

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received **MAY 16 1983**  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Eleventh District School

and/or common

**2. Location**

street & number Parkway and Altamont *5 A* not for publication

city, town Covington vicinity of

state Kentucky code 021 county Kenton code

**3. Classification**

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

**4. Owner of Property**

name Covington Independent School District

street & number 25 East Seventh Street

city, town Covington vicinity of state Kentucky

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Kenton County Courthouse

street & number 303 Court Avenue

city, town Covington state Kentucky

**6. Representation in Existing Surveys**

title has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

7.

The 11th District School is set on the west edge of a ridge that runs approximately north-south from the Ohio River to the higher hills on the Kentucky side (Photos 1 and 2). The ground falls quite steeply off to the south, to an artificially flattened shelf of land formerly used as a playing field for the school. The opposite side of the valley to the west and the surrounding area of the ridge flanking and east of the school is a largely residential area of middle-income housing. Route 8 (Highway Avenue) meanders westward between the Ohio River and the hills through several communities from Covington proper, in the Licking River Valley, through West Covington to Ludlow and then Bromley, all in Kenton County (See U.S.G.S. map). The school can be approached by means of secondary streets from several directions, and is located just off a junction that marks one of the community's centers. Here are concentrated a late Victorian neighborhood store, a Colonial Revival fire house, the St. Ann's R. C. Church and its former school building, among a variety of late 19th and early 20th-century dwellings (see Photo 1). The school building itself is set back some 100 feet from Parkview with a paved parking lot between the sidewalk and front of the building. Several large trees remain near the facade. The basement, only partly exposed on the entrance front, is fully revealed on the western downhill side, which is also surrounded by pavement (see Photo 5).

The building is a fairly long rectangle, with a small rectangular projection at the east side of the south end (see Photos 2 and 6). The original structure consisted of four classrooms on each story, flanked by entrance pavilions at both ends (see Photo 3). An additional set of classrooms, as well as a library and auditorium, were provided in 1931, with a third entrance pavilion at the south end (see Photos 4 and 6). The front and rear classroom windows consist of strips of five windows each; now steel-framed casements with three large lights on each casement, the windows originally had fifteen smaller lights and pivoting sections of six lights in each window unit (see Photo 3), although the drawings showed small-paned sash. There are also windows at the ends of the corridors on the north and south (see Photos 5 and 6) and additional window on the south side of the library tower in the addition. The entrance pavilions have large Tudor-inspired entrance doorways at ground-level with shallow pointed arches and the name of the school embossed on tile plaques within stepped molded frames over the slightly recessed doors (see Photos 7 and 8). There are trefoils in relief on the spandrels of the arches, and cusped finials above the plaques. Slightly larger windows above the entrances (on the stair landings) are set lower than the other second-story openings; these have tile Tudor labels and patterned quoins. The otherwise flat brick parapets on all sides rise into steps with raised corners over the entrance pavilions. Thin courses of white tile form a watertable above the basement and outline the base of the parapet and the continuous sill-course of the entrance pavilions only; all the other opening have minimal and unconnected sills, and upright brick courses instead of jackarches. A square brick chimney rises between the two original sets of classroom windows at the rear (see Photo 5).

The basic structure of the building is reinforced concrete, poured in place, with ribbed concrete floor and roof slabs. The exterior walls are facebrick with tile backup and plaster interior surfaces. The exterior walls are bearing walls, while the interior support is column-and-beam construction. Interior partitions are plastered tile.

The interior seems to have had absolutely minimal trim, although the library and auditorium in the addition had some modest corbels under the beams. The library also had rather hand-

(continued)

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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** 1920-22; Addition 1931 **Builder/Architect** Richards, McCarty & Bulford (1920-22); Chester H. Disque (1931 Addition)

**Statement of Significance (in one paragraph)**

8.

The former 11th District School building is one of the chief landmarks of the small (population about 2,000) community of West Covington, an area annexed by the city of Covington in 1916. Set near the top of a ridge surrounded by the hills of Northern Kentucky to the south and by the Ohio River Valley to the north, the building, a restrained Tudor Revival design typical of the post-World War I era, is highly visible from many directions. It was built in 1920-22 to extend the benefits of the traditionally excellent Covington public school system to the newly annexed community, which is geographically somewhat separate from the 19th-century city, located around a bend of the hills in the adjacent Licking River Valley. The 11th District School was designed by the prolific and highly competent Columbus, Ohio, architectural firm of Richards, McCarty & Bulford, who also were responsible for the design of many important buildings in central Kentucky. A compatible 1931 addition was designed by northern Kentucky architect Chester H. Disque. In the vicinity of several other community institutions, the school building remains a visual landmark, although it was reluctantly closed because of Federal student-busing requirements in 1979. A group of local investors is currently considering renovation and adaptive re-use of the structure for apartments, utilizing the Tax Incentives available under the Economic Recovery Tax Act of 1981.

West Covington was originally known as "Economy." It was established about 1846 on the estate of Israel Ludlow, a prominent early Cincinnati and northern Kentucky land-owner and developer. The town was incorporated in 1858 as West Covington. The population grew from 554 in 1860 to 993 in 1870, according to Collins. As early as the mid-1870s there was a movement to annex it to the city of Covington, whose population continued to expand after the Civil War. Annexation was not accomplished, however, until 1916, during a period when a number of adjacent areas to the south and west of the 19th-century city were also annexed.

It appears that the West Covington area was part of the large tract bought in 1828 by Israel Ludlow from William Bullock. Bullock was an Englishman who had bought the land from Thomas Carneal in 1826 and laid out the town of Hygiea, one of the most famous and admirably designed of the "paper towns" of the West. The heart of Hygiea was to have been Carneal's fine residence, known as "Elmwood Hall," which still stands in the modern town of Ludlow (see National Register form).

**Israel**

Ludlow began to plat the town of Ludlow, but died before it was completed. The 30 acres set aside by the estate for payment of a debt proved not sufficient, "so the executors platted the town of West Covington in 1846, on a tract belonging to the estate, and sold sufficient lots to settle the unpaid balance. Thus West Covington happened to enter the sisterhood of towns along the Kentucky bank of the Ohio River," as the 1893 newspaper

(continued)

## 9. Major Bibliographical References

Preliminary research was done by J. Michael Kinsella; Joseph F. Gastright, Jr. provided much additional information. Most references were supplied by the Kenton County Library newspaper index and other files. See continuation sheet.

## 10. Geographical Data

Acree of nominated property 1 Acre

Quadrangle name Covington, Kentucky, Ohio

Quadrangle scale 1:24000

### UTM References

A 

1	16
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7	1	3	1	2	0
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4	3	2	9	4	6	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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H 

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**Verbal boundary description and justification** Beginning at a point being the northwest corner of Lot No. 13 of John P. Kerns subdivision thence westwardly 200+ feet; thence southwardly 383.1' thence eastwardly 200' to the southwest corner of Lot No. 1 of John P. Kerns subdivision thence 383.1' northwardly to the place of beginning.

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

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title Walter E. Langsam, Historical Surveyor  
City of Covington

organization Office of Economic Development

date February/1983

street & number 303 Court Avenue

telephone 606/292-2111

city or town Covington

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 Susan Appel*

title State Historic Preservation Officer

date April 5, 1983

For NPS use only

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

Entered in the  
National Register

date 6/16/83

for *Sharon Byers*  
Keeper of the National Register

Attest:

date

Chief of Registration

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

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Continuation sheet

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some wainscotting, but this has been destroyed through the effects of water damage, which has also, along with vandalism before the openings were recently sealed up, caused a good deal of interior deterioration (see Photos 9 and 10).

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8

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history of Ludlow puts it. No structures are shown in the area on the Civil War map of Northern Kentucky, however. The 1883 atlas provides a good deal of information about the fledgling community (Maps 1 and 2). The site of the 11th District School Building seems to have been just laid out as a subdivision flanking Hanna (now Altamont) Street ; a building, perhaps the Hanna residence, is still shown directly on the site of the bend in the street (Main Street had not at that time been continued north by the overpass above Route 8).

According to Gastright, West Covington was settled to a large extent by persons of Irish decent. St. Ann's Roman Catholic Parish, the dominant institution of the community, was one of the few English-speaking Roman Catholic parishes in the northern Kentucky area before World War I. The history of the church, school, and related facilities is to a considerable extent the history of the community. Originally established about 1860 on the south side of Route 8, the St. Ann's complex was moved to new facilities nearly opposite the 11th District School, on the east side of Hillcrest Street (or Parkway Avenue), in 1931-32, just as the addition was being made to the public school. (St. Ann's School has also recently closed.) There were complaints in the newspaper at the turn of the century that "the present schoolhouse is totally inadequate; the children are crowded into the rooms like sheep". There was no high school available except through payment of a fee in Covington or Ludlow. West Covington had its own public school on or near the site of the present building, as well perhaps as a private school located nearby at the intersection. Soon after the annexation, however, the Covington School Board began considering financing of a new school in West Covington, along with the Holmes High School in the newly-annexed southern part of the city. On January 3, 1918, \$250,000 in bonds were approved for the 11th District and Second District Schools and the High School. The cornerstone of the 11th District School was laid with the inscription, "Take fast hold of instruction for it is thy life. A.D. 1922." The building was dedicated on September 3. A short notice on August 3 (Kentucky Post, p. 1) includes a photograph of the front of the new building. <sup>(Photo 3)</sup> This is valuable as a record of the degree of intactness of the existing building: aside from the addition, the only change seems to have been in the windows. These were originally fairly small-paned steel-framed panes with some groups of six panes able to pivot horizontally. Actually, the original architects' drawings shows small-paned wood-framed sash windows, apparently never installed.

The pivoting windows were not, however, a success. The minutes of the School Board (August 29, 1931) state that "A much needed improvement at the 11th District School is being accomplished by this Board. A four-room addition is being built and a complete new heating system is being installed. Factory windows in the old part are being replaced by a new type of window which adds much to the lighting efficiency and exterior beauty of the building." Later it was noted that Chester Disque, architect, reported that rapid progress is being made on the addition being built to the 11th District School in West Covington." The addition was no doubt made in response to somewhat of a population boom that was causing the expansion of the inner suburbs of northern Kentucky before the effects of the Depression fully hit.

After many years' service, not only as an educational institution, but also as a community center, the 11th District School was reluctantly closed by the School Board after the 1978-79 school session in acquiescence to Federal requirements for the busing of students

(continued)

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which led to the consolidation of small schools. Aside from the general issue of busing, the strong attachment of West Covington residents to the 11th District School and its building are evidenced in the deliberations of the board as recorded in newspaper articles at the time of the closing.

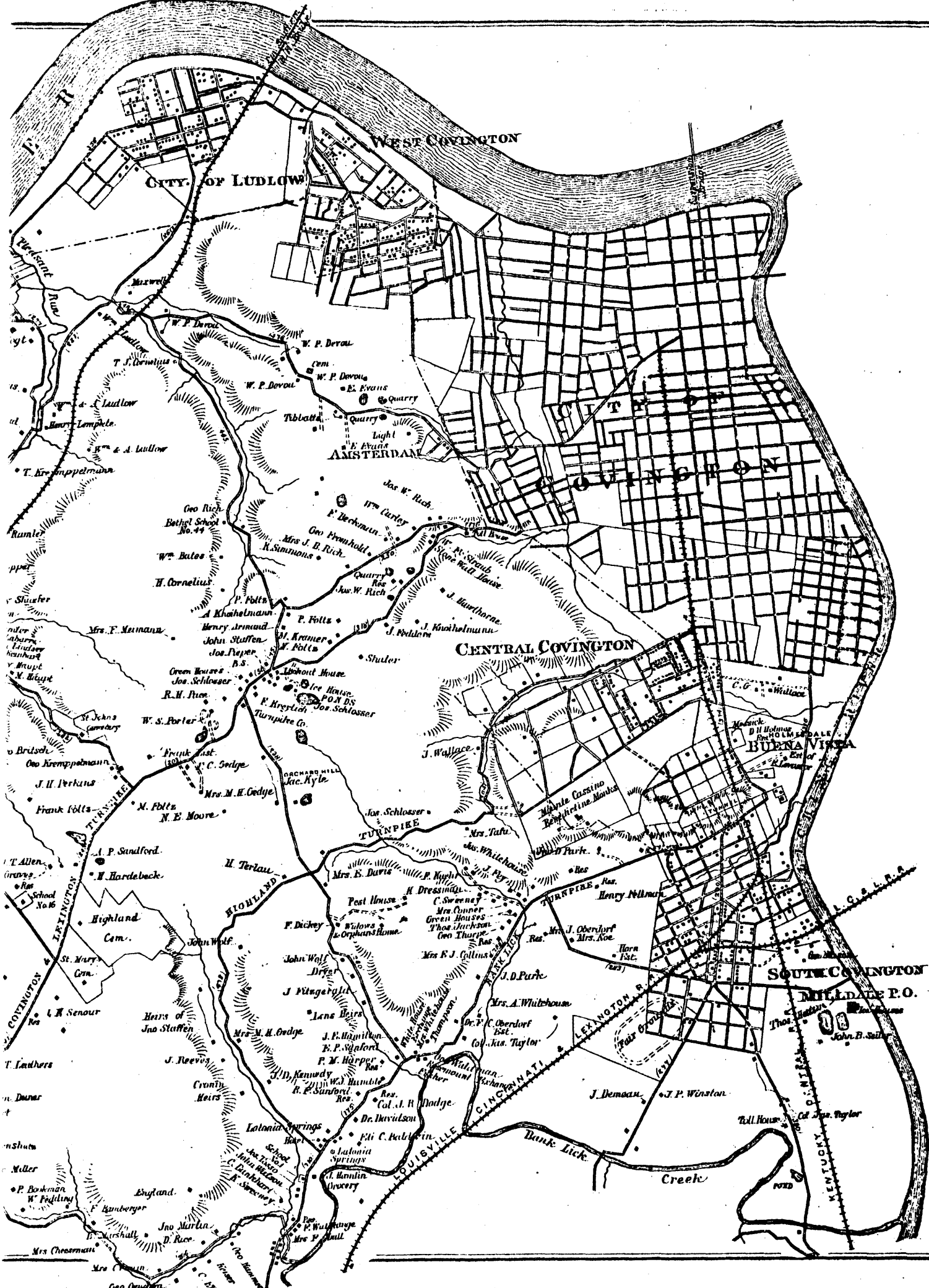
A group of investors, including architects, planners, investors, and others desiring experience in rehabilitation utilizing the Economic Recovery Tax Act of 1981 and other Federal and local incentives, have undertaken to purchase and renovate the school building, along with its six-acre site, as a medium-price apartment complex. The attractive exterior will be stabilized and preserved basically as it is, while the undistinguished interior will be remodeled to provide approximately 26 units.

Copies of the original architectural drawings for the building have been preserved. They indicate that the architects were Richards, McCarty & Bulford of Columbus, Ohio. It is not known why this prominent firm (all of whose records have been recently destroyed) was chosen for this commission, particularly as Holmes High School--contemporary and stylistically similar, although on a vastly larger scale--and many other educational buildings in the area were designed by local architects C.C. and E.A. Weber. No other buildings by Columbus firm in northern Kentucky have been identified, but they were responsible for at least a dozen major projects in the Lexington area from about 1895 until after World War I. They seem to have been able to provide up-to-date structural and functional solutions, as well as a variety of historical alternatives, although their other known Kentucky designs were in some version of Neo-Classical or Baroque. Among their major works in Lexington are the 1895 McClelland Building (the first high-rise office building in the Blue Grass region), the City National Bank Building (listed on the National Register), the Security Trust Building, part of the famous Phoenix Hotel and the former Y.M.C.A. Building and Broadway Christian Church (both listed on the Register as part of the Northside Residential Historic District). Other commissions there included additional banks, churches, educational and institutional buildings, which to a considerable extent altered the stylistic character and scale of downtown Lexington. Many additional works elsewhere are listed in the biographies of the senior partner, Clarence E. Richards (1865-1921), and George H. Bulford (1870-1942); the third partner was J. E. McCarty (still living in 1951). Apparently each partner specialized in one aspect of their joint projects, Bulford being responsible for design and rendering, Richards for dealing with clients, and McCarty for engineering.

Chester H. Disque (ca.1894-1971) was a Covington architect who also designed the 4th District School and the Board of Education Administration Building on E. 7th Street (see the National Register nomination form for the Covington Downtown Commercial District), as well as the Latonia and Warsaw, Kentucky, fire stations.







CITY OF LUDLOW

WEST COVINGTON

AMSTERDAM

CENTRAL COVINGTON

SOUTH COVINGTON

MILLDALE P.O.

Westcott Run

COVINGTON

LEXINGTON

LOUISVILLE

KENTUCKY

W. P. Davou  
T. J. Cornelius  
W. P. Davou  
W. P. Davou  
E. Evans  
Quarry  
Light  
E. Evans  
Quarry

Geo. Rich  
Bethel School  
No. 44  
W. Bates  
H. Cornelius  
Mrs. F. Meimann  
A. Kachelmann  
Henry Armand  
John Staffen  
Jos. Paper  
B.S.  
Green Houses  
Jos. Schlosser  
R.H. Price  
W. S. Porter  
Frank Inst.  
C. Sledge  
Mrs. M. H. Gedge  
N. E. Moore

Geo. Frankhold  
Mrs. J. B. Rich  
A. Simmons  
Quarry  
Jos. W. Rich  
J. Hartorne  
J. Kachelmann  
J. Wallace  
J. D. Park  
Mrs. A. Whitcomb  
Dr. C. Oberdorf  
Col. K. Taylor

St. John's  
Cemetery  
Mrs. F. Meimann  
A. Kachelmann  
Henry Armand  
John Staffen  
Jos. Paper  
B.S.  
Green Houses  
Jos. Schlosser  
R.H. Price  
W. S. Porter  
Frank Inst.  
C. Sledge  
Mrs. M. H. Gedge  
N. E. Moore

Highland  
Cem.  
St. Mary's  
Cem.  
John Wolf  
Dirge  
J. Fingaroff  
Lens Heirs  
Mrs. M. H. Gedge  
J. E. Magallon  
F. P. Sigaloff  
F. M. Harper  
W. D. Kennedy  
W. J. Hamble  
B. P. Sanford  
Res.  
Col. A. R. Dodge  
Dr. Davidson  
Eli C. Baldwin  
Latomia Springs  
A. Hamlin  
Grocery

Post House  
Mrs. E. Davis  
P. Kurl  
H. Dressing  
C. Sweeney  
Mrs. Conner  
Green Houses  
Thos. Jackson  
Geo. Thurgie  
Res.  
Mrs. E. J. Collins  
Mrs. A. Whitcomb  
Dr. C. Oberdorf  
Col. K. Taylor

Highland  
Cem.  
St. Mary's  
Cem.  
John Wolf  
Dirge  
J. Fingaroff  
Lens Heirs  
Mrs. M. H. Gedge  
J. E. Magallon  
F. P. Sigaloff  
F. M. Harper  
W. D. Kennedy  
W. J. Hamble  
B. P. Sanford  
Res.  
Col. A. R. Dodge  
Dr. Davidson  
Eli C. Baldwin  
Latomia Springs  
A. Hamlin  
Grocery

CITY OF  
COVINGTON

BUENA VISTA

LEXINGTON

Bank Lick  
Creek

Map 1

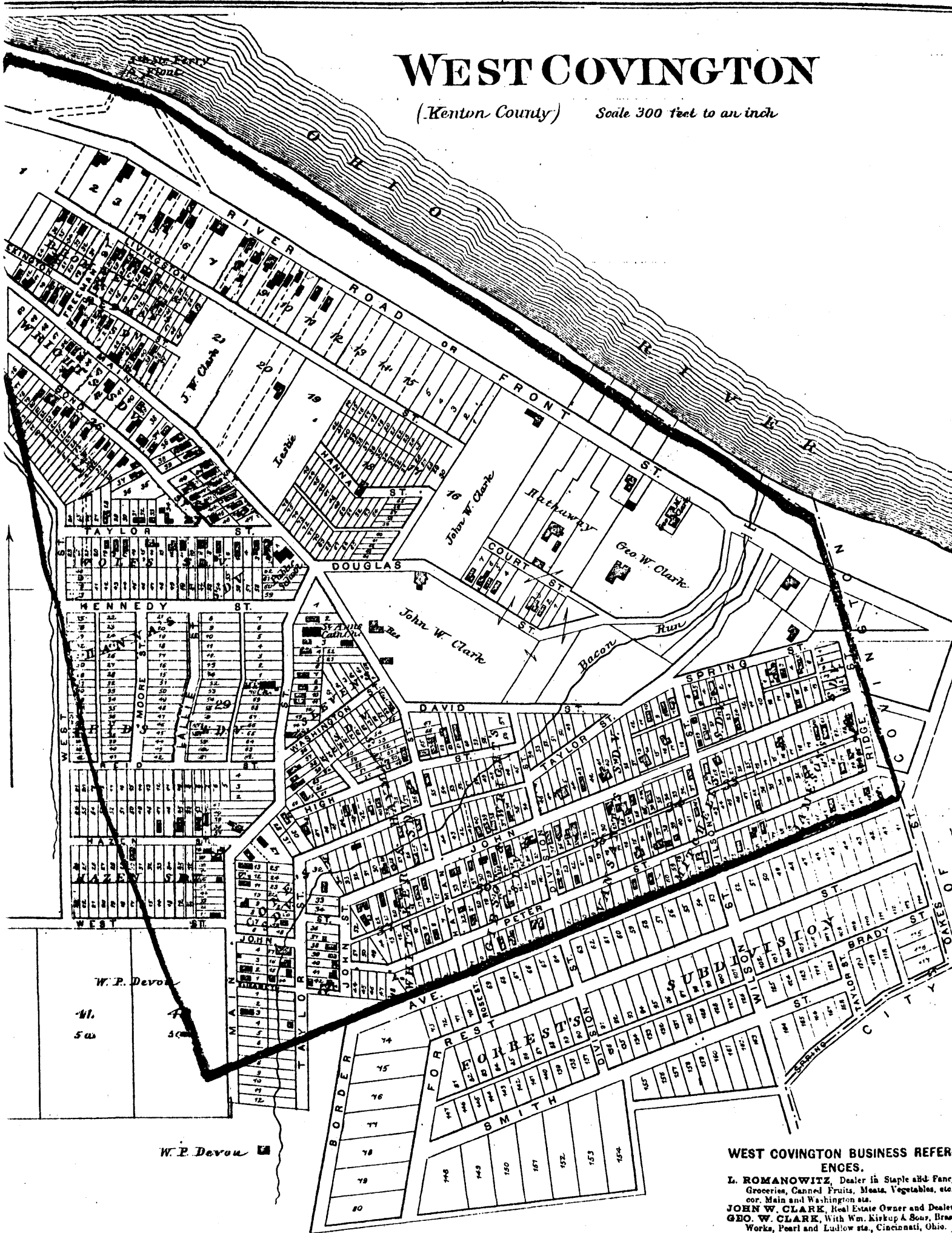
Detail of map of West Covington, showing relation to Town of Ludlow on west side and City of Covington on east; Ohio River (and Cincinnati) to north, Licking River (and Newport) to east.

From D.J. Lake & Co., An Atlas of Boone, Campbell and Kenton Cos., Kentucky (Phila, 1883), p. 35.

11th District School, West Covington  
Covington, Kenton Co., Kentucky

# WEST COVINGTON

(Kenton County) Scale 300 feet to an inch



## WEST COVINGTON BUSINESS REFER- ENCES.

**L. ROMANOWITZ**, Dealer in Staple and Fancy Groceries, Canned Fruits, Meats, Vegetables, etc. cor. Main and Washington sts.  
**JOHN W. CLARK**, Real Estate Owner and Dealer  
**GEO. W. CLARK**, With Wm. Kirkup & Sons, Brass Works, Pearl and Ludlow sts., Cincinnati, Ohio.

Map 2

Detail of map of West Covington, showing  
site of 11th District School southwest of  
bend in what was then Hanna Street.

From D.J. Lake & Co., An Atlas of Boone,  
Campbell and Kenton Cos., Ky. (Phila.,  
1883), p. 29.

11th District School, West Covington  
Covington, Kenton Co., Kentucky