

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

For NPS use only

received JUN 21 1985

date entered JUL 18 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 Dayton High School

and/or common Old Dayton High School Building

2. Location

street & number Southeast corner of Eighth & Walnut Streets ___ not for publication

city, town Dayton ___ vicinity of

state Kentucky code 021 county Campbell code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input 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 type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

4. Owner of Property

name Charles Atkins-Dayton Square Apartments

street & number 7529 Sussex Drive-Suite 205

city, town Florence ___ vicinity of state Kentucky 41042

5. Location of Legal Description

courthouse, registry of deeds, etc. Campbell County Courthouse

street & number Fourth & York Streets

city, town Newport state Kentucky 41071

6. Representation in Existing Surveys

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

date 1985 ___ federal state ___ county ___ local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky 40601

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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

The former Dayton High School is a three-story building set in a residential neighborhood in Dayton, Kentucky. Dayton is one of a series of communities connected by Kentucky Route 8 along the south side of the Ohio River opposite the eastern sections of Cincinnati, Ohio. Except at the mouth of the Licking River, which is flanked by Covington to the west and Newport to the east, there is relatively little space between the Ohio River and the Kentucky hills behind to the south. Dayton is located on the lower slopes at the northernmost bend of the Ohio River in northern Kentucky; the lower part of the town along the river was subject to frequent flooding until a flood levee was completed in 1982. Kentucky 8 runs approximately east-west at this point and forms the main commercial thoroughfare of the town, called Fairfield or Sixth Avenue. South of it the ground slopes up gradually and then steeply south of Poplar (the equivalent of 9th Street). The High School extends across much of the south side of the block of 8th Street between Walnut to the west and Vine Street to the east. It is the largest and most conspicuous structure in the central part of Dayton, and can be seen from the Cincinnati bank as rising massively above its residential neighbors against the Kentucky hillside.

The building was built close above the sidewalk near the center of the block, and additions have built it up solidly back to the alley that splits the block east-west. West of the building is a playground-parking lot, with a recent one-story shed building (to be removed) along 8th Street. There is also a paved area to the east, with a handsome late 19th-century residence remaining on the southwest corner of 8th and Vine Streets. On the north side of this block of 8th Street are several brick and frame 19th-century Italianate dwellings of some interest; on the northwest corner of 8th and Walnut is a turn-of-the-century stone church; most of the surrounding housing, however, is rather modest but adequately maintained, with a pleasant sense of "neighborhood."

The front of the school lot along 8th Street is bordered by a limestone crenellated wall that dates from before 1923, and there are sections of similar wall along the alley at the rear. The ground level behind the wall is nearly at the top of it, sloping up slightly to the concrete foundations of the school building. The original high school structure appears to be of wood on masonry bearing walls, although the southeast and north 1930s additions flanking the gymnasium probably have reinforced concrete construction.

The walls of the original block and the sides of the corner additions have somewhat mottled orangish brick; the additions are clad in more uniform, paler brick. Most of the trim is white glazed tile: there is a plain watertable, a molded course at the base of the parapet, coping above the parapet, windowsills and shoulders on the buttress strips that define the corners of the end-pavilions, and some

(continued)

8. Significance

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

Specific dates 1924-25

Builder/Architect Attributed to E.C. Landberg &

Associates

Statement of Significance (in one paragraph)

The former Dayton High School Building is a typical example of between-the-wars school buildings, with a mild Collegiate-Tudor Revival architectural flavor largely provided by minimal glazed white-tile trim and Tudor-arched brick entrances. Its full three stories stand out dramatically, however, within the context of the fairly modest residential neighborhood in which it was originally and is still located. The building is set between the hills of Northern Kentucky and the Ohio River near the center of the riverbend on which much of the small town of Dayton, Kentucky is sited. The school is clearly visible from the eastern sections of Cincinnati, Ohio, opposite, with concomitant views from its upper stories toward the downtown Cincinnati skyline and the Ohio hills across the river.

Constructed rapidly after the previous 1890s school building on the same site burned down, the present structure was erected in 1924-25. So important was it to the community that funds for the construction of the gymnasium-auditorium at the rear were raised voluntarily by local civic organizations when the School Board decided they could not afford to incorporate these facilities within their building program. Dayton is a fairly old, close-knit, largely German Catholic community, and this high school, used for almost fifty years until 1982-83, when a replacement was built nearby, was a major local institution. Its proposed re-use as apartments will benefit Dayton both economically and in terms of man-made environmental stability, providing needed middle-class housing that may well attract new residents from the Greater Cincinnati area, as well as permitting present residents additional choice of housing stock.

Dayton is a community of just under 7,000 population at present; the population was listed as 8,200 in 1923, just before the construction of the present high school. It was formed in 1867 by the official consolidation of two villages, Jamestown and Brooklyn, which had been laid out just before 1850. Dayton was enlarged about 1920 and the new school building may have responded to increased needs, as well as the fire. Although largely residential, Dayton has had several important industries as the basis of its economy for over a century.

The Dayton High School is one of the most prominent and attractive buildings in Dayton. It is nestled against the steep Kentucky hills at the northernmost bend of the Ohio River, in a modest but

(continued)

9. Major Bibliographical References

Because of the lack of published sources, several local historians, architects, and residents of Dayton have been consulted on the history of the school building and the architects. The Dayton Board of Education staff has also been helpful, and the current High School Hand Book has been drawn on for historic information. Many issues of The Kentucky Post

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10. Geographical Data

Acreeage of nominated property 1.0055

Quadrangle name Newport, Kentucky-Ohio

Quadrangle scale 1:24000

UTM References

A

1	6	7	1	9	1	5	0	4	3	3	1	7	4	0
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

The property, being the entire former school yard with building, extends from the southeast corner of Walnut & Eighth Streets along

(continued)

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title: Walter Langsam, Historic Preservation Specialist

organization City of Covington date 5/30/85

street & number 7th Floor-City/County Building telephone 606-292-2271

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

David L. Meyer

title STATE HISTORIC PRESERVATION OFFICER

date June 6, 1985

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

for Allores Byen
Keeper of the National Register

date 7-18-85

Attest:

date

Chief of Registration

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page

2

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

additional trim on the entrance features. The parapet is stepped up over the three main front and side entrances, with an embossed tile panel over the main (8th Street) entrance. The latter is flanked by small one-story octagonal projections with sash windows on the wider front faces. These projections (like the smaller entrances at the ends of the facade) are clad in brick below the continuous watertable down to the level of the steps, which are just above ground level. The octagons have their own brick parapets with tile courses above and below. The recessed Tudor-arched main entrance has a finely molded and angled frame, and there is a low gabled tile parapet with vertical panels in the Tudor manner, with square flat tops at the ends and center of the gable. The panels are Gothic-arched with crossed ribs above the wider central panel. The side entrances and the narrower doorways set just inside the front end-pavilions have deep-set brick Tudor arches and parapets; the smaller front entrances lead into the stair-halls at mid-landing level, and their between-floors windows are framed by vertical brick pilaster-strips.

The original windows seem all to have two-over-two pane wooden sash windows, but the additions are metal horizontal-paned casements; several of the original windows have also been replaced with similar metal frames, even on the front. Most of the front windows are paired, except for the single openings in the stair towers and quadruple strips in the end-pavilions. The fenestration on the sides is less regular, with strips across the third floor and smaller windows flanking the side entrances. The rear corner additions have still another pattern of metal frames. The original openings have unobtrusive brick upright jackarches extending slightly beyond the frames.

The interiors of the Dayton High School are virtually without architectural interest, although basically intact. Aside from simple stair-railings in the original section, and the impressive appearance of the upper strip windows with their spectacular views, no feature has any significance. Frames and moldings are minimal in both the original wing and additions, and materials are plaster and painted wood or metal. Floors are tiled or carpeted, not in very good condition. Walls are mostly sound, with some water damage, like the floors of several rooms on the top story.

(continued)

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

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

For NPS use only
received
date entered

Continuation sheet

Item number

7

Page

3

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

The plan consists of classrooms across the front and sides, wrapped around the lower gymnasium at the center rear. An east-west corridor across the rear of the main block has southern extensions to the added classrooms. The main entrance leads into a vestibule with a half-flight of steps to the main first-floor level, but the upper stories over this entrance contain classrooms. The main entrance is flanked by administrative offices, including small compartments in the octagonal flankers. The staircases are located at the other entrances on the front and sides and flanking the gymnasium at the rear from the alley. The classrooms are of normal size, except for large spaces on the top floor in the additions--probably laboratories. The gymnasium is a standard single-volume space of two-story height, with the former cafeteria located in the basement below. Not all of the basement is finished. An oddity is the series of four chimneys without openings along the north wall of the front corridor on all three stories.

In 1937-1939 the southeast and southwest corners flanking the original gymnasium at the rear of the main north block were filled in with compatible three-story blocks. The sides of the additions--facing east and west--continue the brick cladding, the horizontal tile courses above the stone foundations and defining the parapet, and the basic fenestration pattern of the original front and sides of the building, although the double windows are of a different steel industrial type, with smaller panes around the central, moveable sections. The rear walls of these 1930s additions along the narrow south alley are exposed concrete with vertical structural buttresses, relating to the original exposed construction of the gymnasium, which has a somewhat lower roof, allowing windows above it on the third floor of the rear of the main block and the new corner wings. Although these wings project slightly on the sides, they basically fill in the original rectangle of the building and the fact that they are additions is hardly apparent at either the sides or the rear.

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

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

For NPS use only
received
date entered

Continuation sheet

Item number

8

Page

2

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

quite homogeneous and still viable residential neighborhood. Eighth Street lies one block south of the major east-west thoroughfare of the town, Kentucky Route 8.

The present/former high school building is directly on the site of the previous Dayton High School, which is believed to have been erected about 1895. A view of it--published in 1923 just before the fire that led to the construction of the present building--suggests that the earlier structure corresponded at least in location and outline to the existing entrance and flanking classrooms; even the projections of the main entrance may reflect the presence of the earlier feature, although the turn-of-the-century school had only two-and-a-half stories and different fenestration.

Whereas the earlier building had a vaguely Richardsonian flavor with the addition of scrolled volutes flanking the large round-arched window of the central gable, the 1924 structure has a mild Collegiate Tudor flavor typical of the period between the world wars for school design. The historic source allowed plain rectangular blocks with only slightly projecting end and center pavilions, with extensive strip-windows suitable for classrooms. The apparently flat roofs with low brick parapets and minimal stone trim of English Tudor or Jacobean country-houses and institutional buildings are also effectively applied to early 20th-century school needs, as here.

The exterior design of the Dayton High School is typical of the period, competent, and executed well in mottled brick with glazed white tile moldings and trim, although the interiors have and seem to have had no architectural interest whatsoever. Nevertheless, the main block and the 1930s additions have ample-sized, well-lit rooms and adequate central circulation corridors. The building is basically structurally intact, in spite of some water damage and vandalism.

As mentioned above, the gymnasium/auditorium at the rear of the school was part of the original construction, as a result of civic pressure and contributions. The three-story wings at the southeast and southwest corners of the building, flanking the gym, are believed to have been erected in 1937-1939 under the auspices of the Federal NRA and/or WPA programs. In 1960-61, a limited renovation of the school resulted in some changes to the windows.

(continued)

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

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

For NPS use only
received
date entered

Continuation sheet

Item number

8

Page

3

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

The proposed conversion of the former high school to apartments will probably serve those who work in Cincinnati as well as elsewhere in Northern Kentucky. Not only do the upper floors sport spectacular views of the eastern hillside suburbs of Cincinnati across the Ohio River, contrasting to the pleasant immediate surroundings of the building, but Dayton is easily and rapidly accessible to downtown Cincinnati, Covington, Newport, and the intervening Bellevue, and also to the major highway systems that connect with the outer suburbs on both sides of the river, including interstate highways I-75 and I-71. Proposed revitalization of the commercial corridors of both Bellevue and Dayton along Route 8, and increasing improvements in Covington and Newport provide further incentives to development of this attractive part of Northern Kentucky for residential use.

It is believed that the architects of the High School were E. C. Landberg & Associates. This firm, with offices in nearby Newport, Kentucky, consisted primarily of Edwin C. Landberg and his younger brother G. Truman Landberg (ca. 1898-1951). According to the latter's obituary (Cincinnati Historical Society), they designed the Ninth Street Baptist Church and the North Avondale School in Cincinnati, a school in Mariemont, Ohio, a planned suburb near Cincinnati, as well as many other buildings in the Greater Cincinnati Area, including Northern Kentucky, particularly public schools in Campbell County. They designed the Lincoln Grant School, an attractive facility for black children erected in the East Side of Covington in 1931 (to be nominated to the National Register as part of the proposed Emery-Price District in the near future). E. C. Landberg was active in the Masonic Order, and is said to have designed not only the Masonic Temple on Sixth Street in Dayton--still one of the taller and more interesting institutional buildings in the town--but also the magnificent 1955 Scottish Rite Masonic Temple at 1553 Madison Avenue in Covington, one of the largest in the country. Another building attributed to the Landbergs is the Rifkin Building on the southwest corner of 6th and McKinney Streets in Dayton; like the Dayton Masonic Temple, it dates from about the time of the High School. There is also a drawing for an unidentified three-story office building signed by E. C. Landberg in the Kenton County Public Library Photograph Collection.

(continued)

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

8

Page

4

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

The Dayton High School has a more traditional Tudor Collegiate quality, but the Lincoln Grant School and the Covington Masonic Lodge share a distinctly more "moderne" stylization. Although the work of the firm has not yet been studied in depth, it is apparent that they were competent architects who steered a middle course between tradition and innovation, contributing considerably to the built environment of the Northern Kentucky/Greater Cincinnati area in the period between the world wars.

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

9

Page

2

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

have been consulted.

Pictorial and Industrial Review of Northern Kentucky: Historical
Souvenir.

Newport, KY.: The Northern Kentucky Review, 1923.

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

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

For NPS use only

received

date entered

Continuation sheet

Item number

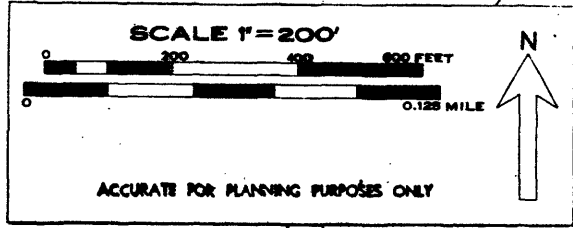
10

Page

2

Dayton High School
Eighth & Walnut Streets
Dayton, Kentucky

8th Street approximately 365 feet, then south approximately 120 feet to an unnamed alley, and then along the alley 365 feet to the east side of Walnut Street and then north approximately 120 feet to the point of beginning (southeast corner of Walnut & 8th).



Campbell Co., KY. - Dayton High School
Northern Kentucky Regional Planning
Commission Map Map 1
Site Boundary Indicated by - - - in Red

