. 1858, its estimated date of construction.

Banked Houses in Boone County and Northern Kentucky, c. 1850-1880

In northern Kentucky, builders sometimes accommodated hilly sites by building banked houses. While many 19th-century rural houses in the county are built on sloping sites, with the foundations partly exposed at the rear, banked houses differ in that the entire lower level is built into a steep slope, with the foundation completely exposed. With entrances at both levels—at front and rear—they have, in effect, two facades, protected by gallery porches. Although numerous area houses are built into hillsides, in few other examples is the change in level so dramatic as the Rolsen House.

The Rolsen House is one of only two identified examples of the banked house: one of the county's rarest property types. It is also the only two-story example. Only one other example of the type, located at 4114 River Road in Constance (BE-748), was recorded during a comprehensive 1993-1996 survey of the county. This massed-plan frame dwelling, built to one-and-a-half stories, exhibits a symmetrical four-bay facade with twin doors. The main entrance is at street level and the rear entry is through the exposed basement at the rear. Wooden galleries extend along the river facade. The house has recently been resided with vinyl and new windows have been inserted, diminishing its integrity.

It is possible that banked houses may have once been more numerous in the county than their present numbers suggest. In Boone County's river towns, many riverfront structures have been

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Rolsen, Henry and Agnes, House Constance, Boone County, Kentucky

lost to repeated flooding or rising river levels. In the western Boone County town of Rabbit Hash, for example, almost all the structures built on the river side of the road in the 19th century were subsequently swept away by floods, while many of the buildings on higher ground have survived. Because there is scant photographic evidence of the buildings that were lost, their plans remain unknown. In neighboring Kenton County, many homes along the river were demolished in the late-20th-century due to damage from landslides (Roy Anglian, personal communication). A house on River Road (BE-115) in Constance, a frame saltbox dwelling with long shed roof, was once a banked house, but it has been so radically altered that its original appearance is a matter of conjecture. Originally built into the riverbank, it was moved to higher ground following the 1913 Ohio River flood: the most severe to date in Cincinnati. On its new site beside the road, it was jacked up and a new rubblestone foundation—a full story in height-was built underneath. The nearby Kottmyer House (BE-743) in Constance, a one-story, centerpassage frame dwelling of the mid-to-late 19th century, was also said to have been moved up from the riverbank at around the same time. Its original appearance is unknown. Both BE-115 and the Kottmyer House were recommended for National Register listing as part of a proposed Anderson Ferry Historic District, a group of residential buildings and commercial structures in proximity to the Anderson Ferry (BE-116) landing.

An example of a banked house from a nearby county, which makes an interesting comparison to the Rolsen House, is the Wendelin and Frances Harmyer House (CP-D-143), located on the outskirts of Dayton in Campbell County. Built in the late 1860s or early 1870s, the Harmyer House is an Italianate frame dwelling on the center-passage, double-pile plan, standing one-and-a-half stories tall. It is unusual in that the primary facade is oriented toward the river rather than the road, and is elaborated by double-leaf doors and an encircling veranda. Surveyed in 1999 as part of a comprehensive survey of Dayton, it was not recommended for National Register listing because the cornice and window heads—character-defining features of the Italianate style—had been removed, and because aluminum siding had been installed on some of the walls. No additional banked houses were discovered during a reconnaissance survey of Kentucky Route 8, the Ohio River route, through Kenton and Campbell counties in June 2005. While numerous banked barns were located in Campbell County, the farmhouses in association with them, if present, were built on level ground.

Northern Kentucky's largest concentration of banked buildings, including residences and agricultural buildings, can be found in the Four Mile Valley of eastern Campbell County, which was settled by German immigrants in the mid-19th century. The built legacy of the Four Mile German community is distinctive in form, function and materials.

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Settling the area during the later half of the nineteenth century, the German immigrants introduced several distinctive traditions into the area, among which was a form of architecture that can be distinguished from the predominantly Anglo-American environment. In almost all cases stone was the favored building material.... The method of hillside siting, with relatively direct access from both floors, is another distinctive feature of the Four Mile Creek German settlement properties. (Gordon)

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Many of the banked buildings were multipurpose structures including wine cellars, fruit and vegetable storage, or other functions on the lower levels. "This bank construction afforded the efficient German with ground-level access on two levels while separating farm and domestic functions" (ibid.). Most buildings in the valley were built from c. 1850-1880, a time period that began with the early stages of immigration into the valley. Twenty-nine properties in the valley, many of banked construction, were listed in the National Register in 1982 as part of a Multiple Resource Nomination.

Historical development.

Rolsen House. Deed records suggest that the Rolsen House was built c. 1858. Boone County land records indicate that the property on which the house is now located changed hands frequently between 1840 and 1858. Most of the owners did not live in the county and may have purchased the land for speculative purposes. The low sale prices strongly suggest that there was no building on the property.

In December 1858, John and Rose Hanlan sold 40 acres of land to Henry Rolsen for \$1,352. The sale included "all the pieces of land on the south side of Covington and Petersburg Turn Pike in Boone County," containing 15 acres, as well as 25 acres of land on the Ohio River. According to the 1870 U.S. Federal Population Census, Rolsen (1833-?) was a "gardener" or truck farmer residing in Taylorsport Precinct, which at the time included Constance. He owned real estate valued at \$2,000 and personal property worth \$600.00. Boone County tax records for 1860 indicate that Rolsen paid tax on 25 acres of land worth \$1,000, five horses, seven cattle and 400 bushels of corn. Rolsen and his wife, Agnes (1836-?), were both natives of the Grand Duchy of Oldenburg in the German state of Lower Saxony. The couple had seven children ranging in age from 1 to 12.

In March 1867, Rolsen sold 2.5 acres of land to William Wiemer for \$1,000. Although Wiemer owned the property for over four decades, he is not listed in county census records during this period. Boone County tax records for 1870 indicate that Wiemer paid tax on 12 acres valued at

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Constance, Boone County, Kentucky

\$1,400, as well as one horse and 75 bushels of corn. By 1880, his taxable property had increased to 13 acres valued at \$2,000, three cattle, one hog and 150 bushels of corn. Wiemer is indicated as the owner of the house on the 1883 county atlas. No acreage total is indicated for the property (Lake). Dry Creek and its namesake road are noted on an 1896 map of Boone County's eastern border, but owners' names or property boundaries are not given for the Rolsen House or any neighboring parcels. (See map copies.)

In 1904 Wiemer sold the property to his only child, Emma A. Wernz, for \$1.00. The sale included two parcels: the 2.5-acre tract purchased from Rolsen in 1867, on which the house was located, and an 8-3/4-tract along what is now Kentucky Route 8. Census records from 1920 and 1930 indicated that Emma Wernz and her husband, John C. Wernz, resided in the Boone County town of Florence; therefore, the property appears to have been leased during this period. The house remained in the Wernz family for 47 years, passed down through the generations. The Wernz heirs sold the house and the 2.5-acre tract to Nancy and William Crowley in 1968.

<u>Constance</u>. The Rolsen House is one of the oldest surviving buildings in Constance, one of three small river towns that developed at the northeastern tip of Boone County, opposite Cincinnati. Constance, the largest of the three, grew up around a ferry crossing in the early 19th century. (See topographic map.) "For a number of years [the ferry] carried goods and passengers across the river, but the area surrounding it experienced no other development" (Boone County Historic Preservation Review Board, p. 25). Eventually a small community developed nearby, which attracted many German migrants beginning in the 1800s.

The Ohio river, with its steep, forested hills on either side, no doubt reminded these early German immigrants of their homes in the Rhine valley.... With so many of the inhabitants coming from Baden and Wurttenberg, provinces of old Germany, in the early 1800s, there is no question why they chose Constance as the name for their village and post office. Constance, spelled K-o-n-s-t-a-n-z in German, is a town on the Rhine river in the West German state of Baden-Wurttenberg.... (William Conrad, p. 18)

Constance soon attracted the largest concentration of Germanic settlers in Boone County, joining Irish-American and Anglo-Americans. Many German-Americans, such as Henry Rolsen, developed market gardens and orchards along the river and in the fertile North Bend Bottoms west of Constance. The 1883 county atlas indicates numerous German-Americans residing in the vicinity of the town, including Hempfling, Kottmyer, Grose and Zimmer (Lake).

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Integrity considerations. The Rolsen House retains its overall integrity despite cosmetic alterations. It retains integrity of design because its original, center-passage main block, with symmetrical fenestration, remains unaltered, as do the rear ell and sloping foundation. The replacement of the windows and of the front porch are minor changes that do not significantly diminish its integrity. The 1/1 windows are wood units that fill the original openings and are not intrusive elements. The front porch is open, simple in design, and unobtrusive, and does not block the view of the facade from the road. The removal of the rear porch also is not a significant change because it was not original to the house, and because the house's rear entrance remains in place. While the house's integrity of its setting is disturbed by the use of the property as a quasi-junkyard, the view of the creek from the house—the most important component of the setting—remains open. In addition, no permanent structures have been added to the property other than a rather small garage and an even smaller shed, both of which are removable. The house retains integrity of materials because the critical components of its physical structure—its original brick walls and limestone foundation—are still visible and have remained unchanged.

The Rolsen House retains high relative integrity because few examples of the banked house type remain in the county. It also retains absolute integrity because its appearance clearly conveys the essence of the banked house type: a house built into a steep slope with entrances at both levels. The house's character-defining elements remain intact: a banked foundation, I-house form with central passage, and shed-roofed rear ell. No additions have been made to the house since the mid-19th century. The most important components of integrity are overall design, location, setting, materials, feeling and association.

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9. Major Bibliographic References

Boone County deed records. Boone County Clerk's office, Burlington.

Boone County tax records. Microfilm, Boone County Public Library, Union.

Boone County Historic Preservation Review Board. *Historic Structures of Boone County, Kentucky*. Burlington, Kentucky: Boone County Historic Preservation Review Board, 2003.

Conrad, William. The Top of Kentucky: An Educational and Historical Tour Through Northern Boone County. Published privately by author (1985). Boone County Public Library, Union.

Gordon, Stephen C. "German Settlement Properties of the Four Mile Valley, Campbell County, Kentucky." National Register Multiple Resource nomination (1982). Kentucky Heritage Council, Frankfort.

Lake, D.J. An Atlas of Boone, Kenton and Campbell Counties, Kentucky. Philadelphia: D.J. Lake & Company, 1883.

United States Federal population census for Boone County, 1860, 1900, 1920, 1930. Microfilm, Boone County Public Library, Union.

Warminski, Margo. "Cultural Resource Assessment Report: History and Architecture, in association with Proposed Communication Tower 4148 in Pendleton County, Kentucky." E&A #248. Environment & Archaeology, LLC, 2003. Unpublished report on file, Kentucky Heritage Council, Frankfort.

10. Geographic Data

Rolsen, Henry and Agnes, House Constance, Boone County, Kentucky

Verbal boundary description: 3.65 acres on the northeast side of State Highway 20, approximately .2 of a mile northwest of the intersection of the Boone and Kenton Line. The house is found on property designated 070.00-00-025.00 by the Boone County Property Valuation Assessor. Please refer to map with boundary line drawn.

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Verbal boundary justification: This boundary includes all the property presently associated with the Rolsen House. It includes sufficient acreage to enclose the house while excluding surrounding properties under different ownership.

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Rolsen, Henry and Agnes, House Constance, Boone County, Kentucky

Additional Documentation

Photograph Key

Name of property: Henry and Agnes Rolsen House (same for all photographs) Location: 3044 Dry Creek Road, Constance, Boone County, Kentucky (same for all

photographs)

Photographer: Margaret Warminski (same for all photographs)

Date taken: April 2005 (same for all photographs)

Location of negatives: Boone County Planning Commission, Burlington, Kentucky (same for all

photographs)

View: View of façade (west elevation) of Rolsen House. Looking east.

Photo 1

View: Detail view of typical window and single-course brick jack arch at main façade. Looking

Photo 2

View: North and rear (east) elevation of house. Looking southwest.

Photo 3

View: Façade and south elevation of house. Looking northeast.

Photo 4

View: Center passage of house's main block. Looking east.

Photo 5

