

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received JAN 3 / 1984
date entered

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

1. Name

historic ^{House} Robert Patton (John G. Carlisle House)

and/or common John G. Carlisle House

2. Location

street & number 1533 Garrard Street ___ not for publication

city, town Covington ___ vicinity of

state Kentucky code county Kenton code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input 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 type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> 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 type="checkbox"/> other:

4. Owner of Property

name David M. Rumford and Thomas D. Wherry

street & number 1533 Garrard Street

city, town Covington ___ vicinity of state Kentucky 41011

5. Location of Legal Description

courthouse, registry of deeds, etc. Kenton County Courthouse, Deed Book 734, Page 275

street & number 303 Court Place

city, town Covington state Kentucky 41011

6. Representation in Existing Surveys

title Survey of Historic Sites in Kentucky has this property been determined eligible? yes no

date 1975 ___ federal state ___ county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky

7. Description

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

Describe the present and original (if known) physical appearance

The Patton/Carlisle House is situated on one of the larger yards remaining in downtown Covington, surrounded by several old trees, although there are one-story cottages to the south and a bungalow close on the north side (see Photos 1, 2, especially). The land runs between Garrard Street and Collins (formerly Thomas) Street, which is essentially now an alley. The Patton Sub-Division was laid out in 1852 as a long, narrow strip of land that extended from the west bank of the Licking river westward almost to Madison Avenue, between what became E. 15th (then Powell) and E. 16th Streets (see Maps III-VI). This strip, along with the Austin Sub-Division directly to the south of its east half, is on a grid slightly different from that of most of the rest of downtown Covington (see also Maps I and II). The north-south streets in these sub-divisions run somewhat northeast-southwest, creating a double jog in the main north-south thoroughfares of the city, which continue southward on the original axis. The Patton House therefore faces slightly southeast rather than directly east.

Unfortunately, the house also faces the elevated embankment of the Chesapeake & Ohio Railroad Tracks. In the late 1880s these were constructed through Covington and Newport, running from northeastern Kentucky, across the Licking River on a bridge, and then looping around the Patton House before turning north to join the L & N Railroad route from the south and continuing northwestward across the Ohio River to Cincinnati (see Condit, Railroad, P. 99). The embankment is directly opposite the Patton House to the southeast, with an overpass for Garrard Street just to the south. There are a few older houses on the east side of Garrard northeast of the Patton property, although beyond that is an area recently levelled for industrial expansion along the tracks. North and west of the Patton House property, however, the area is built up with a mixture of late 19th- and early 20th-century dwellings (see Maps VI-VIII). On the west side of Collins Street opposite the back yard of the Patton House is a two-story brick stable with central gables, converted into a dwelling; now 1529 Collins Street, it originally served 1534 Greenup Street (see Photo 1, left). The houses south of the Patton House yard are modest one- and two-story, mostly frame, dating from the 20th century, facing E. 16th, Garrard, and Collins Streets.

The front yard of the Patton House slopes up from Garrard Street steeply and then levels, although the yard slopes up gently from front to back (Photos 1 and 2). The brick foundations of the house (with a stone water-table across the front) are partially exposed on the front, but the first floor is almost at ground level at the rear (Photos 7-9).

The most unusual feature, architecturally, of the two-story common-bond brick house is its basic layout, which is approximately H-shaped, with a short cross-bar between parallel front and rear blocks (see sketch-plan; Map IX). The main front block has five bays, with a wider central entrance bay, facing (south) east (Photos 1-2). The rear block is very similar in treatment, but not quite so wide, extending only to the cross-bar on the south. It too has five bays with a wider central bay (the lower entrance now partially blocked up), but the openings are more closely spaced, even though they have fine stone hoodmolds identical to those on the front (Photos 7-9). The cross-bar also has two-stories, but the ceilings are slightly lower, and its original roof was somewhat lower than those of the front and rear blocks. There is a curious vertical seam in the brick wall between the rear wing and the cross-bar at the southwest intersection, but it is not aligned with the corner brickwork under the return of the cornice above, so appears not to be an original division (Photo 10).

(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 type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Urban Development
	<input type="checkbox"/> invention			

Specific dates ca.1855;porch ca.1890 **Builder/Architect** Unknown; porch alter. Val P. Collins, Jr.

Statement of Significance (in one paragraph)

Summary

The Robert Patton/John G. Carlisle House is a handsome and largely intact two-story brick Greco-Italianate residence with an unusual double or H-shaped plan, still set in a large wooded lot in the south central part of Covington. It was probably built in the mid-1850s, during one of the city's major building booms, for Robert Patton, developer of the contiguous Sub-Division platted in 1852. He was also active as a realtor, industrial developer, and even employment agent, and was also listed as a lawyer. By the 1860s, however, he was in financial trouble.

The residence has been associated with Covington attorney John G. Carlisle (1835-1910), who served successively as a Kentucky State Senator and Lieutenant Governor, U.S. Congressman and Speaker of the House, and Secretary of the Treasury during President Grover Cleveland's second term. Although Carlisle was party to a suit that led to the sale of the property in 1866-67 and his directory address in 1869 seems to correspond to this location, he never owned the property. Since all his other known single residences in Covington are believed no longer to exist, however, this is the most likely candidate for recognition as his home.

In the 1870s the property changed hands several times, but in 1884 it was acquired by the Collins family, who were related to Kentucky historians Lewis and Richard H. Collins, and whose descendants owned the property until recently. Valentine P. Collins, Sr., a prominent coal dealer and partner in the Covington Dock Co. and Marine Railway for the repair of steamboats and barges--both among the city's major commercial enterprises in the late 19th century--lived here from the mid-1880s until his death after the turn of the century. It seems likely that it was Val P. Collins, Jr. (1861-1923), later a well-known Louisville, Ky., architect, who replaced the original Greek Revival front porch with the present characteristic "Eastlake" porch--one of the few alterations the house has undergone either inside or out.

History

In the 1840s and '50s Covington was booming, after the depressions of the 1830s. The City had been incorporated in 1834, after only slow growth since it was founded and the "Original Plat" laid out at the junction of the Ohio and Licking Rivers in 1815. By 1850 most of the West Side of Covington had been added to the city limits, and the large Western Baptist Theological Institute Sub-Division added along the south and southeast (see the Old Seminary Square Historic District, listed on the National Register May 27, 1980), as well Foote's Sub-Divisions along the Licking River, extending south approximately to Twelfth Street.

The growth of a series of industries, particularly along the river fronts, the constant immigration, particularly from Ireland and by the 1850s also from Germany (the wave of the future), and the imminent connection of Covington with the rich agricultural area of Lexington and the Blue Grass Region to the south by means of

(continued)

9. Major Bibliographical References

See List Attached.

10. Geographical Data

Acreeage of nominated property 0.5 (115 x 183')

Quadrangle name Covington, Ky.-Ohio

Quadrangle scale 1:24,000

UTM References

A

1	6	7	1	6	0	6	10	4	13	2	16	6	17	10
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Beginning at the southeast corner of Lot 183 of Robert Patton's Sub-Division in the City of Covington, at the outer edge of the sidewalk on the west side of Garrard Street;
(continued)

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

state Kentucky code county Kenton code

state code county code

11. Form Prepared By

name/title Walter E. Langsam, Historical Surveyor

organization City of Covington

date January 1984

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 Leman Appel

title State Historic Preservation Officer

date January 25, 1984

For NPS use only

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

Entered in the
National Register

date 3/1/84

for Alvord Byer
Keeper of the National Register

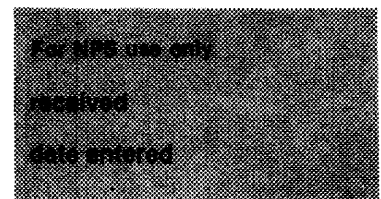
Attest:

date

Chief of Registration

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A two-story plain Greek Revival gallery remains between the ends of the blocks on the north side, setback from their matching ends (Photo 11). The piers are square and of wood, with minimal "capitals." This gallery has been partially enclosed. There is also a two-story frame addition, presumably for bathrooms (although it already appears on the 1886 Sanborn map; see Map VII) in the corner between the rear of the south end of the front block and the cross-bar (Photos 8, 10). In the late 19th century there was a one-story porch across the south side of the rest of the cross-bar and rear wing (see Maps VII, VIII; Photos 8-10). Like most antebellum Covington residences (although unlike the practice in most of the rest of Kentucky), the Patton House has its chimneys flanking the central halls rather than on the end-walls.

The original single-bay two-story front porch, probably the width of the existing stone steps with their handsome scrolled sides, was replaced between 1886 and 1894, according to the Sanborn maps, by the present elevated one-story three-bay porch with a hipped roof reaching up to the sills of the second story and with a central gable over the steps (compare Maps VII and VIII; Photos 1-2, 3-4). This is in the "Eastlake" style, with turned posts and widely-spaced railing spindles, a turned frieze with sunburst spandrels at the top of the posts, and outward-curving "half-timbering" within the gable. The latter has brackets under its cornice and a gently curved arch over the steps instead of the spindled frieze and spandrels. The railings of the front porch have pierced panels at the centers of the end sections, solid boards under the spindles punctuated by small circular holes, and a scalloped border at the bottom. At the corners and flanking the central gabled bay are consoles that may have been intended to relate to the stone consoles of the hoodmolds. There are lattice-work panels under the porch flanking the older sandstone steps. The original front and rear hoodmolds have flat raised lintels supported on delicate S-curved scroll consoles with delicate stylized grecian carving on the sides (see Photo 6). The windows on the ends of the front and rear blocks have flush lintels with raised upper edges only. The cross-bar has plain flush lintels. The handsome front entrance has heavily-articulated transom and sidelights, with acanthine brackets dividing the transom (Photo 5); the bevelled-glass panels probably date from the ca. 1890 alterations, if not later.

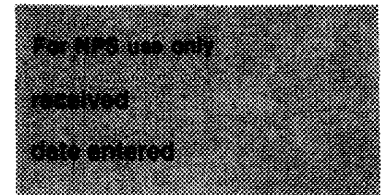
The cornices which continue up low gables at the ends of the front and rear blocks, have small, regularly-spaced modillions, typical of Covington residential architecture in the 1850s. The cornices return with pairs of modillions on all the end-gables (see especially Photo 10). There was probably a door with sidelights over the front entrance, leading onto the upper level of the one-bay original porch, but this opening was split into two when the wider one-story porch was built; this divider has vertical incised lines typical of the later period. These two sash windows are one-over-one panes, while the other windows have the original six-over-six-pane sash, remarkably intact like most of the other exterior and interior features of the house.

The interior has a central hall on both levels in the front and rear wings, with a transverse back-stairhall at the rear (west) side of the cross-bar, which has a single room on each floor (see sketch-plan, Map IX). The interior of the rear wing has been somewhat altered several times, but the front section is essentially intact except for a replaced turn-of-the-century mantel in the south parlor, and added over-mantels elsewhere. The stairhall is fairly narrow, with the stair winding up at the rear, and lit only by the transoms and sidelights of the main entrance and the window above. This is a standard Italianate stair with scrolled stringers, turned spindles,

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and octagonal panelled newel posts. The first-floor front interior openings have heavy pedimented frames, with shouldered architraves, only slightly simplified in the rear wing and upstairs. The doors are heavily panelled, and most retain splendid variegated graining, convincingly imitating various woods including burl panels, rather than "primitively" patterned. There are lavish chandelier medallions in the stairhall and south parlor. The north front parlor mantel has raised panels on a segmental-arched opening. Other mantels are standard flat Greek Revival or mid-19th-century castiron. The southwest kitchen has been most altered, with the brick exposed over the extra-large former kitchen fireplace.

The original entrance (wider than the flanking windows) on the center of the rear wall has been bricked up except for a high window, and internal changes made in what were original corridors upstairs and down. Bathrooms and closets have also been inserted, especially in the rear block, but the major rooms remain without additions or intrusions throughout the rest of the house.

The house is basically in good condition, although it had been allowed to deteriorate somewhat in recent years by indifferent tenantry. The roof, which had leaked and allowed pigeons in the attics, has recently been sealed and repaired. The interior walls were somewhat damaged, but are being repaired. The two-story frame addition on the south is not in such good condition, and the brick south wall of the cross-bar, especially where a one-story porch has been removed, needs work (see Photos 8, 10).

The present owners intend to continue stabilizing the structure, possibly inserting modern utilities in the kitchen and baths, as well as perhaps additional storage facilities (there are few or no original closets). But their basic intention is to preserve as much as possible of the original features, including the basic spaces, the windows, the grained woodwork, and the late Victorian porch.

10. continued

then (north)west 183 feet, along the south sides of Lots 183 and 184 of said sub-division to the southwest corner of Lot 184 at the east edge of Collins Street; then north-east 115 feet along the west side of Lots 184 and 185 and the south 35 feet of Lot 186, corresponding to the east side of Collins Street; then 183 feet (south)east along a line 35 feet north of the south boundary lines of Lots 186 and 181 of said sub-division to the intersection with the outer edge of the sidewalk on the west side of Garrard Street; then 115 feet along the east boundaries of Lots 181, 182, and 183, being the west side of Garrard Street, to the point of beginning.

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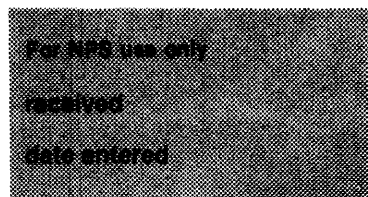
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Item number

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2



8. Continued

the Kentucky Central Railroad, soon to be completed to the center of downtown Covington (see the Downtown Commercial District nomination form, listed on the Register June 6, 1983)--all contributed to the rapid development, with frequent doubling of the population, of this thriving community.

Among the most active participants in this development, particularly along the southern boundary of the city, was Robert Patton, for whom the Patton/Carlisle House was probably constructed about 1855 in the center of what is still legally known as Patton's Sub-Division. Although little hitherto has been known about Patton, and no convenient biographical source has been found, research in a cross-section of deed and mortgages records, the census, tax lists, city directories, and especially the Covington Journal of the early 1850s has produced a sense of his multifarious involvement in the expanding city's development.

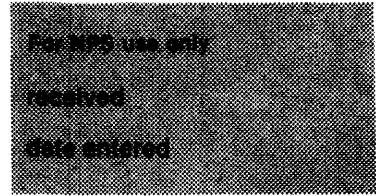
Born in Kentucky about 1810, according to the 1860 Census, Patton was variously listed as a lawyer and as a real estate developer in 1860. About 1850 (although it does not yet appear on the 1851 Map of Covington, see Map III), he had acquired for \$35,000 by means of a mortgage (Independence Deed Book 17, p. 39) a tract of land from Abraham Powell, a brother of wealthy lumber-dealer Onerias R. Powell, who owned a larger tract between Patton's and the then-city limits (see Map III). In 1852 Patton platted his long, narrow strip of land, which extended from the Licking River westward almost to Madison Avenue, the main north-south thoroughfare of Covington. Both Patton's Sub-Division and Seneca Austin's slightly earlier sub-division directly to the south were oriented to the eastward-bulging bank of the Licking at this point, rather than to the main north-south grid of the city as it extended south from the Ohio. Therefore, there is a slight jog in all the main north-south streets as they cross Patton's plat (Austin's lies east of these major through-streets). On one of these main streets, Garrard (named for the second governor of Kentucky, James Garrard), Patton built his own mansion, backing up to what is now an alley known as Collins Street but was then called Thomas Street--probably after one of Patton's children, as the streets in both Austin's and his sub-divisions almost all bear male or female Christian names.

The charming 1852 plat of Patton's Sub-Division, like Austin's, includes a delightful drawing of a steamboat in the wavy Licking River (see Maps IV and V). Patton's also has renderings of several buildings; whether these vary accurately to reflect the actual differences in the structures is not known, but they look plausible in terms of what little is known of early Covington residential architecture. Among the 1852 drawings is a two-story, six-bay "Public School House" at the intersection of Mary (now Maryland) and Oliver Streets, northeast of Patton's residence, which is not shown on the 1852 plat and so was probably not yet present. There are very few records of early Covington public education (see Mills), but lists of the "Common Schools" in the early 1850s newspapers include a "Fourth District School No. 2, Patton's Addition," indicating that it actually functioned, perhaps later being absorbed into the main Fourth District School on Scott Boulevard or the Sixth District in Austin's Sub-Division. In any case, it appears that Patton considered education a drawing card for his new development.

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8. Continued

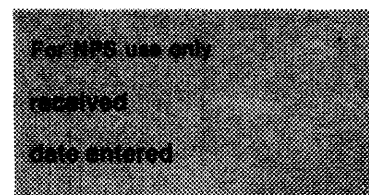
Patton and his partner Van Every, according to the Covington Journal in 1850 (5/11/1850, p. 4) and 1853 (10/18/1853, p. 4), were also active in promoting a large slaughter and pork house along the Licking River, probably nearby; offered a number of dwellings for sale elsewhere; and even served as an employment agency! Patton was also a Covington Commissioner for the proposed Taylor's Mill Turnpike Road Co., which attempted to bypass the main road to central Kentucky, the Bank Lick Turnpike, with a route along the west bank of the Licking River on the site of the present Eastern Avenue; it ran through Patton's and Austin's, as well as Robert Wallace's land (see Gastright, Gentlemen Farmers, esp. p. 12; and National Register form for the Wallace Woods Residential District, listed August 11, 1983). Patton also served as an agent for the sale of part of Austin's land, and may have been involved, as Austin was, in promoting the extension of the Kentucky Central Railroad, whose tracks passed west of Madison Avenue just beyond Patton's Sub-Division. It should be emphasized that this is just a very slight cross-section of the available (but almost un-indexed) records of the period.

In 1855 (Independence Mortgage Book 1, p. 56) Patton and his wife borrowed \$4,846.18 from John S. Scott, possibly in order to pay for construction of the house, and then undertook a series of mortgages from various lenders, with liens on their home property. Unfortunately, by the end of the Civil War, Patton (who may have moved to Louisville at the beginning of the war, according to one source) was unable to continue payment on these demands, and the ten lots "known as R. Patton's Residence Property" were sold by the Master Commissioner to John S. Scott for \$12,005 in 1866 (recorded in Covington Deed Book 16, p. 234, July 19, 1867). Among those listed as plaintiffs in the suit against Patton were John G. Carlisle and his father-in-law Major John A. Goodson, as well as George Lancaster, principal of the Fourth District School No. 2 fifteen years earlier, and several others.

It is Carlisle, of course, who has traditionally been associated with the Patton house (see, for instance, Survey forms; Eilerman, p. 14-16). One of Covington's best-known and most successful citizens on the national as well as state and local levels, John Griffin Carlisle (1835-1910) was born on a farm in southern Kenton County. Ill-adapted to agricultural pursuits, however, he served precociously as a school teacher and soon moved to Covington, where he studied law with several distinguished attorneys, including John W. Stevenson (later Governor of Kentucky) and Judge William B. Kinkead (later a major figure in Lexington, Kentucky). Carlisle soon himself took a conspicuous place in the Covington bar. In 1857 Carlisle married Mary Jane Goodson, a daughter of Major John A. Goodson. Goodson, a successful contractor, builder, and farmer was born in North Carolina about 1791, according to the biographical sketch of a son, Covington Police Chief J.A. Goodson, Jr., in Perrin (p. 763). **

Carlisle served in the Kentucky House of Representatives 1859-61, but "took a 'back seat' during the war of the rebellion, because of certain differences of opinion which were inconsistent with his promotion," according to the biographical sketch in Richard H. Collins' 1874 History of Kentucky (II, 440), in which his outstanding abilities were already recognized. After a controversial election 1865 in which a Senate seat was apparently won at the polls by Covington's first mayor, Mortimer M. Benton, The seat

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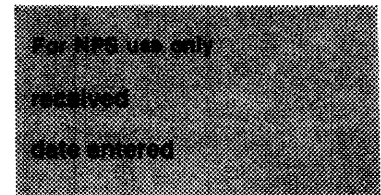
was declared vacant because of supposed improprieties. In early 1866, however, Carlisle, the runner-up, took his place after a special election. Carlisle was re-elected in 1869 but resigned in 1871, running successfully as the Democratic candidate for Lieutenant Governor, a position he filled (with a short stint in 1872 as editor of the Louisville Ledger) until 1876. He then filled a seat in the U.S. House of Representatives from 1877 until 1889, serving effectively as Speaker of the House 1883-89; he was especially prominent in tariff legislation there. In 1880 and 1884 he was considered as a Democratic candidate for president from the South, but lost out on both occasions, perhaps because of that regional affiliation.

In 1890 Carlisle was appointed to the U. S. Senate to fill the term vacated by the death of Senator James G. Beck (see the National Register form for Beck's residence in Lexington, Ky.). He withdrew from possible consideration as a presidential candidate in 1892, but was possibly rewarded by his appointment as President Cleveland's Secretary of the Treasury, serving throughout his second term. This was a particularly difficult fiscal period because of the Panic of 1893 and controversy over the Silver Standard. Carlisle was accused of inconsistency in the latter issue because of his earlier support of free silver. He also lost popularity in Northern Kentucky because of his opposition to a proposed Cincinnati-Covington Bridge between the Suspension Bridge and C & O Railroad Bridge. Carlisle, who had also been considered as a Supreme Court nominee, retired from public life in 1897, selling his Covington residence in 1902. He later lived on Long Island, N.Y., but was buried in Linden Grove Cemetery in Covington (see National Register nomination form). A Covington school was later named for him (see West Side/Main Strasse nomination, listed November 10, 1983).

Although not by nature an especially attractive or popular figure, Carlisle was much admired for his legal mind, analytical ability, and conservative fiscal views. (See 9. below for contemporary Kentucky biographical sources in Perrin, Biog. Ency., Biog. Cyc., and Levin; Barnes provides some additional information on his early years in Northern Kentucky, although concentrating on his later career; Reis is a useful recent account from the standpoint of Covington) *

While living in Covington from about 1855 to 1877, when he moved to Washington, D. C. (although he retained a law partnership and legal residence in Covington for some time afterward), Carlisle resided in a series of boarding houses, hotels, and residences. Although at the turn of the century his address was listed as 130 (now 140) E. 2nd St., the fine unit at the east end of what is known as "Shinkle Row" in the Ohio Riverside District (listed on the Register November 23, 1971), it is believed that no other individual candidates for his residency have survived, and even the connections with the Patton House are somewhat tenuous. He never owned the Garrard Street property, according to the deed record, and may even have been listed among Patton's plaintiffs in 1866-67 in support of his father-in-law rather than in his own right. Yet the 1869 city directory lists his residence as on the west side of Garrard Street south of Powell (now E. 15th) Street, surely corresponding to this dwelling, as there were very few if any other houses that would fit this description at the time. It is even possible that the description of his residence in the 1867-68 directory (no other directories are known between 1860 and 1869) as on the south side of Patton Street near Greenup St.

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may apply to this property as well: Patton was an east-west street that was intended to pass directly north of the Patton residence tract in the 1870s and '80s, although it may never have actually been cut though (see Maps VII, VIII). The local tradition that Carlisle moved here shortly after his marriage in 1857 to Mary Jane Goodson is, however, contradicted by his still living on the west side of Greenup Street between Robbins and Lynn Streets (between 10th and 11th)--the same address as Goodson's--according to the 1860 directory. By 1874 he lived on the west side of Madison between 10th and Robbins. On the other hand, the Patton House's size and double orientation, apparently original, to both Garrard and Thomas Streets, would have allowed more than one household to occupy it at a time.

In 1874, John S. Scott, who was born in Kentucky about 1825 according to the 1860 Census, sold the property (minus the two northern lots dedicated to the westward extension of Patton Street) for \$8,000 to Charles A. McLaughlin and his wife Ann. Scott may have used his position as deputy sheriff of Kenton County before the Civil War and as sheriff after the war to abet his extensive real estate dealings and law practice. The legal record of the Patton house is further confused by Scott's apparently having made some arrangement in 1874 with Lewis Wilson, who was listed as a clerk residing on the west side of Garrard Street "above" Powell (15th) Street in 1874.

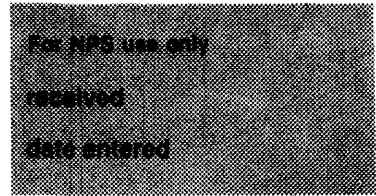
Charles A. McLaughlin's connection with the property is also ambiguous. Born in Kentucky about 1819, he was listed in 1860 as both a merchant and as an "auctioneer, Austin's Sub-Division, between Powell's Ground and (the) Corporation Line," although it is unclear whether this refers to his residence or occupation. He was listed as living elsewhere in the 1869 directory but was not included in the 1874 volume. Late in 1875 the McLaughlins, still "of Covington," sold the property for \$8,000 (or possibly \$18,000, an unlikely sum) to Susan D. Currans of the City of Mattoon, Coles County, Illinois. She is shown as the owner of the house and grounds on the 1877 Atlas map, where the name is spelled "Currans" (see Map VI). She and her husband J.B. Currans (he was possibly the James Curran, born about 1830 in Ireland, who was listed as a carpenter in the 1860 Census of Covington) sold the property in 1876 for \$7,050 to William H. Cox of Covington. In 1883 Cox, who has not been found in other Covington records of the period, sold the property to V. J. Chambers, who owned it for only a little over a year. He may have been the well-known attorney Vactor (sic) J. Chambers, born about 1831 in Kentucky according to the 1860 Census. Possibly he may be identified with a later-famous entomologist and naturalist active in Cincinnati, and probably should not be confused with the prominent Covington attorney V. T. Chambers.

In 1883 Chambers sold the Patton homestead to Hattie Collins, whose family and trustees seem to have retained ownership, in spite of a series of deed transactions, until recently. It was under her ownership that the narrow two-story original front entrance porch shown on the 1886 Sanborn map was replaced by the wider one-story "Eastlake" porch indicated on the 1894 Sanborn map (see Maps VII and VIII). Harriet G. Collins was the wife of Valentine Peers (not Piers) Collins, Sr., a wholesale coal dealer listed as living at 1559 (corresponding to the present 1533) Garrard Street from at least 1886-87 until after the turn of the century. He was apparently a partner in a coal oil manufacturing company in Covington with Richard H. Collins in 1860. Perrin mentions,

(continued)

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in an interesting biography of boat-builder S. W. Coflin (1843- ; p. 769), that Collins was his partner from about 1872 to 1881, when Collins retired from this business (he remained a coal dealer until at least 1904-1905). They were associated in the Covington Dock Co. "and built the Marine Railway at Covington for the purpose of building and repairing steamboats, barges, etc." Collins was also listed as treasurer of the Up-Town Land & Improvement Co. in 1892. He seems to have been in many respects a rival of the famous Amos Shinkle, also a coal dealer, barge owner, and developer.

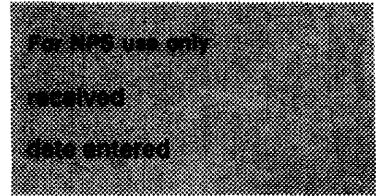
In the 1886-87 directory Val P. Collins, Jr. (1861-1923), was listed as an architect living in what was then the adjacent, newly-built residence at 1551 (now 1523) Garrard Street. Born in Covington, Collins, Jr., was said in an 1891 Louisville publication (Illustrated Louisville, p. 188) to have been the son of historian Richard H. Collins, the former partner of Collins, Sr. It seems more likely, of course, that he was the son of Val P. Collins, Sr., and a nephew of Richard H. Collins, but the terms may have been used to differentiate the generations instead. Although in 1860 both senior Collins' were listed as coal oil manufacturers in Covington, Richard H. Collins (1824-88) went on to become an attorney and the editor of the much-expanded 1874 two-volume edition of his father, Lewis Collins' important 1847 Historical Sketches of Kentucky. Val P. Collins, Jr., is said to have begun his career in the employ of S.E. Desjardins, a French-trained Cincinnati architect who also had commissions throughout the east-central part of Kentucky in the 1880s and '90s. In 1886 Collins, Jr., set up practice on his own, and the following year he moved to Louisville, where he practiced successfully until his death, also playing an active role in the Louisville chapter of the American Institute of Architects (see Withey, p. 132). Collins may well have been responsible for the design of the present front porch of the Patton house, as well as a few other minor alterations, and probably also designed his own residence nearby. (A reference in an 1891 notice of Cincinnati architect A. C. Nash, Illustrated Cincinnati, p. 128, that he designed "Mr. John Carlisle's residence," probably refers to another, later dwelling.)

The property seems to have remained in the hands of descendants, or at least trustees, of the Collins family until recently, possibly accounting for the fact that the house has been remarkably little altered, even to the extent of minimal maintenance. The current owners have already stabilized the structure and intend to continue doing so, while somewhat modernizing the utilities, which had been long neglected. Thus, aside from its considerable architectural merits--it is one of the most intact, handsome, and characteristic Greco-Italianate residences in Covington, with an unusually large wooded lot still evoking its original location at the outskirts of the city, and a fine late 19th-century porch probably one of the earliest works of a notable Kentucky architect--and its indefinite but highly probable associations with John G. Carlisle, the Patton House has significant associations with the development of Covington in the antebellum decade, and with its economic, architectural, and cultural history in the later 19th century.

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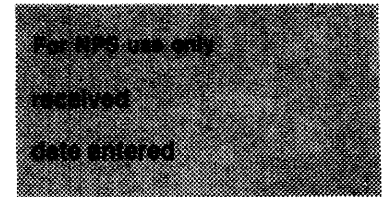
Continuation sheet Kenton County, Kentucky Item number 8 Page 7
Patton/Carlisle House

* According to Perrin (p. 762), Carlisle was largely responsible for making possible the construction of the Cincinnati Southern Railway, expediting the granting of a long-delayed charter to the company while presiding as Speaker of the Kentucky House when lieutenant governor.

** Goodson, according to Perrin (p. 763), was a soldier under Andrew Jackson. He also represented Campbell Co. (which then included what is now Kenton Co.) in 1835-39; Kenton Co. in the Kentucky Senate 1851-53; and Kenton Co. in the House in 1840, no doubt providing useful precedent for his future son-in-law, as did other members of the Carlisle family.

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Continuation sheet Patton/Carlisle House Item number 9 Page 2

9. As usual, assembling information on a Covington building or district would not have been possible without the assistance of Joseph F. Gastright and the Kenton County Public Library, Covington, especially its Associate Director, Mike Averdick, responsible for the Northern Kentucky Collection. Deed research has been done at both of Kenton County's Courthouses, in Independence (before 1860) and Covington. Newspaper research is made possible by the microfilms and index (now up to 1916) at the Kenton County Public Library, just as consultation of the invaluable but non-sequential 1860 Census is made infinitely easier, if not obviated, by Wieck's recent index (see below). City directories from the KCPL and Sanborn Insurance Maps, copied from those at the Map Collection of the University of Kentucky Library, Lexington, have also been indispensable. Dorothy L. Wieck, John E. Burns, Joseph Wilbers, John H. Boh, the former owner, Mrs. M. K. Klausung, and the present owners have all provided additional assistance, as have Judy Taylor and Jeffery Robinson of the City of Covington staff.

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Illustrated Louisville, Kentucky's Metropolis. Louisville, 1891.

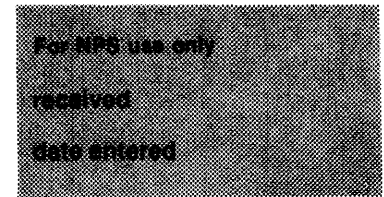
Levin, H., ed. The Lawyers and Lawmakers of Kentucky. Chicago: The Lewis Publishing Co., 1897.

Mills, Howard H. "A History of Education of Covington, Kentucky?" Unpublished M. A. Thesis, University of Kentucky, Lexington, 1929.

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Perrin, W. H., ed. Kentucky, A History of the State. Louisville, Ky. : F. A. Battey & Co. 7th ed., 1887.

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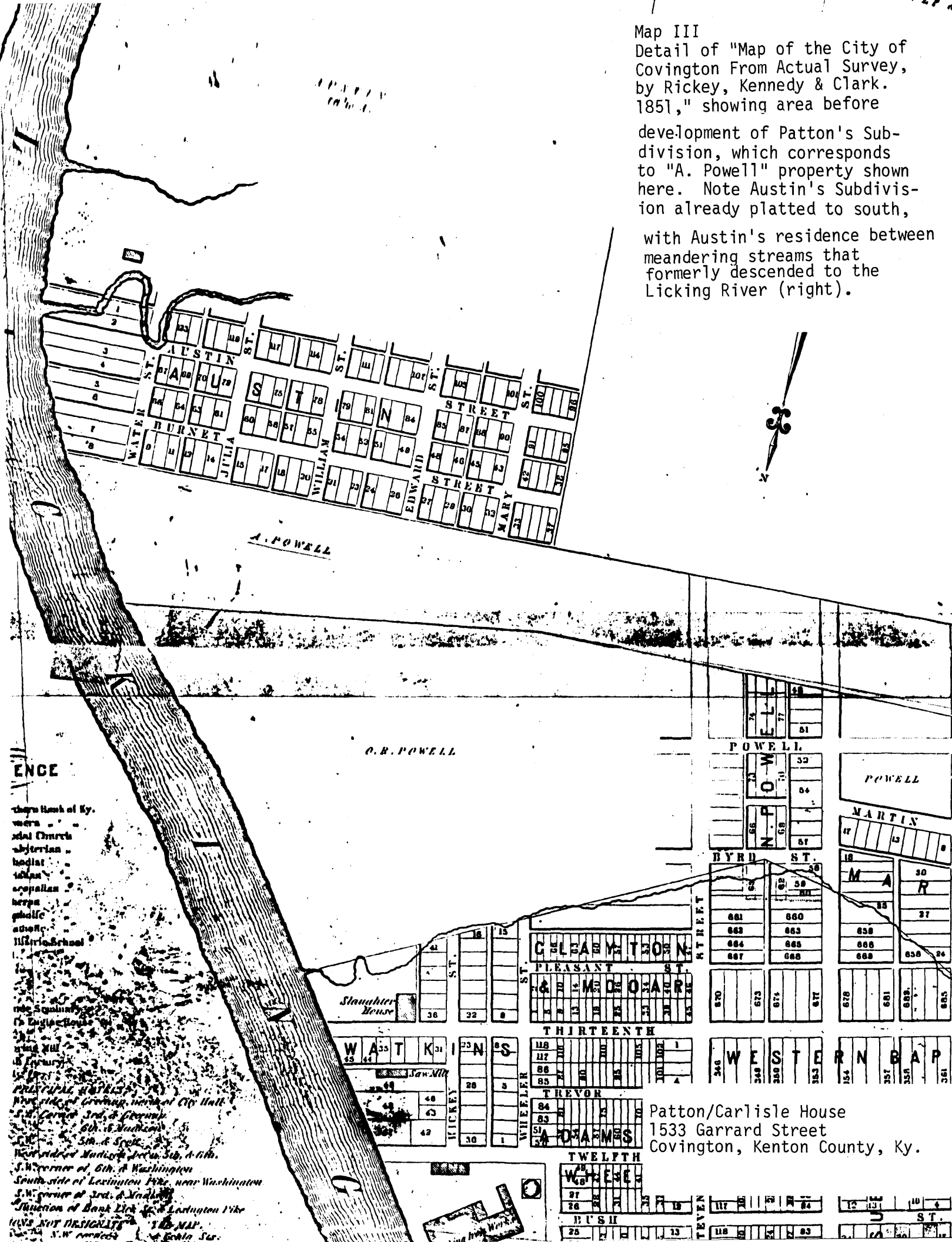
Withey, Henry F. and Elsie Rathburn. Biographical Dictionary of American Architects (Deceased). Los Angeles, Cal., 1956.

Map III

Detail of "Map of the City of Covington From Actual Survey, by Rickey, Kennedy & Clark, 1851," showing area before

development of Patton's Sub-division, which corresponds to "A. Powell" property shown here. Note Austin's Subdivision already platted to south,

with Austin's residence between meandering streams that formerly descended to the Licking River (right).



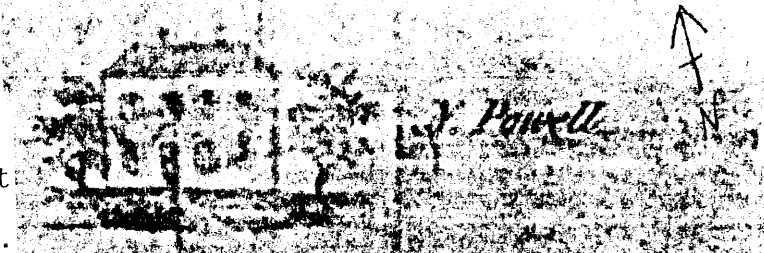
Church of Ky.
 School
 Baptist Church
 Methodist
 Roman Catholic
 School
 Slaughter House
 ...
 Slaughter House
 ...
 Slaughter House
 ...

Patton/Carlisle House
 1533 Garrard Street
 Covington, Kenton County, Ky.

Map IV
 Detail of "Plat of R. Patton's
 Sub-Division, in the City of
 Covington, Ky., May 4th, 1852,
 Elijah Yates, Surveyor." The

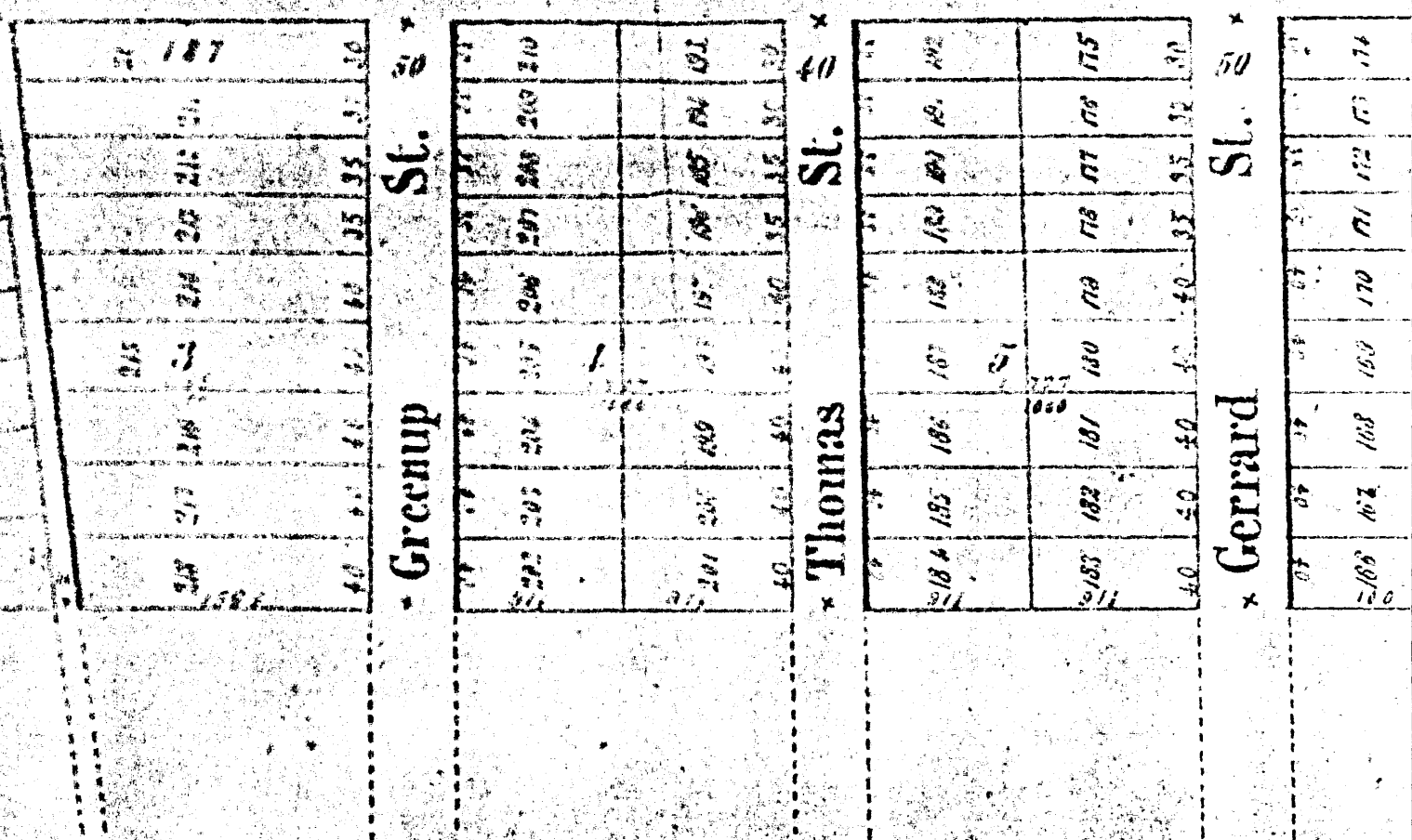
original grounds of 1533 Garrard
 Street (between Garrard and then
 Thomas Streets) corresponded to
 Lots 178-89 in Block 5, although
 Lots 178 and 189 were soon
 reserved for a continuation
 of Patton Street from the east
 (never realized), and the present
 property consists only of Lots
 182-85, and parts of 181 and 186.

IN THE TOWN OF COVINGTON



Scale: 100 feet to the inch.

LITH. OF FLEETWOOD & SON,
 234, MAIN ST. CINCINNATI, OHIO.



Patton/Carlisle House
 1533 Garrard Street
 Covington, Kenton County, Ky.

D. N. K.

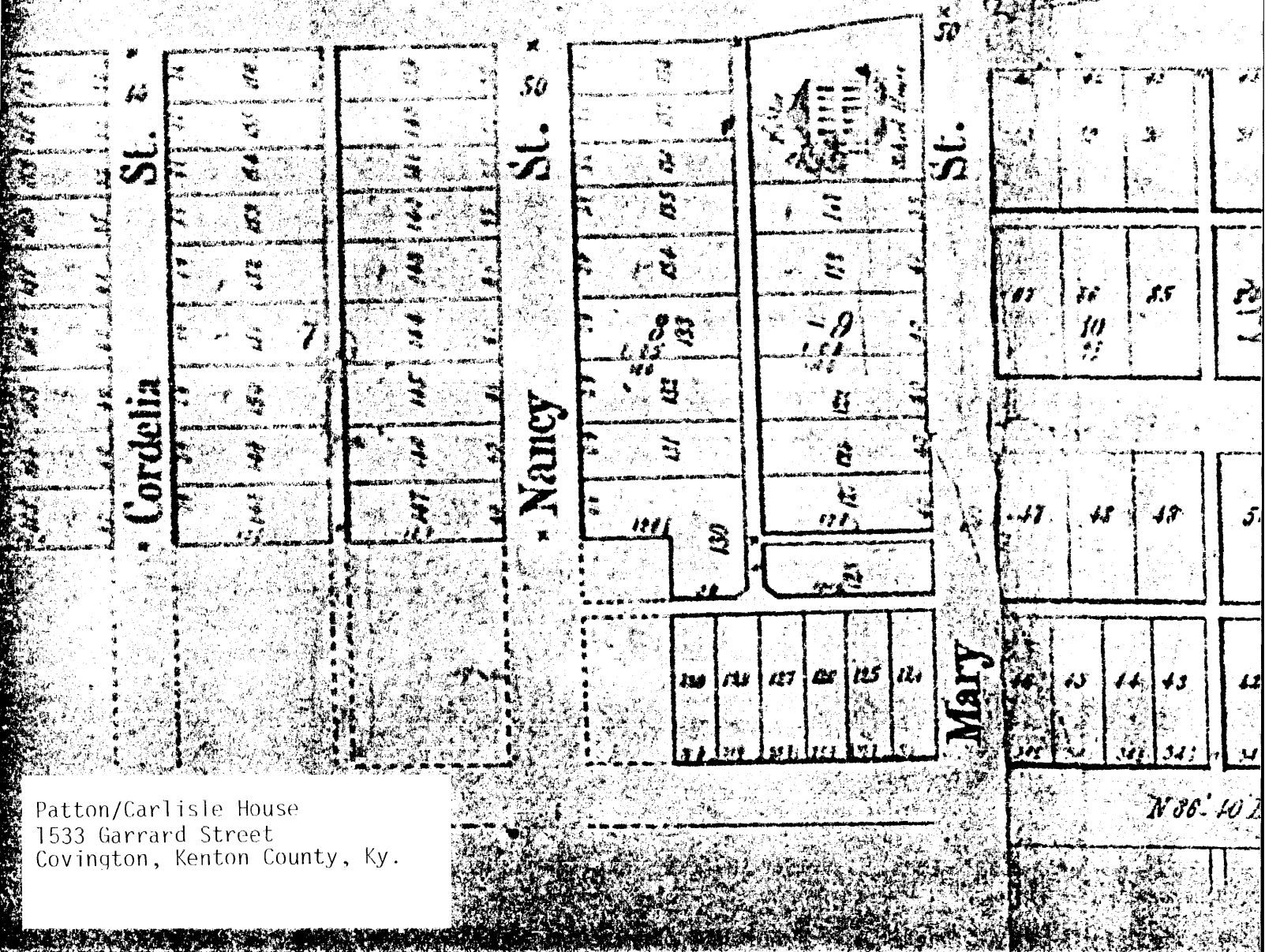


Map V
Detail of plat shown in Map IV;
this is the next section to the
east, showing a small elevation
of the "Public School House" at

the intersection of Mary (now
Maryland) Street and Oliver (at
right).

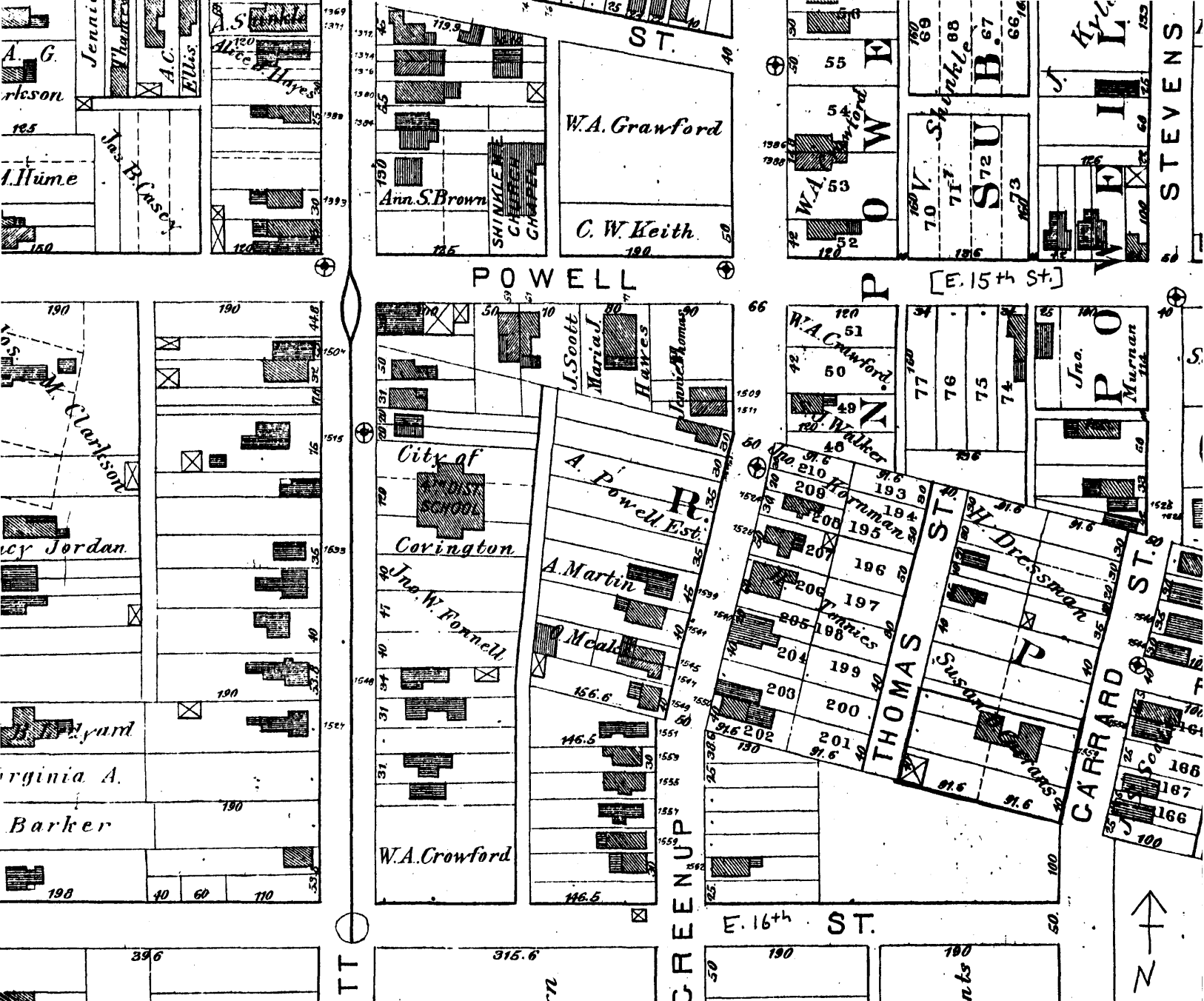
May 1st 1852

WILLIAM YATES, Surveyor.



Patton/Carlisle House
1533 Garrard Street
Covington, Kenton County, Ky.

N 86° 10' E



Map VI
 Detail of "City Atlas of
 Covington, Kentucky....
 Surveyed and Published under
 the Direction of G. M. Hopkins,
 C.E....Philadelphia.1877,"
 Plate 38. The H-shaped
 Patton/Carlisle was then owned
 by "Susan D. Currans" and the
 address was 1559 Garrard

Street. Porches and other minor
 features are not usually shown
 on this map; brick structures
 are striped diagonally, frame
 perpendicularly.

Patton/Carlisle House
 1533 Garrard Street
 Covington, Kenton County, Ky.

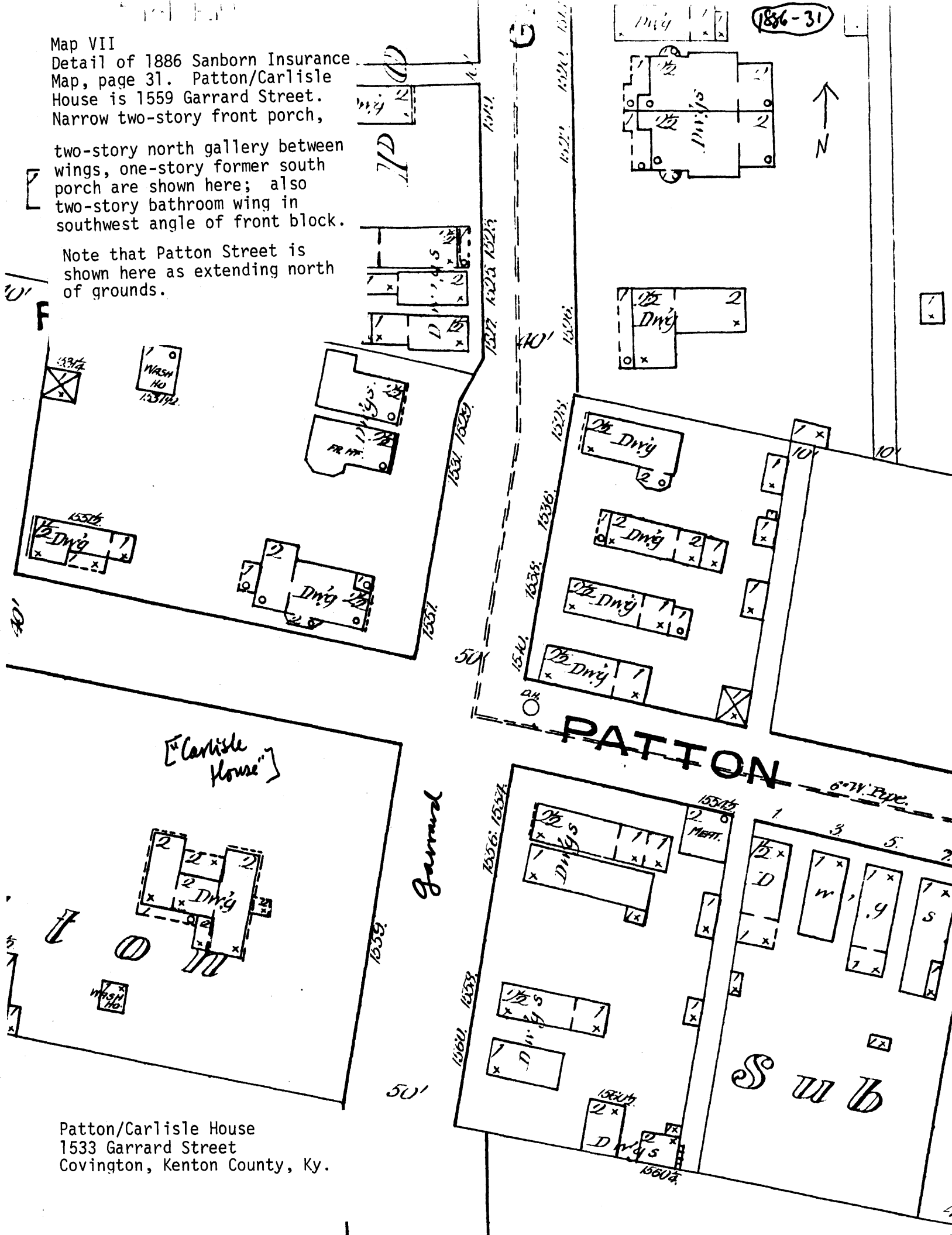
H
 U B.
 Mrs. Mary L. Hawthorn
 315.6
 396

A T
 W.H. Clements
 190
 196
 66
 100

Map VII
 Detail of 1886 Sanborn Insurance
 Map, page 31. Patton/Carlisle
 House is 1559 Garrard Street.
 Narrow two-story front porch,

two-story north gallery between
 wings, one-story former south
 porch are shown here; also
 two-story bathroom wing in
 southwest angle of front block.

Note that Patton Street is
 shown here as extending north
 of grounds.



Patton/Carlisle House
 1533 Garrard Street
 Covington, Kenton County, Ky.

Map VIII
Detail of 1894 Sanborn Insurance
Map, p. 46, showing present
wider one-story front porch.
Note also that the Chesapeake

and Ohio elevated railway
track was constructed south and
east of the house in the late
1880s.

THOMAS

T
C
N

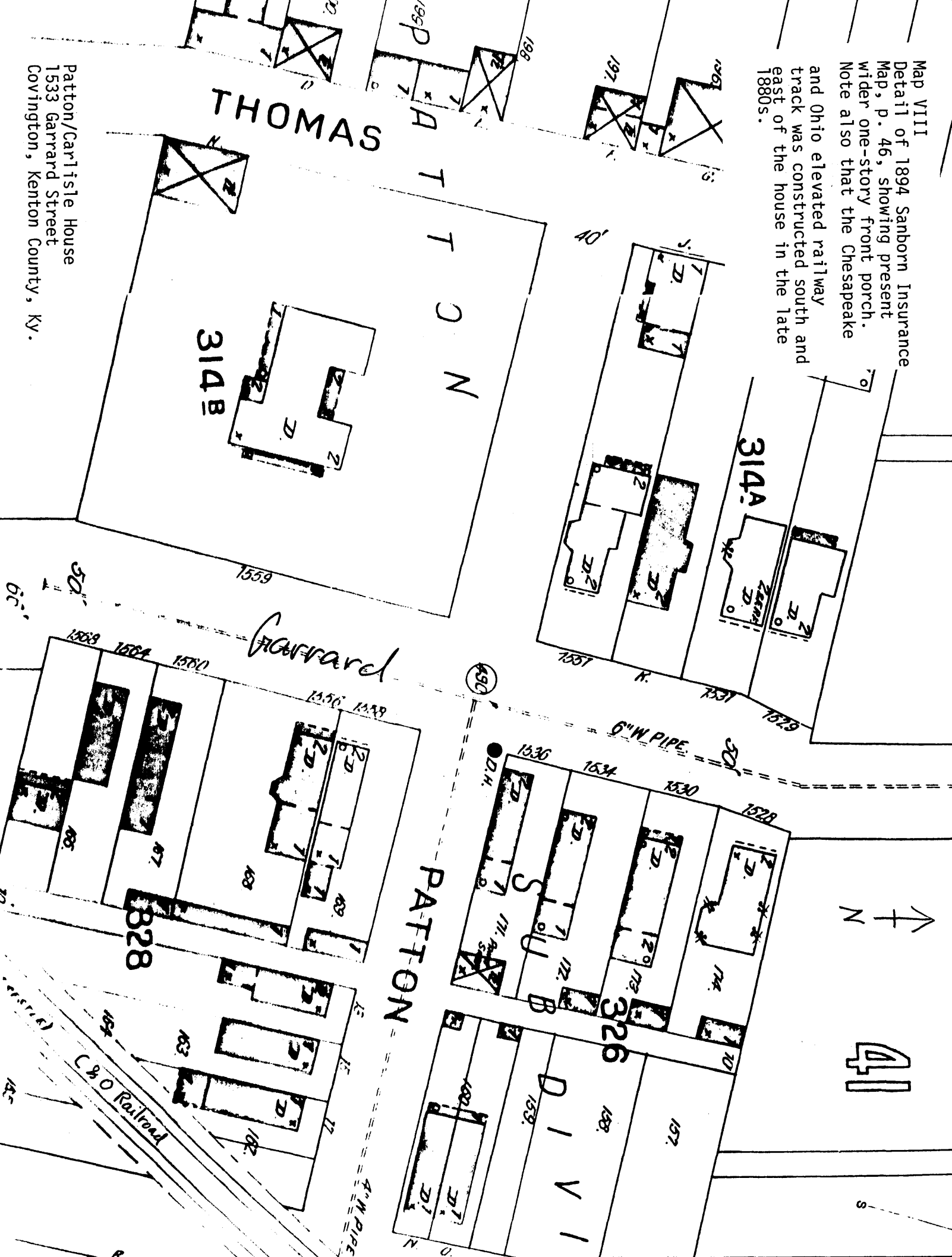
314B

314A

PATTON

D
I
V
I

Patton/Carlisle House
1533 Garrard Street
Covington, Kenton County, Ky.

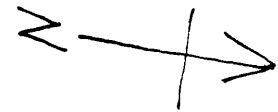
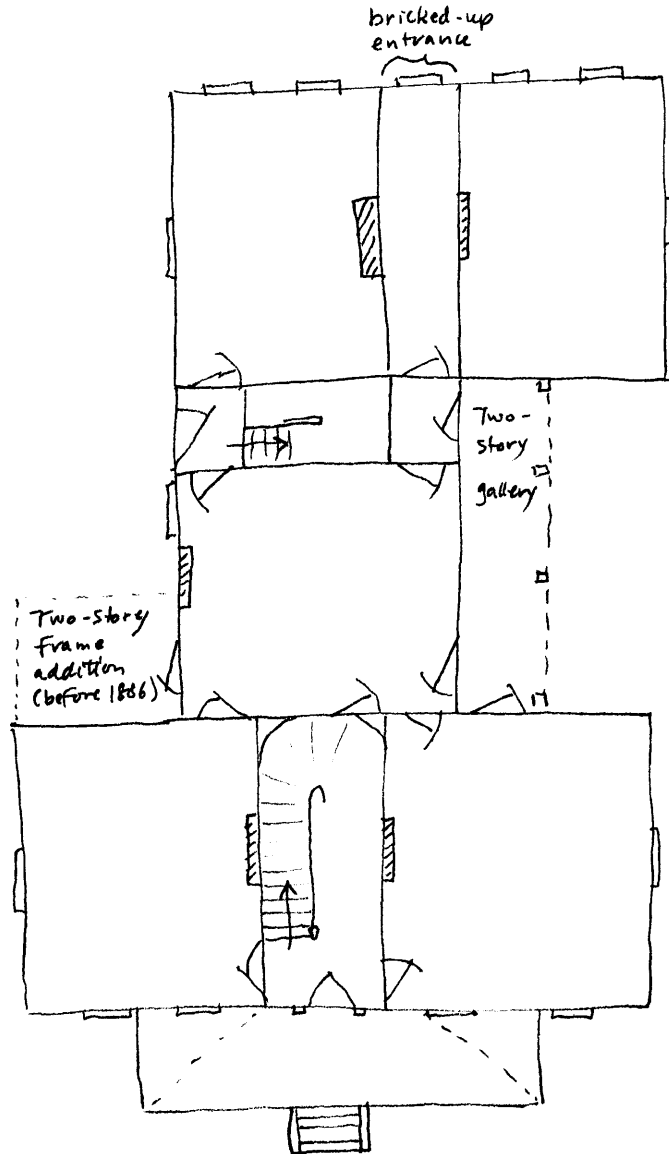


41

Map IX

Rough sketch-plan of the first-floor layout, showing relationship of front and rear blocks and cross-bar.

Collins Street



Walter E. Langsam
January 1984

Garrard Street

Patton/Carlisle House
1533 Garrard Street
Covington, Kenton County, Ky.