

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received JAN 30 1984

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Company Row/ Shultz Row/ Armstrong Row

and/or common Armstrong Row use this

2. Location

street & number 207-227 West ^{2nd} ~~Second~~ Street not for publication

city, town Maysville vicinity of

state Kentucky code county Mason code

3. Classification

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

4. Owner of Property

name Multiple - See Continuation Sheet #1

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Mason County Court Clerk Office

street & number Sutton and Third Street

city, town Maysville state Kentucky

6. Representation in Existing Surveys

(MS-M-165)
title Ky. Historic Resources Inventory has this property been determined eligible? yes no

date March 1981 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated **	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair *	<input type="checkbox"/> unexposed		date 1830

* All Buildings except 211 W. Second Street. **211 W. Second Street.

Describe the present and original (if known) physical appearance

Armstrong Row is located in western end of downtown Maysville, just west of the "Maysville Downtown" historic district and south of the floodwall. This row of eleven, three and four bay, two story brick residential structures with gable rooves and stepped parapet walls are composed of both Federal and Greek Revival style.

Armstrong row, unified in style, is differentiated from surrounding properties by later periods of development and industrial land uses. The row is very similar, however, to several row house developments around the city during the early 1800's and financed by the same local entrepreneur, John Armstrong.

The gable rooves of each building, with the ridge parallel to the main or south facade, vary in pitch--indicating that each building was constructed by more than one builder or in different time periods. We do know, however, that some work, such as plastering of interiors, was completed for the original 8 buildings, (207-221), at the same time as is recorded in the deed search. Each roof has a central gable dormer facing both the front and rear. (NOTE: exceptions on the front of 225 & 227 and rear of 227 where dormers have been removed while dormers of 217 & 221 retain original 6 over 6 sash windows).

The main facades are 2 story and laid in Flemish bond, while the sides are laid on common bond; including the stepped parapets. Because of the slope to the rear; the rear facades are three stories and laid in common bond. All foundations are coursed limestone rubble. (NOTE exceptions: Main facades of 223, 225 and 227 are laid in strecher bond; parapet wall between 225 & 227 has concrete plastering).

Another distinction of the three extreme west buildings (223-225-227) is the three bay side hall design as opposed to the 4 bay, side hall layout of the other structures. The windows and door fenestration remains intact. (Exception: The upper two west windows of 221 have been transformed into a three-sided, frame, projecting bay. At 209, the entrance has been moved and remodled for commercial use).

Openings are trabeated and windows are mostly one-over-one double hung sash with dressed limestone sills and lintels. (Exceptions to this are 211-213-217-219 with two over two sashes and 215 which retains the original twelve over twelve sash windows.) 213, 215 and 217 retain their original 2-panel shutters which are hinged to the interior of window frames and close flush inwards.

Continued on Continuation sheet #2,

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1820-1833 **Builder/Architect** _____

Statement of Significance (in one paragraph)

Built between 1820 and 1833, this "Company Row" of brick structures represents the ambitions and foresight of one of Maysville's leading citizens, John Armstrong. One of his most elaborate real estate developments, "Armstrong Row" is one of the last few visible accomplishments of a man who built roads, started companies and entertained national heroes in his efforts to develop the community. This row is significant not only for its architecture---which was considered a masterpiece development in the 1820's---but more importantly as a physical reminder of Armstrongs civic spirit and association with important historical figures and events.

In 1830 the vacant lots were purchased by the same company, it is assumed, that operated the cotton mills. (Now, January & Wood Company). At that time the company was composed of John Armstrong Sr., Johnston Armstrong, Christian Shultz and William B. Phillips, Maysville's second Mayor. By mid 1831, William Phillip may have decided he had bitten off more than he could chew, and sold his interest to Sarah Armstrong. With majority ownership within the Armstrong family the development of the 8 row houses continued. With the arrival of the summer of 1833, Alexander Shackelford completed the plastering of all eight houses and was deeded one property as compensation.

In later years, the local newspaper published a series known as "O.B.'s Reminiscenses" in which O.B. says: "Armstrong built a row of brick houses on the North side of Second Street below Wall Street. That was the first brick-in-residence property in that section of the city, and regarded as a marvel of enterprise and real estate pluck".

"Armstrong Row" however, is only one of many similar row house developments of the early 1800's of which John Armstrong was involved. The federal-style row houses on Limestone Street, Mechanic's Row, the "Allen Block"..where the Ledger Independent is now located and about a half of dozen other developments have Armstrong's name connected in part or whole. Armstrong's achievements are even more incredible when his history and record of occupations are considered.

Born in 1779 in Ireland, the Armstrong family came to America about 1790 whereupon they settled in the Ohio Valley region. Considered "pioneers in the development of the southwest", the family spread to Kentucky river towns. It is said that John Armstrong came to Maysville with pots and pans on his back and quickly made his fortune as a peddler. By 1800, he bought his first property on Front Street from Jacob Boone---cousin of the more famous Daniel Boone-- as one of the towns first trustees. Operating wholesales houses on Front Street, he became a wealthy and powerful man.

9. Major Bibliographical References

1. Clift, Glenn History of Maysville & Mason County. Lexington, Ky.: Transylvania Printing Company, 1936
2. Mason County Deed Books, Mason County Courthouse, Maysville, Ky.
3. Weis, Marybelle. John Armstrong. Unpublished document available @ Mason Co. Museum, Maysville, Ky.

10. Geographical Data

Acree of nominated property 0.75 Acres

Quadrangle name Maysville west

Quadrangle scale 1 24000

UTM References

A

1	6	2	5	9	0	4	0	4	2	8	1	3	3	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

Beginning at property line between 205 & 207 West Second Street on the south side of the street and running west along Second Street approximately 260' and then turning north along Cox Alley and running 120' deep. The district is rectangular bounded by property lines of 207-227 West Second Street.

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

state Kentucky code county Mason code

state code county code

11. Form Prepared By

name/title Doug Loescher, Main Street Project Coordinator

organization City of Maysville

date December 1983

street & number Third and Bridge Streets

telephone (606) 564-9411

city or town Maysville

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 Mary Ann Spel

title State Historic Preservation Officer

date January 27, 1984

For NPS use only

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

for Melvyn Byers
Keeper of the National Register

Entered in the
National Register

date 3/1/84

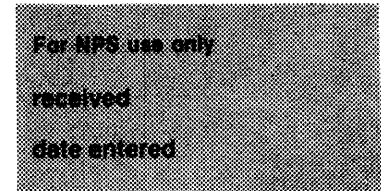
Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Armstrong Row
Continuation sheet Mason County, Kentucky Item number 4

Page 2.

OWNERSHIP OF PROPERTY - 207-227 West Second Street

207 & 209

Robert W. Traxel
Route 3 Box 360
Maysville, Kentucky 41056

219

Linda Jean Bussell
219 West Second Street
Maysville, Kentucky 41056

211

Mr. James Pyles
Route 2 Box 308
Maysville, Kentucky 41056

221 & 223

Leonard Hendrickson, Jr.
1042 East Second Street
Maysville, Kentucky 41056

213

William Woodward
213 West Second Street
Maysville, Kentucky 41056

225

Billy E. & Glenda Thomas
Route 1
Tollesboro, Kentucky 41189

215

Robert L. Haughaboo
215 West Second Street
Maysville, Kentucky 41056

227

January & Wood Company
237 West Second Street
Maysville, Kentucky 41506

217

Mrs. Ester Ort
217 West Second Street
Maysville, Kentucky 41056

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Armstrong Row

Continuation sheet Mason County, Kentucky Item number 7

Page 2

DESCRIPTION - continued

Each unit has a separate moulded wooden box cornice except for 225-227 which share a cornice. Each entrance is flush to facade except for 219-221 which have recessed entries with doors flanked by moulded pilasters. 207 entrance has panelled jambs. 209 has a bracketed wooden cornice. Most entrances retain the original door transom except for 207 and 211.

Other exceptions included: 215 & 217 where the roof has been covered in modern asphalt shingles as opposed to the standing metal seam roof as found on others; Cast iron balcony added to 207 - 209 and the wood or metal awnings added to first floor openings of 219, 221 & 223. In the rear several first-story additions have been made over the years but the basic "row" character has remained intact.

The building use has and remains to be owner - occupied and rental residential. The condition of most buildings are fair to good with exceptions of 207-209 which is in poor condition and 211 which is severely deteriorated. All buildings are "contributing"---there are no non-conforming intrusions.

A deed search identifies 207-221 as the original 8 buildings of the "company row". The last three, 223-225-227; were built at a later date but of similar design.

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ARMSTRONG ROW, Maysville,
Mason Co., Ky.

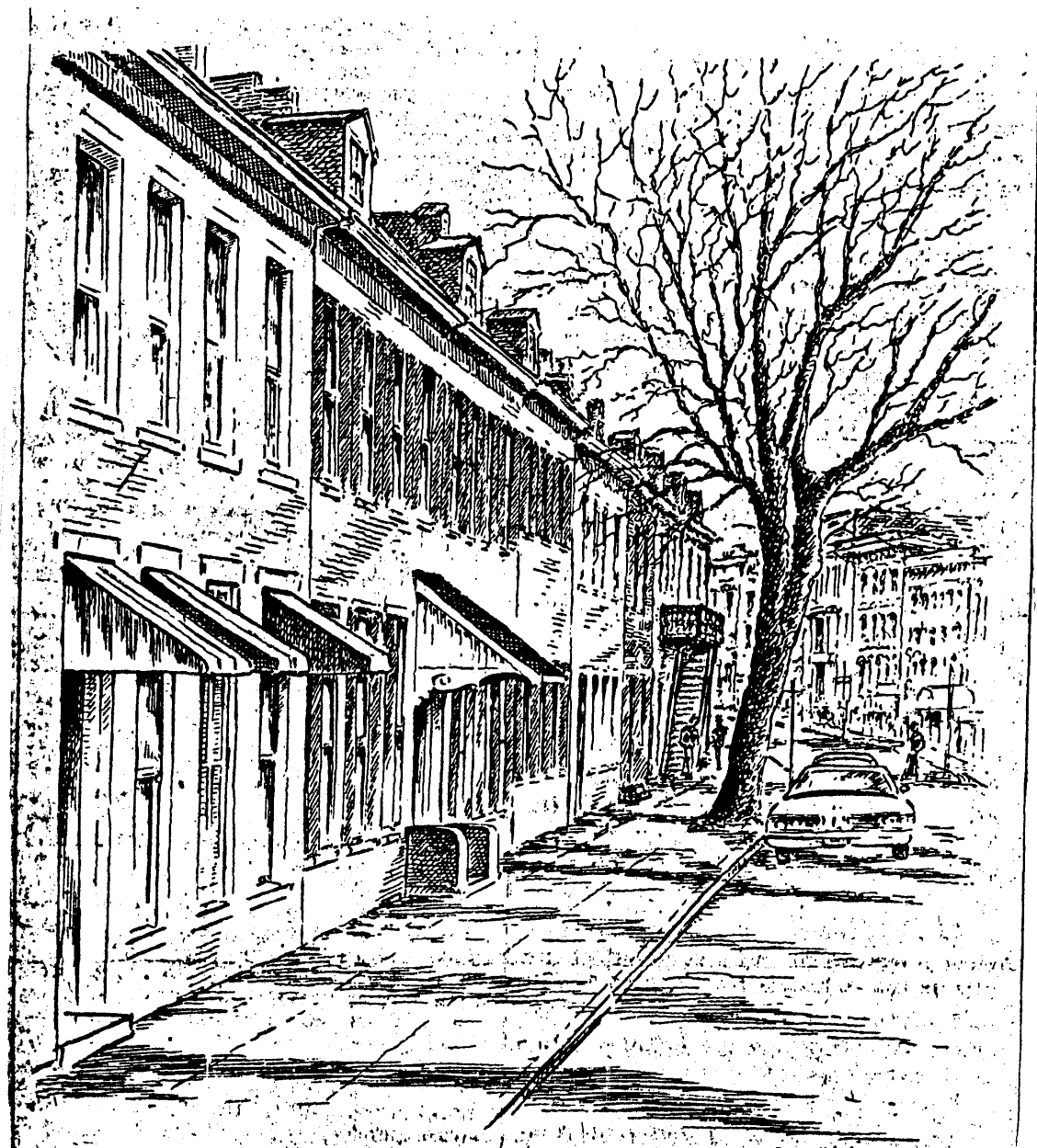
Continuation sheet

Item number

7

Page

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Maysville, Ky., an old river port and a landing place for the first settlers, is today a city with narrow streets lined with houses and buildings from the last century. Sections of Second Street have remained unchanged through the years. Near Wall Street the houses date back to the early 1800s, built by a wealthy merchant named John Armstrong and known as Armstrong Row.

Jan '79

— Sketch by Caroline Williams

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Armstrong Row

Continuation sheet Mason County, Kentucky Item number 8

Page 2

SIGNIFICANCE - continued

Armstrong was a very civic minded man doing a lot for Maysville. He gave the land for building of the Old Methodist Church and for the old Armstrong School. His name is the first on the petition to remove the county seat from Washington to Maysville. Not only was he a leading member of the company which built the Maysville & Lexington Turnpike, but was also responsible in part for bringing the first bank in Kentucky to Maysville in 1818. Then known as the Bank of Limestone, it later became the Bank of Maysville. He was also listed as a member of the Maysville Manufacturing Company and one of the incorporators of the Maysville Neptune Water Company. In 1825, he was a member of the welcoming committee for General Lafayette's visit to the banks of Maysville.

The only controversial enterprise in which he entered was the development of the Kanawha salt company--a monopoly which raised the price of this precious community and raised the voices of Maysville citizens as they denounced the action at public meetings.

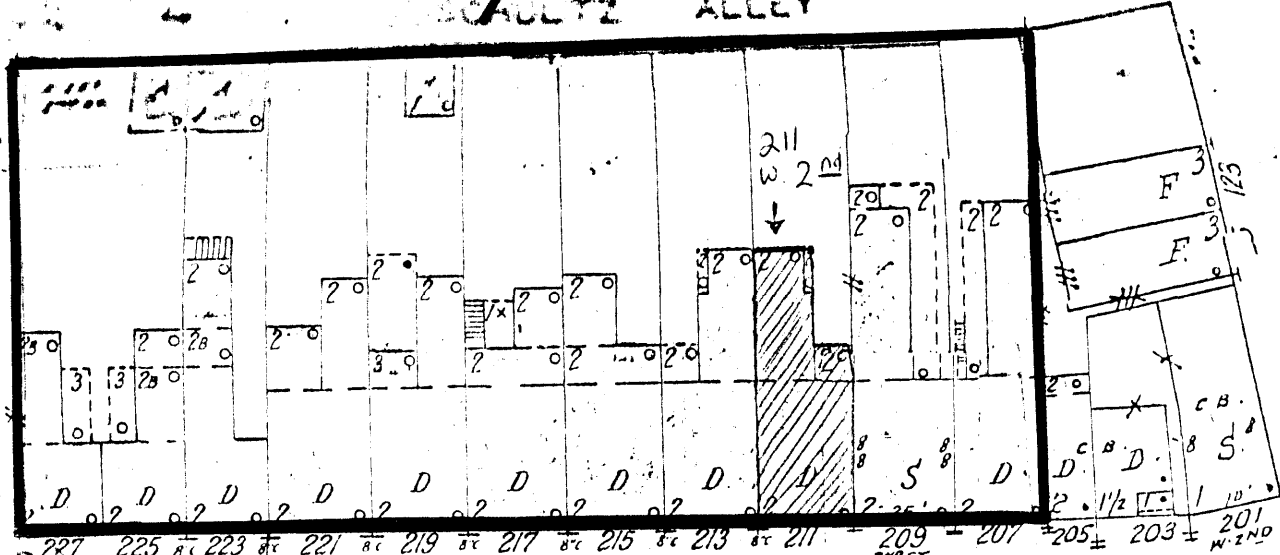
In 1838 he purchased "Phillips Folly" from Maysville's Mayor and raised his second family there. In 1851, John Armstrong died at Phillips Folly where, according to local folklore his ghost is said to roam the second floor balcony.

To honor his civic spirit, a street was dedicated to him---Armstrong Street--by the city fathers. That street is now known as Stanley F. Reed Court. A portrait of John Armstrong now hangs prominently in the Mason County Museum and his tombstone; inscribed: "THE RIGHTEOUS SHALL BE IN EVERLASTING REMEMBRANCE", stands in back of the museum in Maysville's first cemetery.

Attached is a deed history of the row of buildings along with supporting documents related to the development of Armstrong Row.

Proposed "Armstrong Row"
Historic District

SCHULTZ ALLEY



WATER COOKING TRNK

227 225 223 221 219 217 215 213 211 209 207 205 203 201
D.H. 2ND ST. 8" W PIPE 10" W.P.

W. 2ND ST.

FIRST DISTRICT
PUBLIC SCHOOL
BUILT 1907

(ALLEY)

WALL

2



O H I O R I V E R



WEST SECOND STREET

January & Wood
Cotton Mills
(Original Bldg.)

Proposed
Historic
District

1"=100'