

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

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received **JUL 2 1985**

date entered **AUG 1 1985**

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

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

1. Name

historic Mansion Hill Historic District, Amended

and/or common

2. Location

street & number See Attached Maps not for publication

city, town Newport vicinity of N/A

state Kentucky code county Campbell 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 checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" 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 checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input 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 owners -- See Continuation Sheets

street & number

city, town Newport vicinity of state Kentucky

5. Location of Legal Description

courthouse, registry of deeds, etc. Campbell County Courthouse

street & number Fourth and York Sts.

city, town Newport state Kentucky

6. Representation in Existing Surveys

title Kentucky Historic Resources Inventory:
Campbell County Survey, Newport has this property been determined eligible? yes no

date 1978 - 1979 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

7. Description

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

Describe the present and original (if known) physical appearance

7a. Summary

The Mansion Hill Historic District (National Register, 1979) is located in the extreme northeast corner of the city of Newport, east of the Central Business District. Its large, distinctive and varied collection of nineteenth-century architecture is considered the finest representation of the city's most prosperous era. The area proposed for inclusion in the Mansion Hill District lies directly west of the District's present western boundary, Washington Ave. This area includes 50 contributing buildings on all or portions of four irregularly-shaped blocks. The northern boundary of the proposed Extension is provided by Parker Alley, and the southern boundary by E. Sixth St. (The East Newport Historic District, which was listed on the Register in 1983, lies directly south of the proposed Extension.) The western boundary of the proposed annexation area is irregular, and has been drawn to exclude such unsympathetic elements as a railroad siding, a parking lot, and two intrusive commercial structures. The area proposed for annexation is architecturally consistent with the existing District, and is locally considered to be part of the Mansion Hill neighborhood.

The Description is continued on Continuation pages 2 - 8.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<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 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 c. 1845 - 1900 **Builder/Architect** Various

Statement of Significance (in one paragraph)

8a. Significance

The Mansion Hill Extension is comprised of an architecturally significant, diverse group of buildings dating from c. 1845 to 1900. When viewed as an isolated entity, they constitute a living record of the progression of Newport architecture. This stylistic progression is also consistent with that of the existing Mansion Hill District. But more significantly, the proposed Extension serves as a gateway to the Mansion Hill District. Its inclusion will help to ensure the District's integrity in the future.

The Statement of Significance is continued on Continuation pages 2 - 5.

9. Major Bibliographical References

Campbell County deed and tax records
 Devereux, Mrs. Blue Book(of Cincinnati Society). Cincinnati, Ohio: 1890, 1898, 1910.
 Sanborn Fire Insurance Maps. 1886, 1894. Williams' City Directories, 1838 - 1910.

10. Geographical Data

Acreeage of nominated property Approx. 6 acres
 Quadrangle name Newport Quadrangle scale 1:24000

UTM References

A	1 6	7 1 7 0 0 0	4 3 2 9 8 6 0	B	1 6	7 1 6 9 8 0	4 3 2 9 8 3 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	7 1 6 7 4 0	4 3 3 0 0 8 0	D	1 6	7 1 6 8 0 0	4 3 3 0 1 4 0
E				F			
G				H			

Verbal boundary description and justification

See continuation sheets.

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

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Margaret Warminski, Researcher
 organization Mansion Hill Neighborhood Association date April 1985
 street & number P. O. Box 1135, Spence Station, Newport telephone (606) 291-1242
 city or town Newport state Kentucky 41072

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 David L. Morgan
 title STATE HISTORIC PRESERVATION OFFICER date JUNE 19, 1985

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

for Helene Byers Keoper of the National Register
 date 8/1/85
 Keoper of the National Register

Attest: _____ date _____
 Chief of Registration

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7b. Description

Each block of the proposed Extension makes a positive contribution to the District, and each has a slightly different character. At the northern edge of the Extension, Southgate St. (see Map #1) retains a group of workers' cottages dating from the 1870's. (See photos 3 and 4.) These one and a half story, two-bay dwellings are executed in frame (with the exception of 219, which is brick.) They employ the same simple detailings found on larger residences of the period, namely, segmental arched or "shelf-like" window heads, and bracketed or dentiled cornices. Most still have original iron fences and gates. In addition, the street is one of the few in the city to retain its brick paving.

Southgate St. is also notable for the presence of a Newport landmark, the Southgate St. Public School or so-called "Colored School" (1893). (Photos 3 and 4.) This two-story, two-bay brick building was built on the scale of a typical townhouse of the period and in no way resembles an institutional structure. Detailing is modest and is confined to continuous lintels of smooth dressed stone and a pressed-metal cornice with an arcading motif. The entry surround culminates in a simple pediment.

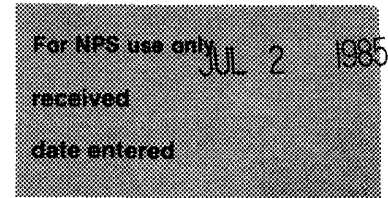
Counterparts of the small-scale dwellings of Southgate may be found in the Mansion Hill District and many other areas of central Newport. This block, however, serves a unique function, since it creates a buffer between the commercial activity of E. Third St. and the surrounding residential area.

To the east of Southgate St., the 300 block of Washington Ave. also contains several interesting frame cottages. (Photos 1 and 2.) All are built on a narrow, elongated "shotgun" plan, with roof lines running perpendicular to the street and creating gables at front and rear. Although all have been sheathed in artificial siding, they are nonetheless noteworthy. 314 and 316 Washington (Photo 1) have unusual wooden false fronts extending above the true roof lines, complete with bracketed cornices.

The houses on the 300 block of Washington Ave. are sited on a natural rise of ground. At a still undetermined date, the street was excavated and widened (probably when the trolley line shown on Map 4 was installed) and the hill was cut back. When this was done, the basements of these homes became usable, and the lower-level entrances were installed.

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The southern portion of the 300 block of Washington, between Southgate and E. Fourth Sts. (see Map 1), includes a vacant lot (at the corner of Southgate St.) and two intrusive structures; one, a concrete block building of undetermined age, and the other, a greatly altered Dutch Colonial house in poor repair. But it also includes a fine transitional dwelling from c. 1865, which, like several other buildings in the Extension, combines elements of the Greek Revival and Italianate. 328 Washington Ave. (Photo 5) is a substantial 3-bay, 2 1/2 story brick residence whose interior has been divided into apartments but whose exterior has remained intact. Facade treatment is simple and includes flush stone lintels and sills and an understated metal cornice with narrow paired brackets. Its shed roof with gable front is clad in slate.

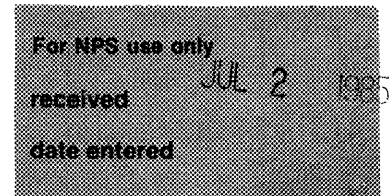
The 200 blocks of E. Fourth, E. Fifth and E. Sixth, as well as the 500 block of Washington Ave., contain a lively mixture of high-style and vernacular mixtures of different styles. (This variety is also characteristic of the Mansion Hill District.)

The north side of E. Fourth St. (Photo 6) contains one of the city's best clusters of high-style Civil War era buildings. (To the west of this cluster lies a vacant lot and a non-contributing commercial building, so the boundary was drawn to exclude them.) 221 and 225 E. Fourth (photo 7) constitute an important pair of dwellings unified by their window and cornice treatments. 221 is an excellent example of a transitional Greek Revival-Italianate 3-bay dwelling, whose exterior remains virtually unchanged. A Greek-type shouldered stone architrave and simple pilasters enhance the frontispiece. The front doorway is recessed in a vestibule, and is flanked by rectangular sidelights. A tripartite transom surmounts the doorway, with twin brackets in the form of delicately carved faces. Window treatment consists of round-topped two-over-two light sash capped by simple segmental arches. A two-story bay window, with narrow arched windows, adorns the east face. The paneled cornice is supported by paired brackets.

221 and 225 E. Fourth were clearly built as a pair, for they share a spacious side yard, with doors and windows opening to common space. (According to the 1894 Sanborn map, this garden space once included a greenhouse.) This situation is possibly unique in the city, where adjacent homes were built with blind sides for privacy's sake, and indicates the two homes were probably built for family members. A small concrete-block church

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with adjoining community room now occupies the rear of this property, but it is barely visible from the street and thus is not a discordant element.

Adjoining 225 on the east, 229 E. Fourth St. (the Healy-Schulz House) is an Italianate 3-bay, 2 1/2 story dwelling built in 1870. Its facade is enhanced by an entry frontispiece with ornate stone surround. Segmental arches with acanthine keystones surmount the round-topped, full-length windows of the first-floor facade, with "basket-handle" arches on the upper story. A concrete Neo-Classic porch with entry pediment was added during a general remodeling c. 1905. The cornice has been removed.

233 E. Fourth St. (photo 9) is one of the city's finest late Greek Revival dwellings (c. 1860). Its classically inspired features include a dentiled cornice and a door surround with simple entablature. 233 e. Fourth is sited on a rise of ground, accessible only by a flight of stone steps with a graceful iron railing. A door in its high retaining wall leads into the basement of the house, giving rise to local rumors (probably unfounded) of Underground Railroad activity. The house's prominent location makes it a neighborhood focal point.

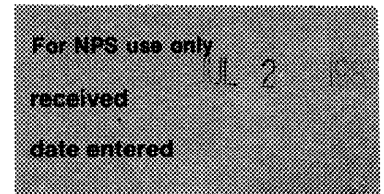
The south side of E. Fourth St. (photo 10) contains several important dwellings of different periods. (To the west of this block, the boundary has been drawn to exclude a parking lot.) 212 E. Fourth St. is a handsome 2-bay, 1 1/2 story brick cottage built in 1882 on the former site of a Baptist church. The beveled stone quoins provide an unexpected decorative touch. 212 is a good example of the well-maintained small houses to be found in the Mansion Hill District and surrounding area.

To the east of 212, 214-216 E. Fourth (see photo 12) is a rare example of a vernacular shared-wall duplex with a Greek Revival influence. Its pressed-metal box cornice has applied floral medallions as well as oversized scrolled brackets at either end. Other Neo-Grec details include window heads and door pediments with small stylized anthemia.

232-234 E. Fourth St. (photo 13), also a shared-wall duplex, is one of Newport's oldest surviving buildings. Although deed records are inconclusive, it appears to have been built c. 1845. The house is a simple vernacular brick dwelling, each half two bays wide, standing one and a half stories tall. The roof ridge runs parallel to the street, culminating in bridged gables at

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either end. There are two interior chimneys. Windows on the facade have single-light sash and are probably replacements, while those on the remainder of the building retain their original six-over-six light sash. Each half of the duplex has a small inset wooden porch toward the rear. The yard retains its original herringbone brick paving. According to the owners, the house originally had gutters of hollowed-out cherry logs, but these were removed in the 1960's after they had deteriorated considerably.

232-234 E. Fourth has a shotgun floor plan. The first floor is used for living space, with a storage loft above and a partial basement below. The interior features Greek Revival style woodwork and mantels. Despite the fact that little is yet known of the history of this dwelling, its obvious historical significance makes it a valuable addition to the District.

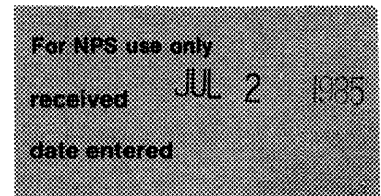
The southwest corner of E. Fourth St. and Washington Ave. is dominated by the Ackley-Ducker House, 236 E. Fourth St. (See photo 14.) This imposing Italianate residence was built in 1882 and was remodeled at the turn of the century. These alterations have resulted in an intriguing mix of period details. The facade features an elaborate stone frontispiece with fluting and unusual geometric details, which are repeated on the stone lugged window heads. Exterior "winter" doors with arched panels open to an entry vestibule. Beveled stone quoins and a bracketed cornice also enliven the facade. The east face features a 2-story bay window with continuous stone lintels that incorporate an incised floral motif. A double wooden gallery was added in 1900 and replaced an earlier one-story portico. The interior retains many original fixtures. Since open space is scarce within the neighborhood, the tree-shaded yard is also an important visual element.

The north side of E. Fifth St. (see photo 15) also contains a varied group of significant structures. This block is also the only one in the proposed Extension that has remained completely intact, free of demolitions or intrusions.

An interesting grouping of townhouses is located at the western edge of the block. (See photo 16.) 207 and 209 E. Fifth are twin two-bay, two and a half story Queen Anne residences built c. 1890 to replace earlier buildings on the site. Their lively facades feature false mansard front roofs clad in imbricated slate of various hues, and roof dormers decorated with

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mosaic tiles. Adjoining 209 on the east is 211 E. Fifth (photo 16). Although this simple townhouse has been modified over the years - its cornice removed and first-floor windows shortened - it has kept its basic integrity. In the center of the block, 223 E. Fifth (photo 17) is a quaint vernacular frame dwelling of post-Civil War vintage.

One of the finest small-scale dwellings in Newport is located near the eastern edge of this block. The Newton-Bennett House, 235 E. Fifth St., is an interesting one and a half story, three-bay brick residence built c. 1875 in the Italianate style. (See photo 18.) It was remodeled c. 1890 in the eclectic Queen Anne spirit by its second owners. (Since the 1894 Sanborn map shows the modifications, they must have been completed by that time.) Shingled roof dormers were added on three sides, as well as oriole bays with windows trimmed in colored glass panes. A coved metal console, supported by jigsaw brackets, was added over the front door.

The south side of E. Fifth St. (see photo 19) includes one of the city's few clusters of Greek Revival townhouses. The most imposing of these is 230 E. Fifth (see photo 20), a handsome and well-maintained three-bay residence with restrained ornamentation. Its elegant facade details include a paneled wooden cornice, elongated windows, and a stone Revival frontispiece. There are wooden galleries on the east face. A companion house next door was torn down in the 1970's, leaving a vacant lot.

The 200 block of E. Sixth St. (north side) features a pair of architecturally significant residences built decades apart. 223 E. Sixth (photo 25) was built as a transitional dwelling (c. 1865) with three-bay facade, metal cornice with acanthine brackets, and a modified Palladian window on upper east face. However, it has received several sympathetic additions. A finely detailed Neo-Classic "wrap-around" porch was added c. 1900, with Corinthian columns, dentils and pediment. During the 1920's, a one-story wing which repeats design elements of the original building was added to the east face. (These modifications were done to suit the needs of the owner, a funeral director.)

221 E. Sixth (photo 26) was one of the last buildings to be constructed within the boundaries of the Extension. It is a handsome late example of the Queen Anne style, of a type found throughout East Newport. The arcaded front entry, however, is

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unusual. The delicate iron fence with "double-arrow" motif is one of the area's finest examples of locally-produced ironwork. An early residence is located to the west of 221 but was not included in the annexation area because it has been sandblasted, its fenestration has been altered, and it is now attached to a non-contributing modern building. The south side of E. Sixth St. (see Map 1) was also not included since it is part of the East Newport Historic District (National Register, 1983).

The 500 block of Washington Ave., west side (see photo 21) contains a collection of residential and commercial structures dating from c. 1895-1900. (The exception is 506 Washington, which dates from the late 1870's.) The block is anchored at its north and south corners by examples of the mixed-use commercial structures found throughout Newport. At the northwest corner of E. Fifth St. and Washington Ave., Ivy and Bill's Tavern (c. 1895) was remodeled in the 1940's and a new facade of glazed tile and glass block was added. The alteration, however, was tasteful and does not detract from the building's character. The original iron storefront piers and lintel were left in place. (See photo 22.)

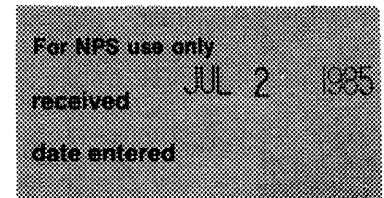
At the opposite end of the block, the former Storn's Drugstore Building at 530 Washington (photos 23 and 24) is one of the city's best examples of a late nineteenth-century commercial structure. Its smooth-surface fired-brick facade is given vertical emphasis by pressed-metal fluted pilasters with composite capitals. The shaped stone lintels feature incised floral designs. The original iron storefront and plate-glass windows have been retained, as have the sandstone slab sidewalks around the building. 530 Washington was placed on the Kentucky Register of Historic Buildings in 1979.

To the north of 530 are two non-contributing elements; a greatly altered townhouse, and an auto repair shop. Directly behind 530 is a mid-nineteenth century building that has been altered almost beyond recognition. Despite these inharmonious elements, the integrity of the corner of Sixth and Washington has been maintained, and the historic commercial structures relate well to similar buildings on opposite corners.

The character of the blocks between Parker Alley and E. Sixth St. is consistent with that of the existing Mansion Hill District, as well as that of the East Newport District to the south. The predominate building types in the Extension - the two

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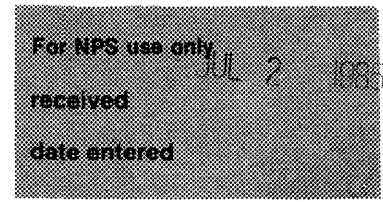
or three-bay townhouse, the "shotgun" cottage, the mixed-use commercial building - are also characteristic of the District. The fine high-style residences in the vicinity of Washington Ave. relate well to the landmark buildings of the same period on the opposite side of the street (within the District). In addition, the earlier (pre-1880) dwellings of the extension complement the later (post-1900) buildings to be found within the Mansion Hill District. Together, the District and Extension are part of a historical continuum, and an important historic resource for the city of Newport.

The following properties within the nominated area are non-contributing properties:

- 326 Washington Street (vacant lot)
- 332 Washington Street
- 334 Washington Street
- 518 Washington Street
- 520-22 Washington Street
- 231 Sixth Street
- 228 Fifth Street
- 226 East Southgate Street
- 228 East Southgate Street

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8b. History

As was generally the case in river towns, Newport's early population growth centered on the riverfront and spread gradually outward in a more or less concentric fashion. The western and central areas of the city were built up first, with the sections along the eastern periphery remaining less populous for many years. Most of the city's population in the pre-Civil War years was concentrated in the "Original Plan" or core area whose 180 lots were platted in 1792, four years after the city's founding. The Original Plan extended south from the Ohio River to what is now E. Fifth St. (then called Madison St.), and east from the Licking River to Washington Ave. (then called East Row). (Refer to Map #3.)

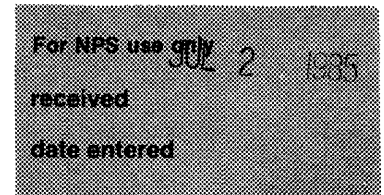
Most of the proposed Mansion Hill Extension is located in the extreme southeast corner of the Original Plan. The Newport 1838-1839 City Directory indicated that parts of the Extension were sparsely settled by this time, but since no street numbers were given, this information is hard to verify. Moreover, few buildings from this early period have survived.

As the city's population grew in the Civil War era, physical expansion of the city soon followed. Numerous additions were platted to the south and east of the Original Plan, including those (the Mansion Hill and East Row Additions) that comprise the existing Mansion Hill District. But housing speculation also took place within the city's core area. In the early 1860's, a subdivision was platted in the northern section of the proposed Mansion Hill Extension, bounded by Parker Alley, Washington Ave., Saratoga St. (which lies just west of the Extension), and E. Fourth St. (See Map #1.) This subdivision was carved out of the estate of the Shalers, who were one of Newport's first families and were related by marriage to the Southgates, one of Northern Kentucky's pioneer families. The new subdivision was named for N. B. Shaler, and its street names bear witness to its origins. Southgate St. was, of course, named for the Southgate family, and Parker Alley for F. M. Parker, trustee of the estate.

In the following decades, the Shaler subdivision as well as the blocks immediately to the south were developed with a mixture of large and small dwellings, and the area soon developed the heterogeneous character it retains today. The major east-west streets - East Fourth, East Fifth and East Sixth - were developed with a number of fine, high-style residences in the late Greek

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Revival and Italianate modes. Several of the grandest occupied choice corner lots, where the homes could receive maximum visibility. (In some cases, as with 230 E. Fifth and 504 Washington Ave., portions of these corner lots were later sold for infill development.) The owners of these new dwellings were for the most part successful entrepreneurs or professionals well established in their careers, who had previously occupied homes in older and less fashionable parts of the city. For example, 236 E. Fourth St. (photo 14) was built in 1882 by Irving Ackley, a Cincinnati-based salesman of hair goods. After Ackley's death in 1890 it was purchased by John S. Ducker, prominent attorney, real estate developer and civic leader who at one time served as Campbell County solicitor. Across the street, 229 E. Fourth, c. 1870, (photo #8) was occupied for many years by Peter T. Schulz, a printer. Like Ducker, Schulz also dabbled in the real estate market, and owned additional property in the adjacent area.

However, close by the homes of the "gentry" were built the more modest residences of tradesmen and laborers. The 300 block of Washington Ave. (photos 1 and 2) retains an interesting cluster of these wooden dwellings, two of which have false fronts. One of the city's more significant groups of cottages is located on the north side of Southgate St (photos 3 and 4). These small-scale frame residences date from the 1870's. Old deed records indicate that the population of Southgate St and the 300 Block of Washington Ave. was overwhelmingly of Irish origin during this decade, with such surnames as Donnelly, O'Mara, O'Neil and Guilfoyle recurring. To these immigrant families, the modest homes of Shaler's subdivision probably represented an improvement over the tenements of Cincinnati's Irish enclaves or the flood-ridden housing of Newport's riverfront. The occupations of these residents included shoemaking and shoe-stitching, paper box cutting, and vault cleaning. It is reasonable to assume many also worked in the nearby riverfront factories, while others operated small businesses from their homes.

In the Cincinnati area during this period, racial segregation in housing had not yet become rigid, and Irish and black populations sometimes mingled. This appears to have been the case in Newport. Although there is little written documentation on the subject, Southgate St. appears to have become a nucleus of black settlement during the 1880's and 1890's. It seems reasonable to assume that some upwardly mobile Irish or German-Americans sold their homes to blacks who, in

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turn, were seeking to better their lot. According to City Directories, an African Methodist Church (now demolished) was located on an adjacent block of Southgate St. during the 1880's. In 1893, the Southgate St. Public School or "Colored School" was built as 217 Southgate St. as a grammar school for black children. (See photos 3 and 4; also Map #4.) The building remains the sole extant vestige of the city's formerly segregated school system. After the school closed, the building was taken over by the Order 120, a black Masonic lodge.

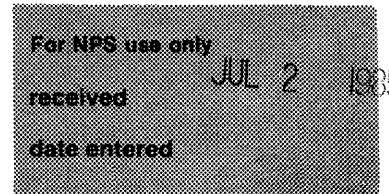
During the 1880's, a number of land-use changes took place. A Baptist church that had formerly been located at the southeast corner of Fourth and Saratoga Sts (refer to Map #1) moved to larger quarters in West Newport, and the old church building demolished. The trustees of the church engaged in a "land swap" in which the Fourth St. property was given to the family who had donated the land for the new church. (The family in question were the Berrys, one of whom - A. S. Berry - was a noted politician and statesman.) The lot was then parceled and sold for building lots. Of the several homes built on Lot 176, only one - 212 E. Fourth - survives. (See photos 10 and 11.)

Although the early development of this part of Newport was primarily residential, by the 1880's a number of small commercial and more sizeable manufacturing establishments came to be built. During this period, the southwest corner of the Shaler subdivision near Fourth and Saratoga Sts. was redeveloped; the existing homes were demolished and a fruit cannery built. (See Map #4.) In addition, some newer dwellings were built to replace older ones. Several frame buildings on the north side of E. Fifth St., shown on the 1886 Sanborn Map of the area, were torn down and replaced by the present 207 and 209 E. Fifth, a pair of brick townhouses. (See photos 15 and 16; also Map #4.) By the end of the decade, the last remaining vacant block in the Extension - the 500 block of Washington Ave. - was developed, with mixed-use commercial buildings at its north and south corners and Queen Anne townhouses in-between. (See photo 21.) (The 1886 Sanborn Map shows this block as being empty except for the Italianate 504 Washington; the 1894 update shows it solidly lined with buildings.)

The historical development of the Mansion Hill Extension coincides with that of the existing District. Although the development of the Extension began at an earlier date, the two areas found common ground in the period between 1880 and 1900.

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

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

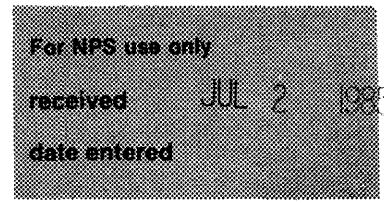


Mansion Hill Historic District, Amended
Continuation sheet Campbell County, Kentucky Item number 8 Page 5

The 1894 Sanborn Map (see Map #4) shows virtually all the buildings of the Extension as being extant, indicating that its growth was nearly complete by this time. With the exception of some destruction just outside its western boundary, a map drawn of the Extension as it exists today would be remarkably similar to that prepared ninety-one years earlier.

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

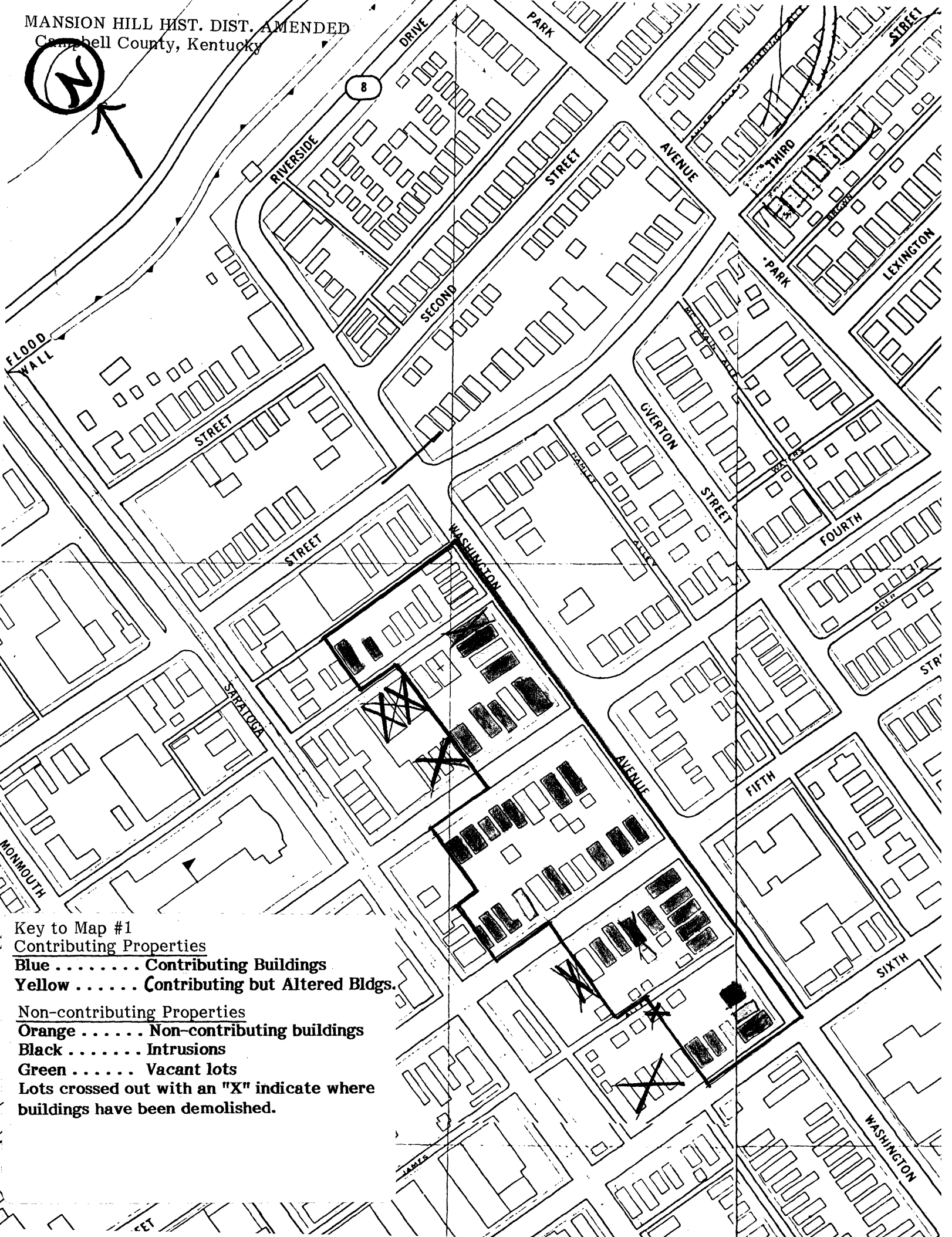
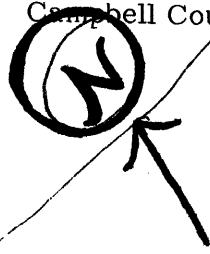
**National Register of Historic Places
Inventory—Nomination Form**



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Continuation sheet Campbell County, Kentucky Item number 10 Page 2

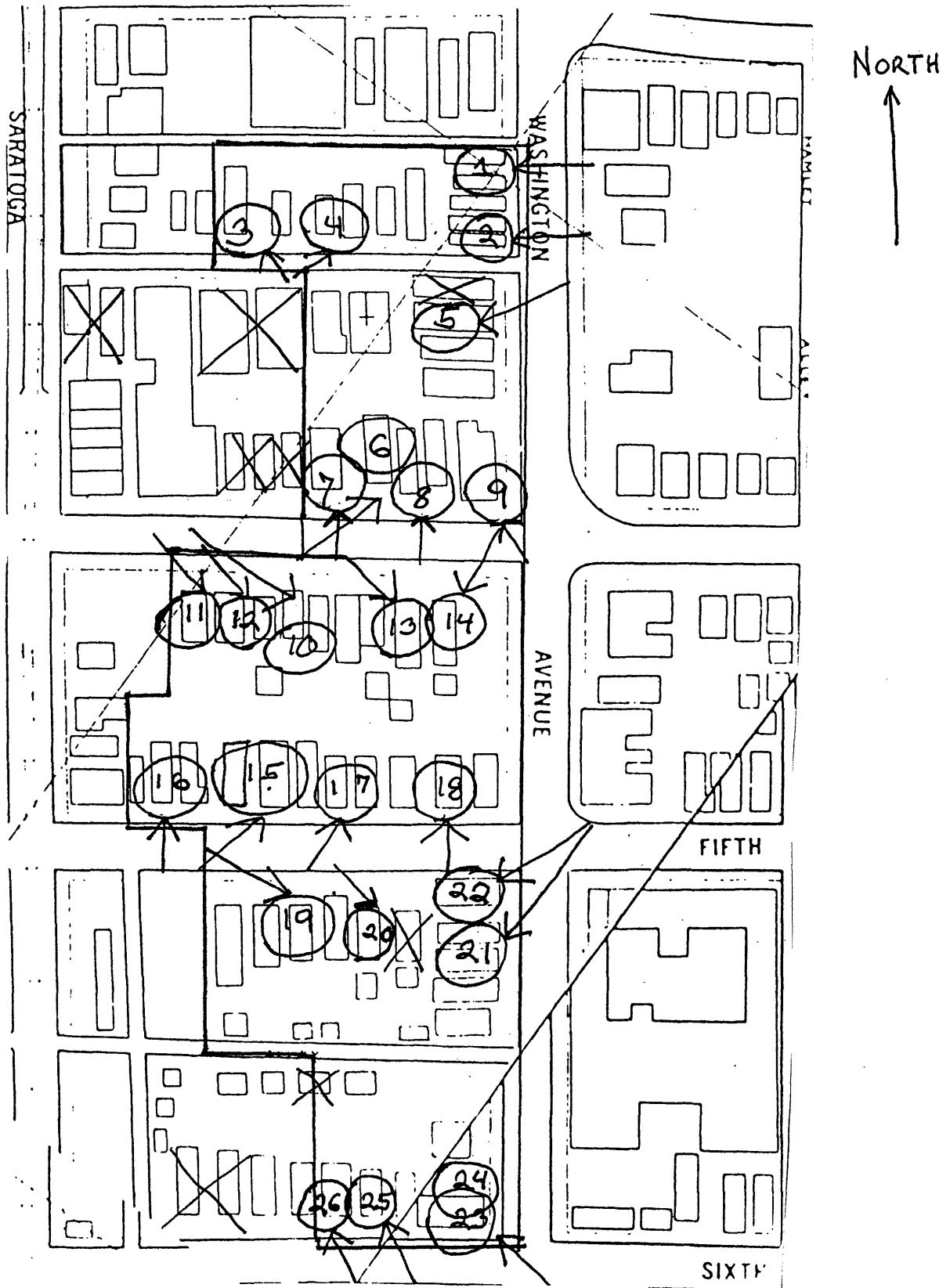
Beginning at a point in the south line of Parker Alley at the northwest corner of Parcel 18 (part of Lot 165) in the Original Plan of Newport, said property also being known at 217 Southgate Street; then proceeding east along the south line of Parker Alley to the intersection of said alley and Washington Avenue, this point being the northeast corner of Parcel 29 (part of Lot 168), said property also being known as 314 Washington Avenue; then proceeding south with the west right-of-way line of Washington Avenue to the intersection of said Avenue and East Sixth Street, this point being the southeast corner of Parcel 27 (part of Lot 24), Bellevue Addition; then proceeding west with the north right-of-way line of East Sixth Street to the southwest corner of Lot 19, Parcel 20, such property also being known as 221 East Sixth Street; then proceeding north along the west line of Lot 19 to the intersection of said lot and the south line of James Alley, this point being the northwest corner of Lot 19; then proceeding north across James Alley to a point directly opposite the northwest corner of Lot 19, this point being in the north line of James Alley at the southwest corner of Lot 6; then proceeding west with the north line of James Alley along the south property line of Lots 7 & 8 to the southwest corner of Lot 8; then north along the west line of Lot 8, Parcel 5 to the intersection of said lot and the south line of East Fifth Street; this point being the northwest corner of Lot 8; then proceeding north across East Fifth Street to a point in the north line of said street directly opposite the northwest corner of Lot 8, Bellevue Addition; then proceeding west along the north line of East Fifth Street, with the south right-of-way line of Lot 176, Original Plan, Parcels 23, 22, and 21 to the southwest corner of Parcel 21; then proceeding north along the west line of Lot 176, Parcel 21 to the northwest corner of said parcel; then proceeding east along the north lines of Parcels 21 and 22 (part of Lot 176) to a point at the southwest corner of Parcel 10 (part of Lot 176), this being a point in the south property line of a property known as 212 East Fourth Street; then proceeding north along the west line of Parcel 10 to the intersection of said parcel with the south line of East Fourth Street, this point being the northwest corner of Parcel 10; then proceeding east along the south right-of-way line of East Fourth Street, along the north property lines of Lot 177, Parcels 10, 11, 12 and 13, such properties also being known as 212, 214-216, 218, and 222 East Fourth Street to a point in the north line of Lot 178, Parcel 14, this point being 173 feet, more or less, west of the intersection of East Fourth Street and Washington Avenue; then proceeding north across East Fourth Street to a point in the north line of said street, this point being the southwest corner of 171, Parcel 52, this point being located 173 feet, more or less, west of the intersection of East Fourth Street and Washington Avenue and being the southwest corner of the property also known as 221 East Fourth Street; then continuing north along the west line of Lot 171, Parcel 52 to the northwest corner of said lot, this point being the intersection of said lot with the south line of Southgate Street; then continuing north across Southgate Street to a point directly opposite in the north line of said street, this point being directly opposite the northwest corner of Lot 171, and also being in the south line of Parcel 21 (part of Lot 166); then proceeding west along the north line of Southgate Street with the south property lines of Parcels 20, 19, and 18 to a point at the southwest corner of Parcel 18 (part of Lot 165), this being the southwest corner of a piece of property also known as 217 Southgate Street; then proceeding north along the west line of said parcel to the place of beginning.

MANSION HILL HIST. DIST. AMENDED
Campbell County, Kentucky



- Key to Map #1
- Contributing Properties
- Blue Contributing Buildings
 - Yellow Contributing but Altered Bldgs.
- Non-contributing Properties
- Orange Non-contributing buildings
 - Black Intrusions
 - Green Vacant lots
- Lots crossed out with an "X" indicate where buildings have been demolished.

MANSION HILL HIST. DIST. AMENDED
Campbell County, Kentucky

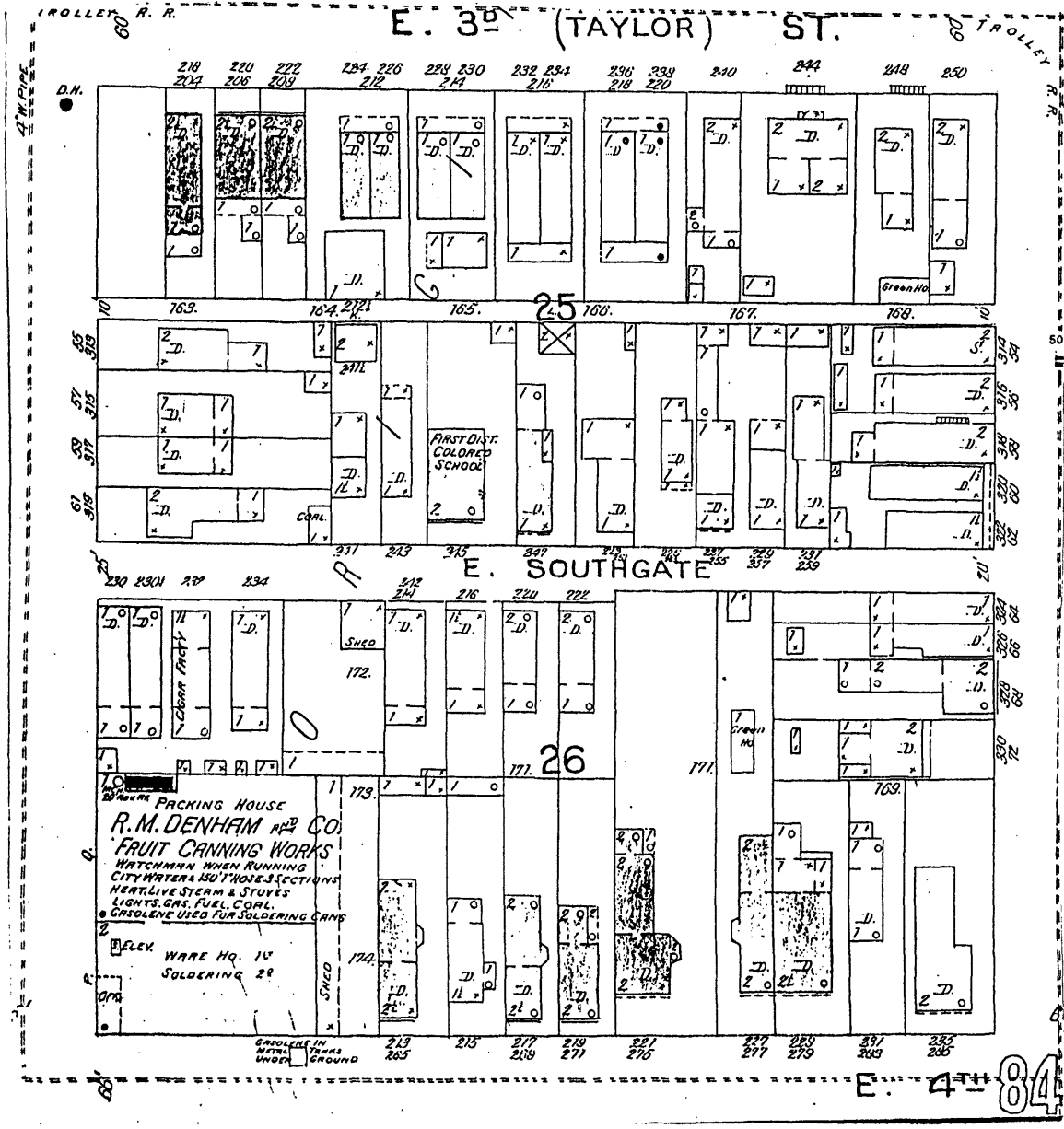


Map #2, showing locations of photographs taken



Map #3 (c. 1883)
Original Plan of Newport and nearby Additions

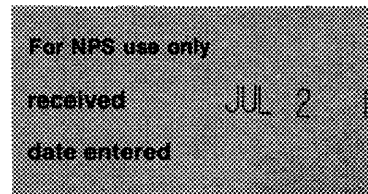
MANSION HILL HISTORIC DISTRICT, AMENDED
Campbell County, Kentucky



Map #4-1
Sanborn Fire Insurance Map (1894),
showing vicinity of proposed Extension

**United States Department of the Interior
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**National Register of Historic Places
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Photograph Key

1. 314 and 316 Washington Ave., looking west
2. 320- 322 Washington Ave., looking west
3. 217 Southgate St., looking northwest
4. north side of 200 block of Southgate St., looking northeas
5. 328 Washington Ave., looking southwest
6. north side of 200 block of E. Fourth St., looking east
7. 221 E. Fourth St., looking north
8. 229 E. Fourth St., looking north
9. 233 E. Fourth St., looking northwest
10. south side of 200 block of E. Fourth looking east
11. 212 E. Fourth St., looking south
12. 214-216 E. Fourth St., looking south
13. 232-234 E. Fourth St., looking south
14. 236 E. Fourth st., looking southwest
15. north side of 200 block of E. Fifth St., looking northeast
16. 207, 209, 211 E. Fifth St., looking north
17. 223 E. Fifth st., looking north
18. 235 E. Fifth st., looking north
19. 200 block of E. Fifth St., south side, looking east