

3473

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

### 1. Name of Property

historic name Grote Manufacturing Company Building (CP-337); National Colortype Company, Inc.  
other names/site number \_\_\_\_\_  
Related Multiple Property \_\_\_\_\_

### 2. Location

street & number 239 Grandview Avenue  not for publication  
city or Bellevue  vicinity  
town \_\_\_\_\_  
state Kentucky code KY county Campbell code 037 zip code 41073

### 3. State/Federal Agency Certification


As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

 1-25-19  
Signature of certifying official/Title Craig Potts/SHPO Date

Kentucky Heritage Council/State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

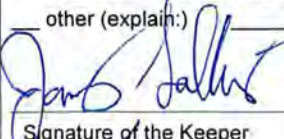
\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register

other (explain:) \_\_\_\_\_  
 2-28-2019  
Signature of the Keeper Date of Action

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
(Check only **one** box.)

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

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1		<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

Industry/Processing/Extraction: manufacturing  
facility

**Current Functions**  
(Enter categories from instructions.)

Commercial: Business

Commercial: warehouse

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American

Movements: Vernacular Industrial

Modern movement:

**Materials**  
(Enter categories from instructions.)

foundation: Poured concrete

walls: Poured Concrete; Brick veneer

roof: Rolled asphalt

other:

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### Summary Paragraph

The National Colortype/Grote Manufacturing Company building (CP-337), hereafter Grote Building<sup>1</sup>, is a three-to-four story brick veneer manufacturing facility, built by the National Colortype Company in 1924/1925 and updated by the Grote Manufacturing Company in the mid-1940s. The building was constructed in three main building campaigns and features fire-resistant poured concrete walls, ceilings, and floors. There is one contributing building and no non-contributing buildings, structures, or objects situated within the area proposed for listing.

### Narrative Description

#### Property Setting

The Grote Manufacturing Company building (CP-337) is situated adjacent to the *Taylor's Daughters National Register District*, on the edge of Bellevue's (Campbell County) historic downtown core (Figure 1).<sup>2</sup> The Grote Building was excluded from the 1988 Taylor's Daughters NRHP nomination, as portions of the building were not yet 50 years in age and the nomination was focused primarily on the architecture (Criterion C) of residential properties constructed prior to 1933.



Figure 1. Grote Manufacturing building (CP-337) contextual view.

<sup>1</sup> The building will be referred to as the Grote Building as this company planned and executed changes that resulted in the current look of the Grote Building campus.

<sup>2</sup> Margo Warminski, "Taylor's Daughters Historic District," *Nomination to the National Register of Historic Places*, 88000101. Listed January 1988.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

The Grote Building is situated at the northeast corner of Grandview and Lafayette Avenues in southeast Bellevue adjacent to the CSX rail-line and within proximity to I-471. An unnamed alley runs along the building's north side which connects Lafayette to Taylor Avenue. The building is surrounded by residential properties dating from the early twentieth century. The exception to this is the circa 1978 home improvement center located due south of the Grote property and the circa 1970 commercial building directly east of the Grote Building. Historic research indicates that there were residential properties on both of these sites until the 1970s.<sup>3</sup>

### Property Description - Exterior

The Grote factory building was constructed in three main building campaigns on lots 241-245 of Williamson's Addition to Bellevue, beginning in 1924 and concluding circa 1946 (Figure 2- Figure 5). All three portions of the building (A-C in Figure 2) rest on a poured concrete foundation wall and have poured concrete floors and ceilings. In addition, brick veneer, mostly composed of running bond brick, encases the main exterior walls on the building. Each portion of the building is defined by a central clerestory of skylights on a barrel vault roof supported by a metal truss system. These skylights help light and cool the building's top floors.

A fourth building campaign occurred when Kent Company manufactured bathroom cabinets in this building from 1960 to 1991 (See Figure 2). A detached two-story concrete block building was built to the rear (east) of the factory circa 1970 for the Kent Company and was connected by a one-story concrete block building with a second floor metal walkway in approximately 1980. This activity occurs outside the period of significance for the property, which begins in 1924 and ends in 1960 when Grote moved their manufacturing facility to Madison, Indiana. In addition, the circa 1970 Kent Company building is owned by a separate entity at this time and there are no plans to include it in the current project.



**Figure 2.** National Colortype/Grote Building graphic showing additions in aerial view. Note that the Kent Company Commercial building directly east shares a party wall with the main factory building (A-D), but is not associated with this building during its period of significance.

<sup>3</sup> Sanborn Map Co., *Insurance Maps for Newport, Kentucky*, 1910, revised to 1941, 52 - 53.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 3.** 1910 Sanborn Fire Insurance Map, revised to August 1941. Note that the circa 1946 one-story addition (C) was not in place at this time and that the 1924 portion of the building (A) was only two stories tall and the 1925 addition (B) was three stories in height. Also, the 1925 addition was missing its last four bays with elevator and stair shaft, which was appended to the rear of this portion of the building circa 1946.<sup>4</sup>

<sup>4</sup> Ibid.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

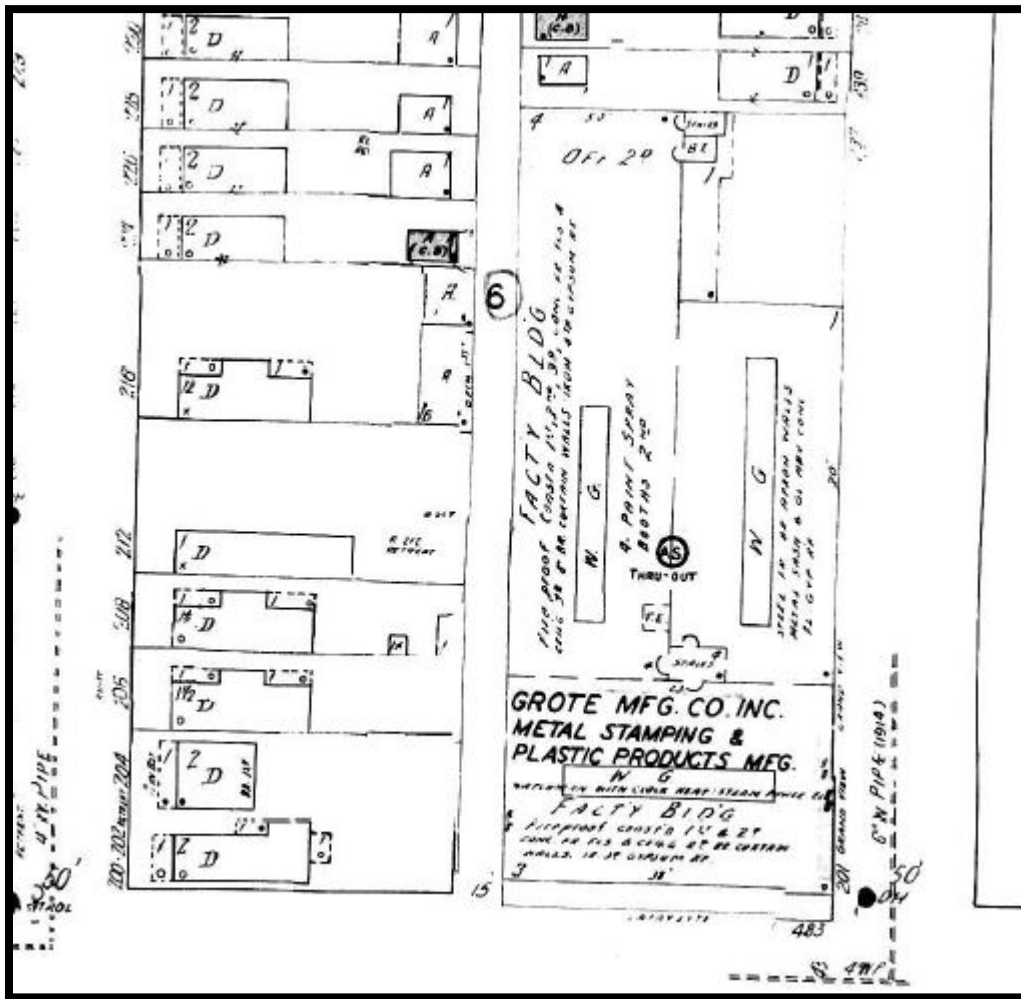


Figure 4. By 1950, the Grote Company had made improvements to the original National Colortype Factory to include raising the 1924 and 1925 buildings by one story, appending a one-story addition to the south elevation, and adding four bays to the rear of the 1925 building.<sup>5</sup> This work led to the current appearance of the building as can be seen in photos below.

<sup>5</sup> Sanborn Map Co., Insurance Map of Newport, Kentucky, 1950, revised to 1951, 53.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 5.** This 1949 aerial view from USGS EarthExplorer (Image ID 16-169) shows that the current Grote Building campus was in place by the late 1940s.

*A - 1924 National Colortype/Grote Manufacturing Co Building*

The initial building was constructed in 1924 for the National Colortype Company to serve as their main manufacturing facility. The 1924 portion of the building, which faces west, is three stories in height and constructed with minimal setback from the sidewalk along Lafayette Avenue or from the alley to the north (Figure 6). This portion of the building was raised to three stories from two circa 1946 when the Grote Company made improvements to their campus (Figure 3 -Figure 4). As well, the building's primary façade was turned to face Grandview Avenue by 1946, as will be discussed further below.

The building's west elevation is currently somewhat obscured by plantings of various ages, including both shrubbery and mature deciduous and coniferous trees. The west elevation is divided into seven bays defined by poured concrete pilasters into which door and window openings are situated on the first and second stories. Decorative brickwork divides the second story from the third floor on the façade which is characterized by banks of original multi-pane metal pivot windows, currently painted a cream color, separated by vertical metal members with concrete sills that wrap the third floor on all four elevations. Except for the central bay, which retains its original multi-pane metal pivot windows, the second floor has inoperable single-pane replacement metal windows situated between the concrete pilasters, some of which are grouped in sets of three. The ground floor has replacement single-pane storefront windows on the northwest corner, currently inhabited by the Door Company, and a single leaf modern metal entry door, circa 2000. The central bay

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

on the ground floor contains a rolltop garage entry door, which is directly adjacent to an original multi-pane metal pivot window, tucked under a metal hood. This garage door replaced a set of windows that flanked an original door (Figure 7 - Figure 8). Moving south from the original window in situ, the ground floor contains two sets of three inoperable modern replacement windows, a stair that rises seven steps to a single-leaf metal door, and a set of three inoperable metal replacement windows. A single leaf metal door is located at the southwest corner of the façade, directly under a set of replacement windows. All of the concrete pilasters on the ground floor are painted a deep rust color in recent years, ostensibly to match the brick veneer.



**Figure 6.** National Colortype/Grote Building west elevation, looking southeast down Lafayette Avenue. (Photo 0001). This elevation was the primary façade, prior to the Grote Company's circa 1946 modernization program.

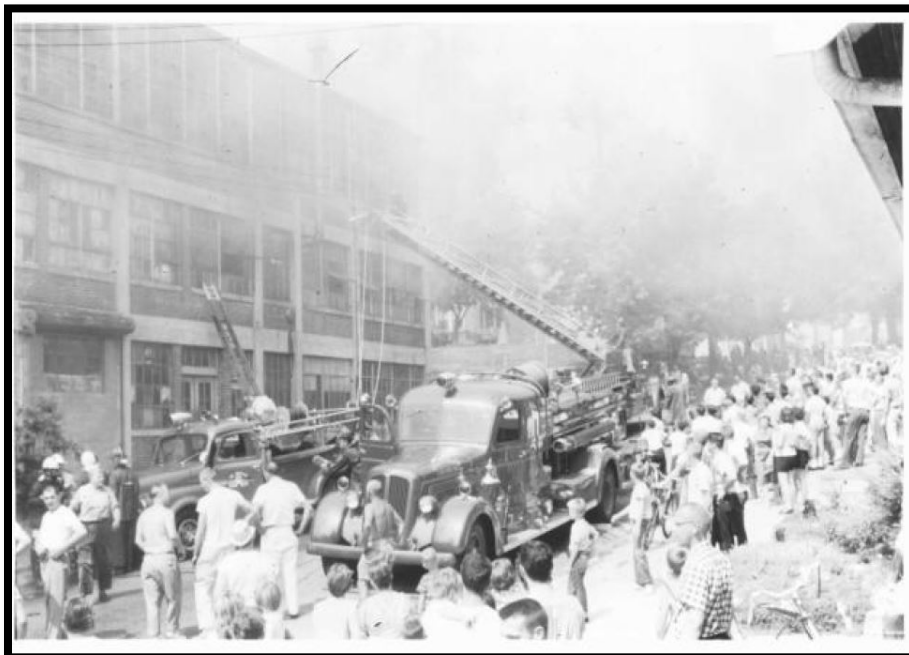


Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 7.** Grote Building west elevation, circa 1950, showing the NW corner of the building. Note the original fenestration pattern.<sup>6</sup>



**Figure 8.** Grote Building west elevation, circa 1950, showing the SW corner of the building. The original fenestration pattern has been altered with the addition of modern storefront windows circa 1990.<sup>7</sup>

<sup>6</sup> Kenton Co Public Library, *Faces and Places Archive*, *Grote Fire*, Photo ID No di14680. Available online at: <https://www.kentonlibrary.org/genphotos/index.php?q=Grote>

<sup>7</sup> *Ibid.*, Photo Id No di14687.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

The south and north elevations are also separated into four bays by concrete pilasters into which openings are located for windows and doors, similar to the treatment on the original west-facing façade. A slender brick chimney rises from near the center of the south elevation and a brick stairwell rises slightly above the roofline near the 1925 addition on the building's rear elevation. The stairwell is lit by metal pivot windows on each story. All windows on the south elevation have been coated with a cream colored paint and have poured concrete sills. If looking from west to east, the basement floor on the south elevation has one metal window, a vent that may have replaced an original window, a recessed entry door, a coal chute, and two metal windows. Looking west to east, the first story features a paired set of three multi-pane metal pivot windows, divided by a concrete pilaster, a bay of three multi-pane metal pivot windows, and a set of paired multi-pane metal pivot windows. Following the east to west trajectory, the second story has a set of four multi-pane metal pivot windows; a partial set of multi-pane metal pivot windows, which is interrupted by an original chimney flue; a set of three multi-pane metal pivot windows; and two multi-pane metal pivot windows, flanked by two smaller metal multi-pane sash. As with the main façade, the south elevation is characterized by decorative brickwork that divides the second story from the third floor. Bands of multi-pane metal pivot windows, painted a cream color, with concrete sills, wrap the third floor south elevation, which is only interrupted by the brick chimney flue and a brick veneer covering that enclosed the second bay from the west corner of this elevation.

The rear (east) elevation of the 1924 building has been partially obscured by the circa 1946 one-story addition. The third floor band of multi-pane metal pivot windows are visible from ground level, punctuated only by metal vents. Finally, the north elevation of the 1924 building features four bays separated by poured concrete pilasters. All windows on the first and second stories have been enclosed with concrete block in recent years. The upper story ribbon of multi-pane metal pivot windows remain mostly intact.

The main exterior alterations to the 1924 portion of the building is the installation of modern storefront windows and doors on the main façade, where there were metal pivot windows originally. Also from inspection of the photo in **Figure 8**, it appears that the door and steps located on the building's southwest corner replaced the earlier treatment of a bank of divided windows. In addition, windows on first and second floors on the north elevation are no longer extant and a single window on the south elevation has been enclosed.

#### *B & C - 1925/circa 1946 National Colortype/Grote Manufacturing Co Building Addition*

In 1925, less than one year after placing the original building in service, an addition was made by the National Colortype Company offset to the rear (east elevation) northeast corner. This addition was originally three stories in height and utilized the same functional industrial architectural vocabulary as the 1924 building. The 1925 portion of the building was raised to four stories from three circa 1946 when the Grote Company made improvements to their campus (Figure 3 -Figure 4). In addition, the rear of the 1925 building was appended with four additional bays circa 1946, which included a stairwell tower and an elevator.

On the south elevation, which became the primary façade in the 1940s renovations, the 1925/1946 addition is clearly visible only on the fifth floor, which is characterized by a solid bank of metal pivot windows. The second and third floors on the south elevation are partially obscured by the 1946 one-story addition. The first floor on the 1925 building was permanently altered by appending the circa 1946 one-story addition.

The south elevation of the 1925/1946 building is divided into nine bays by poured concrete pilasters. The four bays closest to the rear (east) of the building were appended onto the 1925 addition circa 1946. If looking west to east at the third floor, there are six bays of metal pivot windows that were part of the 1925 building, and three bays of modern metal fixed-pane replacement windows on the circa 1946 addition; the latter of which would have originally had metal pivot windows. The second floor is largely not visible on the circa 1925 portion of the building due to the presence of a clerestory of skylights on the circa 1946 one-story addition. The last three bays of the second floor, which are associated with the circa 1946 building campaign, feature two small historic metal pivot windows and two bays of modern fixed-

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

pane metal replacement windows, if looking from west to east. The modern fixed-pane metal windows replaced circa 1946 historic metal pivot windows.

Similar to the 1924 portion of the building, the top story is distinguished by a solid wall of metal pivot windows that wraps the building on all three elevations. A brick stairwell rises above the roofline of the 1925 addition near the building's junction with the 1924 building on the south elevation. The stairwell is lit by metal pivot windows on each story. A brick veneer elevator shaft is situated near the rear of the south elevation as part of the circa 1946 addition; on the ground floor this elevator serves an exterior loading dock. The loading dock, which was added in the 1940s rehabilitation program, is elevated approximately seven feet above the ground level for easy access to large trucks. The circa 1946 loading dock features entry into both the one-story portion of the building and the circa 1946 addition.

A brick veneer stairwell is located at the very end (southeast corner) of the 1925/1946 addition's south elevation, which is lit by metal pivot windows on each floor, and can be entered on the exterior from a modern prefabricated "Victorian style" entryway, painted purple in color. The rear elevation of the 1925/1946 addition is defined by three bays separated by poured concrete pilasters on floors one through three. The fourth floor continues the ribbon of metal pivot windows from the south and north elevations. Finally, the north elevation contains ten bays on the first three floors, between which are rows of metal pivot windows with concrete lintels and sills. The windows on the first and second floors of this elevation have been enclosed with concrete block in recent renovations.

#### *C- Circa 1946 Grote Manufacturing Co. - One-Story Addition*

The circa 1946 one-story portion of this building was constructed after the National Colortype Company changed its name to Grote Manufacturing Company in August 1943 (Figure 4). This one-story addition was constructed in the L-shaped space, which faces south, between the original 1924 portion of the building and the 1925 addition. The addition was constructed with no setback from the sidewalk along Grandview Avenue. Construction of the addition seems to coincide with altering the building's flow so that this elevation became the primary façade.

The Grote Company kept the industrial aesthetic employed in the earlier portions of this building. The addition is constructed with concrete structural system including floors and walls, and is encased in brick veneer on its exterior. This addition also has a clerestory of skylight windows supported on a metal truss roofing system. The roof is sheathed in asphalt roll roofing material. The south elevation of this addition is characterized by a bank of six multi-pane metal pivot windows divided by vertical metal members and topped by concrete lintels and brick sills. All of the windows have been coated with a cream colored paint. A garage opening is located at the south elevation's east corner. The rear elevation of the circa 1946 addition, which faces east, has no windows currently, but appears to have had a row of sash that was enclosed with brick at a later date. A continuous brick sill can still be found on this elevation, noting the former bank of windows. Currently, this elevation features two metal vents near the eaves and a small garage door near the addition's intersection with the 1925 portion of the building.

#### *D - Circa 1980 Kent Company Concrete Block Building with Metal Connector*

This circa 1980 addition was accomplished during the Kent Company's tenure on this site, which is outside the period of significance for this property. A one-story concrete block addition was made to the rear (east) elevation of the original Grote building circa 1980 by the Kent Company to connect the two-story circa 1970 rough-faced concrete block building directly east to the historic factory building (**Figure 2**). The circa 1980 building is only visible on its south and north elevations. This building features a loading dock area on its south elevation with four modern metal rolltop doors. Pedestrian entry from the loading dock can be made from the circa 1925/1946 portion of the building on the first floor. A metal connector structure was appended to this addition's facade circa 1990 which previously connected the second floors of the circa 1925/1946 addition to the circa 1970 Kent Company commercial building. The connector is no longer attached to the circa 1970 Kent Co building, which shares a party wall directly east, as this parcel is under separate

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

ownership.<sup>8</sup> The north elevation, which faces onto an unnamed alley, has no openings and features unpainted concrete block.



**Figure 9.** South elevation/Primary facade of Grote Building, looking NE. The 1924 portion of the building is located in the foreground. The one-story circa 1946 addition can be seen in the background. (Photo 0002).

<sup>8</sup> The circa 1970 Kent Company Commercial building is not included in this nomination, as it retains separate ownership and does not fall within the period of significance for this nomination, which begins in 1924 and concludes circa 1946.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 10.** South elevation/Primary facade of Grote building. The 1924 portion of the building is left in this photo (A in Figure 2). The circa 1946 one-story addition can be seen to the right (C in Figure 2). The fourth floor of the 1925/1946 addition is visible directly above the 1946 one-story building (B and C in Figure 2). (Photo 0003).



**Figure 11.** Drawing of the Grote Manufacturing Company circa 1946. Note that the entire complex looks remarkably similar to current conditions, with the exception of the circa 1980 Kent Company addition, located on the east elevation.<sup>9</sup>

<sup>9</sup> Northern Kentucky Views Presents Campbell County Views, *Bellevue Businesses: Grote Building*, Newport1257. Online at: <http://www.nkyviews.com/campbell/newport1257.htm>

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 12.** South elevation/Primary facade looking west from Grandview. The east elevation of the 1924 portion of the building can be seen in the background. The ca 1946 one-story addition is visible in the foreground. (Photo 0004).



**Figure 13.** South elevation/Primary façade showing 1925/1946 addition (left in photo) and Kent Co. addition, constructed circa 1980. (Photo 0005).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 14.** East corner of south elevation/primary facade looking NE. The circa 1980 Kent Co. addition (D) will be kept and utilized as part of this project. There is no longer access between the circa 1980 Kent Co building (middle right) and the circa 1970 commercial building (far right in this photo). (Photo 0006), as described in the text above.



**Figure 15.** Portion of east and south elevations, looking NW. (Photo 0007).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 16. View of rear (north elevation) of 1925/1946 addition and the circa 1980 Kent Co. Building, looking SW. (Photo 0008).



Figure 17. View of rear (north elevation) from intersection of alleyway with Lafayette Avenue, looking east. The 1925/1946 addition is visible in the background. (Photo 0009).



Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 18. View of rear (north elevation), looking east. The 1924 portion of the building is in the foreground. (Photo 0010).

### Property Description - Interior

The National Colortype/Grote Manufacturing Building (CP-337) contains 88,090 square ft. of commercial/industrial space, divided among the three main additions and between one and four floors. Except for the circa 1946 one-story addition, interior space is supported on reinforced poured concrete columns and features concrete floors and ceilings. Ceiling heights, where original, are approximately 20 ft. tall. Alterations to this space appear to be minimal and are discussed below.

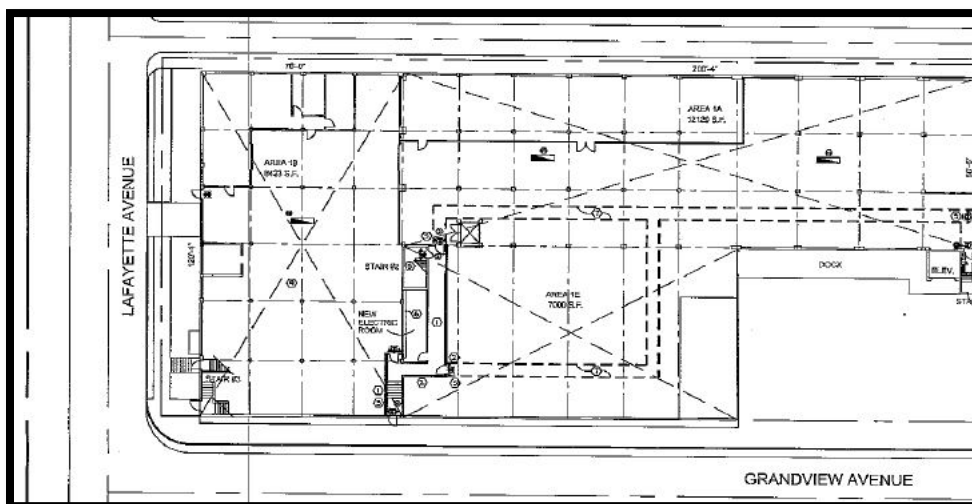


Figure 19. Grote Building First Floor - all three portions of the building have a first floor.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

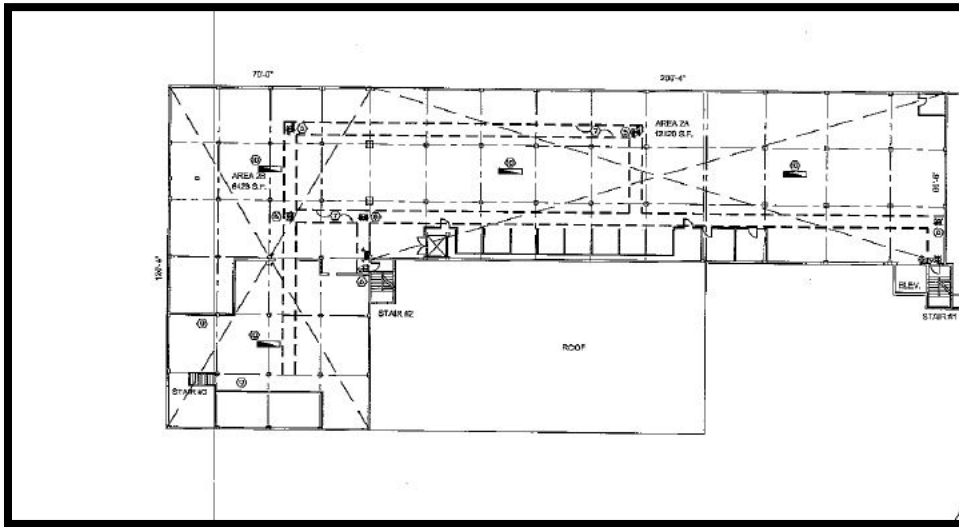


Figure 20. Grote Building Second Floor - the 1924 and 1925 portions of the building have a second floor.

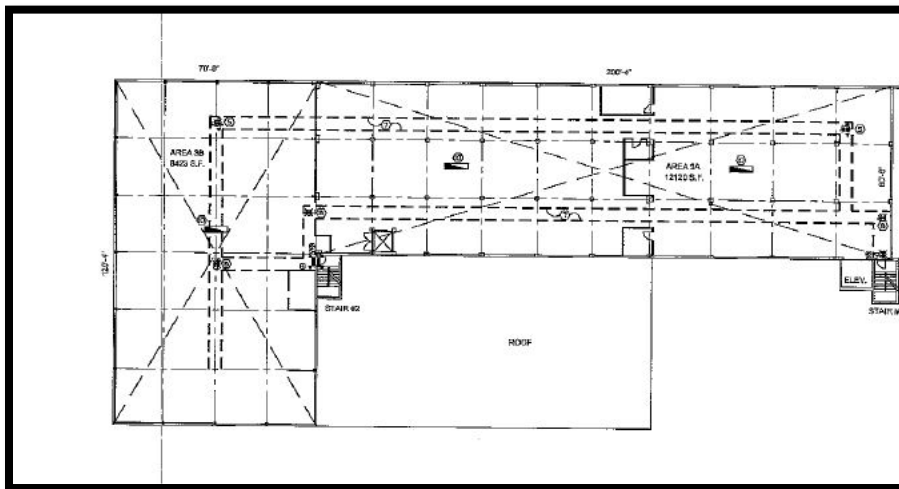


Figure 21. Grote Building Third Floor - the 1924 and 1925 portions of the building have a third floor.

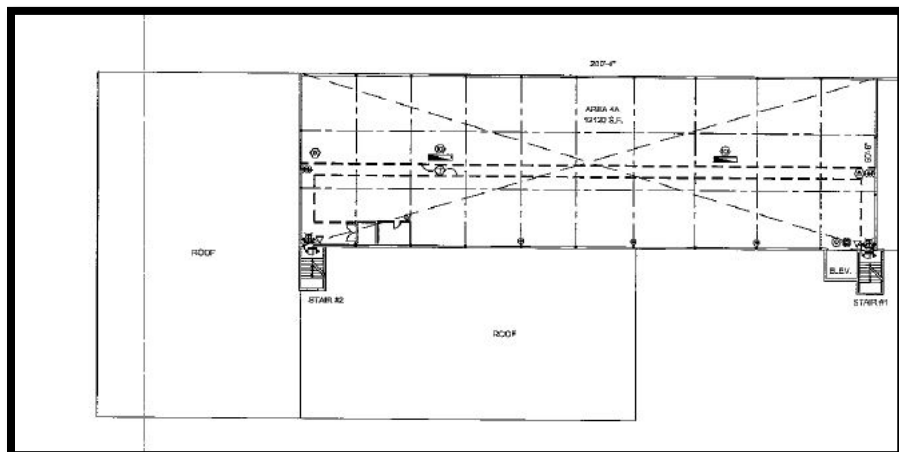


Figure 22. Grote Building Floor Four - only the 1925/1946 addition has a fourth floor.

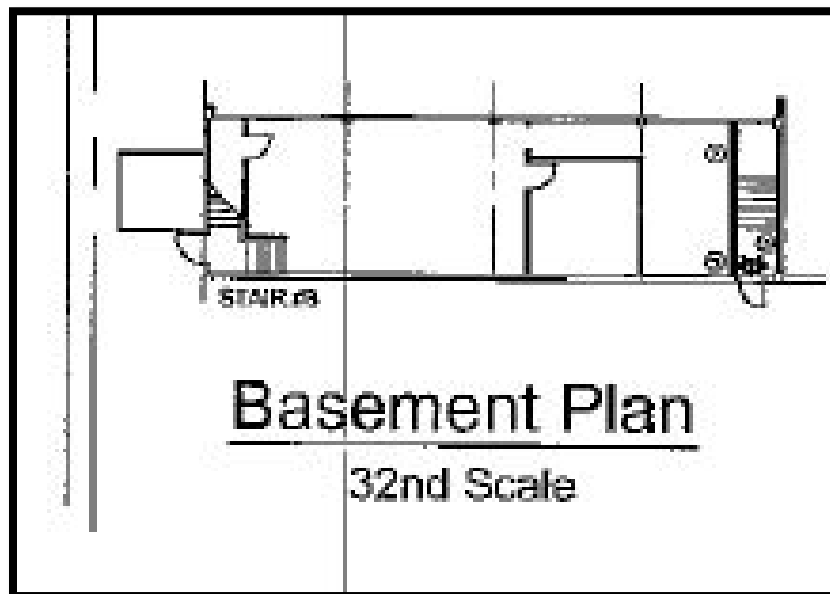
Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

*1924 National Colortype/Grote Building*

The 1924 portion of this building contains three floors and a small basement on the building's northwest corner (Figure 19 - Figure 23 and Figure 29). A small part of the first floor, situated along the Lafayette side of the building, has been altered to accommodate modern offices and storage for the Door Company. Alterations include dropped ceilings, carpet and tile floors, and partition walls for various uses. All of these changes appear to be reversible as the original fabric was encased with modern materials. The remainder of the 1924 building retains its original concrete floors, concrete ceilings, and minimal industrial aesthetic finishes.

Circulation through the 1924 portion of the building can be accomplished by two sets of stairs - one located on the building's northwest corner and the other at the junction with the circa 1946 addition. The stairs have brick veneer walls and concrete flooring and steps. An original elevator noted on the 1941 Sanborn map may have been removed; remnants of it are visible on the interior. There are no visual or actual barriers that prevent access to and/or from the 1925 addition or circa 1946 addition from this portion of the building.



**Figure 23.** Basement floor plan. The basement is located in the northwest corner of the 1924 portion of the building.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



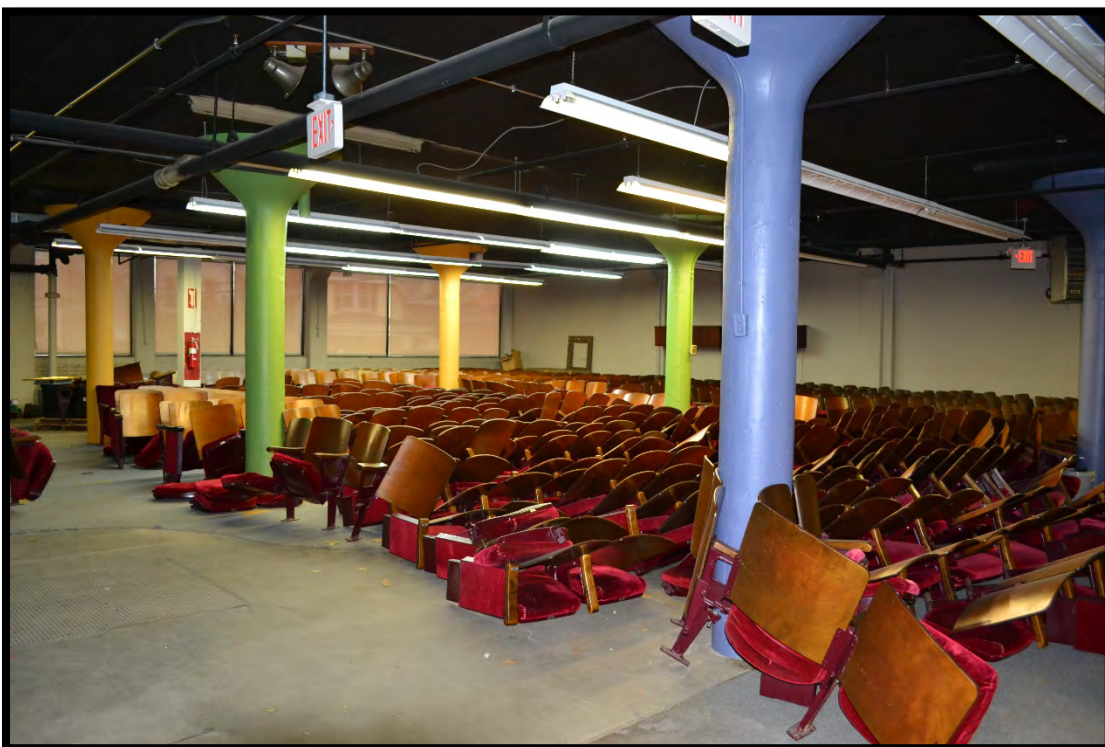
Figure 24. Grote Building Sanborn Fire Insurance map view, August 1941. BE notes brick enclosed elevator with wire-glass doors. Note that the circa 1946 addition had not yet been constructed.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 25.** First floor warehouse space, looking east toward 1925/1946 addition. Note the distinctive poured concrete columns found throughout the 1924 and 1925/1946 portions of the building. (Photo 0011).



**Figure 26.** Second floor of 1924 building, looking northwest toward Lafayette Avenue. (Photo 0012).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 27. Third floor of 1924 building looking northwest. (Photo 0013).



Figure 28. Third floor of 1924 building looking southeast toward rear of this portion of the building. (Photo 0014).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 29.** Basement floor, first room. The basement is accessible from the 1924 portion of the building. (Photo 0015).

*1925/circa 1946 National Colortype/Grote Building Addition*

Similar to the 1924 portion of the building, the 1925 addition is characterized by a largely open floor plan, concrete floors and ceilings, reinforced concrete support columns, brick veneer and/or terra cotta brick walls, and ample light from the multiple metal pivot windows. The 1925/1946 addition, however, features four stories (Figure 19 - Figure 22). Entry into the building is accomplished through this addition currently. The main door is located on the south elevation near the elevator and accesses a brick veneered entry stair, which climbs to the fourth floor. The entry stair is carpeted up to the third floor landing after which the original concrete steps are intact. The 1925/1946 addition is currently in use as office space and storage.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 30. View of 1925/1946 addition first floor, looking west. (Photo 0016).



Figure 31. Elevator on second floor, looking south. Note the Kent Company sign centered over the elevator doors. (Photo 0017).



Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 32.** The original brick veneer (and terra cotta block) walls are visible behind the modern partition wall on the 1925/1946 addition's south wall on the second floor. (Photo 0018).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 33.** The fourth floor features a barrel vault roof and clerestory of skylights, visible in the background. Photo taken looking west. (Photo 024).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 34.** The fourth floor is characterized by bands of metal pivot windows, as seen on the north elevation in the photo above. Photo taken looking northwest. (Photo 025).

*Circa 1946 Grote One-Story Addition*

The circa 1946 addition features one-floor of open space with few enclosures (Figure 19). The addition has poured concrete floors and a metal truss roof support system. The central clerestory of operable rooftop skylights can be viewed above the metal truss system. This addition was constructed by the Grote Manufacturing Company. See Figure 35 - Figure 36

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 35.** Interior view of circa 1946 addition, looking SW. (Photo 0019).



**Figure 36.** Interior view of circa 1946 addition, looking west. Note the clerestory of skylights and the distinctive metal truss roof support. (Photo 0020).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

*Circa 1980 Kent Company Concrete Block Addition with Metal Connector*

The interior of the circa 1980 one-story concrete block building is characterized by a large open space with a wire cage enclosure for secure storage on its north side. The floors are poured concrete and the walls are concrete block, except for the west side of the building which features the original brick veneer of the circa 1946 Grote addition, above a large opening made to connect the circa 1946 portion of the building to the 1980 concrete block building. Steel I-beams support the roof at regular intervals. Four roll-top garage doors can be found on the south wall of the building's interior that lead to an exterior loading dock. A single-leaf entry door formerly provided access to the circa 1970 rough-faced concrete block Kent Company building on the east interior wall. These buildings are no longer connected, as they are under separate ownership.

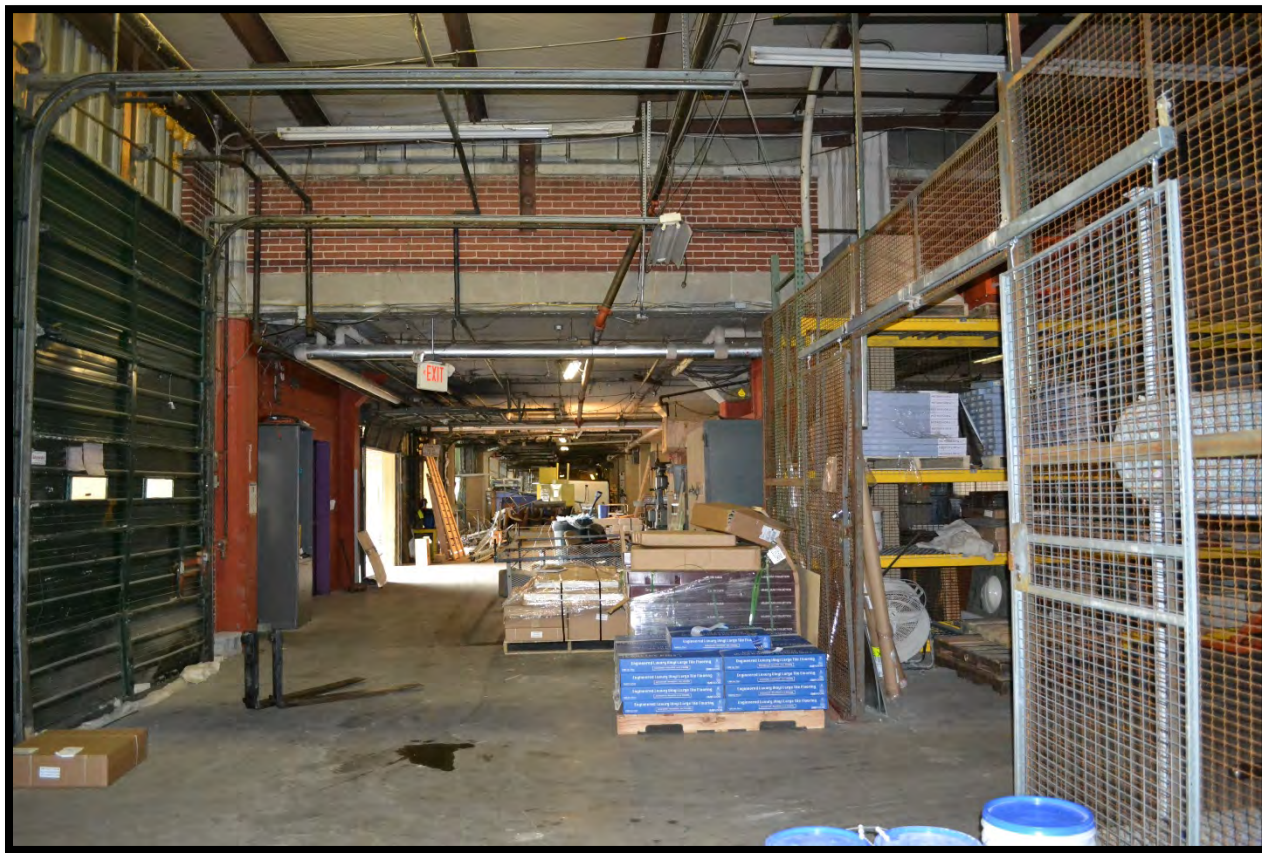
A metal connector is situated above this one-story addition on the building's façade (south elevation). This hyphen previously connected the Kent Co Commercial building on the second floor to the second floor of the circa 1925/1946 Grote Company building. The connector has metal walls and an asbestos tile ceiling. Access between the buildings is no longer available.



**Figure 37.** Interior of circa 1980 one-story concrete block building on the first floor, looking east. (Photo 0021).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 38.** Interior of circa 1980 concrete block building, looking west toward circa 1946 Grote Company Building. (Photo 0022).

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 39.** Metal hyphen that formerly connected the second floor of the Grote Building to the second floor of the circa 1970 Kent Company Building, looking east. (Photo 0023). Access is no longer available from this connector structure.

### Current Rehabilitation Plans

Orleans Development of Covington is intending to rehabilitate into 66 market-rate loft style apartments, to be known as the Kent Loft apartments. The lofts will range in size from studio spaces to two bedroom units. The developer will utilize both the state and federal historic preservation tax credits in order to successfully rehabilitate this under-utilized former industrial space.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

---

### 8. Statement of Significance

---

#### Applicable National Register Criteria

- |                                     |   |  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | A | Property is associated with events that have made a significant contribution to the broad patterns of our history.   |
| <input type="checkbox"/>            | B | Property is associated with the lives of persons significant in our past.  |
| <input type="checkbox"/>            | 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. |
| <input type="checkbox"/>            | D | Property has yielded or is likely to yield, information in prehistory or history   |

#### Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the last 50 years.



Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Areas of Significance**

(Enter categories from instructions.)

Industry

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Period of Significance**

1924-1946

**Architect/Builder**

Unknown for 1924-1925 building

W. W. Carlton Associates, 1946 additions

**Significant Dates**

1924, 1925, and 1946

**Period of Significance (justification)**

The selected Period of Significance, 1924 - circa 1946, corresponds to the date of construction and subsequent additions associated with the Grote Manufacturing Company's tenure on this site. The Grote Company was among the largest and most important manufacturers in Northern Campbell County, as discussed in Section 8 below.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The National Colortype/Grote Manufacturing Company building (CP-337) is significant under Criterion A for its association with *The Development of Industry and Manufacturing in Northern Campbell County, Kentucky, 1880-1960*. The factory building is an excellent, intact example of the growth and development of industrial manufacturing in Northern Campbell County and represents one of the largest, most successful manufacturers in the region. The building was constructed in 1924 for the National Colortype Company, who eventually changed their name to the Grote Manufacturing Company. Due to their great successes in manufacturing, the company appended several additions to the building and raised the two prior portions of the building by one floor. The facility gained its present appearance in 1946, when the Grote Company was manufacturing bathroom cabinets, traffic signage, and lens molding. As will be seen in the historic context below, the Grote Company effectively demonstrated and in fact led the trends for significant industry in Northern Campbell County in the early-to-mid twentieth century.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Historic Context: The Development of Industrial Manufacturing in Northern Campbell County, 1880 – 1960.**

The late nineteenth and early twentieth century saw a steady growth in manufacturing in Northern Campbell County and Kentucky as a whole. The series of Northern Kentucky towns situated on the banks of the Ohio and Licking Rivers, which included Covington, Newport, Bellevue, and Dayton, provided an easily accessible location from which to manufacture and ship finished products by rail or by barge. While the golden age of river transport of the mid-to-late nineteenth century was eclipsed by the railroad and eventually the interstate highway system, the towns established during the Ohio River's dominance thrived as a result of their key historic locations. Cities and towns across Kentucky, such as Paducah, Ashland, Louisville, Covington, and Newport, remained the main industrial economic engines in the state. Historian Klotter notes that, "The manufacturing wealth of the state, such as it was, was clearly concentrated on the Ohio River. In 1929, some 86 percent of the total value added by manufacturers in the state was along that waterway...All along the river, manufacturing had sprung up- at Covington and Newport, at Owensboro (which had the second largest wagon factory in the South in 1904), at Paducah (which had the state's tallest office building in 1910), and elsewhere."<sup>10</sup>

Unlike Owensboro, for instance, which relied heavily on a single industry, Northern Campbell County maintained a more diversified economy similar to its neighbors in Covington and further down river in Louisville; the latter of which remained the state's most important economic driver. That said, the Northern Kentucky communities along the Ohio River maintained their fair share of economic influence in the state; a synergy which was created no doubt due to the proximity of Cincinnati just across this important waterway. Historian Thomas Purvis posits that "Newport prospered because it attracted bold entrepreneurs who created jobs and expanded the municipal tax base."<sup>11</sup> It is likely that a number of factors contributed to Greater Newport's success not the least of which was its strategic location.

*Southern Campbell County*

Southern Campbell County remained rural throughout this time period, with agricultural pursuits forming the main economic activities.<sup>12</sup> The county's historic division between agriculture within its southern boundaries and industry

---

<sup>10</sup> Klotter, *Kentucky: A Portrait in Paradox, 1900-1950*, (Frankfort: Kentucky Historical Society, 1996), 133.

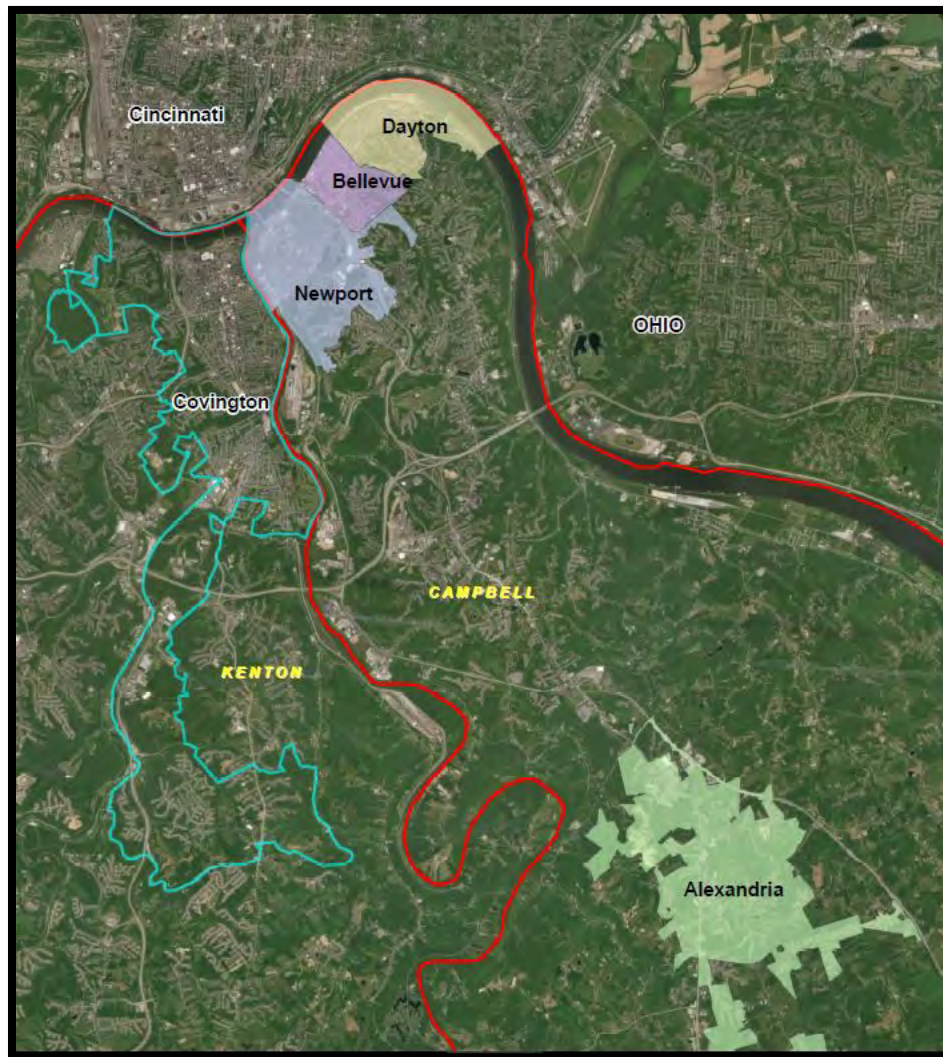
<sup>11</sup> Purvis, ed., *Newport, Kentucky: A Bicentennial History* (Newport, KY: Thomas L. Purvis, 1996), 133.

<sup>12</sup> Jack Wessling, "Campbell County," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 144.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

north along the Ohio and Licking Rivers is reflected in the fact that there are actually two county seats: Alexandria in the southern portion of the county and more centrally located to its rural residents and Newport which is situated on the county's northwest border, directly adjacent to Covington in Kenton County (**Figure 40**). Since the 1960s, the areas south of Newport, Bellevue, and Dayton have experienced strong suburban growth, which was spurred by the opening of Interstate 275 through this portion of the county in the 1960s and 1970s as well as the establishment of Northern Kentucky University in 1970 in Highlands Heights area of southern Campbell County. As this portion of the county was not focused on manufacturing, this nomination concentrates on the northern part of the county, which we will refer to as Greater Newport, to explain the significance of the Grote Manufacturing Company Building.<sup>13</sup>



**Figure 40.** Graphic showing the geographic relationship between Alexandria in the southern portion of Campbell County and the Greater Newport area, located along the Ohio River

*Northern Campbell County/Greater Newport Area*

<sup>13</sup> Claypool and Comer Williams, "Northern Kentucky University," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 676-678; No author, "Expressways," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 314-315.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

As opposed to conditions in the southern portion of the county, the cities and towns of Northern Campbell County, which include Bellevue, Newport, and Dayton, were strictly urban in nature and historically focused on industry and manufacturing as the economic base (**Figure 41**). As can be seen in the graphic below, these towns are in only a few miles apart and were able to capitalize on each other's successes by proximity alone. Newport was among the first of these towns to be founded. Newport was officially incorporated in 1795, making it among the earliest cities to be established in the Commonwealth of Kentucky.<sup>14</sup> The town grew slowly at first but became the home of a federal military installation, known as Newport Arsenal in 1803, which was a boon in the town's early growth. Local historian Michael Whitehead notes of the early town, "Newport grew between 1831 and 1870...The availability of first river transportation and later railroads and its proximity to markets to the north made Newport an attractive location for both manufacturing and retail businesses. By 1870, Newport had become the center of iron manufacturing in Kentucky and ranked 22<sup>nd</sup> in the country for this industry."<sup>15</sup> In 1867, two earlier towns, Jamestown and Brooklyn, merged to form Dayton, which was reportedly named after the city in Montgomery County, Ohio.<sup>16</sup> According to local historian Jack Wessling, "The shipbuilding industry across the Ohio River at Fulton dominated the early days of Dayton. Several wharfs were built along the riverfront to accommodate visitors to the region and to transport area workers to and from the shipyards...In the mid-1800s, Dayton had nine rope-making companies, called ropewalks, which sold their products to areas businesses...In early years, there were also several sawmills and brick-making companies in the city."<sup>17</sup> Founded in 1866, Bellevue was never considered a manufacturing center in Northern Campbell County, but rather the town was known as a residential suburb first to Newport and later to the Greater Cincinnati. The town always maintained a central business district, along Fairfield Avenue with services and retail within walking distance of its early residents.<sup>18</sup> In spite of this seeming focus, the town did maintain its share of industry and benefit from the economic base in both Dayton and Newport, as will be further explained in the context below. Early industries in Bellevue include local lumberyards, planing mills, brickyards, and stone yards as well as a wagon manufacturer.<sup>19</sup>

---

<sup>14</sup> Michael Whitehead, "Newport, in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 651.

<sup>15</sup> Ibid.

<sup>16</sup> Jack Wessling, "Dayton," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 257.

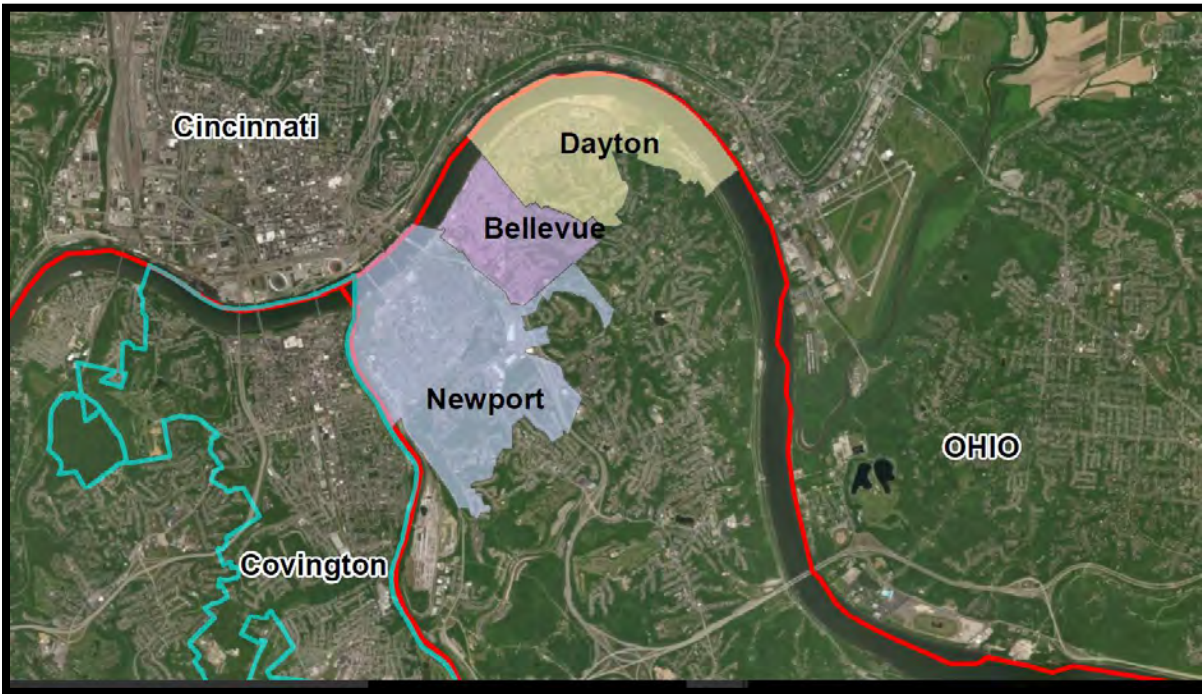
<sup>17</sup> Ibid., 258.

<sup>18</sup> Margo Warminski, "Fairfield Avenue Historic District," *Multiple Resource Area Nomination to the National Register of Historic Places*, 1988. NRIS 88000100.

<sup>19</sup> Margo Warminski, "Bellevue," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 78.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 41.** The Greater Newport area, pictured above, historically includes Bellevue and Dayton. Present day Greater Newport is more focused on service and health care industry and is considered part of the Greater Cincinnati Metropolitan area.

#### *Industry and Manufacturing in Northern Campbell County, 1880 to 1960*

The Greater Newport area, defined as Newport, Bellevue, and Dayton, experienced significant manufacturing growth throughout the mid-to-late nineteenth century into the early twentieth centuries. According to local historian Thomas Purvis, “manufacturing employment expanded by 171% from 1870 to 1900” and ushered in a golden age in Newport.<sup>20</sup> In fact, Newport emerged as “one of the nation’s largest metropolises” in that the “number of manufacturing establishments increased over sixfold, the value of their output grew by 150% in real terms, and the amount of capital invested increased 261% (as adjusted for the currency’s deflation over that period,” in spite of the effects of several national economic downturns.<sup>21</sup> (See **Table 2**). Worker wages remained steady and increased as well, with gross wages rising from \$711,019 in 1880 to \$1.7 million in 1890.<sup>22</sup> Concurrent with industrial growth came the worker population to sustain such entities. Population statistics bear this out as can be seen in **Table 1** below when numbers were steadily rising and over 70 percent of the county’s population was located in the urban north.

<sup>20</sup> Purvis, ed., 131.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid., 132.

Grote Manufacturing Co. Building  
 Name of Property

Campbell Co, KY  
 County and State

Year	Bellevue	Dayton	Newport	Campbell Co	% in Tri-city area
1880	1,460	3,210	20,433	37,440	67
1890	3,163	4,264	24,918	44,208	73
1900	6,332	6,104	28,301	54,223	75
1910	6,683	6,979	30,309	59,369	74
1920	7,379	7,646	24,317	61,868	72
1930	8,497	9,071	29,744	73,391	64
1940	8,741	8,379	30,631	71,918	66
1950	9,040	8,977	31,044	76,196	64
1960	9,336	9,050	30,070	86,803	56
1970	8,847	8,751	25,998	88,704	48

**Table 1.** Population in Northern Campbell County, 1880 – 1970<sup>23</sup>

Examples of some of the more successful industrialists of the late nineteenth and early twentieth century time period include George Wiedemann, of brewing fame. Wiedemann, an immigrant from Germany, expanded his brewing operations from Cincinnati into Newport in the 1870s, with the purchase of the several Newport brewing operations. His company’s beer became highly sought-after due to its reputation for quality materials prepared “in the finest German tradition.”<sup>24</sup> By the 1880s, Wiedemann had “designed and built one of the largest and most efficient breweries, with a plant covering five acres at 6<sup>th</sup> and Columbia...The company’s Standard Lager, Extra Pale Lager, and Muechener beers retailed widely in Kentucky, Ohio, and Tennessee by 1889.”<sup>25</sup> Wiedemann’s brewery went on to become “one of the largest breweries south of the Ohio and east of the Mississippi after 1900.”<sup>26</sup> Another highly successful enterprise that continued into the late twentieth century is the steel mill and associated industries established by Joseph and Albert Andrews in the 1890s. After founding Globe Iron Roofing and Corrugating Company in Cincinnati, the brothers purchased the old Newport Rolling Mill in 1891 and combined the two industries in Newport, operating them separately. Upon an intolerable price hike by the company’s Pittsburgh supplier of steel, the brothers opened Andrews Steel Company in 1908 to smelt iron bars themselves at a plant in suburban Wilder, also in Campbell County.<sup>27</sup> Other industries followed soonafter, as the brothers purchased a coal mine in Perry County, Kentucky to help control energy production costs, and established the Newport Culvert Company in 1915 to produce rust-resistant sewer pipes.<sup>28</sup> According to local historian Purvis, “Andrews products not only found widespread markets across the United States but were exported to Canada, Japan, Argentina, Brazil, Venezuela, the West Indies, and many other nations.”<sup>29</sup> Purvis credits the Andrews’ companies for helping to keep the steel industry in Newport when most cities in the Ohio Valley had long ceded prominence to such places as Pittsburgh. Other industries established during this time frame include Kensington Art Tile Mills, Addyston Pipe and Steel Works, Rothweiler Manufacturing Company, the H.A. Wadsworth & Co. Watch Case Company, and the National Colortype Company- all located within Newport proper.

While Newport was traditionally the central location for manufacturing, Dayton and Bellevue fed off the synergy created by its proximity. In 1899, for example, the Wadsworth Watch Case Company relocated to Dayton into a former hemp

<sup>23</sup> Wikipedia, Entries for Campbell County, Bellevue, Dayton, and Newport include population statistics from the US Census records. Accessed June 2018.

<sup>24</sup> Ibid. 133.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid., 134.

<sup>27</sup> Ibid., 165; Margo Warminski, “Andrews Steel Mill,” in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 28.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

Grote Manufacturing Co. Building  
 Name of Property

Campbell Co, KY  
 County and State

ropewalk company building, where it thrived as Dayton’s largest employer until it closed in 1958.<sup>30</sup> At its peak, the company employed over 1,300 persons in fabricating watch cases.<sup>31</sup> The company stimulated other business interests in Dayton and for a time, shared a space with another large employer, the Harvard Piano Company, who crafted upright, grand, and baby pianos for a growing consumer market. From 1885 to its closing in 1925, the company produced approximately 30,000 pianos, in addition to manufacturing airplane bodies for the effort in World War I.<sup>32</sup> In Bellevue, Dr. W.A. Senour established a shoe factory in the late nineteenth century, which produced footwear for the Greater Cincinnati region.<sup>33</sup> Little is known of this operation to determine its significance, but its creation does underscore the dynamic environment that existed in turn-of-the century Greater Newport area.

Year	Number of Firms	Capital Invested	Value of Products	Workers Employed
1880	94	\$1.7 million	\$4 million	1,748
1890	N/A	\$3.4 million	\$6.7 million	3,776
1900	272	\$2.9 million	\$4.9 million	2,561
1914	100	\$5.5 million	\$8.3 million	1,880
1919	81	\$14.8 million	\$16.9 million	2,350
1929	46	N/A	\$20 million	2,402
1939	26	N/A	N/A	1,078
1947	33	N/A	\$14.3 million	3,495
1958	37	N/A	\$34.3 million	2,574

**Table 2.** Manufacturing in Newport, 1880 - 1960<sup>34</sup>

By the early 1910s, larger economic trends were at play that altered the nature of manufacturing across the United States. Greater efficiencies in time management and organization of factories created an aggressive environment in which only the most streamlined enterprises would survive. Workers were slowly being replaced by labor-saving machinery, made possible by cheap energy production. At the same time, smaller regional or local manufacturers were bought up by larger national enterprises and consolidated to create better efficiencies of output and sizable profits for shareholders. In addition, markets were increasingly considered national and international in scope, rather than the primarily local or regional networks of the mid-to-late nineteenth centuries. Industrial statistics for Newport bear this story out, as the number of manufacturers decreased while the gross product increased substantially. See **Table 2**. In 1900, for instance, there were 272 industries with 2,561 employees that produced \$4.9 million in goods. By 1919, Newport maintained 81 manufacturers with 2,350 persons who output nearly \$17 million in products. In spite of a slightly smaller if not steady workforce numbers, production climbed to immense proportions by 1929 when over \$20 million in products was produced in Newport’s industrial base. Historian Purvis further notes the expanded scope of these enterprises when he states, “Newport’s manufacturing base was consequently notable for firms that carved out significant national and even international market shares in their fields.” Examples of these types of firms are detailed in this historic context and certainly include the Grote Manufacturing Company of Bellevue, as will be seen in the property history below. These forces of industrial modernization continued at varying pace throughout the early-to-mid twentieth centuries.

<sup>30</sup> Daryl Polley, “Wadsworth Watch Case Company,” in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 922-923; Daryl Polley, “Dayton,” Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 257-259.

<sup>31</sup> Daryl Polley, “Dayton,” Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 257-259.

<sup>32</sup> Jack Wessling, “Harvard Piano Company,” Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 434-435.

<sup>33</sup> City of Bellevue, *Images of America: Bellevue*, (Charleston, S.C.: Arcadia Publishing, 2005), 115.

<sup>34</sup> Purvis, ed., 131-132, 166-168, and 227. These statistics include Newport proper only. As Newport was the area with the largest manufacturing base in Northern Campbell County, we can assume that these statistics are fairly representative of the region’s industrial foundations.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

By the 1920s, the Newport area “ranked as Kentucky’s second greatest concentration of heavy industry,” just behind Louisville.<sup>35</sup> Many of the smaller less efficient factories disappeared, but larger establishments had replaced them. According to Purvis, steel production was the most important industry in the area, due to the efforts of the Andrews brothers’ enterprises. Other important industries were founded and thrived in Newport, including the Higgin Manufacturing Company, the W.J. Baker Company, and the William Donaldson Lithographing Company.<sup>36</sup> The Higgin Company, which was founded in 1897 in Newport, became an international producer of metal frame window screens and employed approximately 200 workers in its local plant.<sup>37</sup> W.J. Baker Company manufactured “fly screens” for windows; among its clients was the U.S. Bureau of Engraving and Printing facility in Washington, D.C.<sup>38</sup> The Donaldson Lithographic Company was among the most successful of all the era’s endeavors, even achieving international fame. The company produced high-quality circus posters for clients such as the Ringling Brothers, Buffalo Bill Cody, the TomMix Circus, and Annie Oakley- to name a few.<sup>39</sup> In addition, large advertising billboards, theater marquee posters, and other advertising posters, such as those for Florsheim Shoes and Plymouth Automobiles, were designed and produced by this Newport firm for national and even international distribution. Following national trends, in 1905, the Donaldson firm was consolidated with six other lithograph companies to form the Consolidated Lithograph Company, with its headquarters still in Newport.<sup>40</sup> The Donaldson Company likely stimulated the market for similar firms, as “printing bloomed as a major industry after 1900.”<sup>41</sup> Examples of these firms include Otto Zimmerman and Son Printers, which was considered the largest music-publishing and engraving house in the south as well as the Crawley Book Machinery Company, who provided full-service book binding.<sup>42</sup> Following the success of these firms, the National Colortype Company, of which this nomination is the subject, relocated from central Newport to the newly-developing Williamson Addition of Bellevue in 1923/1924. As will be further detailed below, the company was the largest manufacturing firm in the town, with a peak employment of approximately 450 persons, and developed a reputation nationally and internationally for its innovative approach.<sup>43</sup>

The 1930s saw little growth in industry, as the effects of the Great Depression had all but decimated industry across the country. Local historian Thomas Purvis states that, “Twenty of the 46 manufacturing companies closed their doors from 1929 to 1939. Over half the factory workers (55.1%) lost their livelihood during that decade. The Depression claimed two of Newport’s largest and most prestigious corporations, Higgin Manufacturing and Donaldson Lithographing.”<sup>44</sup> As can be seen in **Table 2**, the 26 firms that remained in business in 1939 only employed a little over a thousand people, as opposed to 46 firms who engaged 2,400 persons in 1929. By contrast, the Wiedemann Brewing Company became one of the only firms to succeed during the downturn. With the repeal of prohibition in 1933, the popularity of alcohol continued unabated. The various steel plants and related industries just barely maintained their meagre payrolls.

During World War II, local industries were converted to assist the war effort. The various Andrews’ steel endeavors were adapted to a “modern shell-loading plant and a modern electric-furnace melt shop,” through assistance from the

---

<sup>35</sup> Purvis, ed., 164.

<sup>36</sup> Ibid., 165-166.

<sup>37</sup> Ibid., 166.

<sup>38</sup> Ibid.

<sup>39</sup> Michael R. Sweeney, “Donaldson Lithographic Company,” in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 277-278.

<sup>40</sup> Ibid., 278.

<sup>41</sup> Purvis, ed., 167.

<sup>42</sup> Ibid.

<sup>43</sup> No author, “Grote Building Permit O.K.’d by Bellevue Council, 5 to 1; Plant to Provide More Jobs,” *The Cincinnati Enquirer*, 15 November, 1946.

<sup>44</sup> Purvis, ed., 227.



Grote Manufacturing Co. Building  
 Name of Property

Campbell Co, KY  
 County and State

U.S. War Department. The Wadsworth Watch Case Company in Dayton was drafted to make shell casings and machine guns and the Grote Manufacturing Company, formerly National Colortype, fabricated artillery boxes, blackout lights, and devices to cut underwater cables.<sup>45</sup> In sum, industry was thriving in the Greater Newport Area, which continued for a time directly after the War.

The state of Kentucky began publishing statewide industrial statistics by county in the late 1940s. Unfortunately, none of these publications gathered data regarding the gross product of industry on the city level but rather provided a listing of manufacturers with the number of employees, which does give a brief glimpse into the post-war Greater Newport area. These statistics include all firms engaged in making items for commercial sale, such as bakeries, newspapers, and printing establishments, in addition to heavy industry. As can be seen in **Table 3**, the number of firms and workers employed in the Greater Newport area was steady but declining by the mid-to-late 1950s, following national trends. Among the largest firms in Greater Newport through the late 1940s and early 1950s include The Perry and Derrick Paint Company (Dayton), the Wadsworth Watch Case Company (Dayton), Hyde-Park Clothes, Inc (Newport), the Newport Rolling Mill, the George Wiedemann Brewing Company (Newport), and the Grote Manufacturing Company (Bellevue). All of these firms consistently employed a staff of over 200 persons throughout the time frame; Newport Rolling Mills was the largest employer and consistently employed over 2,000 persons. The city of Newport in particular maintained a large, diverse array of manufacturers including the National Band and Tag Company, which produced metal tags and bands for the cattle and poultry industry and employed approximately 50-100; Crawley Book Machinery Company, which made bookbinding equipment and employed 25-60; and Auto-Vehicle Parts, which produced auto body hardware and replacement parts and maintained a staff between 28 and 55 persons. The town of Dayton had a smaller manufacturing base but appears equally as robust. The largest manufacturer in Dayton was the Wadsworth Watch Company which manufactured watch cases, compacts, and automotive accessories. The company employed a staff of approximately 900 throughout the time period. Smaller firms include Perry & Derrick Paint Company with approximately 40 employees and Mastercraft Metals Company, who produced stainless steel commercial kitchen equipment and had a staff of approximately 40 persons. Bellevue's base was smaller but included one of the region's largest manufacturers, the Grote Company who produced metal cabinetry and automobile signage and accessories by this time. Other enterprises in Bellevue employed under 20 persons, such as the Plastic Printing and Manufacturing Company, which made office supplies, and the Northern Kentucky Awning Company who custom-made canvas awnings. In sum, the industrial base had recovered from the Great Depression but was soon to see many changes.

Year	No of Firms - Bellevue	No of Firms - Dayton	No of Firms- Newport	Total Industries	Total Workers employed
1949	6	8	36	50	5,767
1951-52	7	6	36	49	5,858
1953-54	6	7	37	50	6,457
1955-56	8	6	38	52	4,662

**Table 3.** Available statistics from Kentucky Industrial Directories<sup>46</sup>

<sup>45</sup> Robert B. Snow, "World War II," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 977-978; Peter Grote, "Grote Manufacturing Company," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 426.

<sup>46</sup> Campbell County Chamber of Commerce and the Kentucky Department of Economic Development, "Industrial Resources of Campbell County," November 1958; Kentucky Chamber of Commerce and the Agricultural & Industrial Development Board, "Kentucky Industrial Directory for 1949"; Kentucky Chamber of Commerce and Agricultural and Industrial Development Board of Kentucky, "Made in Kentucky: A Handbook of Industry and Manufacturing, 1951-52," ; Kentucky Chamber of Commerce and

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

The economic forces that had begun in the early twentieth century were to reach their zenith in the last quarter of the twentieth century. Industrial employment in the United States had declined precipitously and smaller companies were consolidated with large corporations to form Multinational Corporate interests. Local historian Thomas Purvis notes of Newport that, "A steady erosion of industrial employment played a major role in the city's demographic slide. The number of factory jobs fell from 3,495 in 1947 to 2,754 in 1958, or a drop of 26% in just eleven years. By 1972, the industrial workforce would number just 1,800 representing a loss of almost 50 percent in the past quarter century."<sup>47</sup>

Manufacturers such as Bellevue's Grote Company, moved their firm to Madison, Indiana in 1960 to consolidate at a large commercial suburban location with a loss of approximately 250 positions at their Bellevue factory. Unlike many of the successful local and regional companies of Northern Campbell County, Grote remains family-owned and operated to present day. The Wiedemann Brewing Company was absorbed by the Heileman Brewing Company of LaCrosse, Wisconsin in 1967.<sup>48</sup> The Newport branch factory remained opened until 1983; when it was closed over 400 jobs were lost and municipal payroll taxes were reduced by one-eighth.<sup>49</sup> The Newport Steel Mill, founded by the Andrews Brothers in the late nineteenth century, was "sold 12 times between the years of 1943 and 1981...In 1964, the Acme Steel Company [who had owned it since 1956] merged with Interlake Steel and assumed the Interlake name. The mill was reorganized several more times and finally closed in the late 1990s. Dayton's largest industrial employer, the Wadsworth Watch Case Company, was purchased by a large out-of-state corporation in 1957 and closed in September 1958, with a loss of over 200 jobs for the area.<sup>50</sup> As a result of these losses, the Greater Newport area suffered from depopulation and a largely stagnant economy which was upheld by the health care and service industries. The golden age of industrial manufacturing was over in Northern Campbell County.

### Property History

The Grote Building has accommodated three major manufacturers over its nearly 100-year history: National Colortype Company, Grote Manufacturing Company, and the Kent Corporation. The initial building was constructed by the National Colortype Company in 1924, who manufactured street signs and automobile accessories. Shortly thereafter, the building was purchased by William and Walter Grote, who began a dynamic 34-year campaign at the Bellevue factory to become a leader in both the automobile accessories industry and eventually with bathroom cabinetry. The building gained its present appearance during the Grote era. Finally, the Kent Corporation manufactured cabinetry in this space until 1990, when it closed. The various building campaigns are described architecturally in Section 7 above.

The Grote Manufacturing Company began business as the National Colortype Company in Newport, Kentucky in the early 1900s.<sup>51</sup> The company produced metallic signs, advertising novelties, and automobile tags, according to newspaper articles from the 1910s.<sup>52</sup> Whether due to an inordinate number of fires at their various locations throughout Newport and/or a need for additional space, the company moved their operations about a mile-and-a-half northeast to

---

Agricultural and Industrial Development Board of Kentucky, "Kentucky Industrial Directory, 1953-54"; Kentucky Chamber of Commerce and Agricultural and Industrial Development Board of Kentucky, "Kentucky Industrial Directory, 1955-56."

<sup>47</sup> Purvis, ed., 245.

<sup>48</sup> Margo Warminski, "Wiedeman Brewing Company," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 957-958.

<sup>49</sup> Ibid.

<sup>50</sup> Polley, "Wadsworth Watch Case Company," in Tenkotte and Claypool, ed., *The Encyclopedia of Northern Kentucky*, 922-923.

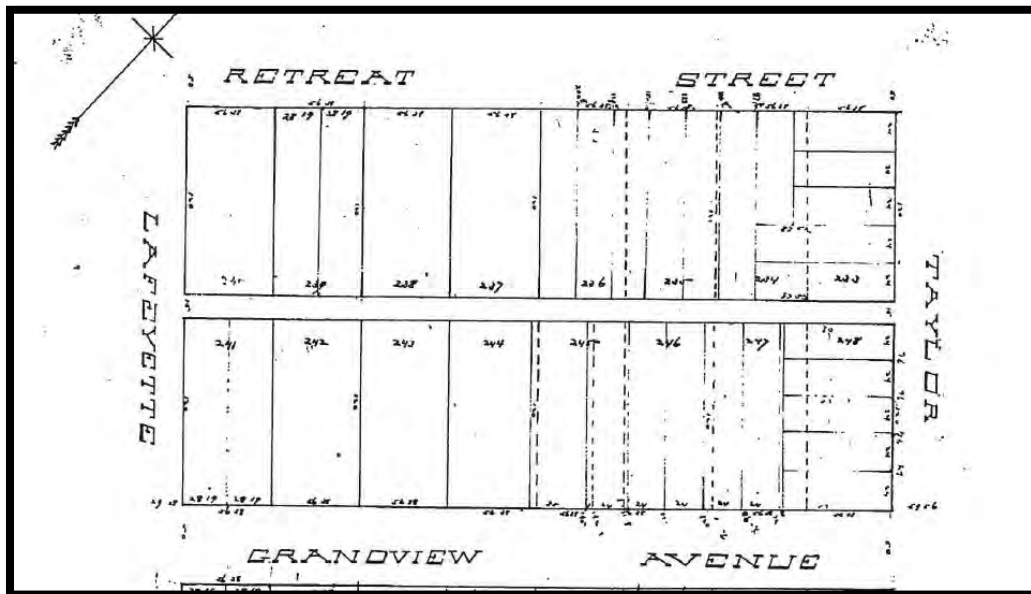
<sup>51</sup> The earliest available reference to the National Colortype Company can be found in the *Cincinnati Enquirer* in August 1905. No author, "Sparks From Fire Started By Children Set Fire To Building," *The Cincinnati Enquirer*, 31 August, 1905.

<sup>52</sup> No author, "Fire Destroys Colortype Plant," *The Cincinnati Enquirer*, 18 December, 1914; No author, "Hundreds of Auto Tags Burned Up," *The Twice-A Week Messenger* (Owensboro, KY), 7 October, 1916.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

the present location at the corner of Grandview and Lafayette Avenues in 1924, after purchasing Lots 241 through 243 and a portion of 244 in the Williamson Addition in September 1923.<sup>53</sup> (See **Figure 42**). Company President James Weaver confirmed the necessity of moving to larger quarters, due to increased demand in a September 1923 newspaper article.<sup>54</sup> It is likely that the Bellevue building was the first constructed specifically to house the operations of the National Colortype Company. A November 1923 announcement in the newspaper noted that, "The plant, which is of concrete, brick and steel construction, will be when completed, one of the most modern in the country...About 200 men will be employed by the plant when it is in full operation."<sup>55</sup> At this point in time, the company manufactured automobile license tags and automobile accessories. The late 1910s and early 1920s record a number of orders for license tags placed by the states of Kentucky, Ohio, and Indiana.<sup>56</sup> In addition, the company appears to have produced "embossed steel-enameled presidential booster plates that "can be attached to automobile license plates or displayed in and out of doors..."<sup>57</sup> By 1925, less than a year after moving to Bellevue, the National Colortype Company had appended a three story addition to its rear northeast corner, likely to keep up demand for its products in a nation with a growing infatuation with the automobile.



**Figure 42.** Portion of the Williamson Addition Plat, showing the corner of Lafayette and Grandview Avenues. Lots 241 through 243 and a portion of 244 were purchased by the National Colortype Company in September 1923 from Harry C and Laura Spinks.<sup>58</sup>

<sup>53</sup> National Colortype maintained facilities at 32 East Third Street in the early 1900s, but had relocated to Orchard Street near 8<sup>th</sup> Streets by the 1910s; No author, "Colortype Plant to Move: New Building To Be Occupied February 1," *The Cincinnati Enquirer*, 30 November, 1923; Campbell County Deed Book 140, 589.

<sup>54</sup> No author, "Bellevue, KY" *The Cincinnati Enquirer*, 23 September, 1923.

<sup>55</sup> No author, "Colortype Plant to Move: New Building To Be Occupied February 1," *The Cincinnati Enquirer*, 30 November, 1923.

<sup>56</sup> There are a large number of these types of articles including: No author, "Obtains Tag Contract," *The Cincinnati Enquirer*, 6 January, 1925; No author, "Awards Tag Contract," *The Akron Beacon Journal*, 5 July, 1917.

<sup>57</sup> No author, "Agents Wanted," Classified Advertisement in *The Cincinnati Enquirer*, 27 July, 1924.

<sup>58</sup> Campbell County Plat Book 6, 31.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

In 1926, just a scant two years after its move to Bellevue, William D. Grote purchased the National Colortype Company of Bellevue.<sup>59</sup> Grote was a recent graduate of the University of Cincinnati's pharmacy school and had owned two chemical companies prior to this endeavor. Under his leadership and his son Walter's subsequent guidance, the company focused on research and development, quality control, and continual equipment upgrades. Grote began an aggressive campaign of research and development that would lead to several patents, especially in the emerging field of plastics, including the first plastic reflector in 1929 and the first acrylic translucent reflector in 1936. Historian Jeffery Meikle, in his book *American Plastic: A Cultural History*, notes the leadership role that William Grote and his son Walter made in the emerging field of plastic injection molding.<sup>60</sup> "Attracted by rumors of these German developments [injection molding of cellulose acetate], a number of American companies began to experiment with injection molding. Perhaps the first to become involved, William D. Grote in 1922 imported several Buchholz machines and the powder to go with them for the Grotelite Company in Bellevue, Kentucky."<sup>61</sup> In order to corner this growing market, Grote obtained an exclusive American license for the Buchholz machine. The goal was to create a machine that reduced the time and labor necessary to produce molded cellulose acetate products, as earlier methods relied on compression molding with several labor-intensive steps. Meikle goes on to note that, "Grote, who was more an equipment builder than a molder, had already perfected a partially automatic machine that used compressed air and in 1933 introduced a hydraulic injection press."<sup>62</sup> This invention made it possible for inexpensive cellulose-based plastic goods to be produced for a growing consumer public. Meickle notes that machine keys, knife handles, bobbins, radio dials, automobile accessories, and the screwdriver were all made affordable and ubiquitous by this invention. For Grote, it meant cornering an ever-expanding automobile accessories market.

---

<sup>59</sup> Peter Grote, "Grote Manufacturing Company," in the *Encyclopedia of Northern Kentucky*, 426. There appears to be some confusion on when William Grote purchased the company. For this document, we will adhere to the date 1926, as reported in the *Encyclopedia of Northern Kentucky* and the Grote family archive.

<sup>60</sup> Jeffery I. Meikle, *American Plastic: A Cultural History* (New Brunswick N.J.: Rutgers University Press, 1995), 80-81.

<sup>61</sup> *Ibid.*, 80. The year 1922 is likely an error or typo in Meickle's work, as Grote did not own the company and it was not located in Bellevue that year.

<sup>62</sup> *Ibid.*, 81.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



**Figure 43.** National Colortype employees circa 1930. The photo's caption notes that the company manufactured Fire Ball Reflector Buttons.<sup>63</sup>

Following their pattern of dynamic innovation and acquiring important patents, National Colortype hired an engineer named Evan Bone to develop and patent a retrodirective reflector that illuminated highway signs after dark in the 1920s. This new type of reflector incorporated an aspherical lens that was more effective than prior attempts. In 1933, Grote licensed Eastman Kodak of Rochester, New York to produce the lens under the Bellevue Company patent.<sup>64</sup> Walter F. Grote, son of William, intimated that this lens was the saving grace of the National Colortype Company, when he stated, "If it hadn't been for this patent, we wouldn't be here today...We wouldn't have survived the Great Depression."<sup>65</sup> In 1940, the company again licensed another patent, through their Electrical Engineer Charles Daniel Ryder.<sup>66</sup> This time, the creation was an overfeed device to assist with plastic injection molding system that the company continued to perfect. The company continued to produce traffic signs and automobile accessories throughout this time period and employed about 76 persons in full time work.<sup>67</sup>

<sup>63</sup> Northern Kentucky Views, Campbell County, Newport\_495, online at: [http://www.nkyviews.com/campbell/campbell\\_main.htm](http://www.nkyviews.com/campbell/campbell_main.htm)

<sup>64</sup> No author, "Grants Lens Rights," *The Cincinnati Enquirer*, 21 March, 1933.

<sup>65</sup> Trailer Body Builders, "Grote Industries Celebrates a Century of Service," online at: <http://www.trailer-bodybuilders.com/archive/grote-industries-celebrates-century-service>

<sup>66</sup> No author, "New Patents: Assign Print Drier Designs to Kentucky Firm," *The Cincinnati Enquirer*, 31 May, 1940.

<sup>67</sup> Kentucky Progress Commission, *Classified Directory of Kentucky Industries*, Supplement to *Kentucky Progress Magazine*, October 1, 1930, 27.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 44. 1928 Advertisement in Trade Magazine<sup>68</sup>

In 1943, Walter Grote changed the name of the National Colortype Company and consolidated his other enterprises to be known as the Grote Manufacturing Company. Grote Manufacturing focused on war-related production during this time frame, with specific focus on paravanes (underwater devices to cut mine cables), blackout lights, ammunition boxes, and acrylic radio-controlled shells. Under the auspices of the War Production Board, the plant operated on a 24-hour basis to help secure the Allied victory in World War II. This type of schedule did not always suit the surrounding residential neighborhood and in May 1944, the Grote Manufacturing Company was indicted for “maintaining a nuisance” in Campbell County Court.<sup>69</sup> Some of the issues of concern were blowing of signals, horns, and sirens as well as operation of punches, presses, and stamping machines.<sup>70</sup> This charge was dismissed by a grand jury in July 1944.

Upon the end of hostilities, the company converted its stamping machines to manufacture metal bathroom cabinets, while still producing automobile accessories and signage. (See Figure 47). The bathroom cabinetry market expanded significantly with the post-war Baby Boom and subsequent suburban residential expansion, fueled by VA and FHA loan programs. In order to accommodate this sizeable growth, the Grote Company planned an addition to their plant in mid-1946. Grote began acquiring adjacent lots in the summer of 1946, which eventually included all of lots 244-246 in the Williamson Addition (Figure 42).<sup>71</sup> The building addition was designed by the Cincinnati architecture and engineering firm of W.W. Carlton and Associates, who designed such buildings as the 1951 Shur-Good Biscuit Factory in St Bernard (Greater Cincinnati area), 1936 Shillito Building in Cincinnati, and modernization of the 1948 Dodd Jewelry Company in

<sup>68</sup> Trade advertisement in *Municipal Index*, 364. Online at: [https://www.ebay.co.uk/itm/1928-The-National-Colortype-Co-Bellevue-KY-Ad-Embossed-Metal-Signs-Stop-Railroad-/311773532909#cvip\\_desc](https://www.ebay.co.uk/itm/1928-The-National-Colortype-Co-Bellevue-KY-Ad-Embossed-Metal-Signs-Stop-Railroad-/311773532909#cvip_desc)

<sup>69</sup> No author, “Company is Indicted,” *The Cincinnati Enquirer*, 15 June, 1944.

<sup>70</sup> No author, “War Plant: Found Not Guilty...” *The Cincinnati Enquirer*, 8 July, 1944.

<sup>71</sup> Campbell County Deed Books 238, 469; Deed Book 238, 156; and Deed Book 246, 479.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

the Hotel Palace Building also in Cincinnati.<sup>72</sup> The modernization program was to cost about \$35,000 and increased employment there by an additional 100 persons.<sup>73</sup> In spite of commitment by management and over 1,000 plant employees and citizens who signed a petition, the city of Bellevue was less enthusiastic about the expansion. Perhaps related to the uproar over noise during the war, the City Council at first denied the petition for expansion, usurping the authority if the City Building Inspector's office, and then granted the permit a few weeks later.<sup>74</sup> The Grote Company attorney Aubrey Barbour threatened legal action which appears to have propelled the city to a favorable reply, "We can go to court and get a writ of mandamus compelling the city to issue a permit, but that requires a long time, with serious losses to the company, as well as to the city of Bellevue. Barbour pointed out that there was no other available land in Bellevue for the plant... I presume the members of this Council do not want to lose this industry—the largest one in your city."<sup>75</sup> Walter Grote noted that "it was the first time that such tactics have been adopted by Council in the history of Bellevue."<sup>76</sup> In all, although the expansion was permitted, but the company was left with an experience that did not encourage future endeavors.



Figure 45. The Grote Company after the 1946-1947 modernization program.<sup>77</sup>

<sup>72</sup> Very little has been written about the scope of Carlton's work. Primary newspaper sources were perused to discover some information about prior projects and years active. More work needs to be accomplished to determine his significance. No author, "City Hall Notes," in *The Cincinnati Enquirer*, 8 December, 1936; No author, "Jewelry Concern Announces Plans," *The Cincinnati Enquirer*, 15 July, 1948; No author, "St Bernard Location of New Industrial Development," *The Cincinnati Enquirer*, 18 February, 1951.

<sup>73</sup> No author, "Grote Building Permit O.K.'d by Bellevue Council, 5 to 1; Plant to Provide More Jobs," *The Cincinnati Enquirer*, 15 November, 1946.

<sup>74</sup> No author, "Expansion Permit Is Denied To Bellevue Manufacturer," *The Cincinnati Enquirer*, 8 November, 1946.

<sup>75</sup> Ibid.

<sup>76</sup> Ibid.

<sup>77</sup> Northern Kentucky Views: *Grote Building*, Newport1257. Online at: <http://www.nkyviews.com/campbell/newport1257.htm>

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



Figure 46. The Grote Company were well-known manufacturers of warning reflectors for trucks by the 1940s. This Popular Science advertisement appeared in April 1947.<sup>78</sup>

<sup>78</sup> No author, "Warning Reflectors," *Popular Science Monthly*, April 1947, 159.



Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State



The above Cincinnati builders are not exactly professional models but they wandered into the picture again. This time to look over the Grote Mfg. Co.'s products which are made in Bellevue, Ky. Left to right, Carl Schrand, Tom Berney, Grote representative Ronald Marcotte and Matthew Schrand.

**Figure 47.** The Grote Manufacturing Company presents its bathroom wares at the National Association of Home Builders in Chicago in 1949. The sign invited mid-century home builders to “Grote Your Bathroom.”<sup>79</sup>

In 1951, The Grote Company moved a portion of its automobile division to a former war-time factory building at Freeman Field in Seymour, Indiana.<sup>80</sup> According to newspaper accounts, the company leased a 50,000 square foot space and employed approximately 100 to 120 workers at the Seymour factory, where they made truck lighting and safety equipment, known as the Grote Truck Line.<sup>81</sup> Keeping with the Grote company’s devotion to innovation, a new product was developed at this location, which was called Grotelite. This product was a highly-visible reflective plastic sheeting for use in highway signage, among other applications, which was officially headquartered in the Bellevue office. The Bellevue plant retained three divisions, upon opening of the Seymour Plant: the lens molding division, the bathroom cabinet manufacturing division, and the signage division.<sup>82</sup> All of these divisions appear to have been active and relatively stable throughout this time frame, as evidenced by industrial statistics gathered by the state of Kentucky

<sup>79</sup> Frank J. Ruhl, “Prefab Trend Noted At Convention, Is in Evidence Here,” Real Estate Section of *The Cincinnati Enquirer*, 27 February, 1949.

<sup>80</sup> No author, “Grote Automotive Division, One-Year Old Here, Has Grown Rapidly-Future Prospects Bright,” *The Tribune* (Seymour, IN), 19 January, 1952.

<sup>81</sup> Ibid.

<sup>82</sup> Ibid.

Grote Manufacturing Co. Building  
 Name of Property

Campbell Co, KY  
 County and State

displayed in **Table 4**. The decline in labor force could be related to both the impending move by the late 1950s, as well as a further mechanization of the labor force.

Date	Number of Employees - Grote	Number of Employees - Grotelite
1949	249	14
1951-1952	317	35
1953-1954	300	Not listed separately
1955-1956	250	Not listed separately
1958	180	Not listed separately

**Table 4.** Industrial Statistics compiled by the Chamber of Commerce and State of Kentucky for Campbell County, Kentucky.<sup>83</sup>

Grote Manufacturing consolidated its operations in a large, leased space in Madison, Indiana, in 1960. The company employed approximately 100 persons in Bellevue at the time of the move and was still engaged in manufacturing bathroom cabinets and accessories, and automobile lighting and safety equipment.<sup>84</sup> A Cincinnati Enquirer article stated that, “Work at both plants [Seymour and Bellevue] is of similar nature and the consolidation of the operations in one location will greatly increase efficiency and productivity.”<sup>85</sup> Walter Grote noted, in this article, that leading citizens and the Chamber of Commerce made this move possible through their support. The Grote Company remains a family-owned and operated business, with their main location in Madison, Indiana.<sup>86</sup> Walter Grote, Sr, who died in 1993, was honored for his innovations and inducted into the Plastic Hall Of Fame during his career.<sup>87</sup>

The Grote building was subsequently purchased by the Kent Corporation, which made metal bathroom cabinets, in 1960. The Kent Company closed its operations in 1990, after which the Hosea Company bought the building to house their office furniture firm. The building has been used for commercial businesses and warehouse storage for the past ten-to-twenty years.

**Evaluating the Significance of the Grote Company Building under the Historic Context: The Development of Industrial Manufacturing in Northern Campbell County, 1880 – 1960.**

The Grote Manufacturing Company Building is an important, intact example of a highly successful manufacturing facility in Northern Campbell County during the early-to-mid twentieth century. The building effectively reflects industrial trends illuminated in the historic context, such as the growth and expansion of local and regional industry and then, a

<sup>83</sup> Campbell County Chamber of Commerce and the Kentucky Department of Economic Development, “Industrial Resources of Campbell County,” November 1958, 6; Kentucky Chamber of Commerce and the Agricultural & Industrial Development Board, “Kentucky Industrial Directory for 1949,” 8; Kentucky Chamber of Commerce and Agricultural and Industrial Development Board of Kentucky, “Made in Kentucky: A Handbook of Industry and Manufacturing, 1951-52,” 10; Kentucky Chamber of Commerce and Agricultural and Industrial Development Board of Kentucky, “Kentucky Industrial Directory, 1953-54,” 9; Kentucky Chamber of Commerce and Agricultural and Industrial Development Board of Kentucky, “Kentucky Industrial Directory, 1955-56,” 9.

<sup>84</sup> No author, “Grote Co. Plant To Be Consolidated With New Madison Plant,” *The Jackson County Banner* (Brownstown, IN), 29 July, 1959.

<sup>85</sup> No author, “Grote Moving to Madison Plant,” *The Cincinnati Enquirer*, 25 July, 1959.

<sup>86</sup> Grote Company, “History,” Online at: <https://www.grote.com/about/history/>

<sup>87</sup> No author, “Walter Grote Sr. led sign company,” *The Cincinnati Enquirer*, 12 December, 1993.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

decline in the region by the mid-to-late 1950s. Upon moving from Newport in 1923, the Grote Company thrived in their Bellevue location for 36 years, appending additions and adding floors in order to keep up with the demand for their products both regionally as well as nationally and even internationally. The company benefited from their central location in Northern Campbell County through proximity to good transportation networks as well as the synergy created for manufacturing in Northern Campbell County which permitted for expansive growth for local and regional manufacturers, such as the Grote Company. As discussed above, the most innovative companies were able to survive the Great Depression and become large, national and internationally-focused industries. The Grote Company definitely qualifies among this group of significant manufacturers, as demonstrated in the property history, and their building remains as testament to their investments and innovative approach that helped Bellevue, Newport, and Dayton prosper throughout most of the twentieth century.

### Integrity Considerations

As described in Section 7 above, the Grote Manufacturing Company Building has retained sufficient integrity of location, setting, design, material, feeling and association for listing in the National Register of Historic Places. This integrity enables us to understand both the Grote Company as well as industry in Northern Campbell County in the early-to-mid twentieth century.

The Grote Manufacturing Company Building retains **integrity of location**, in that it has not been moved from its original location at the corner of Lafayette and Grandview Avenues, southeast of Bellevue's historic core. Its **integrity of setting** is also intact, as the building remains in the midst of an early twentieth century residential suburb of Bellevue. The area immediately surrounding the building has experienced some changes, as early-to-mid twentieth century residences were historically situated directly east and south of the building. By mid-century, these houses were demolished for commercial properties, such as an expansion to the Kent Company facility to the east and a circa 1978 home improvement center located due south of the Grote property. In spite of these changes, the Grote building's integrity of setting remains intact as the majority of the residential neighborhood remains intact.

The building has a medium-to-high level **of integrity of design and materials** to the period of significance. As discussed in Section 7, the Grote facility reached its present appearance circa 1946. At that time, the building's main entrance changed from Lafayette Avenue to Grandview Avenue with the addition of a loading dock and additional facility space on its south elevation. When comparing present conditions to the historic drawing of the plant, shown in **Figure 45**, it is apparent that the building has experienced remarkably little change to its overall **design**. The main alterations were done by the Kent Corporation, who appended a concrete block/metal connector building to the original Grote Building's east elevation to join the manufacturing facility to what was likely Kent's Commercial showroom building circa 1980. This addition is one-story and is subservient to the adjacent Grote Building in overall scale and massing. If this connector were removed, which there are no current plans to do so, the Grote Building's footprint would be returned to its historic design. Other changes made by later owners include replacing some of the original metal pivot windows on the south and west elevations with modern fixed-pane metal windows as well as enclosing the majority of the north elevation's window openings with concrete block. As the north elevation is only visible from a narrow alley, this change is not considered as significant. The majority of changes came from converting the west elevation to commercial space in the twentieth century, especially on the first and second floors. In spite of this, the third floor retains all its windows on this elevation and some of its windows on the first two stories. In all, **integrity of materials** remain with the building. The historic brick veneer, a majority of the original metal pivot windows, and the concrete pilasters that divide the building into bays are all in situ on the exterior. On the interior, the open floor plan has largely been retained, the skylights still provide light and air to the top floors, and the historic poured concrete columns remain in place. None of the original factory machinery has survived but the original factory outline is preserved in spray paint on the concrete floors throughout the building. Some of the walls have been framed-out on the top floors but the historic concrete floors and

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

ceilings remain visible. This framing will be removed as part of the current project to expose the original brick-veneer walls.

Finally, the Grote Building has maintained its **integrity of feeling**. The building's architecturally intact presence has preserved a sense of the manufacturing history in the region and contributed to an overall **integrity of feeling**. The **integrity of association** with the Grote Company is not as strong. Most in the region recall the more-recent Kent Corporations' tenure at the building and may have forgotten the building's original occupant; however, the association with a history of significant manufacturing in the region is evident and has endured due to the high-to-moderate levels of integrity of location, setting, design, and materials.

---

**Developmental history/additional historic context information** (if appropriate)

N/A

---

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Select Secondary Sources**

Brother, Janie-Rice. "Bonnie Leslie Historic District." *Nomination to the National Register of Historic Places*. Listed in 2018.

City of Bellevue. *Images of America: Bellevue*. Charleston, SC: Arcadia Publishing, 2005.

Kleber, John E. ed. *The Kentucky Encyclopedia*. Lexington: The University Press of Kentucky, 1992.

Klotter, James C. *Kentucky: Portrait in Paradox, 1900-1950*. Frankfort: Kentucky Historical Society, 1996.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Meikle, Jeffrey I. *American Plastic: A Cultural History*. Brunswick, NJ: Rutgers University Press, 1995.

National Park Service. *National Register Bulletin: How to Complete the National Register Registration Form*. Washington, D.C.: United States Department of the Interior, 1991.

\_\_\_\_\_. *National Register Bulletin: Defining Boundaries for National Register Properties*. Washington, D.C.: United States Department of the Interior, 1997.

\_\_\_\_\_. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: United States Department of the Interior, 1997.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

\_\_\_\_\_. *Twentieth Century Building Materials: 1900 – 1950: An Annotated Bibliography*. Washington, D.C.: United States Department of the Interior, 1993.

Purvis, Thomas, ed. *Newport Kentucky: A Bicentennial History*. Newport: Thomas L. Purvis, 1996.

Tenkotte, Paul A. and James C. Claypool, ed. *The Encyclopedia of Northern Kentucky*. Lexington: The University Press of Kentucky, 2009.

Reid, Robert L., ed. *Always a River: The Ohio River and the American Experience*. Bloomington and Indianapolis: Indiana University Press, 1991.

Tenkotte, Paul A., James C. Claypool, and David E. Schroeder. *Gateway City: Covington Kentucky, 1815-2015*. Covington: Clerissy Press, 2015.

Warminski, Margo. "Bellevue Multiple Resource Area." NRIS 64000204. *Multiple Property Nomination to the National Register of Historic Places*. Listed in 1988.

\_\_\_\_\_. "Fairfield Avenue Historic District." NRIS 88000100. Nominated within the *Bellevue Multiple Resources Area*. Listed in 1988.

\_\_\_\_\_. "Taylor's Daughters Historic District." NRIS 88000101. Nominated within the *Bellevue Multiple Resources Area*. Listed in 1988.

## Select Primary Sources

### Historic Maps

Sanborn Map Company. *Insurance Maps for Newport, Kentucky*, 1910, revised to 1941. Paper copy on file at the University of Kentucky Map Library, M.I. King North, Lexington, KY.

\_\_\_\_\_. *Insurance Map of Newport, Kentucky*, 1950, revised to 1951. On microfilm at the University of Kentucky Map Library, M.I. King North, Lexington, KY.

\_\_\_\_\_. *Insurance Maps for Newport, Kentucky*, 1963. On microfilm at the University of Kentucky Map Library, M.I. King North, Lexington, KY.

\_\_\_\_\_. *Insurance Maps for Newport, Kentucky*, 1969. On microfilm at the University of Kentucky Map Library, M.I. King North, Lexington, KY.

USGS Earth Explorer. Image of Lafayette and Grandview Avenues, 3 May, 1949. Entity ID AR1IP0000110121, Image ID is 16-169.

### Historic Photographs

Grote Manufacturing Co. Building \_\_\_\_\_  
Name of Property

Campbell Co, KY \_\_\_\_\_  
County and State

Kenton Co Public Library, *Faces and Places Archive/Northern Kentucky Photographic Archive*. Online at:  
<https://www.kentonlibrary.org/genphotos/index.php?q=&s=false&p=1>

Northern Kentucky Views. *Campbell County*. Online at: [http://www.nkyviews.com/campbell/campbell\\_main.htm](http://www.nkyviews.com/campbell/campbell_main.htm)

Newspaper Articles and Website Sources

Grote Company. "History," Online at: <https://www.grote.com/about/history/>

No author. "Awards Tag Contract." *The Akron Beacon Journal*, 5 July, 1917.

\_\_\_\_\_. "Agents Wanted." Classified Advertisement in *The Cincinnati Enquirer*, 27 July, 1924.

\_\_\_\_\_. "Bellevue, KY." *The Cincinnati Enquirer*, 23 September, 1923.

\_\_\_\_\_. "City Hall Notes." in *The Cincinnati Enquirer*, 8 December, 1936.

\_\_\_\_\_. "Colortype Plant to Move: New Building To Be Occupied February 1." *The Cincinnati Enquirer*, 30 November, 1923.

\_\_\_\_\_. "Company is Indicted." *The Cincinnati Enquirer*, 15 June, 1944.

\_\_\_\_\_. "Expansion Permit Is Denied To Bellevue Manufacturer," *The Cincinnati Enquirer*, 8 November, 1946.

\_\_\_\_\_. "Fire Destroys Colortype Plant," *The Cincinnati Enquirer*, 18 December, 1914.

\_\_\_\_\_. "Grants Lens Rights." *The Cincinnati Enquirer*, 21 March, 1933.

\_\_\_\_\_. "Grote Automotive Division, One-Year Old Here, Has Grown Rapidly-Future Prospects Bright." *The Tribune* (Seymour, IN), 19 January, 1952.

\_\_\_\_\_. "Grote Building Permit O.K.'d by Bellevue Council, 5 to 1; Plant to Provide More Jobs." *The Cincinnati Enquirer*, 15 November, 1946.

\_\_\_\_\_. "Grote Co. Plant To Be Consolidated With New Madison Plant." *The Jackson County Banner* (Brownstown, IN), 29 July, 1959.

\_\_\_\_\_. "Grote Moving to Madison Plant." *The Cincinnati Enquirer*, 25 July, 1959.

\_\_\_\_\_. "Hundreds of Auto Tags Burned Up." *The Twice-A Week Messenger* (Owensboro, KY), 7 October, 1916.

\_\_\_\_\_. "Jewelry Concern Announces Plans." *The Cincinnati Enquirer*, 15 July, 1948.

\_\_\_\_\_. "New Patents: Assign Print Drier Designs to Kentucky Firm." *The Cincinnati Enquirer*, 31 May, 1940.

\_\_\_\_\_. "Obtains Tag Contract." *The Cincinnati Enquirer*, 6 January, 1925.

\_\_\_\_\_. "St Bernard Location of New Industrial Development." *The Cincinnati Enquirer*, 18 February, 1951.

\_\_\_\_\_. "Sparks From Fire Started By Children Set Fire To Building." *The Cincinnati Enquirer*, 31 August, 1905.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

\_\_\_\_\_. "Walter Grote Sr. led sign company." *The Cincinnati Enquirer*, 12 December, 1993.

\_\_\_\_\_. "Warning Reflectors," *Popular Science Monthly*, April 1947, 159

\_\_\_\_\_. "War Plant: Found Not Guilty of Nuisance in Bellevue As Citizens Object." *The Cincinnati Enquirer*, 8 July, 1944.

Ruhl, Frank J. "Prefab Trend Noted At Convention, Is in Evidence Here." Real Estate Section of *The Cincinnati Enquirer*, 27 February, 1949.

Trailer Body Builders. "Grote Industries Celebrates a Century of Service." Online at: <http://www.trailer-bodybuilders.com/archive/grote-industries-celebrates-century-service>.

Other Primary Sources

Campbell County Clerk. Deed, Mortgage, and Plat Records, 1900 – 2000.

Campbell County Chamber of Commerce and the Agricultural and Industrial Development Board of Kentucky, Industrial Resources of Campbell County. November 1958.

Campbell County Chamber of Commerce and the Kentucky Department of Economic Development. Economic and Industrial Survey of Newport, Ky." December 1952.

Campbell County Chamber of Commerce and the Kentucky Department of Commerce. Industrial Resources of Campbell County. September 1965.

Kentucky Chamber of Commerce and the Agricultural & Industrial Development Board. Kentucky Industrial Directory for 1949.

\_\_\_\_\_. Made in Kentucky: A Handbook of Industry and Manufacturing, 1951-52.

\_\_\_\_\_. Kentucky Industrial Directory, 1953-54.

\_\_\_\_\_. Kentucky Industrial Directory, 1955-56.

Kentucky Progress Commission, Classified Directory of Kentucky Industries, Supplement to Kentucky Progress Magazine, October 1, 1930.

**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): CP-337

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

10. Geographical Data

Acreage of Property .9070  
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 39.100438 -84.479808  
Zone Lat Long

3 Easting Northing

2 Easting Northing

4 Easting Northing



Figure 48. NRHP boundary map, showing the location of the Grote Co Building at the northwest corner of Grandview and Lafayette Avenues.



Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Verbal Boundary Description** (Describe the boundaries of the property.)

The area proposed for listing is two parcels of land that contain a total of .9070 acres. The parcels are recorded in Campbell County, Kentucky land records as: (1) PIDN: 99-99-06-927.00, Group # 41586-A1 & A2 (2) PIDN: 999-99-32-408.00, Group # 41583-A2. These records were recorded in Deed Book D793, pages 494-498 in the Campbell County Clerk's Office. The property is graphically displayed in **Figure 49** below.



**Figure 49.** Grote Building (CP-337), Land Survey graphic.

**Boundary Justification** (Explain why the boundaries were selected.)

The proposed National Register boundary includes the .9070-acre parcel historically associated with the Grote/National Colortype manufacturing property. Within this boundary is the historically important building and land associated with the Period of Significance.

**11. Form Prepared By**

name/title Rachel M. Kennedy  
organization Palmer Engineering date Fall 2018  
street & number 3403 Stony Spring Circle telephone 859-806-7265  
city or town Louisville State KY zip code 40220  
e-mail rkennedy@palmernet.com

**Additional Documentation**

Submit the following items with the completed form:

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

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

---

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Grote Building west elevation, looking southeast down Lafayette Ave

1 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** South elevation/Primary facade, looking northeast. The 1924 portion of the building is in the foreground. The circa 1946 one-story addition is in the background.

2 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** South elevation/Primary facade, looking northeast from near intersection with Donnemeyer Avenue.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

3 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** South elevation/Primary facade, looking west from Grandview Avenue.  
4 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** South elevation/Primary façade showing 1925/1946 addition and circa 1980 metal connector.

5 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** East corner of south elevation/primary façade, looking northeast.

6 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Description of Photograph(s) and number:** Portion of rear and south elevation, looking northwest.  
7 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** View of rear and north elevation, looking southwest.  
8 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** View of north elevation from intersection of unnamed alley and Lafayette Avenue, looking east.

9 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** View of north elevation, looking east.

10 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** First floor, looking east toward the 1925/1946 addition.

11 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Second floor of 1924 portion of the building, looking northwest toward Lafayette Avenue

12 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Third floor of 1924 portion of the building, looking northwest.

13 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Third floor of 1924 portion of the building, looking southeast toward rear.

14 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Basement floor, looking west toward stair to first floor  
15 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** View of 1925/1946 addition on the first floor, looking west.  
16 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Elevator on second floor, looking south. Note the Kent Company sign over the doors.  
17 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** The original brick veneer and terra cotta block walls are visible behind the modern partition wall on the second floor.  
18 of \_\_25\_\_.

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Interior view of the circa 1946, one-story addition, looking southwest.

19 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Interior view of circa 1946 one-story addition, looking west. Note the clerestory of skylights and the distinctive metal truss roof.

20 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** May 2018

**Description of Photograph(s) and number:** Interior of circa 1980 concrete block building, looking west toward 1925/1946 portion of Grote Building.

21 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Date Photographed:** May 2018

**Description of Photograph(s) and number:** Interior of circa 1980 concrete block building on the first floor, looking east.  
22 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** May 2018

**Description of Photograph(s) and number:** Interior of metal connector that links the second floor of the Grote Building to the circa 1970 Kent Company building, looking east. This connector will remain but is closed off on its east end.

23 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** View of fourth floor of 1925/1946 portion of the building, looking west.

24 of \_\_25\_\_.

**Name of Property:** Grote Manufacturing/National Colortype Co

**City or Vicinity:** Bellevue

**County:** Campbell **State:** KY

**Photographer:** R. Kennedy

**Date Photographed:** October 2017

**Description of Photograph(s) and number:** Metal pivot windows characterize the fourth floor's aesthetic. These windows are located on the north elevation.

---

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Kent Lofts, LLC c/o Tony Kreutzjans

street & number 830 Madison Avenue

telephone 859-491-2231

city or town Covington

state KY

zip code 41011

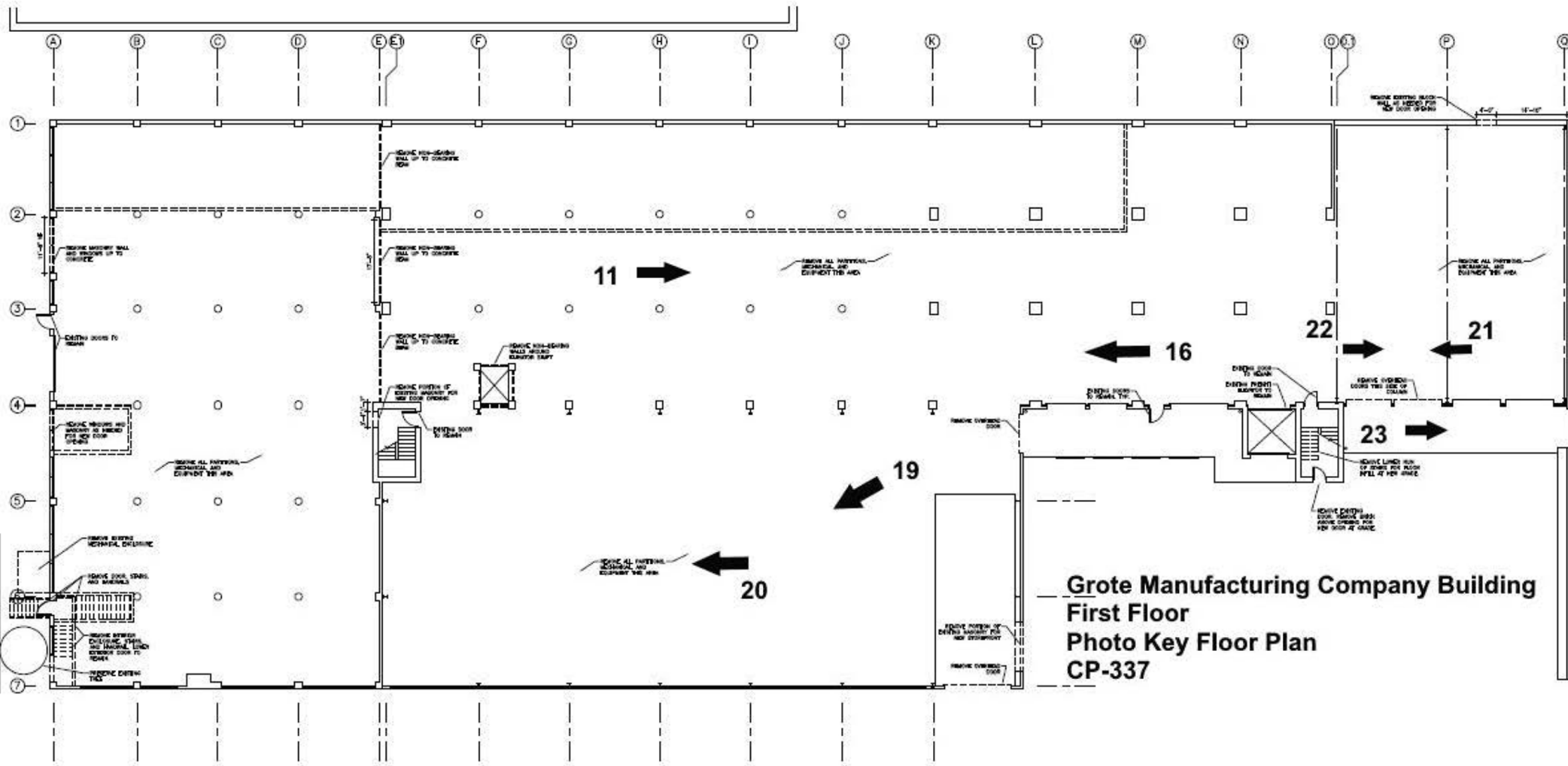


Grote Manufacturing Co. Building  
Name of Property

Campbell Co, KY  
County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

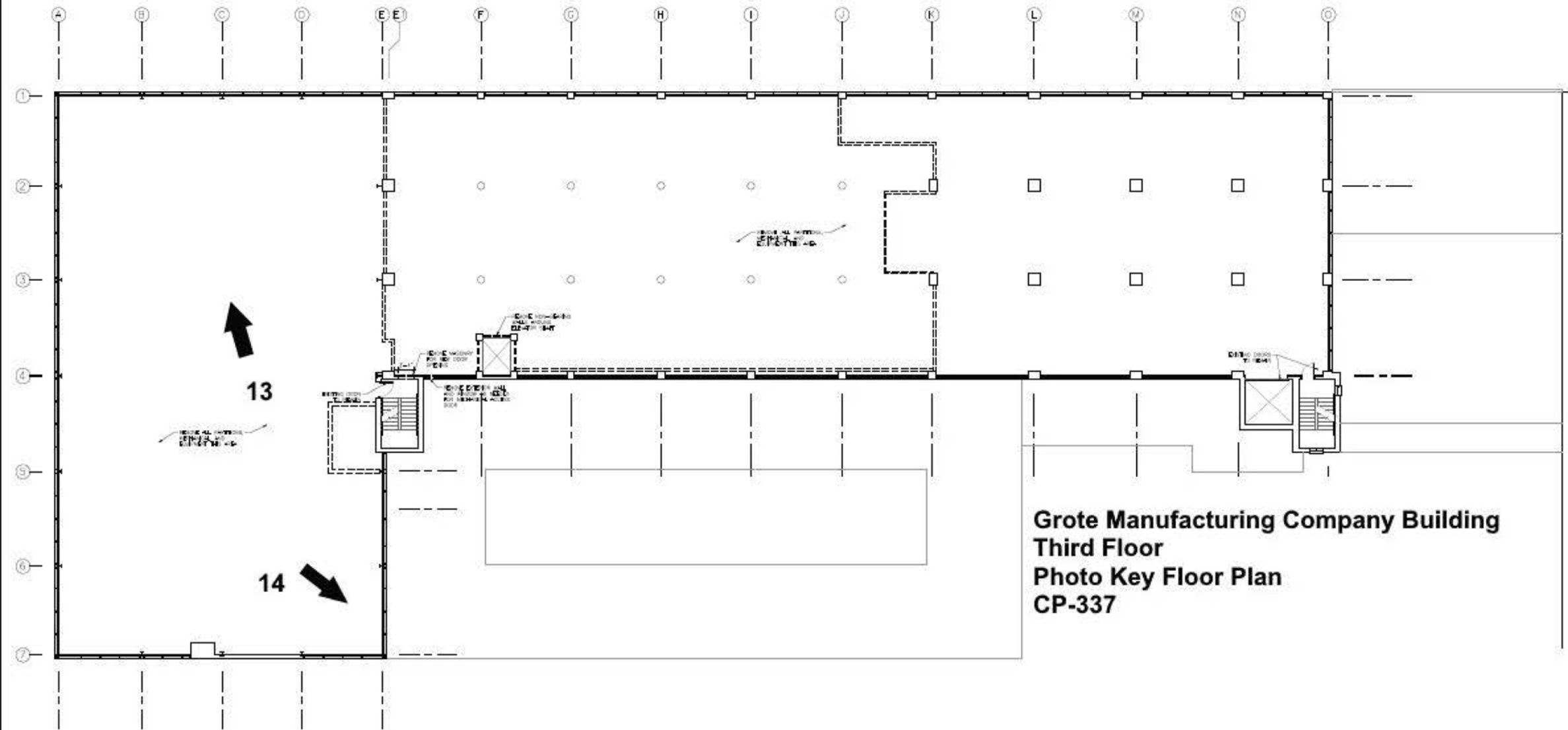
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



**Grote Manufacturing Company Building**  
**First Floor**  
**Photo Key Floor Plan**  
**CP-337**

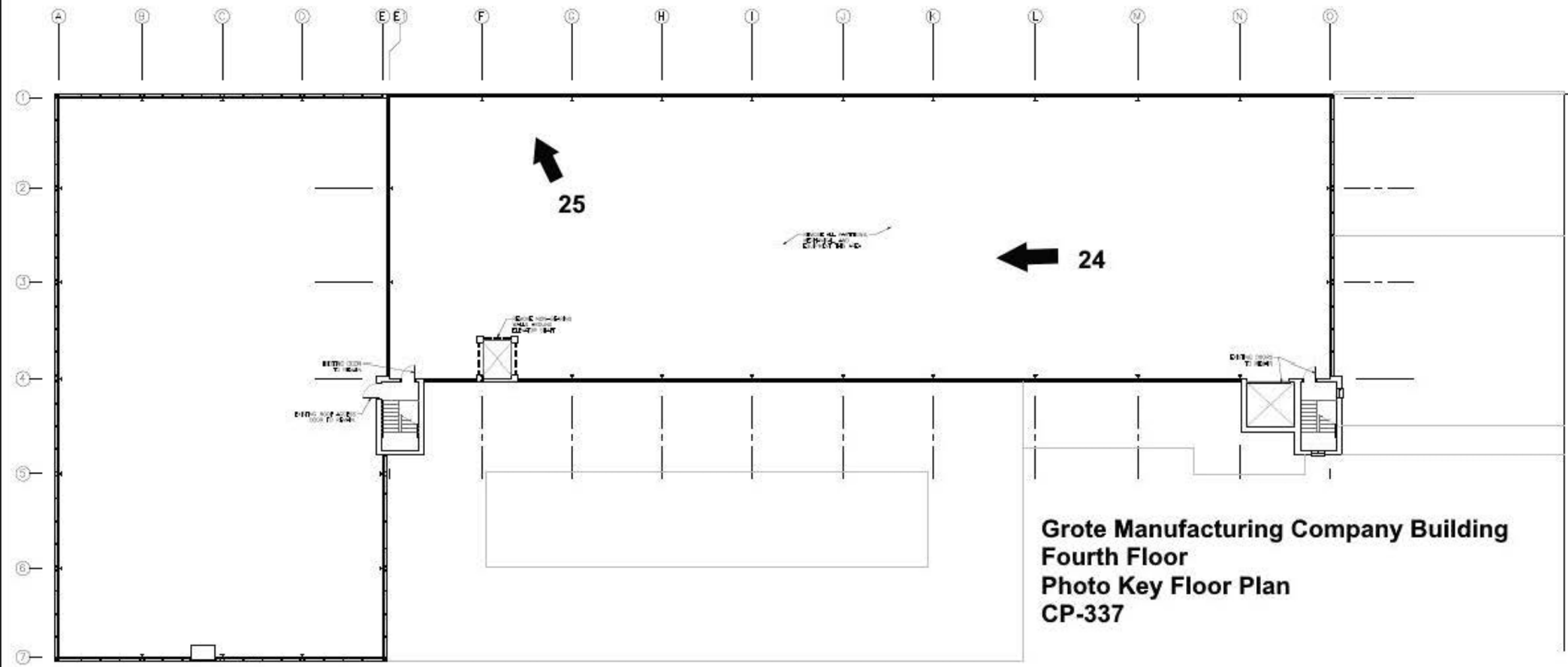


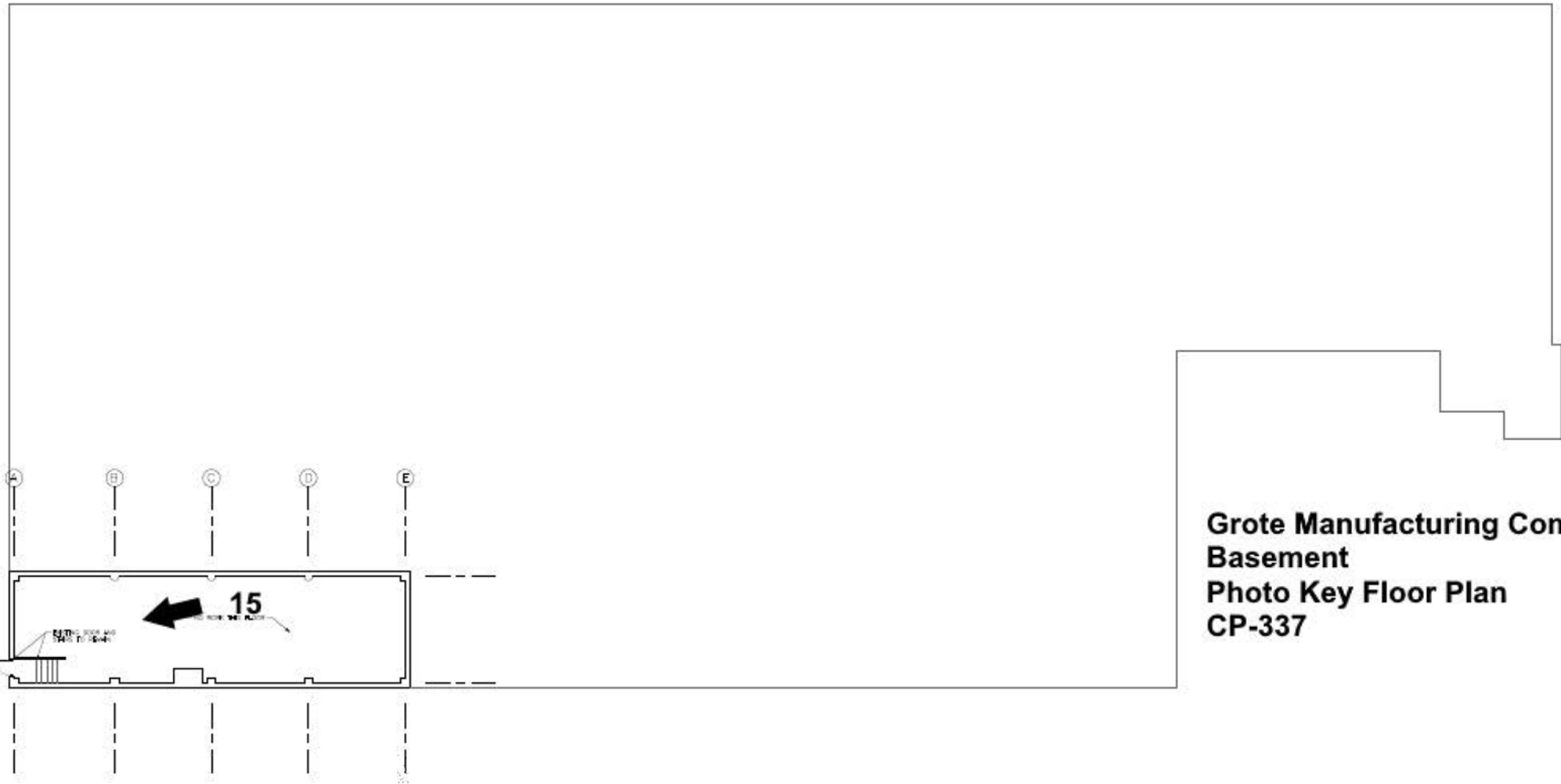
3. REMOVE ALL ORIGINAL AND INTERIOR FINISHES TO EXISTING FOR FULL SCOPE OF RENOVATION.



**Grote Manufacturing Company Building  
Third Floor  
Photo Key Floor Plan  
CP-337**

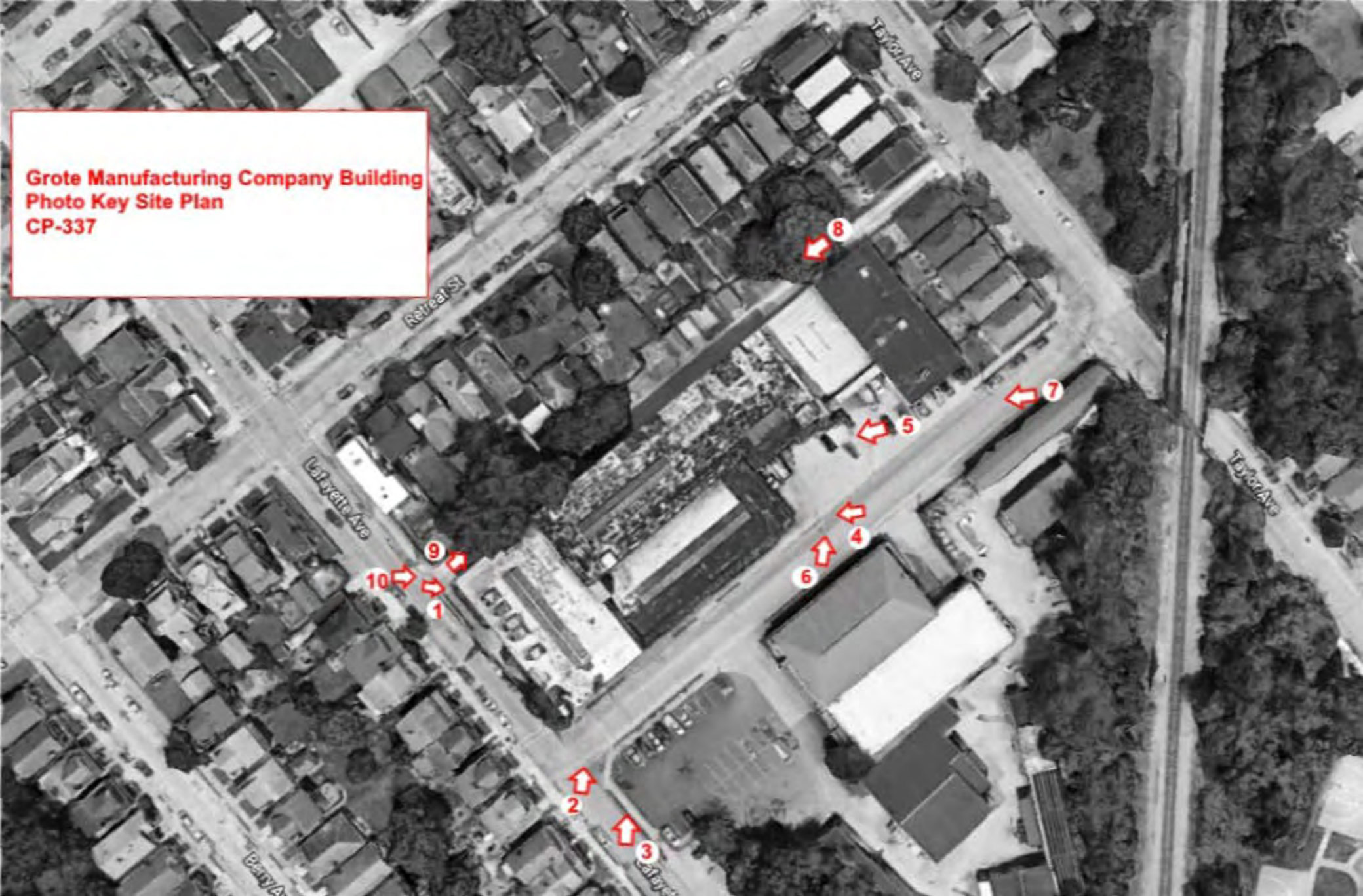
8. REMOVE ALL NON-BEARING INTERIOR WALL,  
PARTITIONS, AND FIXTURES.  
9. REMOVE ALL CEILING AND INTERIOR FINISHES.  
10. SEE DRAWINGS FOR FULL SCOPE OF MECHANICAL  
REVISIONS.





**Grote Manufacturing Company Building  
Basement  
Photo Key Floor Plan  
CP-337**

**Grote Manufacturing Company Building  
Photo Key Site Plan  
CP-337**



UNNAMED AVE

RETREAT ST

UNNAMED AVE

TAYLOR AVE

LAFAYETTE AVE

GRANDVIEW AVE

BERRY AVE



2512.5 0 25 50  
1" = 50'

CP-337  
Lat/Long:  
39.100442, -84.479725

Grote Manufacturing Building  
239 Grandview Avenue  
Bellevue, KY  
NRHP Property Boundaries





GENIE

THE POWER OF...

STOP



For Sale  
513 721 4200

HOGAN



For Sale  
919 281-8200

No Left Turn

22 INCH STEEL  
LEAF RAKE  
\$5.97  
SAVE 60%

Pilot  
Do-it-Yourself



Colliers  
For Sale  
Mike Dohy  
www.colliers.com  
513 721 4200





**MK MEMORS**  
Flooring • Carpentry • Lighting  
Remodeling & Construction Services  
**WAREHOUSE**  
141 Grandview Ave • Bellevue, KY 41073  
www.mkmemors.com • 859.261.3100

**Collins**  
**For Sale**  
Mist Only  
513 721 4200



YIKS  
WAREHOUSE

859.292.2900  
25 Goodwin Ave., Raleigh, NC 27603

RELIEVE WHOLESALE  
DISTRIBUTORS  
859-261-3200



859.292.2900

Grandview Ave. • Bellevue, KY 41073

NewForms.com • Service First • Quality Always

For Sale  
813 721 4200









**GENIE** The Door Company



Thermogard II - Featuring the Quick Install System

FIRE  
↓

FIRE  
↓

NO LITTER









EXIT

WARNING  
THE FIRE DOOR IS  
TO REMAIN CLOSED  
AT ALL TIMES





**KENT** America's Finest  
CABINETS

EXIT

FIRE  
EXTINGUISHER

FIRE  
EXTINGUISHER

Please use for  
emergencies only.  
Please do not  
use for other  
purposes.  
Thank you.

Please use for  
emergencies only.  
Please do not  
use for other  
purposes.  
Thank you.











NOT AN EXIT

MILLENNIUM COLLECTION

MILLENNIUM COLLECTION

MILLENNIUM COLLECTION

MILLENNIUM COLLECTION

MILLENNIUM COLLECTION

MILLENNIUM COLLECTION

Flooring

Flooring

Flooring











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 1/31/2019      Date of Pending List: 2/12/2019      Date of 16th Day: 2/27/2019      Date of 45th Day: 3/18/2019      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- |                                       |  |   |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|                                       | <input checked="" type="checkbox"/> CLG  |   |

Accept       Return       Reject      2/28/2019 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**Kentucky Certified Local Government Report Form**  
**Review of National Register Nomination by Local Authority**

*(Type and print your responses, then sign and return to the Kentucky Heritage Council, which is the State Historic Preservation Office (SHPO). The document has been set up as an electronic form for convenience.)*

**Name of Certified Local Government (CLG):** City of Bellevue

**Name of Property under Review:** Grote Manufacturing Company Building/National Colortype Company, Inc.

**Initiation:** *(Check one response. Enter this date, and all others, using the m/d/yy format).*

The nomination was submitted by the CLG to the Kentucky Heritage Council with this form and requests that the nomination be reviewed by KHC as soon as possible. Date submitted to KHC: **12/6/18**

KHC submitted nomination to the CLG for review. The CLG has 60 days to review the nomination and return this report form to KHC. Date nomination was received by CLG:

**Date of Public Meeting in which Nomination was reviewed by the CLG:** 10/15/18

**No. of public attendees in addition to commission members and staff:** 5

**Review Basis:** *(Check at least one box of Resource Type/Criterion).*

**Resource Type**

- Historical  
 Architectural  
 Archaeological

**Criterion Selected on Nomination Form**

- National Register Criterion A or B  
 National Register Criterion C  
 National Register Criterion D

**Name of Commission Member(s) with Expertise in Area of Significance** *(Fill in if applicable to your commission).*

Historian (when property meets Criterion A or B): Margo Warminski, Kara Finney

Architectural Historian/Architect (for Criterion C):

Archaeologist (when property meets Criterion D):

**Recommendation:** *(Please check the box that is appropriate to the nomination. Attach any relevant documentation, such as commission reports, staff reports/recommendations, public comments, and/or meeting minutes).*

The Commission recommends that the property or properties should be listed on the National Register of Historic Places.

The Commission recommends that the property or properties should **not** be listed in the National Register of Historic Places for the following reasons:

**Commission Chair or Representative:**  Approved  Not Approved

Print Name: Edward Lovett

Signature:  Date: 12-5-18

**Chief Elected Official:**  Approved  Not Approved

Print Name/Title: Mayor Edward Riehl

Signature:  Date: 12-5-18



MATTHEW G. BEVIN  
GOVERNOR

**TOURISM, ARTS AND HERITAGE CABINET  
KENTUCKY HERITAGE COUNCIL**

REGINA STIVERS  
DEPUTY SECRETARY

DON PARKINSON  
SECRETARY

THE STATE HISTORIC PRESERVATION OFFICE

410 HIGH STREET  
FRANKFORT, KENTUCKY 40601  
PHONE (502) 564-7005  
FAX (502) 564-5820  
[www.heritage.ky.gov](http://www.heritage.ky.gov)

CRAIG A. POTTS  
EXECUTIVE DIRECTOR  
& STATE HISTORIC  
PRESERVATION OFFICER

January 29, 2019

Mr. James Gabbert  
Historian  
National Park Service  
National Register of Historic Places/National Historic Landmarks  
Mail Stop 7228  
1849 C Street, NW  
Washington, DC 20240

RE: National Register Nomination

Dear Jim:

I am pleased to submit a National Register nomination to be considered for listing by the Keeper of the National Register for:

**Grote Manufacturing Company Building, Campbell County**

The nomination was approved by the Kentucky Historic Preservation Review Board on December 17, 2018. The enclosed disk (1 of 2) contains the true and correct copy of the nomination for the Grote Manufacturing Company Building to the National Register of Historic Places.

Please don't hesitate to call me at 502-892-3609 if you have any questions.

Thank you for your consideration.

Sincerely,

Lisa Mullins Thompson  
National Register Coordinator

Enclosures: As stated