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United States Department of the Interior
National Park Service

OCT 12 2005

NATIONAL REGISTER OF HISTORIC PLACES
& EDUCATION
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

1. Name of Property

historic name Fifth District School

other names/site number KE—CW--170

2. Location

street & number 1735 Holman Avenue

not for publication N / A

city or town Covington

vicinity N / A

state Kentucky

code KY

county Kenton

code 117

zip code 41011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official David L. Morgan, SHPO

10-6-05

Date

Kentucky Heritage Council/State Historic Preservation Office

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet)

Signature of certifying official / Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Date of Action

Edson H. Deall

11-25-05

5. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing

N/A

Number of contributing resources previously listed in the National Register N/A

(Do not count the number of previously listed resources above.)

6. Function or Use

Historic Functions (Add more category and subcategory lines if needed)

Cat: Education

Sub: School

Current Functions (Add more category and subcategory lines if needed)

Cat: Vacant/Not in Use

Sub:

7. Description

Architectural Classification

Cat: Late Victorian
 Sub: Romanesque

Materials (Enter categories from instructions)

foundation Stone
 roof Asphalt Shingle
 walls Brick
 other Copper, Stone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

Architecture

Period of Significance

1901

Significant Dates

1901, 1902, 1937

Significant Person

N / A

(enter only if Criterion B selected)

Cultural Affiliation

N / A

(enter only if Criterion D selected)

Architect/Builder

Schofield & Rabe (Architect)

Hildreth, Charles (Builder)

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Covington Board of Education

Property Name

County and State

10. Geographical Data

Acreage of Property 1.01 acres

UTM References	Zone	Easting	Northing	Quad Name
Coordinate 1:	<u>16</u>	<u>715240</u>	<u>4327110</u>	<u>Covington</u>

Verbal Boundary Description See Continuation Sheet

Boundary Justification See Continuation Sheet

11. Form Prepared By

name/title	<u>Kate Carothers, Historic Preservation Specialist</u>			
organization	<u>City of Covington</u>			
street & number	<u>638 Madison Avenue</u>	telephone	<u>859-292-2171</u>	
city or town	<u>Covington</u>	state	<u>KY</u>	zip code <u>41011</u> date <u>12/06/04</u>

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Scaled Floor plan** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

name	<u>JS & DS Properties</u>			
street & number	<u>700 Madison Avenue</u>	telephone	<u>859-261-1117</u>	
city or town	<u>Covington</u>	state	<u>KY</u>	zip code <u>41011</u>

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**National Register of Historic Places
Continuation Sheet**

Fifth District School
Kenton County, Kentucky

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The Fifth District School (KE-C-170), located in the Peaselburg neighborhood of Covington, Ky., is a 1901 two-story, rectangular, unpainted brick building on a raised stone basement. The building is symmetrical on both the east and west elevations, with the north and south elevations being slightly asymmetrical. The main school building measures approximately 85' x 166', with the 1937 addition measuring 25' x 85'. In all, the building comprises a total of 47,308 square feet under roof. Covington architects Schofield & Rabe designed the school. The building sits on a large lot at the northwest corner of 18th and Holman streets, and is surrounded by an asphalt parking lot on all four sides; it was originally surrounded by grass. The Peaselburg neighborhood, located in the southwest part of the city, is made up of modest late-nineteenth and early-twentieth-century dwellings; primarily single-family homes.

The building functioned as an elementary school until 1972, serving the surrounding neighborhood. The school was owned by the Covington Board of Education until it was sold to a private owner in 2001. In 1972, re-districting took place in the school system, due to a decline in the school-age population, and the building was no longer needed as an elementary school. The building was then placed in service as an "alternative" school and adult education center. The basement of the building served as a storage facility for the maintenance division of the school district from 1972-2001. When the building was sold in 2001, the maintenance division was the only tenant left in the building.

The Fifth District school building has masonry bearing common bond brick walls and a cross-gabled asphalt shingle roof. The roof was originally covered in clay Spanish tiles, and was replaced with asphalt shingles c. 1950's. A massive copper box gutter, dentil block cornice and frieze band run along three sides of the building. Stone belt courses run around the first floor perimeter of the building, and the second story has a belt course around the bottom of the second-story windows and around the top of the second story windows, just below the stone label molds. The building has primarily square-headed one-over-one double-hung sash rectangular wood windows, although in three projecting bays on the north, south, and east elevations, there are arched top ribbon windows with stone hood molds on the second story of the building. Above the second-story windows in the three bays is a third stone belt course, and above that are four small attic oval windows with metal grillework. In the pedimented gable ends, dentil blocks fill the interior of the pediment, and a small bulls-eye window with a stone surround is located in the center of the pediment on three elevations. The existing doors on the three elevations are replacement metal doors; the original doors were wood half-lite paneled doors. By

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the 1930's, the school population had grown, necessitating the need for a new addition, which was completed in 1937.

The sympathetic 1937 brick addition on the west elevation mimics very closely the features of the original 1901 school building. Designed by Covington architect Charles A. Hildreth, the two-story brick addition rests on a raised stone basement; both the stone and brick were toothed into that of the original building. The stone matches that of the original school building, while the brick on the addition is a few shades lighter than the original brick of the 1901 school building, albeit complementary in color. The 1937 addition has a flat, built-up tar roof and no attic, and is composed of brick panels with one-over-one double hung wood windows and stone belt courses which match those of the original building. On both the north and south elevations, the window openings match the height, size, and spacing of the windows on the original building, but are filled in with brick and recessed in from the adjacent walls. The west elevation entry is different from that of the other three elevations, in that it is reached by a set of cement steps, and a set of basement doors are located underneath. Arched openings underneath both sides of the steps allow access to the basement. On the second story, the window openings are square-topped rather than arched, unlike the arched top windows on the projecting bays of the other three elevations. The new addition has less decorative architectural stone detailing than the other three elevations.

On the east elevation, the lower half of the ground-level entry is surrounded by smooth limestone, while the upper half of the ground-level entry is surrounded by a decorative raised stone floral surround, composed of intertwining leave and branches, reminiscent of the Richardsonian Romanesque style. The entry doors are flanked by stone collonettes, with small arched one-over-one wood double-hung sash windows on either side, and an arched glass transom above the doors. The windows and entry are topped with arched stone hood molds with a keystone at the top of the door arch. Within the decorative surround above the entry doors are two plaques, above and on either side of the door, with a lamp of learning, and above it the words "Knowledge" on the south and "Wisdom" on the north. Above the decorative entry surround, and beneath the second-story windows in the projecting bay, are three stone plaques carved with "A.D." "5th District School", and "1901". Above the carved plaques are four arched double-hung windows, all topped with stone arch surrounds. The two windows on the outside are smaller windows with diamond-paned glass. The middle windows are 1-over-1 double-hung sash. Above the second story windows is a third belt course and above that are located the four

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small oval windows. Above the second story windows on the north and south sides of the central bay are four stone medallions – two on each side of the wall. Although this elevation is largely intact and maintains most of its original character, some vandalism has taken place, as evidenced by the broken glass in some of the windows.

On the north elevation, the same pattern of windows and stone belt courses is continued. The central bay projects out with four windows and a stair tower on the east side and five windows and three bricked-in openings on the west side; five of these are part of the original building, while three openings are part of the 1937 addition. On the east side of the bay is one of the two stair towers in the building. The metal double doors have an arched, elaborate stone surround, although not as highly decorative or as large as the main entry on the east elevation, with a glass transom. Above the doors, on the first floor landing, are two one-over-one windows with brick pilasters on either side and a stone tablet carved with swags and garlands above. Above these windows, on the second floor landing, are two more arched-top one-over-one windows with stone hood molds. The east and west sides of the projecting bay have one window on either side, on each floor. The 1937 addition has a lower roof line than that of the original building, with stone coping along the top of the wall. On this elevation, some of the basement windows functioned as coal chutes, and some of them have been boarded over. Again, on this elevation, there is some broken glass in the windows, but they are all intact.

On the west elevation, which is the 1937 addition, there are four windows on each side of the central projecting bay. This elevation is much less decorative in ornamentation than the east, north or south elevation, but it contains many of the common elements found on the other three sides. The entry on this elevation is reached by a set of concrete steps, and the basement can be accessed from underneath the steps. The double metal entry doors and transom are the same as those found on the other elevations, although this entryway is recessed in from the walls. The arched brick entry has minimal stone detailing in the surround, unlike the other three sides, and is flanked on either side by small one-over-one square-topped windows. Above the first floor is a stone belt course separating the first and second levels; again this is similar to those found on the other three elevations. The second story square-topped windows are flanked by a belt course immediately below them and another running just below the top of the second story windows, again mimicking the design of the other three elevations. The flat stone lintels with label molds continue across the tops of the four windows flanking the central, projecting bay, and continue over the paired rectangular windows above the entry doors, which are flanked on either side by two smaller one-over-one windows. Above these smaller windows are

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two stone medallions, again mimicking the architectural elements found on the east elevation. Above the central bay is a slight overhang from the copper box gutter, although it does not contain any decorative elements in the cornice or frieze. The top of the wall has stone coping running around all three sides. There is some graffiti on this elevation, but all of the windows are intact.

On the south elevation, the elements are the same as those on the north elevation, with the exception of the stair tower's location. On this side, the stair tower is to the west of the central projecting bay. The decorative elements are the same, with the three windows of the 1937 addition being recessed in with brick and continuing the same pattern of stone belt courses and stone coping along the top of the wall. The far west basement window is filled in on this elevation. Several windows are broken out on this elevation, and have been filled in with plywood. The basement windows that are not filled in have fire-rated glass, as do all of the basement windows which are still intact. This elevation again has the same pattern of eight windows/ openings on the west side of the central, projecting bay, and five on the east. The stair tower has the same windows above the doors as those found on the north elevation. Unlike the north elevation, however, this stair tower goes all the way up to attic, whereas the north stair tower ends at the second-floor landing. Brick pilasters separate the outermost of the five arched top windows in the projecting bay, while the central window is flanked on either side by stone columns; this is the same pattern as that of the north elevation.

Interior

The interior of the building consists of a basement and two floors of classrooms. The third floor attic area is an open area which has always been used as storage. The basement consists of the original lunch room, boys and girls bathrooms, utility and storage rooms. The basement has both concrete and tile floors. Walls and ceiling are plaster and/or drywall. This was the last area to be used before the building was sold in 2001. Some original doors and windows are still intact in the basement. The bathrooms still have much of their original equipment, including toilets, urinals, and sinks.

The first floor of the building consists of a large, central hallway with four classrooms opening off of each end. At the far east and west sides are the entrances to the building, and on the north and south elevations are the stair halls with steps leading to the basement and second floor. The floors in the hallway are concrete poured over steel beams. Masonite tiles cover the floors. In the center of the hallway, a temporary wood-paneled

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office was constructed, c. 1970's, as part of the alternative school. The office is right in the middle of the floor, so there are smaller hallways on both sides of it. This is not a permanent office and could easily be removed to re-open the original hallway. The classrooms have both carpeting and Masonite tiles as floor coverings. Originally, these floors were hardwood floors laid over a wooden sub-floor. The hardwood floors are still intact under their later coverings, which were added c. 1950's and 1960's. Off each classroom is a small, narrow cloakroom, some with their original beadboard wainscoting on the walls and a wooden cabinet at one end. These cloakrooms also had wooden floors, some of which have never been covered and are intact and in good condition. The classrooms and cloak rooms all had plaster walls and pressed tin ceilings, some of which have been covered with dropped ceilings. Some of the tin ceilings are still intact and in fair condition. The original doors, transoms, and door hardware are intact on the vast majority of the classrooms. In the new addition, the classrooms also had smaller cloakrooms off to the side, again with wood floors and wood cabinets at one end. These rooms now have carpeting, but also originally had wood floors. In the north classroom, 1937 addition, the cloakroom has been removed, while it is intact in the south classroom.

Both sets of stairs in the building have wooden hand rails with decorative scrolled iron railings. The stair risers are marble. Both sets of stairs are in good condition. On the second floor there are again eight classrooms leading off a large central hall. At either end of the hallway are offices. In the middle of the hall, two smaller offices have been created using wood paneling, and there is a hallway down the middle of them. As on the first floor, most of the original doors, door hardware, and transoms are intact. Pressed tin ceilings are again exposed in some of the classrooms, and the walls are plaster. Classroom floors are covered with Masonite tiles and some of the cloakroom floors are exposed wood. One of the large classrooms on the south side has been divided into two classrooms by a wood-paneled partition wall running down the middle of the room, but it does not totally divide the room in two. The stairs on the south elevation lead all the way up to the attic, which is a large open area under the roof. This area was always used as storage space. The attic has a wooden floor under the wood rafters and support beams.

Integrity Consideration

The former Fifth District School retains integrity of setting, design, materials, and location. In terms of setting, the former school was constructed in the urban, late 19th – early 20th c. Peaselburg working- and middle- class neighborhood, as the neighborhood school. It retains this setting in the neighborhood today, which is largely unchanged from the time when the school was built. The neighborhood is still a working and middle-class

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urban area today. The school's setting on the site has changed somewhat – originally it was surrounded by grass, and today it is surrounded by an asphalt parking lot. The size of the school lot is the same as when it was originally platted, and has not changed in size.

In terms of design, both the original 1901 school building and the 1937 addition look much the same as when they were originally built, and are easily recognizable from historic photographs. The building is easily recognizable as a school due to its design and scale, along with the name on the building. The layout of the 1901 building is the same as when it was first built, with the exception of the temporary walls and offices which were constructed in the hallways and classrooms. These partitions are temporary and could be removed. The layout of the 1937 addition is the same as when it was first constructed, with the only real change on the interior being the change of materials. The building presents a feeling of solidity and strength, a hallmark of the Richardsonian Romanesque architectural style, popular in the late 19th and early 20th centuries.

In terms of materials, the vast majority of the original materials, both on the exterior and interior of the building, are still intact. The largest loss of original materials is the clay tile roof, which was replaced c. 1950's. The other original materials of the building are still intact.

The building retains integrity of location in that it is in the same place as it was when constructed, and it has not been moved.

Preservation Plans

The building is currently vacant and has fallen into some disrepair due to vandalism in the area. The current owners wish to sell the building to a developer who will rehabilitate the former school. The property is proposed for listing on the National Register of Historic Places in the hopes of attracting a developer who will rehabilitate the property using the 20% Investment Tax Credit for historic preservation.

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The former Fifth District school (KE-C-170) meets National Register criterion C. The building is significant for its design within the historic context, "Richardsonian Romanesque Architecture in Covington, 1880-1905." The building is one of Covington's most accomplished examples of the style, which was locally popular in the 1880's and 1890's primarily for public architecture.

Historic Context: Richardsonian Romanesque Architecture in Covington, 1880-1905

The Richardsonian Romanesque style was popular from c. 1880-1900, and was popularized by Boston architect Henry Hobson Richardson. Hallmarks of the style include round-topped arches over windows, porch supports, or entrances; masonry walls, usually with some rough-faced stone, and residential examples often have a conical tower. Wide rounded (Romanesque) arches over doors and windows are a key feature of the style, along with the use of stone and masonry (McAlester, 301). Windows are often recessed and there may be groupings of 3 or more square or arched-top windows, as seen in over half of the examples (McAlester, 301). Windows were typically of a one-over-one double-hung sash configuration. Stone columns or colonnettes may be located between groups or "ribbons" of windows, and wall surfaces may be ornamented with floral designs or other interlacing decorative details.

Commercial examples of the style are more common than residential examples, due to the cost of the materials used to construct such massive buildings. Richardson's designs were very popular for large public buildings in the 1880's. Trinity Church in Boston (1872) and the Allegheny County (PA) Courthouse and Jail (1884) are two of the most noted public examples. The John J. Glessner House (1886) in Chicago is one of his most famous residential designs. Closer to home, the Conrad-Caldwell house (1894) in Louisville, Ky. is a fine residential example, and Cincinnati's City Hall (1893) is a well-known public building designed by local architect Samuel Hannaford. Because it was much less expensive to build homes using wood-frame construction, Covington's builders erected residences in other popular Victorian styles, using brick and/or wood. Thus, all of the Richardsonian Romanesque examples in Covington are public, commercial, or mixed-use buildings, with varying degrees of ornamentation.

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Fifth District School
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H.H. Richardson was born in Louisiana in 1838 and went to college at Harvard, graduating in 1859. After graduation, Richardson traveled to Paris, where he studied at the Ecole des Beaux Arts, but did not finish his studies, due to the Civil War, which cut off his allowance from home (Whiffen, 133). In 1865, Richardson returned home and opened a practice in New York. In 1872, he won the commission for Trinity Church, located in Copley Square, Boston; a feat that would transform his career and bring him much recognition. During his short career, Richardson designed a variety of homes and public buildings, including libraries, railroad stations, office blocks, and courthouses, to name a few. Richardson passed away prematurely in 1886, at the age of 47, having completed only a few residential designs before his death. In 1888, a sympathetic monograph of on Richardson's life and work was published which greatly increased interest in the style (McAlester, 302).

The style first became popular in the late 1870's-early 1880's, with the first example of the style appearing in Covington in 1888. Hermes Hall, a saloon and social hall located at 117 E. 4th St. in downtown Covington (now Jack Quinn's Irish Ale House & Pub), was built in 1888 for German immigrant Joseph Hermes, an activist for German-oriented activities in the city. This three-story unpainted brick building has heavy stone arches over the arched and rectangular windows and entry, stone banding, and pairs of arched-top windows. Probably the best-known example of the style is the 1889-90 German National Bank building at 611 Madison Ave., attributed to Cincinnati architect H.E. Siter. Siter designed other buildings in Cincinnati in the Richardsonian Romanesque style, including the First National Bank, which had similar elements (Langsam, NR nomination form, 1983).

Executed in rough-cut stone, the German National Bank building (now a banquet hall) is a narrow building with a strong vertical emphasis. The building has a group of three arched-top windows on the second level, and a group of three rectangular windows on the third floor, with stone columns in between. The first floor storefront was removed in the 1960's, but a renovation in 2002 re-constructed the first floor to closely match the historic appearance of the building. The rough-faced stone storefront has arched-top windows flanking a double-door entry. The windows are topped by heavy stone arches. The building features all of the hallmarks of the style (stone arches, colonettes, groups of windows, stone façade, arched-top windows) and is the only stone example of the style in Covington. Both the former bank and Hermes Hall are listed on the National Register, included in the Downtown Commercial historic district (1983).

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Other, more modest commercial examples of the style exist in downtown, including the three-story Saloshin building (1890-93), with its grouping of three arched-top windows with art glass transoms on the upper level. The building is currently painted white but is a combination of both brick and stone. Another modest three-story example at 11-17 Pike Street, known as "New Shinkle Row" (1895) is an unpainted brick building with a group of three second-story arched-top windows with a thin stone band above them. Both of these buildings have groupings of arched-top windows, but do not feature any other hallmarks of the style, unlike other examples in the city. The strongest examples of the style in Covington tend to be larger, free-standing buildings, with the exception of the former German National Bank building. These buildings employ several features of the Richardsonian Romanesque style, including the arched-top windows and entrances, both stone and brick columns (or colonnettes) between windows, decorative details, etc.

In 1898, Daniel Seger, a well-known Covington architect, designed the city's Fire Station No. 1, located at 100 W. 6th St., and may have designed another firehouse on Greenup Street. Both firehouses have rough-cut stone arches over the fire house carriage doors that descend almost to ground level. On Fire Station No. 1, the entire first floor is composed of rough-cut stone. The flanking arched windows and single-door pedestrian entry are very small by contrast to the doors; they are also topped by stone arches. On the second level, composed of brick with a stone band running across the width of the wall, are two sets of three arched-top windows flanked by stone quoins. The windows are slightly recessed into the wall, and are divided by paired stone colonnettes between each window.

This example has been well-preserved, and again, features many hallmarks of the Richardsonian Romanesque style, with its rough-cut stone façade and detailing around the windows, paired colonnettes between groups of arched-top windows, and heavy stone arches over doors and windows on the front façade. This example is also listed on the National Register as part of the Downtown Commercial historic district (1983).

Louis Dittoe & Benjamin T. Wisenall designed the former Covington City Hall/Kenton County courthouse, constructed in 1900 at Third and Court streets in downtown. This four-story brick building with stone detailing was a mix of both Richardsonian Romanesque and Chateausque elements. The building featured an arched stone entry and a ribbon of round arched-top windows with stone arches on the second story. The third story featured paired rectangular windows with round transoms, topped by brick arches with stone elements at the capitals and immediately above the brick arches. The fourth story had groupings of three arched-top windows with stone arches above.

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Fifth District School
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This public example was the largest example of the style built in Covington, but was demolished in 1970.

William A. Rabe, one of the architects of the Fifth District School, was employed by Daniel Seger, architect for Fire Station No. 1, for several years before he formed his own partnership with Schofield in 1898. Rabe's employment with Seger appears to have left an impression on him, as evidenced by the Fifth District School design.

Evaluation of the Fifth District School within the Architectural Context

The Fifth District School building contains all of the hallmarks of the style, and was the last building in the city designed in this style. Since the demolition of the former City Hall, it is the largest extant example still standing in the city. Free-standing buildings were seen as best candidates for this monumental style, for they appear to possess a greater variety of detail than buildings who share common walls. An exception is the former German National Bank building, whose facade maintained great variety of detail, while sandwiched between two other tall narrow buildings. The Fire Station No. 1, former City Hall building (demolished), and Fifth District School all express several features of the style not found on the more modest local examples.

When compared to other Covington schools of the time, the Fifth District School was much more ornate in its architecture than earlier school buildings, and remains one of the most ornate school buildings in the city today. The school was the only sizable public building in this area of town. Its design signified the importance of education to the area. The amount of architectural detail on the building is unsurpassed when compared to schools built today.

The building is a product of its time and a reminder of the Richardsonian Romanesque architectural style popular at the turn of the century. As the largest remaining building of this style, and one that contains all of the distinct features of the style, it is worthy of nomination to the National Register.

History of the Fifth District School

The first discussion about the construction of a new school for the Peaselburg area came about in 1897. The school board met to discuss the need for 2 new schools in the area; one for the southeastern part of the city, and one for the southwestern section. The growing school-age population in the southwestern part of the city finally led the school board to break ground for the new elementary school on the site at 18th and Holman streets in 1901. Construction of the building took about a year, and was completed in

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Fifth District School
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1902. Schofield & Rabe, architects from Covington, were chosen to design the school. The firm was only in business for six years, from 1898-1904. There is no apparent history on Schofield, but William A. Rabe was a native of Covington and a first-generation American. His parents immigrated to America from Germany. His father was a leading builder and contractor in Covington. Young William was educated in the Covington parochial schools, and then went on to study at St. Mary's Institute in Dayton, Ohio, where he studied other subjects before pursuing studies in architecture. Upon his return to Covington, Rabe worked as an estimator for several years and was employed by architect Daniel Seger, who designed several buildings in the city, including the Richardsonian Romanesque Fire Station No. 1 in 1898. The former Fifth District School building is a well-known landmark in Peaselburg, a working and middle-class neighborhood in the southwestern part of the city of Covington.

The building of the school took approximately a year, and was finished on July 22, 1902, according to the *Kentucky Times Star*. A grand opening for the public was held on Sept. 3, and the public was invited to tour the new school building. Addresses were made by H.B. McChesney, state superintendent of schools, along with Dr. Alston Ellis of Ohio State University and local faculty members. A brass band played from 2:00-5:00, and the school building was declared, "one of the finest schools in the Western country" by the *Kentucky Times Star* on Sept. 2, 1902. The building opened the following week for the first week of classes. The new school was very different from the former schools, in that it had many amenities not found on previous buildings. The building contained cloakrooms in the classrooms, inside bathrooms, and water fountains (Nordheim, 29). The building also contained bathtubs in which the teachers could bathe any students who came to school needing a bath!

The school originally contained six classrooms on each floor, plus bathrooms and a lunchroom in the basement. As the school population continued to grow, the school building was found to be too small, and there was discussion about adding more classrooms. In 1937, a new addition was constructed on the western elevation of the building. The new addition contained four additional classrooms - two on each floor, as well as a basement area. The addition did not have an attic, unlike the original school building - it had a flat roof. Covington architect Charles A. Hildreth designed the building, and it closely matched the original building in its design and fenestration on the western elevation. The new addition was also on a raised stone basement and was made of brick panels toothed into the original brick. Although less decorative than the original building, the addition was sympathetic to the original design of the school.

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Fifth District School
Kenton County, Kentucky

The Fifth District school continued to operate as an elementary school until 1972, when re-districting caused the school board to condense students into larger schools rather than operate several schools with smaller populations. The building was also in need of upgrades at the time, in order to meet state Board of Education building codes. The smaller population and the cost to upgrade the building did not warrant the mandated updates, so it was decided to close the elementary school. In 1973, the school reopened as a Head Start school, but it was no longer considered part of the Covington Independent School system. The Head Start school was for children who were disadvantaged, and would benefit by being in a school setting (Nordheim, 112). Until 1998, the school hosted an alternative educational program, including adult education and schooling for disadvantaged or troubled students. In 1998, the building was vacated and used as storage space by the Board of Education's maintenance and tool division. In 2001, the building was officially declared surplus property by the Covington Board of Education, and was sold to the current owners, JS & DS Properties, LLC.

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Fifth District School
Kenton County, Kentucky

9. Bibliographic Resources

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Fifth District School
Kenton County, Kentucky

10.

Verbal Boundary Description

The parcel proposed for listing measures approximately 188' x 235', which corresponds to approximately just over an acre; 1.0142 to be exact. According to deed book C 918, p. 133, the lot consists of "All that parcel of land situated in Covington, Kentucky, and thus described: Beginning at Northwest corner of Holman and Eighteenth Streets as located on the plat of the Woodburn Avenue Land Company's Subdivision; thence Northwardly with West line of Holman Avenue 188 feet; thence Westwardly with a line parallel to 17th Street 235 feet to the East line of Woodburn Avenue; thence Southwardly with East line of same 188 feet to the aforesaid Eighteenth Street; thence with same Eastwardly 235 feet to the beginning."

Boundary Justification

The boundary encompasses the full extent of the significant resource; i.e., the architecturally significant school building and the land on which it sits. The building rests in the middle of the parcel on which it sits. The entire parcel proposed for listing is the same parcel on which the school building was originally constructed in 1901-02, with the addition constructed in 1937. The parcel has not changed in size or dimension since the time of the building's construction, and is the same parcel historically associated with the building.

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**Section 11 Page 1 Fifth District School
Kenton County, Kentucky**

Additional Documentation: Photographs

All photographs were taken by Kate Carothers, the City of Covington's Preservation Specialist, in October 2004. The negatives are on file with the Preservation Specialist, Economic Development Department, 638 Madison Ave., Covington, KY. 41011.

Photograph #1 - Fifth District School, detail of main entrance, facing west

Photograph #2 - Fifth District School, partial north elevation, facing southeast

Photograph #3 - Fifth District School, north elevation, facing southwest

Photograph #4 - Fifth District School, northwest elevation, showing part of the original building and the 1937 addition, facing southeast

Photograph #5 - Fifth District School, north elevation, stair tower detail

Photograph #6 - Fifth District School, west elevation, facing southeast

Photograph #7 - Fifth District School, detail of west elevation entry

Photograph #8 - Fifth District School, south elevation, facing northwest

Photograph #9 - Fifth District School, facing northeast

Photograph #10 - Fifth District School, detail of cafeteria in basement, facing southwest

Photograph #11 - Fifth District School, storage room in basement, facing south

Photograph #12 - Fifth District School, hallway into multi-purpose room in basement, facing west

Photograph #13 - Fifth District School, first floor hall just inside main (east) entry, looking west

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CONTINUATION SHEET

Section 11 Page 2 Fifth District School
Kenton County, Kentucky

Photograph #14 – Fifth District School, first floor hallway, showing center partition, facing east

Photograph #15 – Fifth District School, first floor hallway, facing west

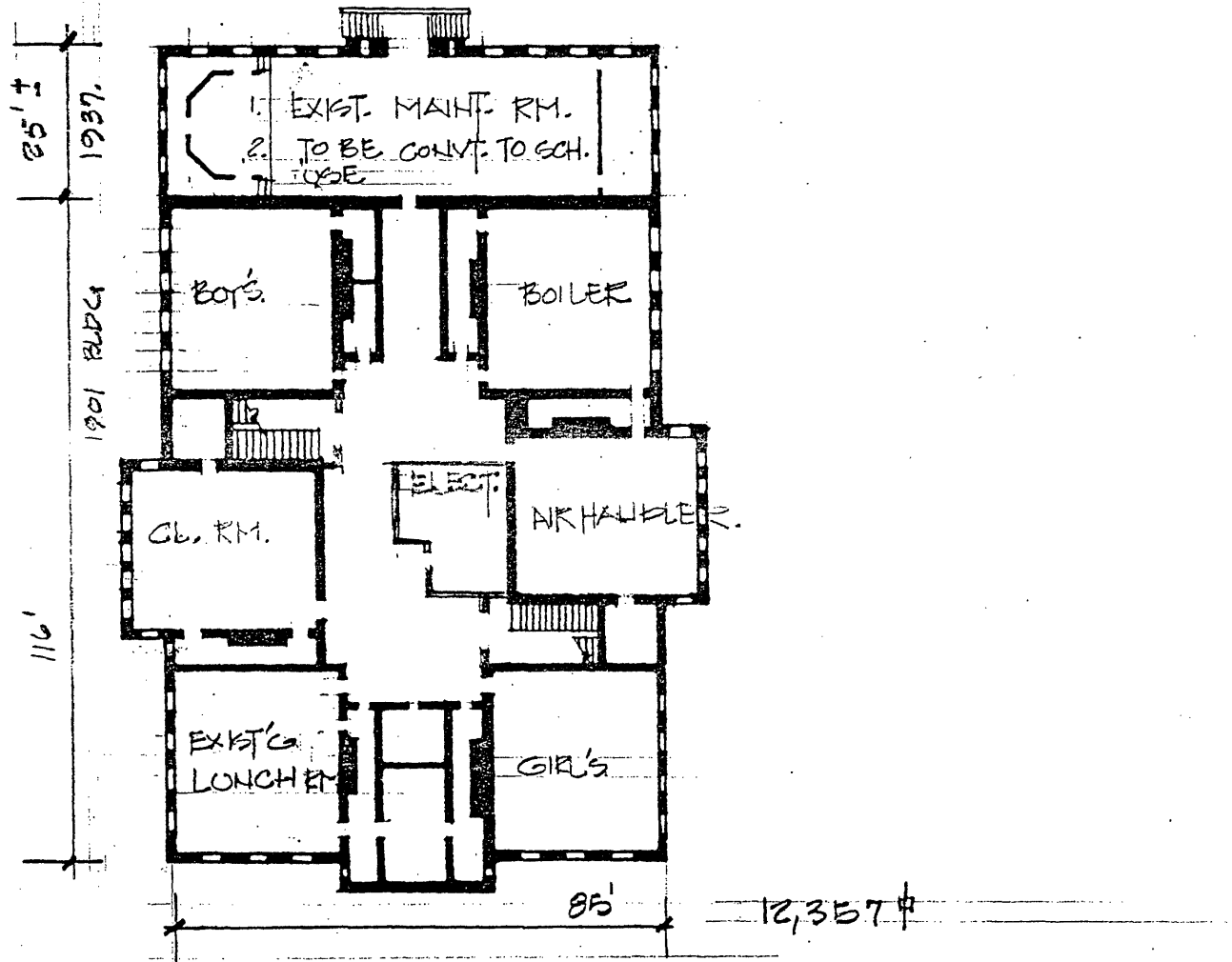
Photograph #16 – Fifth District School, detail of entry doors, facing west

Photograph #17 – Fifth District School, first floor classroom detail, facing southeast

Photograph #18 – Fifth District School, first floor classroom in 1937 addition, facing south

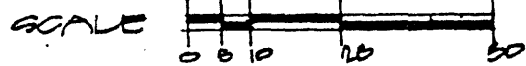
Photograph #19 – Fifth District School, first floor cloakroom detail, facing west

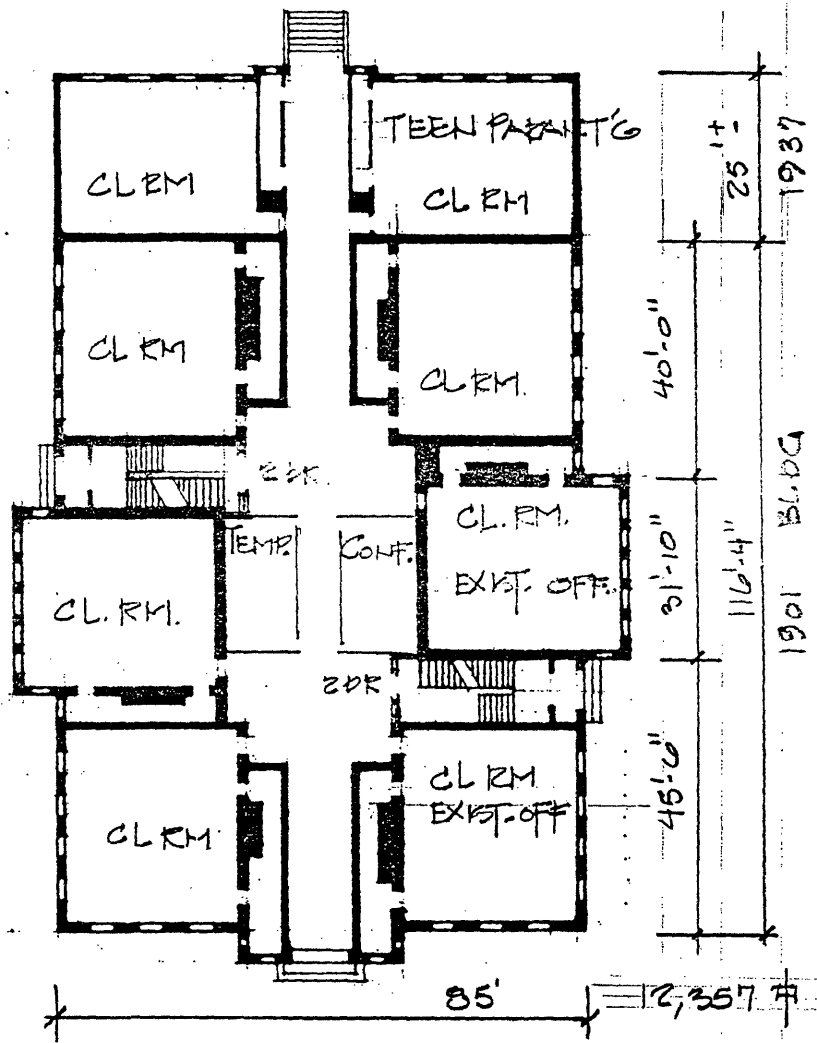
Photograph #20 – Fifth District School, egg-and-dart detail on stairs between 1st and 2nd floors



FIFTH DISTRICT
 BASEMENT LEVEL PLAN

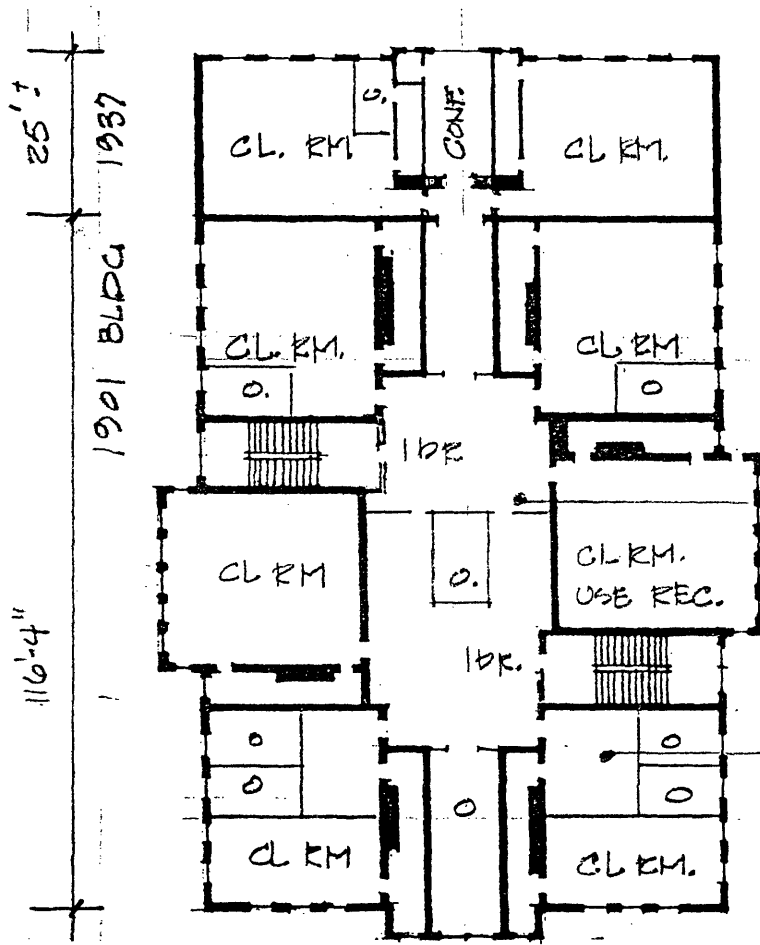
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FIFTH DISTRICT
 FIRST LEVEL PLAN
 SCALE 0 10 25 50

4.97



NOTE: MAGONEY BEARING WALLS.

NOTE 1ST & 2ND FL HALLS
 CONC. SLAB ON STL.
 BEAMS: PLASTER CLG.

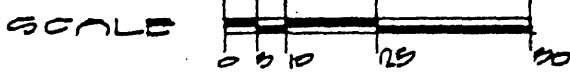
R. 357 #

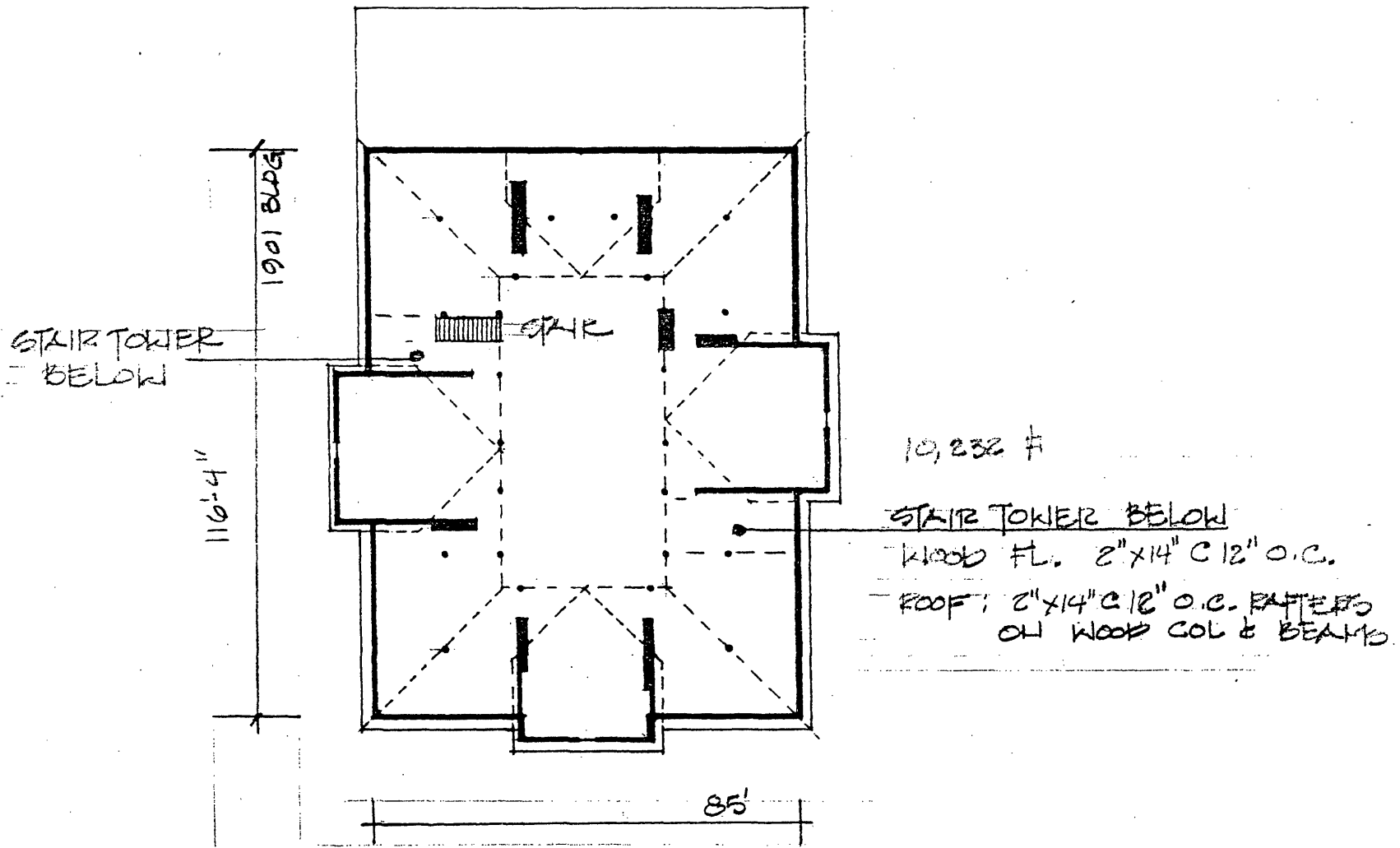
NOTE: CL. RMS., 2 1/2 x 16" @ 12' O.C.
 PLASTER CLG. - FL'S.

85' PLAN SHOWS USE TODAY.

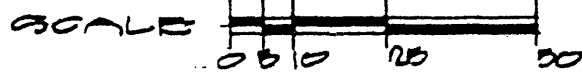
FIFTH DISTRICT
 SECOND LEVEL PLAN

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FIFTH DISTRICT
ATTIC LEVEL PLAN



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