

MULTIPLE NOMINATION HISTORIC DISTRICT SUMMARY FORM

JAN 12 1988

MRA/THEMATIC NOMINATION TITLE: Bellevue Multiple Resources Area

HISTORIC DISTRICT NAME: Fairfield Avenue Historic District

OWNER OF PROPERTY: Multiple Owners: See Continuation Sheet for Addresses

(On Continuation Sheets list all properties by address which are included within the district and provide the names and addresses of their owners.)

DESCRIPTION:

<u>X</u> excellent	<u>X</u> deteriorated	<u> </u> unaltered	<u>X</u> original site
<u>X</u> good	<u> </u> ruins	<u>X</u> altered	<u> </u> moved date _____
<u>X</u> fair	<u> </u> unexposed		

Describe the present and original (if known) physical appearance

(Use Continuation Sheets)

SIGNIFICANCE

Period	Areas of Significance—Check and justify below			
<u> </u> prehistoric	<u> </u> archeology-prehistoric	<u> </u> community planning	<u> </u> landscape architecture	<u> </u> religion
<u> </u> 1400-1499	<u> </u> archeology-historic	<u> </u> conservation	<u> </u> law	<u> </u> science
<u> </u> 1500-1599	<u> </u> agriculture	<u> </u> economics	<u> </u> literature	<u> </u> sculpture
<u> </u> 1600-1699	<u>X</u> architecture	<u> </u> education	<u> </u> military	<u> </u> social/
<u>X</u> 1700-1799	<u> </u> art	<u> </u> engineering	<u> </u> music	humanitarian
<u>X</u> 1800-1899	<u> </u> commerce	<u> </u> exploration/settlement	<u> </u> philosophy	<u> </u> theater
<u>X</u> 1900-	<u> </u> communications	<u> </u> industry	<u> </u> politics government	<u> </u> transportation
		<u> </u> invention		<u> </u> other (specify)

Specific dates c. 1880-1933 **Builder/Architect** unknown

Statement of Significance (In one paragraph)

(Use Continuation Sheets)

GEOGRAPHICAL DATA

Acreege of nominated property approx. 20 acres

Quadrangle name Newport

Quadrangle scale 1:24000

UTM References

A

1	6
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7	1	7	8	5	0
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4	3	3	1	7	2	0
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Zone Easting Northing

B

1	6
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7	1	7	9	2	0
---	---	---	---	---	---

4	3	3	1	6	4	0
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Zone Easting Northing

C

1	6
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7	1	7	5	2	0
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4	3	3	1	1	4	0
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D

1	6
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7	1	7	4	2	0
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4	3	3	1	2	4	0
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E

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F

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G

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H

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Verbal boundary description and justification

(Use Continuation Sheets)

DISTRICT MAPS ATTACHED:

- District Boundary Map Showing Contributing & Noncontributing Properties.
- District Map Showing Location & Direction of Numbered Photographs.

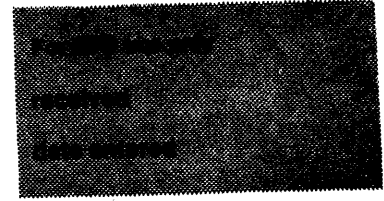
**United States Department of the Interior
National Park Service**

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

BELLEVUE, CAMPBELL CO., KY, M.R.A.: FAIRFIELD AVE. HISTORIC
DISTRICT

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BUILDINGS IN THE FAIRFIELD AVE. HISTORIC DISTRICT;
LISTED BY STREET

FAIRFIELD AVE.

201, 205, 207, 209, 211, 212, 214, 217, 218, 221, 223, 224, 225, 227, 228, 229, 230, 235,
236, 240, 241, 243, 300, 301, 303, 305, 306, 307, 309, 310, 312, 313, 315, 318, 319, 321,
322, 323, 324, 326, 327, 328, 329, 331, 334, 336, 338, 339, 340, 341, 343, 400, 401, 402,
404, 405, 406, 407, 408, 410, 411, 412, 413, 416, 417, 420, 421, 500, 501, 502, 504, 505,
506, 507, 509-511, 515, 517, 519, 520, 600, 601, 603, 605, 606, 607, 612, 615, 618, 619,
700, 701, 702-04, 703, 705, 706, 707, 708, 709, 710, 711, 712, 713.

UNION ST.

340.

LAFAYETTE AVE.

135.

TAYLOR AVE.

128, 215.

WASHINGTON ST.

150, 155, 205, 207.

FOOTE AVE.

159, 160, 163, 205, 209, 210, 215.

WARD AVE.

165, 170, 215, 219.

VAN VOAST AVE.

175, 177, 205, 207, 209.

O' FALLON AVE.

210, 214.

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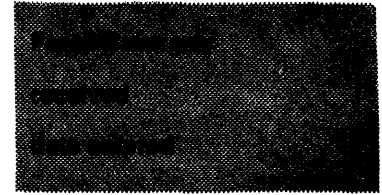
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BUILDINGS IN THE FAIRFIELD AVE. HISTORIC DISTRICT;
LISTED BY STREET

FAIRFIELD AVE.

201, 205, 207, 209, 211, 212, 21+, 217, 218, 221, 223, 22+, 225, 227, 228, 229, 230, 235,
236, 2+0, 2+1, 2+3, 300, 301, 303, 305, 306, 307, 309, 310, 312, 313, 315, 318, 319, 321,
322, 323, 32+, 326, 327, 328, 329, 331, 33+, 336, 338, 339, 3+0, 3+1, 3+3, +00, +01, +02,
+0+, +05, +06, +07, +08, +10, +11, +12, +13, +16, +17, +20, +21, 500, 501, 502, 50+, 505,
506, 507, 509-511, 515, 517, 519, 520, 600, 601, 603, 605, 606, 607, 612, 615, 618, 619,
700, 701, 702-0+, 703, 705, 706, 707, 708, 709, 710, 711, 712, 713.

UNION ST.

3+0.

LAFAYETTE AVE.

135.

TAYLOR AVE.

128, 215.

WASHINGTON ST.

150, 155, 205, 207.

FOOTE AVE.

159, 160, 163, 205, 209, 210, 215.

WARD AVE.

165, 170, 215, 219.

VAN VOAST AVE.

175, 177, 205, 207, 209.

O' FALLON AVE.

210, 21+.

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SECTION 7. HISTORY AND DESCRIPTION.

7a. Summary.

The Fairfield Ave. Historic District is a diverse array of large and small buildings dating from from c. 1880 to 1933. Although the predominant use is commercial, a surprising number of residences are also part of the district. Included are fine examples of a remarkable range of styles, including the Italianate, Queen Anne, early twentieth century Commercial, and Art Deco. Fairfield Ave. also features examples of once-common building types now rare in urban Northern Kentucky, including a theatre, a hotel, and small freestanding office buildings. The Fairfield Ave. Historic District includes 106 buildings, 86 of which (or 81%) are contributing, and 20 (19%) non-contributing. Also included are eight sites, seven of which are non-contributing.

7b. General Description

The Fairfield Ave. Historic District is centered along the city's main thoroughfare and commercial artery. It includes buildings on both sides of the street, from Lafayette Ave. east to O'Fallon, the city's corporation line. Excluded from the district is a low-lying residential area along the Ohio River, west of Lafayette and north of Gorman Alley-Union St.; the historic character of this modest neighborhood has been seriously compromised by repeated flooding and subsequent disinvestment.

Fairfield Ave., labeled "The Avenue" by Bellevue residents, is the most important "gateway" or entrance into the city, carrying Kentucky Route 8 eastward from Newport to Dayton and beyond. It also serves as a physical and psychological barrier, separating the flood-prone riverfront district from the more substantial residential area (now included in the Taylor's Daughters district) to the south.

The development of Fairfield Ave. was guided by the unique topography of the street. The northern side of the street is level, part of the Ohio River terrace. As a result, buildings on the north side of the street (both commercial and residential) have shallow setbacks or none. (Photo 1a.) On the south side, which includes a sharp rise in elevation, most residential buildings were built on the crest of the slope, with long, deep front yards. (See Photo 16a.) This provided greater privacy for homeowners, as well as isolation from the bustle of the street, and has probably been the major determining factor in preservation of the street's housing stock. Not surprisingly, most of the street's substantial dwellings were built on its south side. Commercial structures, on the other hand, were built at the front lot lines for greater visibility and easier access. (Photo 18a.)

Since the western edge of the district was part of the city's early development, most of the street's early (pre-1885) buildings can be found there. For example, the 200 block of Fairfield (bounded by Lafayette and Taylor) includes a pair of c. 1880 residences on its

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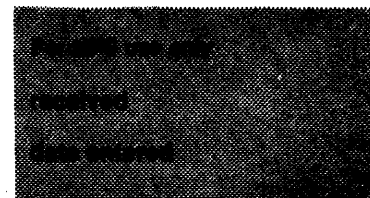
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south side. (Photo 16a.) These houses remained for many years the only buildings on the block. (See 1886 Sanborn Map.) However, due to continuous renewal and rebuilding, nearly all blocks now contain a mixture of structures built over several decades. Typical is the 600 block, which includes an Art Deco theatre as well as commercial buildings from the 1890's. (Photo 11a.)

Fairfield Ave. has traditionally served as the main commercial artery of Bellevue, a city primarily residential in character. The street's business district has always been geared toward a local clientele, and throughout the nineteenth century was home to a variety of small shops and services. These ranged from the practical (dry goods and notions stores) to the esoteric (a picture-framing and interior decorating business.) Groceries, confectionaries, bakeries, and saloons were also numerous. The unusual residential and commercial mix in the district might be explained in part by some merchants' desire to live near their places of business.

One of the best-known of these small enterprises was Matthew Herold's grocery at 301 Fairfield. The Herold Buildings at 301 and 303 Fairfield represent the apex of Victorian-era commercial development along the street. (Photo 4a.) 301 Fairfield, a lively two and a half story Queen Anne brick structure, features a bellcast mansard roof clad in imbricated slate. Its hooded roof dormers are crowned by sunflower finials. A plaque bearing the original owner's name, "M. (Matthew) Herold" and the date "1886" is displayed on the corner turret. The adjacent 303 Fairfield, built three years later, features the same paneled pilaster strips and ornate stone storefront (with rosettes and chamfered piers) as its earlier neighbor.

Most Fairfield Ave. enterprises were run by Bellevue residents, who lived in spacious flats above their places of business. Typical was Hugh Ray Riffe, who in 1887 opened the Central Drugstore on the first floor of 243 Fairfield, and lived in an apartment on the second floor. In a similar vein, Dr. W. E. Senour in 1894 built an elegant Queen Anne house (410 Fairfield) to serve as residence and office, and then expanded it in 1912 to meet the needs of his growing practice. In 1897, another pharmacist named Foertmeyer built an office-residence at 401 Fairfield. This building, which remained in the Foertmeyer family for generations, is one of the street's most distinguished Victorian commercial structures. (Photo 7a.) A unique Moderne-style stainless steel storefront was added at an indeterminate date, probably during the 1930's.

During the Victorian era, Fairfield Ave. also served as Bellevue's social center. The city's many fraternal and voluntary associations, ranging from the Granville Moody Post of the G. A. R. Veterans to the Daughters of Pocohantas, had a choice of several Fairfield Ave. buildings in which to hold their meetings. Most famous was the Balke's Opera House (1884), which occupied the south side of the block bounded by Berry and Lafayette Aves. (See 1886 Sanborn Map.) Long since demolished, this building is still remembered for its fine interior appointments and lavish theatrical productions. The Opera House housed the

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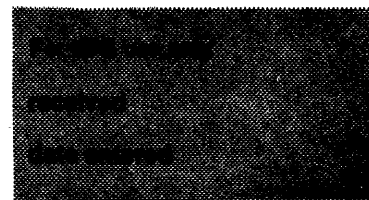
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the Alcazar. This beautifully preserved Art Deco movie house has a polychrome glazed tile facade with Mayan-inspired details executed in glossy red, green and black. Its multicolor neon marquee is also intact. The Marianne bears the distinction of being the last unaltered Deco theater in Greater Cincinnati still in operation. (Photo 11a.)

Also of interest is a group of one-story, shared-wall shops at 306-312 Fairfield. These handsome small commercial structures date from the 1920's. Their horizontal massing offers a pleasing contrast to the verticality of surrounding buildings. They feature recessed entries and concrete urn finials. (Photo 18a.)

Unlike other historic commercial districts in the area, Fairfield Ave. has retained its desirability as a place to live. A large number of residential buildings contribute to its sense of place. The majority of these are T-plan or shotgun-type brick residences dating from the 1880's and are typical of Bellevue homes of the period. Examples include the Nicholas Funken residence (1886) at 209 Fairfield (photo 1a-toward right corner) as well as a pair of Queen Anne style dwellings on the north side of the 500 block. (Photo 8a.)

Although most extant buildings on the Avenue are of brick construction, the street also includes two of the city's finest Victorian frame residences. The front gable of 302 Fairfield, a well-preserved Victorian Vernacular house, features decorative braces or "stickwork." (Photo 17a.) The facade of the Queen Anne-Eastlake 408 Fairfield features a lively mixture of sunbursts and decorative shingles. Its ornate wrap-around porch, complete with spooled balusters and cut-out panels, remains one of the decade's finest examples of the carpenter's art. (Photo 20a.)

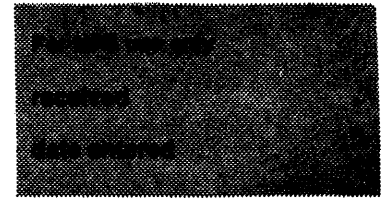
As the century progressed, several extraordinary residences were also built along "The Avenue." Bellevue's most unusual residence of the Queen Anne period is the Edward B. Johnston House at 606 Fairfield Ave. Dutch Colonial in form, sheltered by an exaggerated gambrel roof, this eclectic residence has a pegged timber frame with brick "nogging" and stucco cladding. (Photo 23a.) Stone corbels, carved to resemble gargoyles, support the window lintels. Built in 1888 for Johnston, a commercial artist, the house is thought to be the work of the major Cincinnati firm of Buddemeyer, Plympton and Trowbridge. Most of its unique interior features have also been well preserved.

Despite the increasing scale of commercial activities on Fairfield Ave. after the turn of the century, housing construction continued. Most homes built on "The Avenue" after 1900 follow a Foursquare-Craftsman theme. Especially noteworthy is 618 Fairfield Ave., an imposing Craftsman-inspired residence of wire-cut brick with a green Spanish tile roof. The house, featured in the KENTUCKY POST "Building Notes" column on June 4, 1917, was designed by a Newport architect known only as "R. Ware." (Photo 24a.) This handsome dwelling also boasts a fine Arts and Crafts interior.

One of the city's most remarkable homes of the World War I era is the Smith House at 600

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Fairfield. (Photo 22a.) This rambling Craftsman-Bungalow also dates from 1917. According to the June 4th edition of the POST "Building Notes," it was designed by its first owner; Mrs. J. A. Smith.

Bellevue's most stylish interpretation of the Bungalow is the Keller House (c. 1925) at 210 Fairfield Ave. Its most striking feature is a generous full-width porch of multi-colored stone set in red mortar. Its exterior features, including a pressed-tin porch ceiling and exterior light fixtures, have been very well preserved. (Photo 16a.)

As in the rest of Bellevue, new construction along Fairfield Ave. came to a halt with the Great Depression. Despite the economic downturn, the congregation of St. John's Evangelical Church managed to construct a new building at the corner of Fairfield and Ward in 1932-33. The new church (now known as St. John's United Church of Christ) is a buff-brick "modified English Gothic" structure with a red Spanish tile roof. (Photo 21a.) It was designed by E. C. and G. T. Landberg.

7c. Integrity.

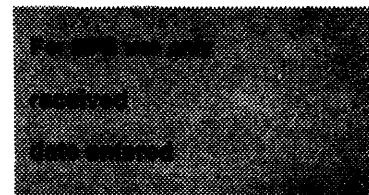
Like any commercial district, Fairfield Ave. has undergone a gradual process of redevelopment. Some landmark structures have been lost, and numerous residences torn down to make way for new businesses. Nevertheless, the street's character has been well preserved and major intrusions are few. The largest intrusive structure on Fairfield Ave. is the People's Federal Savings and Loan at 331. (Photo 6a.) 711 Fairfield, a small apartment building from the 1960's, is also non-contributing, as is the Win-Tech office at 225 and the Desmond Insurance Agency at 217. Gaps in the Fairfield Ave. streetscape have also been created by parking lots adjacent to the People's Federal building, as well as the American National Bank at the southwest corner of Taylor, the former Campbell County Bank (now Crawford Insurance Agency) at 700, the Dobbins Funeral Home at 241, and the Desmond Insurance Agency.

Many buildings in the Fairfield Ave. Historic District have undergone alterations over time. In some cases, original storefronts have been filled in or covered over with inappropriate materials. However, most upper-story features--including cornices and window details--have remained intact.

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The following table illustrates this data in graphic form:

INVENTORY OF THE FAIRFIELD AVE. HISTORIC DISTRICT

Contributing Elements	
unaltered buildings.....	47
altered buildings.....	39
sites (parks).....	1
Total.....	87
Non-contributing Elements	
buildings non-contributing due to age (intrusions).....	9
buildings non-contributing due to alterations.....	11
sites (vacant lots).....	7
Total.....	27

7d. Conclusion.

In past decades, the Fairfield Ave. Historic District has lost business to newer shopping areas. However, a number of locally-owned, established businesses have remained loyal to the street. In recent years, new investment, clean-up and beautification campaigns, and a heightened awareness of preservation have inspired new optimism about the district's future.

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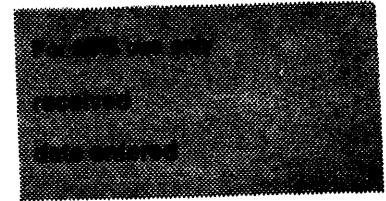
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SECTION 8. SIGNIFICANCE.

The Fairfield Ave. Historic District is locally significant under Criterion C and the theme of architecture as a distinguishable entity of associated commercial and residential buildings dating from c. 1880 to 1933. The business district centered along Fairfield Ave. has traditionally been Bellevue's primary commercial area. It is also one of Northern Kentucky's finest historic business districts. Its approximately 100 structures encompass a wide spectrum of historic styles. The Fairfield Ave. Historic District is unique in Northern Kentucky in its blend of commercial and residential architecture.

SECTION 10. GEOGRAPHIC DATA

BOUNDARY DESCRIPTION OF THE FAIRFIELD AVE. HISTORIC DISTRICT

Beginning at a point in the west line of O'Fallon Ave. at its intersection with the north line of Johnston Alley;
then west with the north line of said alley, and crossing Van Voast, Ward, and Foote Aves., to its intersection with the east line of Washington St.;
then continuing west across Washington to a point opposite in its west line, this being the southeast corner of a property known as 340 Fairfield Ave.;
then continuing west along the south (rear) lines of 340-302 Fairfield and 215 Taylor Ave. to the southwest corner of 215 Taylor, this point being in the east line of Taylor Ave.;
then proceeding west across Taylor Ave. to a point opposite in its west line;
then moving south along Taylor Ave. to the north line of Mesh Ct.;
then west along the north line of Mesh Ct. to its intersection with the east line of 218 Fairfield Ave.;
then south along the east line of 218 Fairfield to the southeast corner of said property;
then proceeding west along the south (rear) lot line of the properties known as 218, 214, and 212 Fairfield to the intersection of the west line of 212 Fairfield with the east line of Lafayette Ave.;
then north along the east line of Lafayette to the southwest corner of a property known as 200 Fairfield;
then east along the south line of said property to its southeast corner;
then north along its east line to the south line of Fairfield Ave.;
then continuing north across Fairfield Ave. to a point opposite in its north line;
then moving west along the north line of Fairfield Ave. to its intersection with the east line of Lafayette Ave.;
then proceeding north along the east line of Lafayette to its intersection with the south line of Union St.;

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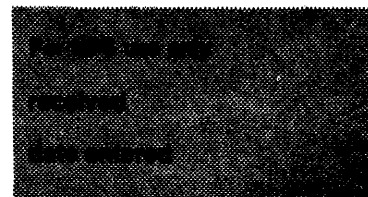
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then east along the south line of Union St., and crossing Taylor Ave., to the west line of Washington St.;

then continuing east across Washington to the intersection of its east line with the south line of Gorman Alley, which continues Union St.;

then continuing east with the south line of Gorman Alley, and crossing Foote, Ward, and Van Voast Aves., to the west line of O'Fallon Ave.;

then moving south along the west line of O'Fallon to the north line of Johnston Alley: the place of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Fairfield Ave. Historic District were drawn to encompass its distinguishable group of mixed commercial and residential buildings, and to exclude adjoining areas of different function and lesser integrity. These boundaries are clearly defined. The district is linear in form and extends from Lafayette Ave. on the west to O'Fallon Ave. (the city's corporation line) on the east. Union St. and Gorman Alley, which are contiguous, form its northern boundary. The southern boundary (which forms the northern boundary of the adjacent Taylor's Daughters Historic District) of the district is defined by the north line of Johnson Alley from O'Fallon west to its terminus at Washington St. From Washington west to Lafayette, the district boundary follows the south (rear) lot lines of the buildings fronting on Fairfield Ave. An intrusive new structure at the southeast corner of Fairfield and Lafayette Aves. is excluded from the district, as well as a large-scale non-contributing building occupying the south side of Fairfield Ave. between Lafayette and Berry. (See boundary map.) Areas adjacent to the district are described in Section 7.

26 NEWPORT KY.

1886-26

AV. 20

HALLAN 50'

Town of Belle
1 Mile N.E. of Newp

PLAN.

182

ORIGINAL

FAIRFIELD

ADD'N.

187

SUB DIV.

BELLEVUE TOWN HALL
OPERA H.

ROSE AV.

AV.

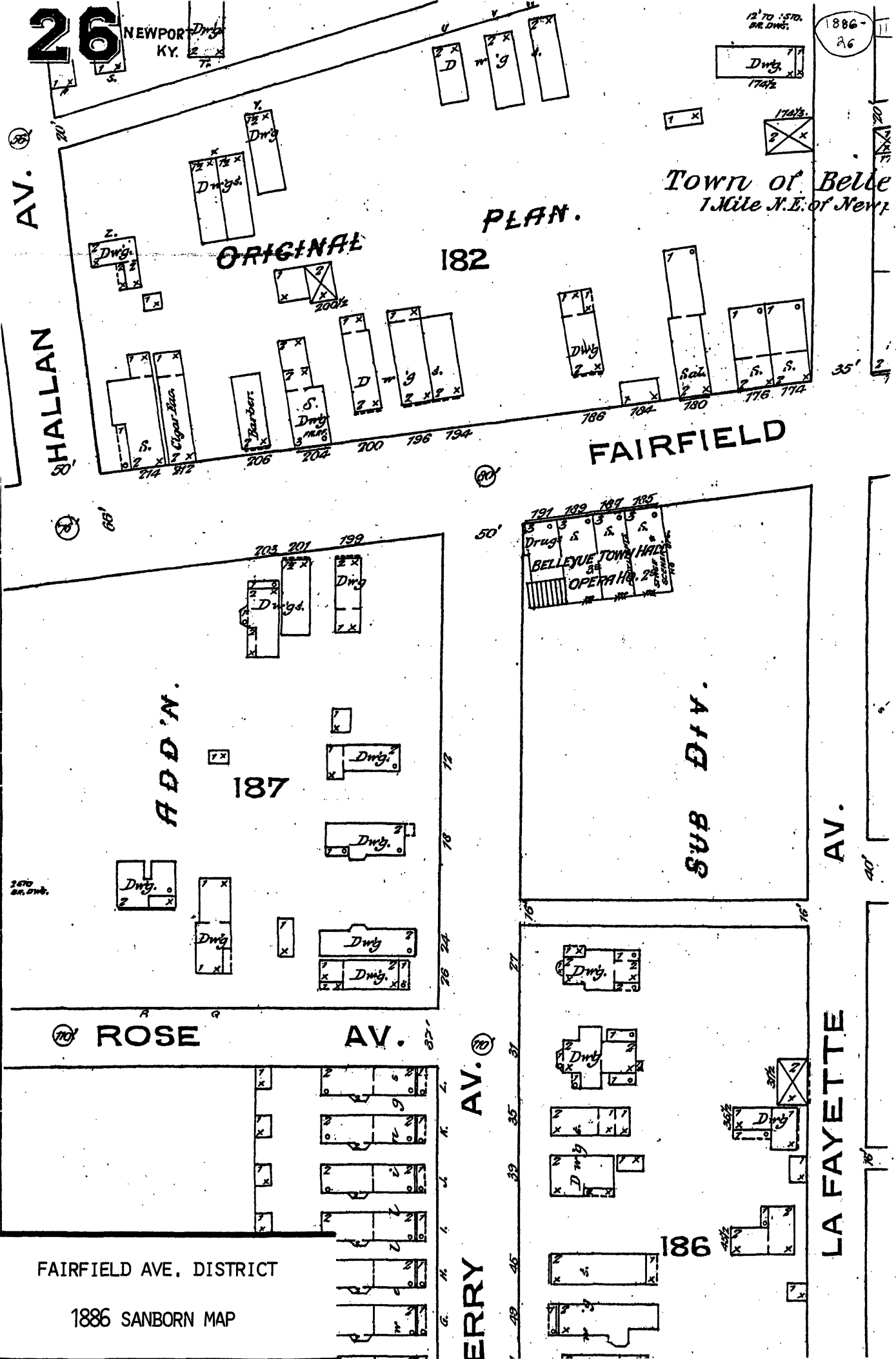
ERRY AV.

AV.

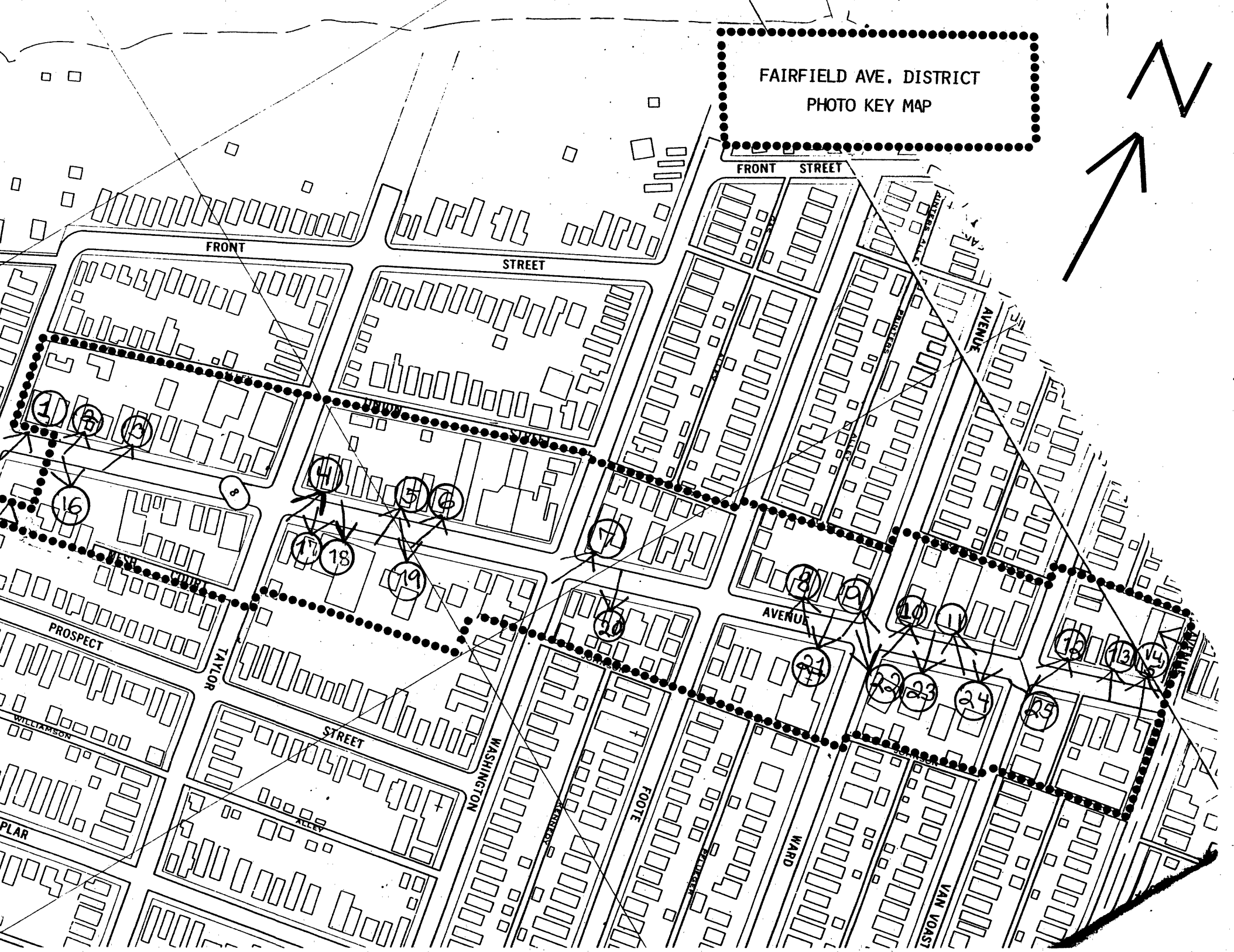
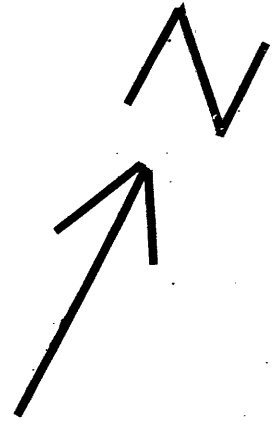
LA FAYETTE

FAIRFIELD AVE. DISTRICT

1886 SANBORN MAP



FAIRFIELD AVE. DISTRICT
PHOTO KEY MAP

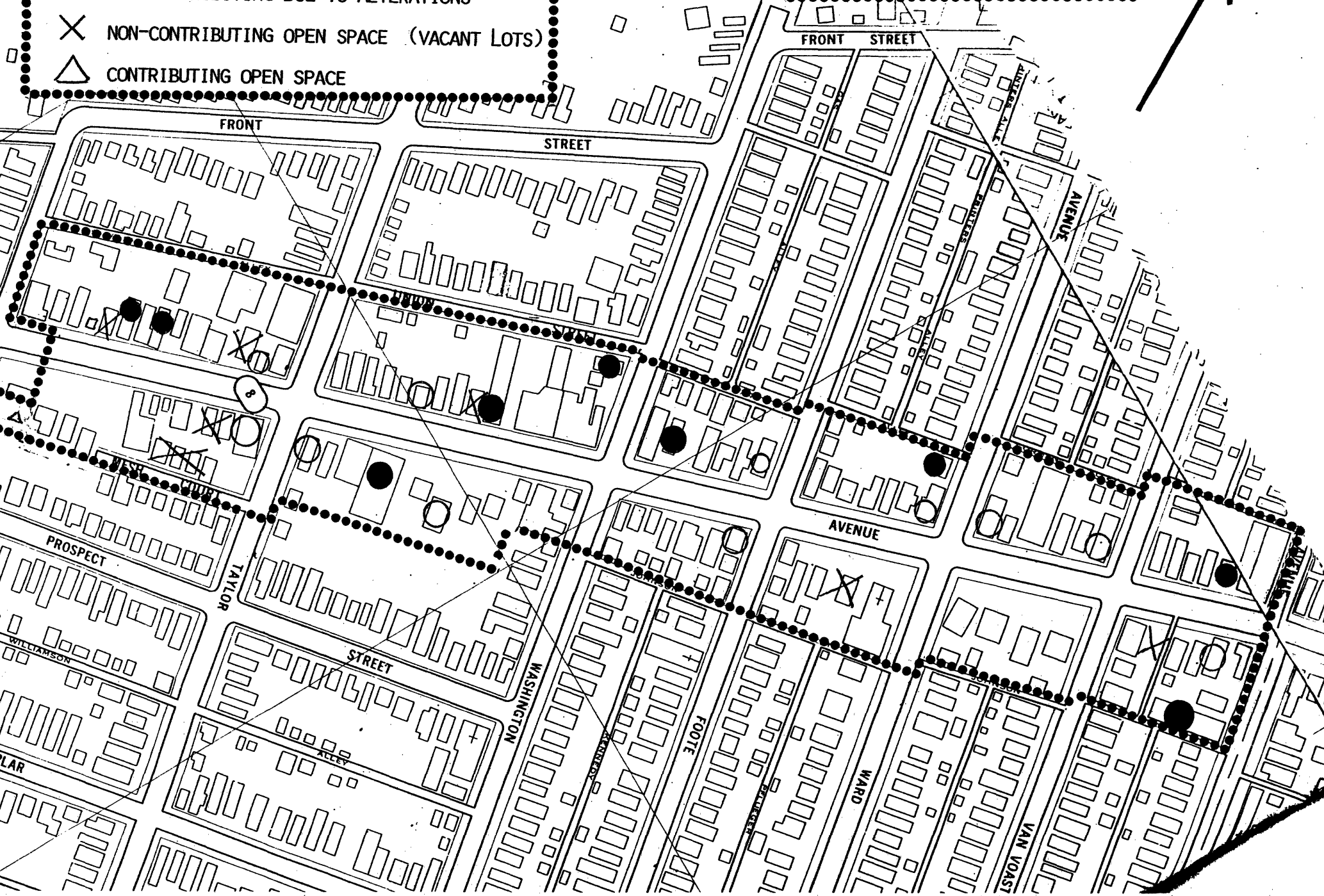
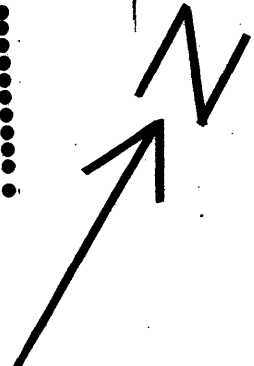


KEY

- NON-CONTRIBUTING DUE TO AGE (INTRUSION)
- NON-CONTRIBUTING DUE TO ALTERATIONS
- ✕ NON-CONTRIBUTING OPEN SPACE (VACANT LOTS)
- △ CONTRIBUTING OPEN SPACE

FAIRFIELD AVE. DISTRICT

BOUNDARY MAP



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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88000100

Date Listed: 2/24/88

Fairfield Avenue Historic District
Property Name

Campbell
County

KY
State

Bellvue MRA
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Patrick Andrews
Signature of the Keeper

2/24/88
Date of Action

=====
Amended Items in Nomination:

The nomination form did not indicate the type of ownership of properties in the district. Claudia Brown of the Kentucky SHPO verified that all of the properties are privately owned.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)