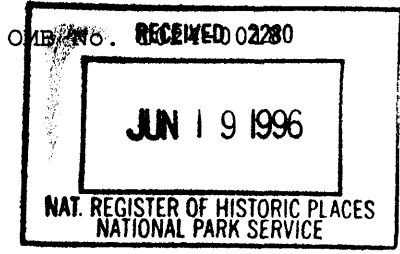


NPS Form 10-900
(Rev. 10-90)



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 or 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.

1. Name of Property

historic name _____
other names/site number Lee-Holman Historic District

2. Location

street & number Bounded by W. Robbins on north, Holman on the east, W. 12th on the south, and Lee Street on the west not for publication _____
city or town Covington vicinity N/A
state Kentucky code KY county Kenton code 117
zip code 41011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

David L. Morgan, SHPO and
Executive Director

David L. Morgan
Signature of certifying official

June 6, 1996
Date

State Historic Preservation Office, Kentucky Heritage Council

State or Federal agency and bureau

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8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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.
- 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 values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

Period of Significance c. 1850-1946

Significant Dates c. 1850

Significant Person (Complete if Criterion B is marked above)

NA

Cultural Affiliation NA

rchitect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See continuation sheet for bibliography

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: Economic Development Dept., City of Covington

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10. Geographical Data

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Acreage of Property approximately 60 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
A	16	714870	4328270	C	16	714940 4328000
B	16	715130	4328270	D	16	715120 4328060

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

See attached plat map which has outlines of boundaries of the district.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

See continuation sheet.

=====
11. Form Prepared By
=====

name/title Carrie Scupholm, Rita Walsh, and Patricia Wingo
organization Gray & Pape, Inc. date 3/96
street & number 1318 Main Street telephone (513) 287-7700
city or town Cincinnati state OH zip code 45210
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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

Covington, Kentucky-Ohio U.S.G.S. Quadrangle
Sketch map showing all buildings and structures with their addresses and the non-contributing structures marked with hash marks. Photo numbers and directions are also noted on this map.

Photographs

17 5" x 7" black and white photographs of the district

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.) See attached chart.

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
=====

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**

Section 7 Page 2

Lee-Holman Historic District
name of property
Kenton County, Kentucky
county and State

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The Lee-Holman Historic District is located in Covington, Kentucky's northernmost city. The small residential district, encompassing approximately 60 acres, is located on the west side of the city and is bounded by Lee Street on the west, W. Robbins Street on the north, Holman Street on the east, and W. 12th Street on the south. The juxtaposition of several small subdivisions within the district's boundaries has resulted in many short streets within its interior, including Jackson, Berry, Orchard, Locust and Lehmer Streets. The mainly narrow streets feature closely spaced frame and brick working-class housing from the mid-nineteenth and early twentieth centuries, most set close to the sidewalk. Decorative iron fences or modern chain link fences enclose most of the yards. Although the district mainly serves as a residential area, a few older commercial buildings are located within the area, usually on corner lots. There are 152 contributing and 8 non-contributing buildings contained in the district.

The majority of the structures are 2 ½ stories with 2- or 3-bay organization of frame or brick construction; most were built by 1877, the date of the earliest map which shows buildings in the city. Their form tends to be narrow and long reflecting the available lot size which was typically 25' x 75' or 25' x 90'. Roofs are generally low-pitched front or side gable types.

In this neighborhood there are few outbuildings; the handful that exist are early twentieth century small garages located off of the alleys at the rear of the properties. Late nineteenth century Sanborn maps indicate that frame privies were a common outbuilding in most of the back yards at that time. A limited number of stables were also seen in the rear yards of some of the houses, a stable is still located at 323 W. Robbins Street.

The condition of the buildings ranges from recently rehabilitated to deteriorated, and in some cases, recently damaged by fire. Today the majority of housing in the neighborhood appears to be rental, but some single family residences remain. The district only contains eight non-contributing buildings and approximately seventeen vacant lots, most of the latter the former site of a residence.

The district contains examples of houses which represent several architectural styles and types popular in the nineteenth and early twentieth century. The earliest structures, mostly likely built soon after the subdivisions were platted in the 1840s and 1850s, were Greek Revival in style. Features of the Greek Revival style seen in the district include a low-pitched front- or side-gabled roof, symmetrical fenestration, plain sills and lintels, six-over-six double-hung sash windows, and a wide cornice with gable returns (examples are 235 W. Robbins and 312 Berry Street).

The most dominant architectural style within the district is the Italianate, which corresponds to the major period of development in the district. Usually 2 ½ story brick structures, they are characterized by low-pitched side gable roofs and cornices ornamented with brackets. Windows are tall one-over-one or two-over-two double-hung sash. Most windows are capped by metal or stone hoods or elaborate pediments. A variation on the Italianate town house seen in the Lee-Holman Historic District, although much less common, incorporates Second Empire elements (examples are 1122 Lee Street and 318 W. Robbins Street). A mansard roof, which provided an increase in living space on the uppermost floor, is the signature feature of this variation.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 3

Lee-Holman Historic District
name of property
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county and State

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A few examples of the Queen Anne style, evidence of later nineteenth century development in the district, are found at 330 W. Robbins and 1100 Lee Street. Features of the Queen Anne style found in the district include scroll work in the gables, stringcourses, paired windows, stained glass transoms over windows, spindlework porches, and corbeled chimney caps.

There are several examples of modest shotgun houses in the Lee-Holman historic district (1108 Lee Street, 306 W. 12th Street, and 1111 Holman). These one-story front-gable houses are constructed of either frame or brick and appear to be one room wide and three to four rooms deep, one behind the other.

Several examples of a regionally-unique house type, the Northern Kentucky or Covington/Newport House, are found in the district (1114 Holman, 1118 Holman, 239 W. Robbins, and 310 W. 12th). This house type, predominantly constructed in brick, is identified by its overall shape and floor plan. The free-standing structure is usually 2 1/2 to 3 stories tall with a two bay front, rectangular footprint, and its principal entrance on the side elevation. No door is located on the front elevation. The floor plan consists of one room in front, with a stair hall leading from the principal entrance on the side behind that, followed by one to three rooms in the rear. Several of the examples seen in the district exhibit an extended rear section which appears to be original. A door, and sometimes a porch, lead from this extended section to the walk on the side of the house. Examples of the Northern Kentucky Townhouse with the extended rear section are 306 W. Robbins, 1106 Holman, and 1108 Holman 1120 Holman.

A modest Queen Anne style house type found in the neighborhood is represented by the six identical one story frame houses on the south side of Orchard Street opposite Locust Street. This house type was originally constructed of clapboard siding with a parapet wall that concealed the shed roof. In all examples, a central section containing a pair of windows projects from the main facade. Textured shingles are found in the uppermost portion of the main facade near the roofline. Regularly spaced brackets support the cornice at the top of the parapet wall. At the time of construction there were seven identical houses in a row, but 321 Orchard was demolished sometime after 1989. There are two houses similar to the Orchard Street residences at 1110 and 1112 Holman Street; the latter a two story example.

Nearly all of the houses retain their original forms. As the property lots are narrow and deep, additions were limited to the rear elevation, as that was the only available direction for expansion. While twentieth century alterations are evident on many of the buildings, they tend to be modest and include such changes as vinyl siding, asbestos siding, or asphalt siding that imitates brick or stone, storm windows and doors, asphalt shingle roofs, and metal awnings at doors and windows. In some cases the size of the window openings has been reduced to accommodate replacement sashes. The alterations do not, however, affect the overall integrity and homogeneity of the district. Refer to Table 1 for specific alterations to each property. Even though twentieth century alterations are common, an overall abundance of historic details and decorative features remain in place. Among these features are cornices, brackets, hoods, lintels, tall double-hung sash windows, elegant Eastlake detailing, mansard roofs, and iron fences.

The present condition of the properties that make up the Lee-Holman historic district ranges from excellent (recently rehabilitated) to deteriorated as a result of damage sustained in a recent fire. A few houses that were surveyed in 1989 have been demolished; vacant lots

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CONTINUATION SHEET**

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Lee-Holman Historic District
name of property
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exist where they once stood. The structures located at 1136, 1138, 1140 Holman Street are all presently vacant but will soon house the Covington Community Center. The overall effect of the area is a very intact neighborhood with little interruption in the building fabric. The neighborhood still conveys a sense of a residential mid-nineteenth century working class neighborhood and within its narrow interior streets residents are insulated from the high traffic volume experienced on W. 12th Street, Holman Street, and Lee Street.

Integrity Considerations

In order for a building to be considered contributing to the character of the Lee-Holman Historic District, it must be at least 50 years old and retain its basic roof shape and building form. Several buildings in the district, including 1124 Holman and 320 Berry, fit this criteria but have lost other details due to remodeling or fires. However, because of the loss in recent years of several houses within the district's borders due to vandalism or demolition stemming from its poor condition, the altered, vacant, or deteriorated condition of some of the currently standing structures is regarded perhaps less stringently than might otherwise be expected. The consideration that these buildings would be allowed to be more easily demolished because they were graded as non-contributing to the character of the district was the prime reason for the determinations of their contributing status. The buildings do contribute to the streetscape's rhythm and pattern, and if redeveloped in the future, would add greatly to the district. In summary, it was considered that an extant older building would contribute more to the district's character, even in its current condition although hopefully slated for rehabilitation in the near future, than another vacant lot in the district.

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National Register of Historic Places
Continuation Sheet

LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

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Table 1. Brief Description of Buildings in the Lee-Holman National Register District

Address	No. of stories	Date of constr.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
302 W. 12th	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Concrete block rear (north) addition, storefront altered, windows partially covered with vinyl siding	C
304 W. 12th	2.5	c. 1880	Frame	Gable, side	Insulbrick	Italianate	Front door replaced, transom covered	C
306 W. 12th	1	c. 1880	Frame	Gable, front	Insulbrick	Shogun	20th century flat roofed front porch with poured concrete deck	C
308 W. 12th	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate	Recently damaged by fire	C
310 W. 12th	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate/ Covington Townhouse		C
310 (rear) W. 12th (fronts on Lehmer Alley)	1	c. 1950	Concrete Block	Flat	Concrete Block	No style		NC
314 W. 12th	1.5	c. 1880	Frame	Gable, side	Vinyl siding	Italianate	Fixed vinyl shutters	C
316 W. 12th	1.5	c. 1900	Brick	Gable, side	Common bond brick	Italianate	Fixed wooden shutters	C
316 (rear) W. 12th (fronts on Lehmer Alley)	1	c. 1900	Frame	Shed	Clapboard	No style	Brackets removed	C

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LEE--HOLMAN HISTORIC DISTRICT

Section number 7 Page 8

Kenton County, KY

Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
318 W. 12th	1	pre-1877	Brick	Gable, front	Common bond brick	Shogun	Soffits covered with vinyl siding, front door replaced, circular window in front gable peak filled in with brick	C
318 (rear) W. 12th (fronts on Lehmer Alley)	1.5	c. 1880	Frame	Gable, front	Aluminum siding	No style	New door, windows replaced, steps to door removed	C
320 W. 12th	2	pre-1877	Frame	Gable, front	Vinyl siding	Queen Anne	Porch supports are metal, fixed vinyl shutters, one story rear (north) shed roofed addition	C
322 W. 12th	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Brackets replaced with fascia board, c. 1900 two story rear addition sheathed in vinyl siding	C
324 W. 12th	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	20th century two story porch on east side, shed roofed rear (north) addition, doors replaced	C
326 W. 12th	2	c. 1860-70	Brick	Shed	Common bond brick	Italianate		C
328 W. 12th	1	pre-1877	Frame	Gable, side	Vinyl siding	No style	Metal awnings on main facade	C
328 (rear) W. 12th (fronts on Lehmer Alley)	1	c. 1950	Concrete Block	Flat	Concrete Block	No style		NC

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LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

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Address	No. of stories	Date of constr. cl.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
222 Berry	1	c. 1880	Brick	Gable, front	Common bond brick	Greek Revival	Fixed vinyl shutters, main facade (south) door replaced, rear (north) one story addition with vinyl siding and gable roof	C
226 Berry	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Cornice brackets removed, windows replaced w/ new sash	C
228 Berry	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Chain link fence in front	C
230 Berry	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate		C
232 Berry	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	First floor windows reduced and replaced w/ new sash, main (south) facade door replaced	C
304 Berry	2	c. 1860-70	Brick	Gable, side	Aluminum siding	Italianate	Shed roofed two story rear (north) addition with two story porch (with metal supports) on east side	C
306 Berry	2	c. 1870	Brick	Flat	Aluminum siding	Italianate/Covington Townhouse w/extension	Cornice removed, windows and doors replaced, shed roofed one story rear (north) addition	C
307 Berry	1	c. 1880	Brick	Gable, front	Common bond brick	Italianate		C
308 Berry	1	c. 1880	Frame	Gable, front	Aluminum siding	L-plan	East side entry has new wooden steps	C

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LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
310 Berry	2	c. 1880	Frame	Flat	Asbestos siding	Italianate	Windows and doors replaced, c. 1920 Colonial Revival porch on main (south) facade, one story shed roofed rear (north) addition, window sash replaced	C
311 Berry	2	c. 1952	Vitrified clay tile block, brick	Flat	Vitrified clay tile block, brick	No style		NC
312 Berry	1	c. 1840-50	Brick	Gable, front	Common bond brick	Greek Revival/ Shogun	One story shed roofed rear addition with vinyl siding	C
313 Berry	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Store front altered, windows on first floor reduced and replaced, other windows replaced	C
314 Berry	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate	Main facade (south) door replaced	C
316 Berry	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	East side door replaced, two one story rear (north) additions both clad in wood shingles, the first has a shed roof and the second a flat roof, some newer window sash	C

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LEE--HOLMAN HISTORIC DISTRICT

Section number 7 Page 11

Kenton County, KY

Address	No. of stories	Date of construct	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
318 Berry	2	c. 1890	Brick	Gable, side	Common bond brick	Italianate/ Queen Anne	Rear (north) addition with gable roof and porch with turned spindle support columns, metal awnings over first floor windows	C
320 Berry	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Damaged by recent fire	C
1029-31 Bracken Court	2	c. 1880	Frame	Gable, front	Clapboard	No style	Main (north) facade door replaced, east side second story dormer addition	C
919 Holman	1	pre-1877	Frame	Gable, side	Aluminum siding	No style	Metal awnings on windows, doors replaced	C
1023-25 Holman	1	c. 1930	Frame	Shed	Aluminum siding	No style	Vinyl siding, newer doors	C
1101 Holman	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Soffit and cornice details obscured by siding, concrete block shed roofed rear addition, early 20th century flat roofed porch on east side	C
1102 Holman	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate/ Queen Anne	Main (west) facade door replaced	C
1103 Holman	1	pre-1877	Brick	Gable, front	Common bond brick	Shoegun	Aluminum awnings on east and north facades, main (east) door replaced, shed roof rear addition sheathed in vinyl siding, sash replaced	C-garage

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LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

Section number 7 Page 12

Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1104 Holman	1.5	c. 1880	Frame	Gable, side	Asphalt siding imitating ashlar	Italianate	Early 20th century flat roofed porch on main (west) facade	C
1105 Holman	2	c. 1870	Brick	Gable, side	Common bond brick	Italianate/ Eastlake	Pre-1900 one story rear (west) facade frame addition	C C-garage
1106 Holman	2.5	c. 1890	Brick	Gable, side	Common bond brick	Italianate/ Covington Townhouse w/ extension		C
1107 Holman	2	pre-1877	Frame	Gable, front	Wood siding	Craftsman		C C-garage
1108 Holman	2.5	c. 1890	Brick	Gable, side	Common bond brick	Italianate/ Covington Townhouse w/ extension		C
1109 Holman	1	c. 1860-70	Brick	1/2 hipped	Common bond brick	Italianate		C
1110 Holman	1	c. 1890	Frame	Shed roof	Vinyl siding	Queen Anne	Details obscured by siding, metal awning on south side entry	C
1111 Holman	1	pre-1877	Brick	Gable, front	Common bond brick	Shotgun	Early 20th century hipped roof front porch, window sash now 3/1	C C-garage
1112 Holman	2	c. 1890	Frame	Flat	Aluminum siding	Queen Anne	All cornice details covered with siding, metal awnings	C
1113 Holman	1	c. 1860-70	Brick	1/2 hipped	Common bond brick	Italianate	Metal awning over north side entry	C

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LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

Address	No. of stories	Date of construct	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1114 Holman	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate/Covington Townhouse	Metal awnings on west and south side entries, wooden porch rear (east) facade	C
1116 Holman	2	c. 1880	Frame	Gable, side	Asbestos shingle siding	Italianate	Metal and plastic awnings main (west) facade, early 20th century porch now sided	C
1118 Holman	2	c. 1890	Brick	Flat	Common bond brick	Italianate/Covington Townhouse	20th century two story porch addition of wire-cut brick on south side	C
1120 Holman	2	c. 1890	Brick	Gable, side	Common bond brick	Italianate/Covington Townhouse w/ extension		C
1122 Holman	2	c. 1900	Brick	Gable, side	Wire-cut brick	Craftsman	Asphalt tab shingles in dormer, window in dormer replaced	C
1124 Holman	2	c. 1890	Frame	Flat	Vinyl siding	Queen Anne	Details obscured by siding, windows replaced	C
1125 Holman	1.5	c. 1880	Frame	Gable, side	Composition siding	Italianate	Windows replaced	C
1126-28 Holman	2	c. 1860-70	Brick	Hipped	Common bond brick	Italianate	Two story brick rear (east) side addition, several doors replaced	C
1127 Holman	2	c. 1880	Frame	Shed	Vinyl siding	Italianate		C

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LEE--HOLMAN HISTORIC DISTRICT

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Kenton County, KY

Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1129 Holman	1.5	c. 1880	Frame	Gable, side	Vinyl siding	Italianate	Cornice brackets removed, other details obscured by siding	C C-garage
1130 Holman	1.5	c. 1860-70	Frame	Gable, side	Vinyl siding	Italianate	Details obscured by siding, hipped roof porch newer	C
1131 Holman	1.5	c. 1880	Frame	Gable, side	Vinyl siding	Italianate		C
1132 Holman	1.5	c. 1880	Frame	Gable, side	Vinyl siding	Italianate	Details obscured by siding, c. 1920 porch, front (west) facade windows enlarged on second floor	C
1134 Holman	1.5	c. 1880	Frame	Gable, side	Asbestos shingles	Italianate	Windows replaced	C
1136 Holman	2	c. 1880	Frame	Hipped	Asbestos shingle	Italianate	Recently damaged by fire	C
1138 Holman	1	c. 1952	Concrete Block	Flat	Brick and Concrete Block	No style		NC
1140 Holman	3	c. 1880	Brick	Flat	Common bond brick	Italianate	First floor store front (west) altered, glass block windows first floor front (west) facade	C
1009 Jackson	1	pre-1877	Frame	Shed	Aluminum siding over asphalt shingle	No style	Door, window openings boarded up, false front	C NC-shed
1010 Jackson	2	pre-1877	Frame	Gable, front	Asbestos shingle	No style	One story shed roofed rear (east) addition	C
1011 Jackson	1	pre-1877	Frame	Shed	Vinyl siding	No style	Attached to 1013 Jackson, false front, damaged by recent fire	C

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Continuation Sheet

LEE--HOLMAN HISTORIC DISTRICT

Kenton County, KY

Section number 7 Page 15

Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1012 Jackson	1	pre-1877	Frame		Asbestos shingle	No style	One story rear shed roofed addition - building boarded up	C
1013 Jackson	1	pre-1877	Frame	Gable, side	Clapboard	No style	Attached to 1011 Jackson, damaged by recent fire	C
1014 Jackson	1	pre-1877	Frame	Gable, front	Vinyl siding	No style	False front details removed, metal awnings on front (west) facade	C
1016 Jackson	1	pre-1877	Brick	Gable, front	Common bond brick	Shotgun	Metal awning over front (west) facade door, one story shed roofed rear addition sheathed in vinyl siding, openings boarded over	C
1020 Jackson	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Windows reduced and replaced on first floor, windows replaced on second floor, one story north side shed roofed addition sheathed in vinyl siding	C
1022 Jackson	2	pre-1877	Frame	Gable, front	Vinyl siding, particle board, asbestos shingle siding	No style	Two shed roofed rear (east) additions, details obscured by siding, metal awnings on front (west) facade	C
1030 Jackson	1	pre-1877	Frame	Gable, front	Asphalt shingles	Shotgun	Front (west) facade door and windows reduced and replaced	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1034 Jackson	1	c. 1860-70	Frame	Gable, front	Asbestos shingle, clapboard	Italianate	One story flat roofed rear (east) addition	C
1038 Jackson	1	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Windows replaced, doors on north and south facade bricked in, front (west) facade door reduced and replaced, one story shed roofed rear addition sheathed in vinyl siding, cornice altered	C
1008 Lee	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Store front altered with new windows, tile infill at bottom of windows, new entry, replacement windows, other windows also altered, entries bricked in	C
1016 Lee	2.5	c. 1860-70	Brick	Gable, side	Running bond brick	Italianate	Windows replaced, entry vestibule door removed and fanlight window removed	C
1018 Lee	1	pre-1877	Frame	Flat	Aluminum siding	No style	False front details covered, metal awnings at all windows, shed roof storage building in back yard	C
1020 Lee	1	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Metal awning on front (west) facade door, brick shed roofed rear addition with north side metal awning over entry	C

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Address	No. of stories	Date of construction	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1024 Lee	2	c. 1890	Frame	Gable, front	Wood siding	Craftsman	Front (west) facade entry door and window on first floor altered, flat roof north side addition with vinyl siding	C
1026 Lee	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	All windows reduced in size and replaced, door surround replaced including transom and sidelights replaced, cornice details removed and replaced with flat frieze	C
1028 Lee	2	c. 1890	Frame	Gable, side	Vinyl siding	No style	Door on west facade replaced, windows replaced, details obscured by siding, two story shed roofed rear addition sheathed in vinyl siding	C (but altered)
1030 Lee	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Front (west) facade door removed and partially bricked in created, one story shed roofed rear addition with wide board wood siding	C
1036 Lee	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Windows replaced, two story porch addition on north side c. 1993	C
1038 Lee	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Windows replaced, door replaced on front (west) facade, two story shed roofed rear addition sheathed in vinyl siding	C

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LEE--HOLMAN HISTORIC DISTRICT

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1040 Lee	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate	Storefront on west facade altered, openings covered with particle board, two story porch addition on south side runs full length of rear ell of house	C
1100 Lee	3	pre-1877	Brick	Flat	Common bond brick	Queen Anne	Gable dormer in Mansard roof enlarged and sheathed in vinyl siding, 20th century brick balustrade on porch	C
1102 Lee	2	c. 1880	Brick	Gable, side	Common bond brick	Greek Revival	Windows replaced, cornice brackets removed and replaced with flat fascia board, front (west) facade door replaced and transom covered, aluminum awning over door	C
1104-06 Lee	1	c. 1840-50	Brick	Gable, front	Common bond brick	Greek Revival	Front (west) facade steps to two entry doors gone and door transoms covered with wood, soffit details covered with metal	C
1108 Lee	1	c. 1860-70	Frame	Gable, front	Vinyl siding	Italianate/ Shotgun	Metal awnings above all windows	C
1110 Lee	1	pre-1877	Frame	Gable, front	Asbestos shingles	No style	Metal awnings on west facade, steps removed on front (north) facade at both doors	C

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Address	No. of stories	Date of construct	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1112 Lee	2	c. 1860-70	Frame	Gable, side	Asbestos shingles, Asphalt shingles	Italianate	Metal storm windows and doors, one story shed roofed rear addition	C
1114 Lee	2	c. 1860-70	Frame	Flat	Vinyl siding	Italianate	Metal storm windows and doors	C
1118 Lee	1	pre-1877	Frame	Gable, front	Vinyl siding	No style	False front details removed, other details obscured by siding, metal storm windows	C C-garage
1120 Lee	1	pre-1877	Brick	Gable, front	Brick	Shoigun	Original brick covered with brick veneer, rear addition with shed roof and vinyl siding, front door replaced, metal storm windows, fixed wooden shutters	C
1122 Lee	2	pre-1877	Brick	Shed	Common bond brick	2nd Empire	20th century two story brick front porch addition and rear addition, metal storm doors and windows, front door transom covered with wood	C
1124 Lee	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Cornice brackets removed and covered with vinyl siding, 20th century front gabled brick front porch addition, windows replaced	C
1126 Lee	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Recently damaged by fire, 20th century flat roofed brick porch addition on main (west) facade	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1128 Lee	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Soffits covered with vinyl, windows replaced, front door replaced, rear addition with flat roof and vinyl siding	C
1132 Lee	3	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	North side shed roofed addition, south facade windows bricked in on the first floor, west facade storefront altered and windows reduced in size on first floor	C
1103-05 Locust	1	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Windows and doors reduced in size and replaced, shed roofed rear (west) addition with vinyl siding	C
1104 Locust	2	c. 1860-70	Brick	Flat	Common bond brick	Italianate	Windows and doors reduced in size and replaced, two story rear addition with brick on first floor and wood siding on second floor	C
1108 Locust	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Shed roofed dormers on front (west) and back (east) side sheathed in vinyl siding, one story shed roofed rear addition sheathed in vertical wood siding	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
1109 Locust	2	c. 1840-50	Frame	Gable, front	Vinyl siding/ asbestos shingle	Greek Revival	One story shed roofed rear addition, metal storm windows and doors	C
1110 Locust	2	c. 1840-50	Brick	Gable, front	Common bond brick	Greek Revival	Windows reduced in size and replaced, door transom covered, two story rear addition	C
1111-1113-1115-1117 Locust	1	pre-1877	Frame	Shed	Vinyl siding	No style	Brackets removed, metal awning on south side, windows reduced in size and replaced	C NC-shed
303 Orchard	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate	One story shed roofed addition on rear (south) side sheathed in wood shingles, some windows replaced, east side entry door covered over with wood	C
305 Orchard	1	c. 1840-50	Brick	Gable, front	Common bond brick	Greek Revival	One story rear addition with gabled roof	C
307 Orchard	2	c. 1860-70	Frame	Shed	Vinyl siding	Italianate	One story shed roofed rear addition, front door replaced, concrete block chimney	C
309 Orchard	2.5	c. 1860-70	Frame	Gable, side	Asbestos shingle	Italianate	Cornice brackets removed, one story shed roofed rear (south) addition	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
314 Orchard	2.5	c. 1860-70	Frame	Shed	Vinyl siding	Italianate	Hipped roof porch addition on front (south) facade with decorative metal supports, side (west) facade shed roofed porch addition with decorative metal supports, rear (north) one story addition with shed roof, doors and windows replaced	C
315 Orchard	1	c. 1890	Frame	Shed	Vinyl siding	Queen Anne	Details obscured by siding, windows and doors replaced, east side porch addition at entry	C
316-318 Orchard	1	pre-1877	Frame	Gable, front	Vinyl siding, asphalt tab shingles	No style	Two of four main(south) facade windows covered with wood, two rear one story additions with shed roofs, both very deteriorated	C
317 Orchard	1	c. 1890	Frame	Shed	Vinyl siding	Queen Anne	Cornice details removed, concrete block steps at east side entry	C
319 Orchard	1	c. 1890	Frame	Shed	Vinyl siding	Queen Anne	Cornice details removed, windows and doors replaced, two rear additions with shed roofs and sheathed in vinyl siding	C
323 Orchard	1	c. 1890	Frame	Shed	Aluminum siding	Queen Anne	East side entry door replaced and has metal awning, rear (south) addition with shed roof	C

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Address	No. of stories	Date of construct	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
325 Orchard	1	c. 1890	Frame	Shed	Vinyl siding	Queen Anne	Cornice details removed, rear (south) addition with shed roof	C
327 Orchard	1	c. 1890	Frame	Shed	Asphalt siding imitating ashtar	Queen Anne	One story shed roofed rear addition, east side wooden awning over entry	C
231 W. Robbins	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	North side doors and windows replaced, two rear (south) additions both with clapboard siding, the first with a side gabled roof and the second with a shed roof	C
235 W. Robbins	2	c. 1840-50	Brick	Gable, front	Common bond brick	Greek Revival	One story rear (south) addition	C NC-garage
239 W. Robbins	2.5	c. 1870	Brick	Gable, side	Common bond brick	Italianate/ Covington Townhouse	New 1/1 sash windows	C
241 W. Robbins	2	c. 1860-70	Brick	Shed	Common bond brick	Italianate	Two rear (south) two story additions both with shed roofs and constructed of brick	C
243 W. Robbins	2	pre-1877	Unknown	Gable, side	Stucco	No style	Windows and doors reduced and replaced, details obscured by stucco, original cornice removed and replaced	C (but altered) NC-shed

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
301 W. Robbins	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	Two rear (south) one story additions both with clapboard siding, the first has a gable roof and the second a shed roof	C
302 W. Robbins	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Early 20th century front gabled porch on main (south) facade with brick support columns, one story shed roofed rear addition, doors on the north side replaced	C
305 W. Robbins	2	c. 1840-50	Brick	Gable, side	Common bond brick	Greek Revival	New 1/1 sash windows	C
306 W. Robbins	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate/ Covington Townhouse w/ extension	East side entry door replaced	C
307 Robbins	2	c. 1860-70	Frame	Gable, side	Vinyl siding	Italianate	Details obscured by siding, fixed wooden shutters	C (but altered)
308 W. Robbins	2.5	c. 1890	Brick	Gable, side	Common bond brick	Italianate/ Eastlake	One story shed roofed addition with wood siding on the rear (north) of house	C

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Address	No. of stories	Date of constr.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
309 W. Robbins	2	c. 1840-50	Brick	Gable, side	Common Bond Brick	Greek Revival	Transom covered and new door on east side entry, one story shed roofed addition with vinyl siding on the rear (south) of house	C
310 W. Robbins	2.5	c. 1890	Brick	Gable, side	Common bond brick	Italianate	Main (south) facade door replaced, two story brick shed roofed rear addition and a one story shed roofed rear addition sheathed in vertical wood siding	C
311 W. Robbins	2	c. 1860-70	Frame	Gable, side	Asbestos shingles	Italianate	Early 20th century porch w/ Tuscan columns, windows replaced, window surrounds covered with siding, two story shed roofed rear (south) addition	C
312 W. Robbins	2.5	c. 1860-70	Brick	Gable, front	Common bond brick	Italianate	One story frame shed roofed rear (north) addition, early 20th century front porch with flat roof and square wooden support posts	C
313 W. Robbins	2	c. 1860-70	Frame	Gable, side	Asphalt panels that imitate ashtar	Italianate	Windows replaced with 1/1 sash	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
315 W. Robbins	2.5	c. 1870	Brick	Gable, side	Common bond brick	Italianate/ Eastlake	One story brick rear (south) shed roofed addition	C
317 W. Robbins	2.5	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Early 20th century hipped roof brick porch on main (north) facade with poured concrete floor and steps	C
318 W. Robbins	2	c. 1890	Frame	Shed	Asphalt siding imitating asphalt, asbestos siding	Second Empire	Shed roofed rear (south) addition sheathed in wood siding	C C-garage
319 W. Robbins	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	First story window sash replaced	C C-garage
322 W. Robbins	2.5	c. 1880	Brick	Gable, side	Common bond brick	Italianate	Windows altered, replaced by 3/1 sash	C
323 W. Robbins	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate		C C-stable
324/326 W. Robbins	1.5	pre-1877	Frame	Gable, front	Asbestos shingles	No style	East side of main (south) facade entry enclosed and extended, west side rear (north) one story shed roofed addition, west side windows have metal awnings	C

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Address	No. of stories	Date of construct.	Wall construction	Roof Type	Exterior cladding	Architectural style/type	Alterations	Contrib./ Non-contrib.
330 W. Robbins	3	pre-1877	Frame	Gable, intersecting	Asphalt imitating asphalt, asbestos shingles	Queen Anne	One story gable roofed rear (north) addition with asbestos shingle siding	C
332 W. Robbins	2	c. 1860-70	Brick	Gable, side	Common bond brick	Italianate	Main (south) facade entry door replaced, two story rear addition with a shed roof and vinyl siding	C

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The Lee-Holman Historic District, a small community on Covington's west side, is eligible for listing in the National Register of Historic Places under Criterion A. The district is significant under Criterion A for its association with the development and growth of Covington. This area represents the more modest sections of residential development in Covington from 1850 through 1946. The district is also significant as a compact residential neighborhood which is representative of the densely-built communities found in Covington throughout the nineteenth and early twentieth century. Good examples of several architectural styles are found in the neighborhood including Greek Revival, Italianate, and Queen Anne, along with house types such as the Northern Kentucky or Covington Townhouse and small shotgun houses. This area originally developed as working class housing and continues to provide affordable housing to its diverse group of residents.

Covington was established as a town in 1815 with its original plat extending from the Ohio River south to Sixth Street and from the Licking River west to Washington Street. Around the time of Covington's establishment as a city in 1834, several transportation factors contributed to its long-term growth. Covington was connected in 1833 to its larger neighbor, Cincinnati, by a steam ferry. This enabled Covington to more easily take part in Cincinnati's economic rise in the early nineteenth century, when it was the sixth largest city in the country. Covington's parallel growth is seen in its additions in 1841 which expanded the city's southern border to Twelfth Street, the Lee-Holman district's southern boundary, and to Twentieth Street by 1850. Another early transportation improvement was the construction of the Lexington Turnpike (now Pike Street, located just north of the district) in the 1830s which connected Covington to the Blue Grass region.

Approximately 20 years later, in 1853, the Covington & Lexington Railroad further strengthened the ties between Kentucky's northernmost city and the interior of the state. The line's location east of the Lee-Holman Historic District, west of Madison Avenue a few blocks away, provided employment directly to the residents of the district and in the industries which clustered near the railroad. The completion of the Covington Suspension Bridge after the Civil War helped Covington become more closely allied to Cincinnati's burgeoning industrial and commercial enterprises; many former residents of Cincinnati moved to the Northern Kentucky cities on the river while still maintaining businesses or jobs to the north.

Like many areas of Covington, the land within the Lee-Holman Historic District was in the possession of a small numbers of landowners early in the nineteenth century. Development in the Lee-Holman Historic District began fairly early in the nineteenth century as large family farms were divided up. It appears the land was originally part of three family farms--Sanford, Riddle, and Kyle--prior to the purchase of many acres here by the Western Baptist Theological Institute in the 1830s. Subsequently, several small subdivisions were platted in the district, two of which preserve the names of Sanford and Riddle. The district encompasses the entirety of three small subdivisions, the Walker & Winston subdivision, James Riddle's 2nd subdivision, and A. P. Sanford's subdivision, and also includes a small portion of the Western Baptist Theological Institute's large subdivision. While the land in the Lee-Holman Historic District was included within the city boundaries by 1840, subdivision of the land only began around that time with the last subdivision occurring just before the onset of the Civil War.

The Western Baptist Theological Institute subdivision covers a large portion of southwest Covington, the result of the Western Baptist Education Association's formation in 1840 of an institute for educating young ministers. In 1835, the Western Baptist Education

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Association purchased 370 acres southwest of the city limits which extended as far as the Linden Grove Cemetery (south of the district at Thirteenth Street). Its short-lived institute, torn by conflicts over slavery, was dissolved by the 1850s. The area where the nascent institute was briefly in existence is just east of the Lee-Holman area in the Seminary Square Historic District (NR 1980).

The other three subdivisions in the district were platted by local landowners and agents. The Walker & Winston subdivision, in the northwest corner of the district, was presumably platted by Samuel J. Walker and Leonidas Winston. Both were real estate agents who had offices in close proximity to each other near 3rd and Scott Streets, according to city directory listings in the late 1850s and 1860s. A specific date for the subdivision's establishment has not been found, although it appeared on an 1849 plat for the adjacent Von Hoene & Overman subdivision to the west of the district. James Riddle's Second Subdivision was platted in 1857 and includes the areas between Berry, Holman and W. Lehmer Streets. Riddle had previously been the owner of a 580-acre parcel on the west side of Covington adjacent to the Ohio River, which he subsequently lost in a foreclosure sale in 1825 to the U.S. Bank. Most of this land was then subdivided by several individuals and is now incorporated within the West Side/Main Strasse Historic District (NR 1983). The smallest subdivision, the A. P. Sanford subdivision, only encompasses the north side of Berry Street between Locust and Banklick Streets. The date of the subdivision has not been found. Sanford, a member of the Kentucky legislature, lived nearby at 1026 Russell Street which is located within the Seminary Square Historic District (NR 1980).

The subdivisions in the district are similar to those seen elsewhere in Covington, with their narrow, long configurations of generally 25' wide by 90' deep. The small size of the subdivisions within the district, however, resulted in an awkward, though interesting, juxtaposition of several streets. Covington's common grid street layout is scarcely visible in this district. Lee Street's 40' wide northern segment, formerly known as Kip Street, widens north of Orchard Street in a generous curve to the standard 66' width where the Walker & Winston and the Riddle subdivisions meet. The length of Holman Street within the district is contained within three subdivisions; each segment of the street within these subdivisions is a different width. By 1877, two segments of Holman Street were joined. South of W. Bush Alley (now Lehmer Street), the common 66' width prevailed; to the north it narrowed to 45' where it ended at Berry Street. In 1917, the street was extended north in a diagonal line to W. Robbins Street. At W. Robbins Street, Holman was then connected with the former Greer Avenue (which was built between 1894 and 1909). In 1930, the name of Greer Avenue was changed to Holman, resulting in Holman Street's present length from 19th Street north to Pike Street.

Many of Covington's earliest neighborhoods, including the West Side/Main Strasse, Seminary Square, Eastside, and Licking-Riverside neighborhoods were substantially developed by 1877, the date of the earliest detailed map of the city. The Hopkins Atlas of 1877 also showed that most of the houses currently located within the Lee-Holman district were already present. In contrast, the areas to the south and, particularly to the west, were hardly built upon at all. Within the district's boundaries, only the south side of Orchard St. and the east side of Holman Street had not been built upon by this time. It appears that a quarry may have been operated in this undeveloped area on Orchard Street. The 1878 city directory indicates a quarry near Lee as well as several stone masons living nearby; physical evidence is presented by the slight depression visible in this section. The eastern side of Holman Street at this time constituted the spacious back yards of several homes along Banklick Street

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in the present Seminary Square Historic District.

By 1886, Holman Street had a few more houses on the east side, most prominently four houses in the rear yard of John Stacy's (formerly John Riddle's) Banklick Street residence. The Italianate residence is still standing, though it is now hemmed in by this later development; this house is included within the Seminary Square Historic District. Seven more houses were added by 1894, further isolating the Stacy house from its former spacious surroundings. Seven houses were also built on the south side of Orchard Street where a quarry is suspected to have been located. These identical one story frame front-gable houses were built by Henry G. Haver. Haver, a foreman at a wire works, had purchased seven lots in Riddle's Second Subdivision from Thomas G. Woods and H. B. Wells. Wells and Woods purchased the lots from Augustus and Lou Hoeltge in 1889, who had acquired them in 1873 from Riddle's heirs. Prior to these houses' construction, Haver resided at 20 Berry Street within the district. He then occupied one of the Orchard Street houses for a brief period.

Most of Covington's early twentieth century growth took place in neighborhoods to the south and west which were annexed between 1900 and 1916. The 1909 Sanborn Fire Insurance Map confirmed a cessation of growth in the district after the turn of the century. A few Craftsman houses were tucked into narrow lots on Holman and Lee Streets, but otherwise the district sustained little new development. A carpenter's shop complex on the south side of West Bush Alley, present by 1886, added two lumber sheds between 1894 and 1909.

By the third quarter of the nineteenth century, the residents within the district were primarily working class people whose occupations included seamstresses, box maker, wagon maker, clerk, cabinet maker, paper hanger, cigar maker, shoe maker, carpenter, rope maker, machinist, brick layer, and laborers. Presumably, many of the residents worked at the nearby businesses which included a lumber yard, ropewalk, cotton mill, foundry machine shop, coal yard, and street railway company. Although many of the residents' names in the 1874 directory indicate German ancestry, a fair number of Irish and British names throughout the area reveals that the enclave was not strictly German. The influx of German immigrants into the Cincinnati and Covington area beginning in the early 1840s and continuing until approximately the turn of the century account for their predominance.

Historically there have been a variety of industries located nearby and within the Lee-Holman Historic District. The 1877 Atlas along with the city directories for that same period indicate that at this time the district was primarily residential and that industries were located just outside of this residential enclave. These included Greer's Lumber Yard, which occupied the northwest corner of Banklick and Robbins Streets, a ropewalk under the proprietorship of T. Vanderheade and Louis Bracker near Holman and Robbins Streets, the Covington & Cincinnati Street Railway Company at the northeast corner of Pike and Main Streets, and the Covington Cotton Mill and the Kenton Foundry Machine Shop located next to each other on the north side of Pike Street near Lee.

Small grocery and notions stores were located at several corner lots within the district, including W. Robbins and Jackson Streets, Orchard and Holman Streets, Holman and Berry Streets, Locust and Berry, Holman and W. 12th and Lee and Orchard. By 1886, a tailor shop was located on Berry Street. Also by this time, several small industries were located within the district, including the Felix Fritz Mineral Works, later known as the Kentucky Mineral Water Factory, which was located at 171 W. Robbins Avenue (today 319 W. Robbins). Just beyond the historic district, it was clear that Pike Street had become an established

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business district. Businesses located on Pike Street included the John Herold Woolen Mills, the Carriage & Wagon Works, a bakery, a plumber, a liquor store, a feed store, a tailor and barber. Just south of the district, on the south side of W. 12th Street, was the D. Ruttle & Company Pork House. By 1894, two tailor shops were located on Berry Street. A carpenter shop had also opened up on the south side of W. Bush alley. By 1909, this concern had added two lumber sheds.

The Lee-Holman Historic District shares many architectural and historical traits with its neighbor to the north, the West End/Main Strasse district, whose southern boundary is Pike Street. Both were home to many of Covington's German and other immigrant groups who were employed in nearby industries and commercial enterprises. The mid-to late nineteenth century architecture in both areas are predominantly modest and conservative examples of the popular architectural styles of the time, although the West Side District possesses many fine examples of architect-designed buildings. The Lee-Holman Historic District is distinct, however, in its unusual street layouts and its lack of institutional structures. The latter is probably due to the small size and insular quality of the neighborhood and its proximity to the churches within the West Side district. To the east, the Seminary Square Historic District evolved into an affluent residential neighborhood due its desirable high ground and its affiliations with the Western Baptist Theological Institute. Although a portion of the Institute's subdivision is found within the Lee-Holman Historic District, the two areas developed into very different neighborhoods. Their closeness illustrates the nineteenth century characteristic of the walking city where people of differing income levels resided in proximity to each other.

Clearly more modest in nature than both its neighboring districts to the north and east, the Lee-Holman Historic District has retained its integrity as a nineteenth century working class neighborhood. Though many of the buildings have been altered to some degree, they still convey the sense of a working class community which had many aspirations towards beauty as evidenced by decorative detailing on many of the houses and the ornate iron fences enclosing several yards. Today the neighborhood maintains its quiet residential air, insulated from the commercial district to the north along Pike Street.

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Verbal Boundary Description

The boundary of the Lee-Holman Historic District is shown as the heavy line on the accompanying map entitled "Lee-Holman Historic District."

Boundary Justification

The boundaries of the Lee-Holman Historic District have been drawn to generally follow those of the original subdivisions within its borders -- the district encompasses the entirety of three small subdivisions, the Walker & Winston subdivision, James Riddle's 2nd subdivision, and A. P. Sanford's subdivision, and also includes a small portion of the Western Baptist Theological Institute's large subdivision-- platted in the 1840s and 1850s. The layout of interior streets, the modest character of the residences comprising the neighborhood clearly set the Lee-Holman Historic District apart from its surroundings. The subdivisions did not take the city's existing grid system to heart. Instead, a series of interior streets characterize the district.

While the north, south, east, and west boundary streets are primary through streets, there are three interior streets completely confined to the district; Jackson Street, Orchard Street, and Locust Street, while Berry Street continues only one-half block to the east outside of the district, and Lehmer Street runs from Main Street (one block beyond the district) to Holman Street.

The Lee-Holman Historic District is defined on the east and north sides by previously listed National Register districts. To the north, the West Side/Main Strasse Historic District (NR listed 11/10/83), a similar grouping of mid-to late-nineteenth century brick residences and business district, is bounded by Pike Street. To the east is the Seminary Square Historic District, which has Banklick Street as its western boundary. The Seminary Square Historic District is characterized as an affluent residential neighborhood consisting of grand, high style homes that attracted people employed in prominent professions. The eastern edge of the Lee-Holman Historic District includes several buildings which were built upon the backyards of larger residences which faced Banklick Street. The residences that comprise the Lee-Holman Historic District are much more modest in character, constructed on smaller lots, and were built for working class people. The Lee-Holman Historic District possess its own distinct character and landscape identity that is separate from either of the previously listed historic districts.

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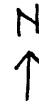
Boundary Justification (continued)

The north side of Twelfth Street forms the southern border of the Lee-Holman Historic District. The north side of Twelfth street has historically been and continues to be residential in nature while the south side has been home to commercial and industrial concerns. The heavy traffic on Twelfth Street along with the intrusion of new unsympathetic construction on the south side further creates a barrier from inclusion.

The western boundary is defined as the east side of Lee Street. Even though both sides of Lee Street are composed of housing stock of similar character, the east side of Lee Street was not included in the Lee-Holman Historic District. The west side of Lee Street as well as the area lying further west developed slightly later, certainly later than 1877, than the majority of the Lee-Holman Historic District. Furthermore, this area lies outside of the subdivisions that make up the Lee-Holman neighborhood. For these reasons it was decided that the east side of Lee Street constitute the western boundary. In addition, the City of Covington stipulated the boundaries on the basis of available funding for the district nomination. The nomination of the area to the west of the Lee-Holman Historic District is strongly encouraged for its representative historical associations with Covington's development and its example of modest housing.

STREET

Lee-Holman Historic District
Covington, Kenton County, Kentucky



Buildings marked with cross-hatching are non-contributing

Numbers with arrows refer to photographs and their camera directions



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Photograph List

Lee-Holman Historic District
Covington, Kenton County, Kentucky

All photographs were taken in March 1996 by Carrie Scupholm of Gray & Pape, Inc. The negatives are filed at Gray & Pape, Inc., 1318 Main Street, Cincinnati, Ohio 45210.

Photo #1
North side of W. Robbins facing northeast

Photo #2
View northeast from the intersection of Holman and W. Robbins (this view shows area outside of the district)

Photo #3
View southwest of W. Robbins at Bracken Court (235 W. Robbins on left in photograph)

Photo #4
East side of Jackson Street, facing north from Berry Street

Photo #5
North side of Berry Street, facing northeast from Jackson Street

Photo #6
North side of Berry Street, facing north from middle of Berry Street

Photo #7
West side of Locust Street, facing southwest (1103-1105 Locust on right)

Photo #8
East side of Holman Street between Berry and Locust Streets, facing southeast

Photo #9
Iron fence in front of 1109 Holman Street, facing west

Photo #10
East side of Lee Street, facing northeast from Orchard Street

Photo #11
East side of Jack Street, facing northeast from Orchard Street

Photo #12
South side of Orchard Street, facing southwest (315 Orchard Street on left)

Photo #13
Stone wall located at rear of houses on 12th Street, facing south (this wall may have served as the southern boundary wall of a nineteenth century quarry)

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Photograph List (continued)

Photo #14

Stone archway in rear yard of 305 Orchard Street, facing northwest

Photo #15

East side of Lee Street, facing southwest (1122 Lee Street on left)

Photo #16

North side of W. 12th Street, facing northwest

Photo #17

East side of Holman Street, facing northeast from W. 12th Street