

56-1425

United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

### 1. Name of Property

historic name West 2<sup>nd</sup> Street Historic District  
other names/site number See Table  
Related Multiple Property NA

### 2. Location

street & number West 2nd Street, Rosemary Clooney Street, Rosemary Alley, Short Street, Shultz Alley, Unnamed Alleys


NA
NA

 not for publication  
city or town Maysville vicinity  
state Kentucky code KY county Mason code 161 zip code

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X 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 X local

Applicable National Register Criteria:  
X A \_\_\_ B X C \_\_\_ D

  
Signature of certifying official/Title Craig Potts/SHPO Date 6-22-17  
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:) \_\_\_\_\_  
  
Signature of the Keeper Date of Action 8-7-2017

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**5. Classification**

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

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

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

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
78	10	buildings
		district
1	10	site
12		structure
		object
91	20	<b>Total</b>

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

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

NA

0

**6. Function or Use**

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

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

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

TRANSPORTATION/road related

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

TRANSPORTATION/road related

LANDSCAPE/vacant

**7. Description**

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

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

EARLY REPUBLIC/Federal

MID-19<sup>TH</sup> CENTURY/Greek Revival

LATE VICTORIAN/Italianate & Queen Anne

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival and Tudor Revival

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> C. American/Bungalow & Craftsman

foundation: STONE/limestone

walls: STONE/limestone

Brick, Wood/weatherboard;

SYNTHETICS/vinyl

roof: METAL; ASPHALT

other:

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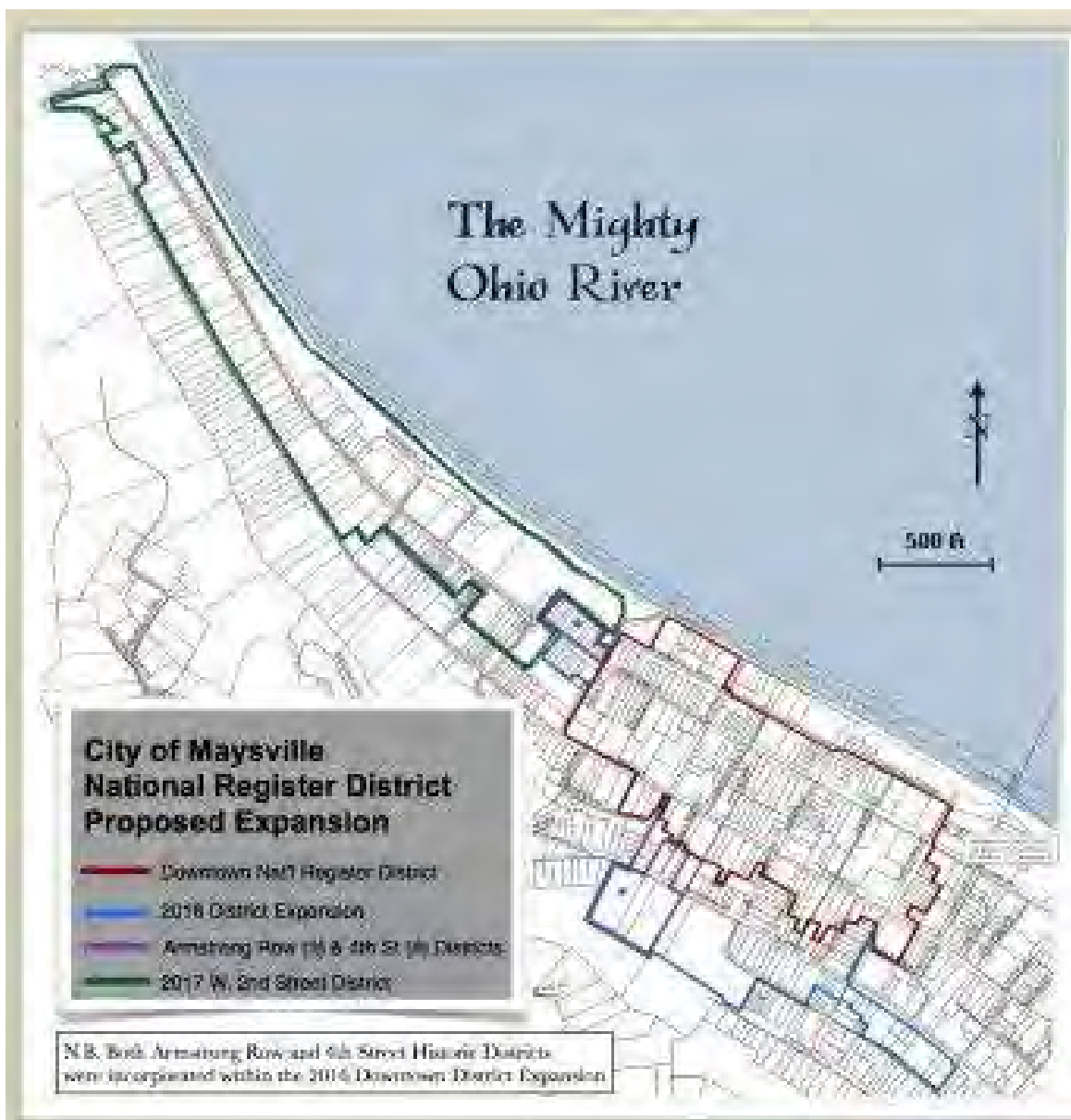
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## Narrative Description

### Summary Paragraph

This nomination proposes listing for the West 2nd Street Historic District, a concentration of houses along West 2nd Street in Maysville, Kentucky. The district includes buildings interpreted for their architectural significance as well as the floodwall (#3, MSM-774), a structure interpreted for its stabilizing significance in the community's development. The district includes a section of the original Town Plat of 1795, and one of the earliest and most prosperous extensions of the town west along the Ohio River waterfront, on West 2nd Street. This District includes 37.1 acres, made up of 91 contributing features (78 buildings, 1 site, 12 landscape structures), and 20 non-contributing features (10 buildings and 10 sites) as displayed with a green border, below.



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## Development of the District

Maysville is located in the northeastern part of the Outer Bluegrass region of Kentucky, at the confluence of Limestone Creek and the Ohio River. Although Maysville has been the county seat of Mason County since 1849, during the period 1787-1849 the town served as the Ohio River landing for the more prosperous county seat of Washington, Kentucky, three miles inland and upland. During those earliest years, Mason County included nearly 1/5<sup>th</sup> of the total land area of modern Kentucky, comprising all or portions of modern Bracken, Campbell, Carter, Fleming, Greenup, Johnson, Lawrence, Lewis, Floyd, Morgan, Nicholas, Pendleton and Pike Counties. Maysville's first plat map was executed in 1795 by James Stevenson, and resurveyed in 1823 by Athelstan Owens (Mason County Deed Books D:42 & Z:505).

Maysville marked the Ohio River crossing point of the old Buffalo Trace, literally a bison migration route between Lexington's Inner Bluegrass and the Ohio River, later used by Native Americans and early settlers alike. The route was formally extended north by Ebenezer Zane in 1794, establishing Zane's Trace between modern Wheeling, West Virginia and Maysville. Zane's Trace led to the Buffalo Trace, which in turn led to the Natchez Trace; these combined to create one of the only viable north-south interstate overland routes of the Trans-Alleghany West in the early Republic. Maysville therefore became a transshipment spot for settlers moving southwest along the Ohio River to the Inner Bluegrass, and for high-value goods made in Kentucky and shipped to market on the Ohio River during the frontier & early federal periods. This was the first of three economic booms in Maysville's history, although at the time Washington benefited more than Maysville proper.

During the advent of steamboat shipping on the Ohio River in the second quarter of the 19<sup>th</sup> century, Mason County's economic center shifted from Washington to Maysville, a shift reflected in the historic architectural stock of both communities. By the early 1830s, there was a regular service aboard the *Phoebus* between Maysville and Cincinnati; in May of 1830 alone, 155 steamboats docked at Maysville (Friend 2005:252).

In the 1830s and 1840s, Maysville became both a processing center and transshipment point for the hemp industry, a boom which lasted into the 1860s (McBride & McBride 2008:924). By 1847, Maysville had already expended over seventy thousand dollars on the construction of turnpike roads converging on the city, not including the private subscriptions of her citizens (Collins 1847:433). Mason County's tobacco was known by name in European markets, and Maysville was the largest hemp market in the United States (Collins 1847:428, 433). This was the second economic boom in Maysville's history.

In the 1840s and 1850s, wealthy merchants were simultaneously erecting hemp mills and showpiece houses along West 2nd Street, where the bluffs overlooking the Ohio River crowd closer, allowing no more than three of the original streets paralleling the river: Water Street, 2nd Street and Third Street (Stevenson 1795 Mason County Deed Book D:42). Of those three streets, 2nd and Third Street remain, while the location of Water Street corresponds roughly with the late 1880s railroad right of way. The built environment of "greater West 2nd Street" is the object of the current nomination.

The rise in the postbellum tobacco market is widely viewed as having saved the economic viability of Kentucky farms. Mason County is directly across the river from Brown County, Ohio, credited with first developing White Burley tobacco (Axton 1975:68). White burley transformed the Bluegrass. Maysville enjoyed an economic renaissance, by hosting the end-of-season tobacco auctions. Like the hemp industry of the 1830-60s, by the 1880s, tobacco made Maysville one of the largest market suppliers in the country, a position it enjoyed for nearly a century afterward. This was the third (and so far, last) great economic boom in Maysville's history, and

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is responsible for much of the Antebellum growth and twentieth century infill observed within the proposed district.

### Physical Character of the Proposed District

The proposed West 2<sup>nd</sup> Street Historic District is intended to capture the shift from the early urban town core, as represented by several blocks of contiguous row houses and the latter-day vestiges of a nineteenth century cotton mill, to a sustained series of Greek Revival showpiece houses, built on a long terrace extending northwest beyond the original town plat, directly overlooking the Ohio River (**Photos 1 & 2**).<sup>i</sup> While the Greek Revival row houses (#79-82, & 87-95) are contemporary to the free-standing examples (#50-52, 54, 57, 59 & 60, 62 & 63, 68), the townhouses form a coherent urban streetscape that contrasts sharply with the long lawns raised by limestone retaining walls above the street grade. In fact, the upper terrace (or bench, to be more geologically precise) defines an elevated socioeconomic stratum of housing that carries through to a small sample of infill housing of the late-19<sup>th</sup>-century Queen Anne (#73 & 74), early-20<sup>th</sup>-century Craftsman (#44, 61 & 77) and Colonial Revival (#55-56 & 78) styles. Including the townhouses, the 2<sup>nd</sup> Street Historic District includes 24 examples of Greek Revival architecture dating from the historical moment when Maysville outgrew its original Plat.



Photo 1



Photo 2

Below the raised terrace, on the opposite side of the street, down the hill and closest to the river, there survives a handful of more working class mid-19<sup>th</sup>-century housing situated well below the modern street grade (#35-37). These houses were built as vernacular single-story hall-and-parlor or center-hall frame structures on raised stone foundations, tied in to the street frontage retaining walls as if hanging on for dear life. These few houses are all that remain of the worker's housing that served various industrial sites along the Ohio River frontage, including rope walks, saw mills, planing mills and most importantly, the textile mills. Most of the property on the riverward side of the project area was not subdivided into houselots until the 20<sup>th</sup> century, and there now stands a variety of Craftsman (#15, 31, 34), Colonial Revival (# 9, 11-14, 20, 22 & 23), Dutch Colonial Revival (#16 & 32) and "Minimal Traditional" styles (# 26 & 33). Current research has not identified any surviving Frontier-period architectural resources within the West 2<sup>nd</sup> Street district; the identified architectural stock strongly displays the Period of Significance chosen for this nomination, 1800-1967.

<sup>i</sup> The Ohio River bends northward west of Maysville, to the confusion of tourists watching the sun rise in the "North," over the river.

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Title research conducted for this nomination has established that growth in Maysville’s “West End” (the older term was “Lower End”), was never a suburban flight from downtown, but a natural result of the growth of downtown’s industrial and residential properties along the available riverfront and hillside benches.

...the perceived relationships between the urban core and its peripheral landscapes are less about a functionally segmented physical landscape and more about a way of describing the dynamic interaction between cities in terms of a city’s constituent environments (Herman 2005:83)

As a typical “walking city,” building owners mixed industrial, commercial and residential uses, creating a lively mix of early rope-walks, sawmills and spinning mills within the nominated area, usually located as close as possible to the riverbank to facilitate shipping. Although one of the spinning mills remained in operation up until the 21<sup>st</sup> century (#1), most of the early industries slowly gave way to railroads, gas works, residential development and the raising of the Ohio River pool.

Two of the earliest surviving buildings in the project area include the ca. 1820s house at “Morton’s Garden” (#21, first sold in 1845 as per Mason County DB54:400), and the Conrad Rudy House (# 63, built 1841), nearly across the street (Mason County DB50:469, see **Photos 3 & 4**). The Morton House is a Federal style two-story three-bay brick house with a period rear ell. The house now appears from the street to be situated in a hole; standing on Second Street a pedestrian is practically looking into the second story windows of the house. Obviously, Second Street itself has changed, and the house bears witness to an older riverine bank- and-swale topography at the upper terraces of the Ohio River.



**Photo 3**



**Photo 4**

The Greek Revival Rudy House has the intriguing look of a row house without a row, a free-standing townhouse built on what was then the outskirts of town (**Photo 4**). The siting of the house is also peculiar; it is not quite at an urban zero setback, but it crowds forward in its yard as if the house is uncertain where it should stand. Deed research indicates that Conrad Rudy was actually building at the very edge of the newly established

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turnpike right of way; he was in effect building to zero setback for the turnpike rather than for an urban lot (ibid).

In the 20<sup>th</sup> century, a drive up out of the Ohio River's inner valley to the ridgetops of the Outer Bluegrass can be accomplished quite easily with a car, but in the 19<sup>th</sup> century, that climb was onerous, and required hours of time. When Maysville's various economic booms of the 19<sup>th</sup> century took hold, Maysville grew alongside the river banks, and rarely more than five or six cross-streets uphill. West 2nd Street developed rapidly and intensively relative to other available nearby bottomlands, notably the young contemporary unincorporated towns of Chester and Woodside to the east of Downtown Maysville. But more to the point, West 2nd Street was built as and remains a showpiece neighborhood, a place where several leading families over a 100-year period invested their pride & purses. It is no coincidence that these houses were sited not just to view the Ohio River, but to be viewed from the Ohio River. By 1854, the Maysville City boundaries were expanded to include every property within the proposed West 2<sup>nd</sup> Street Historic District.

The 2016 nomination provides the following summation of "markers" for most of the Federal, Greek Revival and some of the Italianate housing stock of downtown Maysville:

One distinguishing characteristic of 19<sup>th</sup> century architecture in the Maysville Downtown Historic District is stepped gable-end parapet walls on dwellings. The hilly topography also encouraged the use of raised basements or a raised front door on south elevations, with the building constructed into the hillside, dry-laid stone retaining walls behind, and in some cases, to the sides of the building. Many of these raised basement houses have rear ells with galleried verandas, and the stepped parapet gables (Brother et al. 2016).

When Maysville houses face the street instead of the river valley, their two-story galleried rear porches tend to be large well-used social centers of the household, or at least they were until enclosed to accommodate indoor plumbing, or the widespread adoption of air conditioning.

The above is only a snapshot of how Maysville's environmental context imposed certain demands upon its builders, who learned from each other over time, creating a built landscape that is now itself a distinguishable entity. The more detailed variations diagnostic of each architectural style as locally built will be presented below in the Statement of Significance.

### **Streetscapes and Buildout**

For the most part, streets and alleys are the oldest extant resources within the project area. From Wall Street northwest to Rosemary Clooney Street (historic Lower Street), all but Shultz Alley and the modern "Lower Alley" are named on the 1795 Plat.<sup>ii</sup> Lower Street referred to that street's position on the City's Plat, on the opposite end of town from Upper Alley. "Upper" and "Lower" refer to the direction of the current of the Ohio River, not to the relative elevation of the streets.

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<sup>ii</sup> Some of street and alley names have changed early and often. For example, Cox Alley (B) was originally Vine Alley, then Gray Alley, before becoming Cox Alley. Rosemary Alley (G) has always been Rosemary Alley, a name it enjoyed for nearly 150 years prior to the birth of the singer Rosemary Clooney, for whom Lower Street's name was changed (H). Just to confuse matters, modern maps have awarded historically unnamed alleys with names originally designating other streets; now we have an alley running parallel to West 2<sup>nd</sup> Street named Lower Alley (F) and a second Cox Alley (C).

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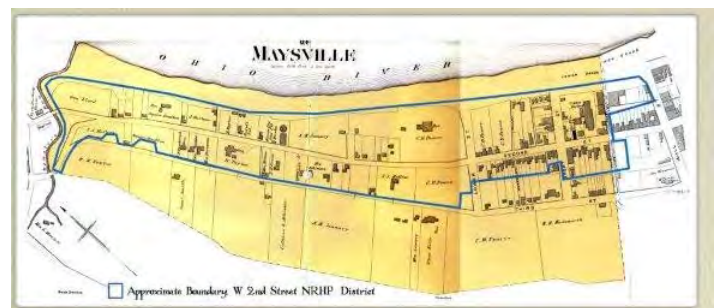
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Research conducted for this nomination has discovered that 2nd Street was not the primary route west out of town in the early-19<sup>th</sup> century. That distinction fell upon West Third Street, one street south and up the hill away from the river from 2nd Street. Third Street was known in the 1830s-40s as the “Old County Road” (Mason County Deed Book 54:400, September 24, 1845). Some of the earliest investors in the expansion area (Daulton 1811; January 1829; Shultz 1829, Morton 1829)<sup>iii</sup> bought parcels extending all the way from the river to Third, or even up the bluff to include pasture lands.

The subsequent construction history of the District is one of gradual subdivision of the large lots purchased by these and a handful of other early investors, including Amos Corwine, Parker Dimmitt, John Armstrong Jr., and Lewis Collins<sup>iv</sup> (Compare Maps in **Figures 6-8**). The overland route beyond the City westbound climbed out of the river valley at what is now Germantown Road (S.R. 1356). Both 2nd and Third Streets at one time curved southwest to meet the Germantown Road at Beasley Creek, accounting for the graceful curve of the stone retaining walls at the northwest corner of the District.



**Figure 6: Maysville 1853, Benjamin Grove map**

**Figure 7: 1876 Atlas of Mason County**

The portion of West 2nd Street below (northwest of) Rosemary Clooney St. was a secondary road until ca. 1840, when it was improved as a part of the Maysville and Bracken Turnpike Road Company (Acts Passed at the Sessions of the General Assembly for the Commonwealth of Kentucky, 1836:48). The Turnpike creation and construction coincided with the residential development of the West or Lower End of Maysville.

Like Strawberry Alley at Fourth Street in the 2016 NRHP Boundary Expansion, many of the alleys in the current project area are pedestrian-only routes up the steep hill between more formal roads (Brother et al. 2016) (**Photos 5 & 6, next page**). Cox Alley (B), The Private Alley to the Collins House (E), Rosemary Alley (G), Rosemary Clooney Street (H), and the unnamed paper alley at 500-502 West 2nd (K) all at some point resort to stairways to climb the hill up to Third Street. In the case of Alley “K,” the entire route is a staircase with a private driveway at its base, followed by another flight of three limestone steps down to 2<sup>nd</sup> Street. These pedestrian routes were important thoroughfares for folks living on Third Street and working at various now-defunct industries along the river bank.

<sup>iii</sup> Moses Daulton occupied his land for some years prior to his legal title, which became official in 1811 (Mason County DB M:244 Dec. 9, 1811). Andrew M. January’s 1829 deed description is not very specific, but later metes and bounds descriptions indicates ownership of “pasture land” to the top of the bluff from an early date (Mason County DB54:184 Jan. 23, 1845). Christian Shultz’s “pasture land” was also described in a later division of his daughter’s property (DB87:531 Sept. 28, 1885). Morton owned land to the top of the bluff as well; John Morton to Thomas Daulton 400 ft. on Ohio River, extending back & crossing the turnpike and running back over the hill, embracing the house in which Mary Daulton now resides (DB 53:123 Nov. 29, 1843).

<sup>iv</sup> Corwine Mason County DB O:199 Dec. 5, 1814; Dimmitt & Armstrong DB47:282 July 17, 1839; & Collins DB31:307 May 4, 1827, DB47:282 July 17, 1839.

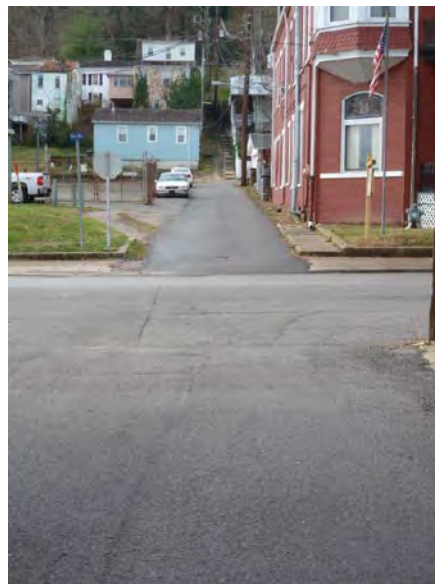


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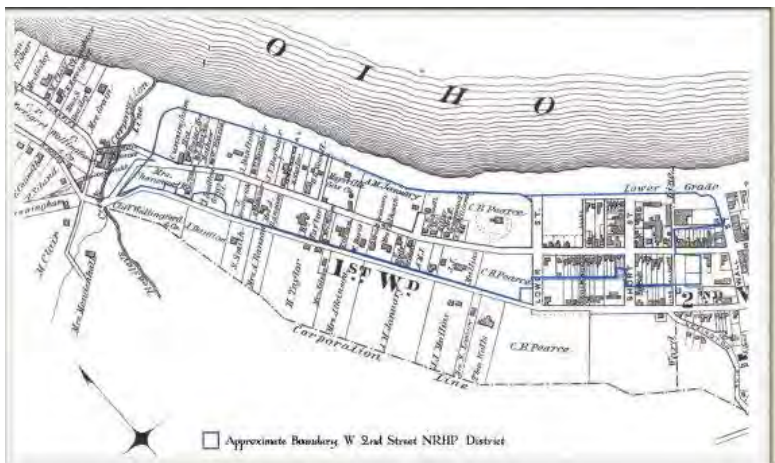


**Photo 5**

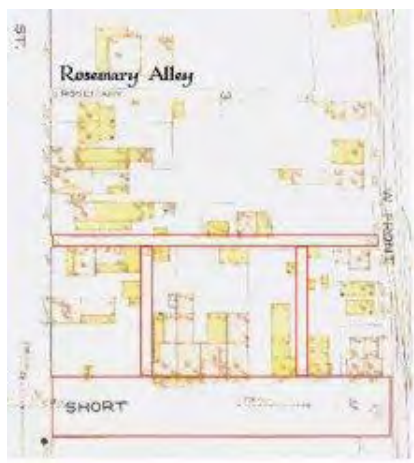
**Photo 6**

From Rosemary Clooney Street southeast, particularly on the south side of West 2nd, the townhouses exhibit little or no setback from the sidewalk, presenting either a rhythmic series of stone or cement stoops up to elevated doorways, or a small curbed dooryard large enough for a scatter of children's toys. The rising ground behind the townhouses typically required a retaining wall at the alley to the rear, originally built in dry-laid tabular limestone, now often repaired with mortar patches. Most of the townhouses exhibit the stepped parapets and two-story rear ells diagnostic of Maysville's Federal, Greek Revival, and (to a lesser extent) Italianate vernacular style (#79-82, 87-95).

On the north side of 2nd Street east of Rosemary Clooney Street, by the late-19<sup>th</sup> century, there was once a warren of small alleys (and alleys off of alleys), densely packed with worker's housing presumably associated with the January & Wood Cotton Mill that dominated a two-block area (MSM-166, showing on the 1914 Sanborn Map: **Figure 9**). Now only the row houses of 2nd Street and its adjacent cross streets survive as witness to that industrial powerhouse, along with two large 20<sup>th</sup>-century warehouse buildings associated with the closing decades of the cotton mill (#1, MSM-166).



**Figure 8, 1877 Map of Maysville**  
Eli L. Haynes Atlas



**Figure 9, No longer extant Short Street and alleys, 1914 Sanborn Map**

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The lot sizes and building character changes at Rosemary Clooney Street moving northwest, again most markedly on the south side of the street. Most individual lots extend all the way from 2nd Street up the hill to Third Street, with a limestone retaining wall rising up to meet the grade at Third and a limestone retaining wall running down to meet the grade at 2<sup>nd</sup> Street. About two thirds of the way up the slope is a natural bench extending across the landform for the entire project area; this is the typical building site for these properties. These are the “showpiece” houses of the District, with occasional latter-day infill. The earliest examples are a mix of vernacular and high-style Greek Revival, although even the most rigidly pattern-book examples originally followed the local tradition of stepped parapets.

Across 2nd Street to the riverward side, investors continued to erect an eclectic mix of manufacturing facilities and worker’s housing. The riverside was set off early on by a single showpiece property; the now-long-gone Christian Shultz Estate, which once stood between Rosemary Clooney Street (then known as Lower Street, the city limit) and what is now the alley (MSM-802) at the northern terminus of the Floodwall (MSM-774; **Figure 10**). The property survived long enough to serve as an early train station for Maysville prior to its demolition; now all that remains are the enormous slabs of Buena Vista limestone Mr. Shultz installed for the sidewalks around his estate (see MSM-171 & MSM-172). As an industrialist of the early-19<sup>th</sup> century, Mr. Shultz did not segregate his personal property from his industrial property, building a hemp factory along the waterfront, at Inlots 67-68, in the 2-acre area encompassed between Front & 2nd, between Lower Street and Rosemary Alley.

In 1888, the Chesapeake and Ohio Railroad completed the “Cincinnati Division” of their line connecting Cincinnati, Ohio, to Huntington, West Virginia, running along the south bank of the Ohio River. From West Virginia the line extended over the mountains to the Potomac and points east. The Christian Shultz house served as Maysville’s first train station, at the corner of Lower Street (now Rosemary Clooney Street) and West 2nd Street. The current Train Station and Freight Depot (#8; MSM-169; **Photo 7**) replaced the Shultz House in 1918. Two fine Colonial Revival houses now stand on the original site (# 11 & 12), complete with the gable-end screened porches and upper-story “sleeping porches” so fashionable in the 19-teens. A small switchyard associated with the station is located northwest of the modern train station, extending to just below 491 West 2nd Street (#22). The cut and fill earthmoving associated with the railroad construction probably wiped out any evidence for the original Water Street (and a lot of the evidence for the original riverfront industries) within that portion of the proposed district.



**Figure 10, Shultz-Pearce House, 1913 flood**



**Photo 7, Freight Depot**

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On the northeast side of 2nd Street Between Cox Alley (B) and Short Street once stood the Cotton Mill of William Shotwell (better remembered by the later name of January & Wood) (#1), an enterprise that had prospered under various owners and titles from 1834 until around 2011, when all of the earliest buildings of the complex were demolished. A greenspace and a series of fences now mark the location, along with two large industrial warehouses associated with the last iteration of the spinning mills, dating to the 1960-70s. The warehouses serve as reminders of the “walking city” mix of industries, commercial space and residential stock of the original neighborhood. A more prosaic 20<sup>th</sup>-century brick service station (now vacant) stands at the east corner of Rosemary Alley and West 2nd Street (#6), down the block from the site of the mills.

### Materials

Within the proposed district, the exterior finish of the buildings serves to unify the streetscape. On the southwest side of West 2nd Street, brick construction predominates. The northeast side of the street includes a mix of brick or clapboard siding.

The dominant 19<sup>th</sup>-century roof form is side-gable, with a stepped pediment. Other roof forms include hipped, truncated hipped, gambrel, and variations based on Queen Anne towers or Tudor Revival cross-gables. One Craftsman house has a “shingle thatched” roofline with soft curves at the eave edges (#72). A large percentage of the houses have metal roof sheathing, usually a modern version of a “standing seam” roof, although asphalt shingles are probably in the majority. Most houses have sash windows; most of the 19<sup>th</sup>-century houses retain their six-over-six configuration, if not their original sashes. Homes from the 1910s-1930s often display a three-over-one sash. A few of the Greek Revival houses retain ironwork grills or clerestory windows at the eaves. Many houses with sufficient yard space retain either a mid-20<sup>th</sup>-century garage with a 1.5-bay barn door or an earlier 20<sup>th</sup>-century narrow single-bay garage, often precariously perched on the hillside above the house, with the street-facing gable resting on a retaining wall.<sup>v</sup>

### Walls that Retain Hillsides and Walls that Restrain Floodwaters

The most ubiquitous building material in the project area is limestone. In Maysville limestone retaining walls are an integral part of the landscape, historic and modern; creating tiers or terraces of useable land, rising up the steep hillsides from the river. Looking to the west at Rosemary Clooney Street, the bluff descends all the way down to 2nd Street, a visual bulge held back by a waist-high retaining wall of tabular limestone defining the west edge of West 2nd Street for over half a mile.

The Stone Retaining Walls (J) along the south side of West 2nd Street possibly date to the construction of the turnpike of ca. 1840. If so, they would have originally been built of dry-laid tabular limestone, probably with rubble fill reinforced with crosstie stones every few courses (Murray-Wooley & Raitz 1992:41). The wall would have had a fairly consistent cap course and coping course, protecting the courses underneath. The stone retaining walls of West 2nd Street are now a combination of dry laid and mortared stone, representing 181 years of the maintenance choices and tastes of each property owner rather than a single municipal or turnpike project (**Photos 8 & 9, next page**). They stretch from Maysville's original western end, Lower Street (now Rosemary Clooney Street) to the present Germantown Road, over a half-mile west-northwest.<sup>vi</sup> The walls have been altered over time to suit their owners, with driveways added or steps relocated, and vary in condition and individual integrity. But each frontage is part of a whole larger distinguishable resource (MSM-803), even if a

<sup>v</sup> The authors are using the term “bay” in a non-technical sense here, as in gas-station service bay.

<sup>vi</sup> The stone retaining walls continue on Germantown Road beyond the District northwest into the “Plugtown” neighborhood, and up the bluff for at least another half mile, bolstering the hypothesis that the stone walls date to the construction of the Maysville-Bracken Turnpike.

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few of its specific components lack distinction. Note that the riverward side of West 2nd Street is supported by limestone retaining walls below a casual pedestrian's line of sight (**Photo 9**).



**Photo 8: Stone retaining wall**



**Photo 9: Stone retaining wall**

On the southwest side of West 2nd Street, nearly every rear yard is bounded on its uphill edge by a stone retaining wall, often partially buried under years of colluvial sheet-washed soils, sometimes patched with mortar or concrete. Some of the freestanding houses situated on the tall bench in the hillside are contending with steep enough terrain that the owners have resorted to multiple stone walls and terraces, creating a stepped effect. Most have steps, either in stone or poured concrete, extending from the house in both directions, up to Third Street and down to 2nd Street. Houses on the northeast side of West 2nd often require a short flight of steps down from the modern street grade to the older grade at the front door of the house.

Prior to the current lock and dam system, which has turned the Ohio River into a long series of slow-moving pools, periodic flooding was common. Major floods occurred in 1832, 1867, 1883, 1884, 1913, and (the so called "100-year" flood) 1937. The disastrous flood of 1937 put most of downtown Maysville underwater, and postcards indicate a lively trade in rowboat delivery services for days afterward. Planning for a floodwall began during World War II, but construction didn't commence until 1949. The floodwall (Resource #3) was completed in 1956. The floodwall now protects most of the greater downtown area, with its northern terminus located within the current proposed district at the intersection of an Unnamed Alley (I) and West 2nd Street, at 409 West 2nd (#13). The Floodwall is considered herein as a contributing element within the historic district under Criterion A. The wall is of a simple cast concrete cantilever type common for the period, with pump stations and street gates located at regular intervals. The floodwall protects insurance premiums and indirectly protects property values, while challenging residents to reopen that enclosed second-story porch off the back of the house, to once again see the river.

## Alterations

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Arguably the three most significant alterations to the streetscape of the proposed district have been 1) the 1880s construction of the railroad and loss of the riverside industries, 2) the 1950s construction of the floodwall, and 3) the demolition of the January & Wood spinning factory in the last 15 years. The 20<sup>th</sup>-century infill housing is not seen here as an alteration of the streetscape, but a demonstration of natural growth within the streetscape—signs of life in a living community. Seeing the railroad as an intrusion on the earlier 19<sup>th</sup>-century riverside industries may be a modern anachronism. Surely at the time, the railroad was viewed as the epitome of industrial progress, and if anything, improved the commercial value of adjoining parcels.

Because the floodwall was an improvement made toward the end of the Period of Significance, we have evaluated it as a contributing structure. While it has protected and stabilized the district’s historic landscape, its late placement therein certainly challenges some people, whose view of “historic” involves more than 60 years of time. Its design also is less compatible with the district’s character—an exercise in Brutalism or very-late and very-muted Art Deco. Regardless, the floodwall was and is a vital event in Maysville’s history.

Finally, the loss of January & Wood; while antebellum industrial buildings still stand in Downtown Maysville, this was the last within this district area. The retention of the two 1960-1970s big-box warehouses associated with the mill’s final years are not much of a consolation. This may be a good place for the City of Maysville to attempt an interpretive sign or some other commemoration; the new “Cotton Mill Park” (#97) across the street provides a ready venue to the effort.

With the possible exceptions raised above, the preponderance of the built environment within the proposed district displays outstanding integrity of setting, location, design, materials, workmanship and feeling. The neighborhood conveys its significance to all who drive by every day. A modern citizen of Maysville may or may not recognize the West End as depicted in the image in **Figure 11**, dating from 1848; he or she will almost certainly recognize, not just a few buildings, but the entire neighborhood depicted in **Figure 12**, dating from 1853.



Figure 11 from Lewis Collins Historical Sketch



Figure 12, Maysville 1853, from Nathaniel Kinsey, Jr.

### Resource Inventory

The Resource Inventory which follows describes the properties found within the West 2nd Street Historic District. All properties indicated in the table which are considered to contribute to the character of the district are marked with a “C,” while those evaluated as non-contributing are marked with an “NC” either because they post-date the c. 1800-1967 Period of Significance (POS) of the district or because their integrity has been

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compromised by insensitive alterations. Vacant lots, including parking lots, which formerly contained buildings, are classified as non-contributing sites. A small city park has been counted as a Contributing site.

The contributing resources are those that date from within the POS of the District and retain integrity, as evaluated in accord with National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*.

The inventory table that follows contains several abbreviations. A “U” anywhere in the inventory table stands for “unknown.”

The National Register Numbers (NR #) are the resource numbers referred to in Sections 7 and 8, and are keyed to the map accompanying the nomination. The Survey Number (KHC #) is the historic resources inventory number assigned to the property by the Kentucky Heritage Council.

The Date gives either the actual or an approximate date of construction.

Style refers to the predominant architectural style of the resource. If no particular style is evident, the area is left blank. The following abbreviations are used in the Style column:

FD: Federal	GR: Greek Revival
IT: Italianate	QA: Queen Anne
GoRe: Gothic Revival	SE: Second Empire
CR: Colonial Revival	CRFT: Craftsman
RR: Richardsonian Romanesque	DCR: Dutch Colonial Revival
FV: Folk Victorian	EC: Eclectic, a blend of Victorian styles
TR: Tudor Revival	NeoC: NeoClassical
MT: Minimal Traditional	

The next column, HT, refers to the height of the resource in question. The “MAT” column stands for exterior material cladding of the resource, with the following abbreviations:

BO: solid brick	FR: Wood
BV: Brick veneer	CB: Concrete Block
PC: Poured concrete	ST: Stone

The “TP” column refers to the type or plan (interior floor plan) of the resource. The following abbreviations are used:

CP: Central Passage	HP: Hall Parlor
SP: Side-passage	U: Unknown
RH: Townhouse	BG: Bungalow
SPD: Side-passage duplex	SP RE: Side-passage with rear ell
I: Institutional	RL: Religious Resource
DSP: Double side-passage	APT: Apartment building
AS: Asymmetrical	

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The “Changes” (“C”) column provides a key to alterations to the contributing resource, as follows:

S: non-historic siding installed, building integrity not fully compromised

RW: replacement windows installed, building integrity not fully compromised

ASP: Asphalt surface (for streets and alleys)

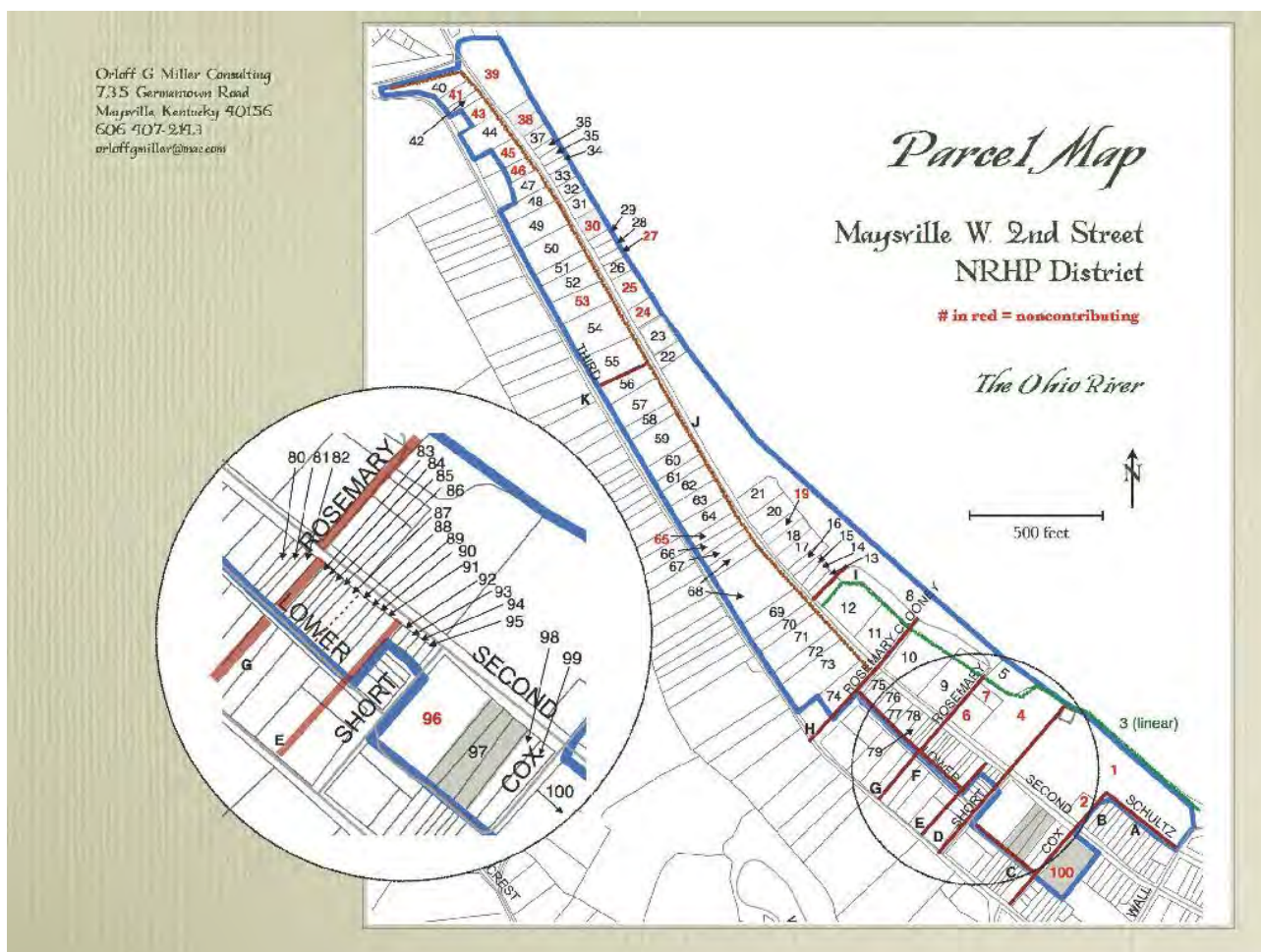
P/E: Porch enclosed, does not compromise integrity

P/C: Porch changed, does not compromise integrity

AD: Adaptive reuse of a building that, while changing a portion of the appearance, is a reversible change and the building form remains recognizable

NSA: No significant alterations. While minor changes may have occurred, none significantly affects the overall integrity of the property within the context of the district as a whole

The “S” column refers to the status of the resource within the district. A “C” means it is contributing; a “NC” is non-contributing. If the resource is previously listed in the National Register, a “NR” will follow the initial code.



NR #	KHC #	Location	Property Name	Date	Style	HT	MT	T/P	C	S
1	MSM-166	237 W 2 <sup>nd</sup> St	January & Wood Site (EDS & J.J. Thorpe)	1950-1974		1	PC/BV	U		NC
2	MSM-773	237 W 2 <sup>nd</sup> St	GGL (vacant site)							NC

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NR #	KHC #	Location	Property Name	Date	Style	HT	MT	T/P	C	S
3	MSM-774	linear	Floodwall	1946-51			PC			C
4	MSM-775	235 W 2 <sup>nd</sup> St	(vacant site)							NC
5	MSM-170	320 Rosemary Clooney St	Caproni's	1825-1849 1950-1974 1975-2000	FD & AD	2	BO	U	U	C
6	MSM-340	317 W 2 <sup>nd</sup> St	U	1925-1949		1	BV	U	AD	NC
7	MSM-776	0 Rosemary Alley	U	1975-2000		1	U	U		NC
8	MSM-169	300 Rosemary Clooney St	Train Station	1918	NeoC	1	BO		NSA	C
9	MSM-167	327 W 2 <sup>nd</sup> St	Poyntz House	1885	CR	2.5	BO	SP	NSA	C
10	MSM-168	347 W 2 <sup>nd</sup> St	Kirk Apartments	1915	TR	4	BO	APT	NSA	C
11	MSM-171	401 W 2 <sup>nd</sup> St	C.D. Pearce House	1895	CR	2.5	BO	CP	NSA	C
12	MSM-172	405 W 2 <sup>nd</sup> St	W.T. Kenton House	1917	CR	2.5	BO	CP	RW	C
13	MSM-354	409 W 2 <sup>nd</sup> St	S.P. Browning House	1917	CR	2.5	FR	SP	S	C
14	MSM-355	411 W 2 <sup>nd</sup> St	U	1925-1949	CR	1.5	FR	U	S	C
15	MSM-356	417 W 2 <sup>nd</sup> St	U	1900-1924	CRFT	1.5	FR	BG	S	C
16	MSM-357	427 W 2 <sup>nd</sup> St	U	1925-1949	DCR	1.5	FR	U	S	C
17	MSM-359	433 W 2 <sup>nd</sup> St	U	1900-1924		2	FR	SP	S	C
18	MSM-361	437 W 2 <sup>nd</sup> St	U	1900-1924		1	FR	U	S	C
19	MSM-362	441 W 2 <sup>nd</sup> St	U	1975-2000		1	BV	U	NSA	NC
20	MSM-363	445 W 2 <sup>nd</sup> St	U	1938	CR	2	BV	SP	RW	C
21	MSM-364	449 W 2 <sup>nd</sup> St	House at Morton's Garden	1800-1824	FD	2	FR	U	RW,S	C
22	MSM-378	491 & 493 W 2 <sup>nd</sup> St	WW Ball Double House. II	1900-1924	CR	1	FR	U	RW, S	C
23	MSM-379	495 & 497 W 2 <sup>nd</sup> St	WW Ball Double House I	1900-1924	CR	2	FR	SP	RW, S	C
24	MSM-777	499-511 W 2 <sup>nd</sup> St	(parking site)							NC
25	MSM-386	513 W 2 <sup>nd</sup> St	U	1950-1974		1	BV	U	RW	NC
26	MSM-387	515 W 2 <sup>nd</sup> St	U	1900-1924	MT	1	FR	U	RW, S	C
27	MSM-388	517 W 2 <sup>nd</sup>	(demolished-now vacant site)							NC
28	MSM-389	519 W 2 <sup>nd</sup> St	U	1875-1899	IT	1	FR	U	RW	C
29	MSM-390	521 W 2 <sup>nd</sup> St	U	1875-1899	FV	1	FR	U	RW,S	C
30	MSM-778	523-527 W 2 <sup>nd</sup> St	(parking site)							NC
31	MSM-395	529 W 2 <sup>nd</sup> St	U	1900-1924	CRFT	1	FR	BG	NSA	C
32	MSM-396	531 W 2 <sup>nd</sup> St	U	1925-1949	DCR	1.5	FR	U	RW,S	C
33	MSM-397	537 W 2 <sup>nd</sup> St	U	1925-1949	MT	1.5	FR	U	RW,S	C
34	MSM-398	539 W 2 <sup>nd</sup> St	U	1925-1949	CRFT	2	FR	BG	NSA	C
35	MSM-399	541 W 2 <sup>nd</sup> St	U	1875-1949		1	FR	U	RW, S	C
36	MSM-400	543 W 2 <sup>nd</sup> St	U	1875-1899		1	FR	U	RW,S	C
37	MSM-401	545 W 2 <sup>nd</sup> St	Burke House	1825-1849		1	FR	CP	S	C
38	MSM-779	553 W 2 <sup>nd</sup> St	(parking site)							NC
39	MSM-780	619 W 2 <sup>nd</sup> St	Kentucky Utilities	1975-2000		1				NC
40	MSM-781	564 W 2 <sup>nd</sup> St	U	1875-1899	FV	1	FR	U	RW	C
41	MSM-782	562 W 2 <sup>nd</sup> St	Vacant site							NC



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NR #	KHC #	Location	Property Name	Date	Style	HT	MT	T/P	C	S
42	MSM-783	560 W 2 <sup>nd</sup> St	U	1875-1899	IT	2	FR	U	RW,S	C
43	MSM-406	556 W 2 <sup>nd</sup> St	U	1925-1949		2	BO	U	NSA	NC
44	MSM-784	547 W 3 <sup>rd</sup> St	U	1925-1949	CRFT	1	FR	BG	NSA	C
45	MSM-403	546 W 2 <sup>nd</sup> St	U	1875-1899		2	FR	U	RW,S	NC
46	MSM-402	544 W 2 <sup>nd</sup> St	Vacant site							NC
47	MSM-394	536 W 2 <sup>nd</sup> St	U	1950-1974		1	CB	U	RW	C
48	MSM-393	534 W 2 <sup>nd</sup> St	U	1850-1874	GR	2	FR	U	RW,S	C
49	MSM-392	530 W 2 <sup>nd</sup> St	U	1875-1899	FV	2	FR	U	RW,S	C
50	MSM-385	522 W 2 <sup>nd</sup> St	Jos. Broderick House	1850-1874	GR	2	BO	CP	NSA	C
51	MSM-384	520 W 2 <sup>nd</sup> St	Geo. Heiser House	1850-1874	GR	2	BO	U	RW. P/C	C
52	MSM-383	516 W 2 <sup>nd</sup> St	Anna Maria Cox Hse.	1850-1874	GR	2	BO	CP	NSA	C
53	MSM-382	510 W 2 <sup>nd</sup> St	U	1950-1974		1	FR	U	RW,S	NC
54	MSM-381	504 W 2 <sup>nd</sup> St	Grundy- Kehoe Hse.	1847	GR	2	BO	SP RE	NSA	C
55	MSM-377	502 W 2 <sup>nd</sup> St	U	1900-1924	CR	2.5	BO	CP	NSA	C
56	MSM-376	500 W 2 <sup>nd</sup> St	U	1925-1949	CR	1.5	BV	U	NSA	C
57	MSM-375	480 W 2 <sup>nd</sup> St	J.D. Green Double Hse.	1825-1849	GR	2.5	BO	DSP	NSA	C
58	MSM-374	478 W 2 <sup>nd</sup> St	U	1875-1899	FV	2.5	FR	U	NSA	C
59	MSM-373	470 W 2 <sup>nd</sup> St	Wm. Davis House	1850-1874	GR	2	BO	SP	AD	C
60	MSM-372	468 W 2 <sup>nd</sup> St	Mrs. Atkinson House	1825-1849	GR	2	BO	SP RE	NSA	C
61	MSM-371	464 W 2 <sup>nd</sup> St	U	1900-1924	CRFT	1.5	FR	BG	NSA	C
62	MSM-370	460 W 2 <sup>nd</sup> St	Mrs. Calhoun House	1825-1849	GR	2	BO	CP	NSA	C
63	MSM-369	458 W 2 <sup>nd</sup> St	Conrad Rudy	1841	GR	2	BO	SP RE	NSA	C
64	MSM-368	454 W 2 <sup>nd</sup> St	U	1825-1849		2	FR	CP	RW,S	C
65	MSM-367	450 W 2 <sup>nd</sup> St	(demolished site)							NC
66	MSM-366	448 W 2 <sup>nd</sup> St	U	1875-1899	FV	2	FR	SP	RW, S	C
67	MSM-365	444 W 2 <sup>nd</sup> St	U	1875-1899	FV	2	FR	U	RW,S	C
68	MSM-353	420 W 2 <sup>nd</sup> St	J.J. Mullins House	1825-1849	GR	2	BO	CP	NSA	C
69	MSM-352	416 W 2 <sup>nd</sup> St	U	1900-1924	FV	2.5	FR	SP	NSA	C
70	MSM-351	414 W 2 <sup>nd</sup> St	U	1900-1924	FV	2.5	FR	SP	NSA	C
71	MSM-350	408 W 2 <sup>nd</sup> St	U	1925-1949		2	FR	U	S	C
72	MSM-349	406 W 2 <sup>nd</sup> St	Ida Belle Duley House	1914		2	FR	CP	NSA	C
73	MSM-348	404 W 2 <sup>nd</sup> St	Thomas A. Davis Hse.	1893	QA	2.5	FR	U	NSA	C
74	MSM-347	400 W 2 <sup>nd</sup> St	U	1897	QA	2.5	FR	U	P/C	C
75	MSM-346	348 W 2 <sup>nd</sup> St	U	1850-1874	IT	2	FR	U	RW,S	C
76	MSM-345	346 W 2 <sup>nd</sup> St	U	1925-1949	TR	2	BV	SP	RW	C
77	MSM-344	344 W 2 <sup>nd</sup> St	Hunt-Robinson House	1900-1924	CRFT	1.5	FR	BG	NSA	C
78	MSM-343	340 W 2 <sup>nd</sup> St	Catherine Daly House	1925-1949	CR	2	FR	SP	RW,S	C
79	MSM-342	336 W 2 <sup>nd</sup> St	Henry Rudy House	1835	GR	2	BO	SP RE	RW	C
80	MSM-785	334 W 2 <sup>nd</sup> St	Brick Townhouse III	1825-1849	GR	2	BO	SP	RW	C

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NR #	KHC #	Location	Property Name	Date	Style	HT	MT	T/P	C	S
81	MSM-786	332 W 2 <sup>nd</sup> St	Brick Townhouse II	1825-1849	GR	2	BO	SP	P/C	C
82	MSM-631	330 W 2 <sup>nd</sup> St	Brick Townhouse I	1825-1849	GR	2	BO	SP	P/C	C
83	MSM-787	328 W 2 <sup>nd</sup> St	Frame Townhouse IV	1850-1874		2	FR	U	RW,S	C
84	MSM-788	326 W 2 <sup>nd</sup> St	Frame Townhouse III	1850-1874		2	FR	U	RW,S	C
85	MSM-789	324 W 2 <sup>nd</sup> St	Frame Townhouse II	1850-1874		2	FR	U	RW,S	C
86	MSM-341	322 W 2 <sup>nd</sup> St	Frame Townhouse I	1850-1874		2	FR	U	RW,S	C
87	MSM-240	320 W 2 <sup>nd</sup> St	L.Collins Townhouse	1842	GR	2	BO	SP RE	NSA	C
88	MSM-238	318 W 2 <sup>nd</sup> St	L Collins Townhouse	1842	GR	2	BO	SP RE	NSA	C
89	MSM-627	314 W 2 <sup>nd</sup> St	U	1850-1874	GR	2	BO	SP RE	RW	C
90	MSM-790	312 W 2 <sup>nd</sup> St	L. Collins Townhouse	1842	GR	2	BO	SP	RW	C
91	MSM-338	310 W 2 <sup>nd</sup> St	L. Collins Townhouse	1842	GR	2	BO	SP RE	NSA	C
92	MSM-791	308 W 2 <sup>nd</sup> St	Dimmit-Outten Townhouse	1849	GR	2	BO	SP RE	RW	C
93	MSM-792	306 W 2 <sup>nd</sup> St	Dimmit-Outten Townhouse	1849	GR	2	BO	SP RE	RW	C
94	MSM-628	304 W 2 <sup>nd</sup> St	Dimmit-Outten Townhouse	1849	GR	2	BO	SP RE	RW	C
95	MSM-337	302 W 2 <sup>nd</sup> St	Dimmit-Outten Townhouse	1849	GR	2	BO	CP	RW	C
96	MSM-431	238 W 2 <sup>nd</sup> St	JJ Thorpe	1950-1974		2	PC	U		NC
97	MSM-429	232-236 W 2 <sup>nd</sup> St	Now Cotton Mill Park (site)	2001- Present						C
98	MSM-428	230 W 2 <sup>nd</sup> St	U	1850-1874	SE	2.5	BO	U	RW	C
99	MSM-427	228 W 2 <sup>nd</sup> St	William H. Cox House	1850-1874	QA	2.5	BO	SP	NSA	C
100	MSM-793	226 W 2 <sup>nd</sup> St	Unnamed Green Space (site)	1975-2000		1	CB			NC
A	MSM-794	linear	Shultz Alley	1825-1949					ASP	C
B	MSM-795	linear	Cox Alley (Historic Vine)	1795					ASP	C
C	MSM-796	linear	Cox Alley (modern)	1850-1874					ASP	C
D	MSM-797	linear	Short St	1795					ASP	C
E	MSM-798	linear	Private Alley to Collins	1849					ASP	C
F	MSM-799	linear	"Lower Alley" historically unnamed	1842					ASP	C
G	MSM-800	linear	Rosemary Alley	1795					ASP	C
H	MSM-801	linear	"Rosemary Clooney St" (historically Lower St)	1795					ASP	C
I	MSM-802	linear	Unnamed alley, north terminus floodwall	1950-1974					ASP	C
J	MSM-803	linear	Stone Retaining Walls of W 2 <sup>nd</sup> St	1825-1849						C
K	MSM-804	linear	Unnamed paper alley	1850-2874						C

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

**Criteria Considerations**

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

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 past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture \_\_\_\_\_

Planning and Development \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1800-1967 \_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

1836 turnpike \_\_\_\_\_

1854 city limits extended \_\_\_\_\_

1937 major flood \_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

NA \_\_\_\_\_

**Cultural Affiliation**

NA \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance (justification)**

The Period of Significance is 1800 to 1967. During this time, the historic district helps tell the story of Maysville's development. The architectural significance indicates the community's relative wealth and central place in regional commerce. The community's early economic success resulted from its location along national overland trade routes and along the Ohio River. The floodwall signals the disruptive power of the Ohio River over time, and the need to respond to that threat to stabilize community development.

**Criteria Considerations: NA**

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## Narrative Statement of Significance

### Summary Paragraph

The West 2nd Street Historic District meets National Register Criterion C for the local significance of its architecture. The district also meets Criterion A for the very significant element within it, the Maysville floodwall (#3), which has a strong association with the local response to flood events, each of which was a significant set of events within Maysville's history. This nomination will draw upon the historic contexts appearing in the recent update of the Downtown Maysville Historic District (NRIS 16000502, 2016, Brother). Brother's contexts include an update to the 1982 Maysville Historic District's **Development of Maysville & Mason County, Kentucky 1787-1930** and added the context **An Architectural Evolution: The Hills of Maysville, 1800-1950**, which defined the significance of hillside architecture, a view which informs this current nomination. The current authors have chosen to quote freely from the 2016 nomination in the text which follows. The discussion of local architectural styles also quotes directly from the *City of Maysville's Design Review Guidelines* of 2008 (Miller 2008:15-26, used with permission). The historic significance of the floodwall is evaluated within the historic context: **The Significance of the Floodwall to Maysville's Modern Stability, 1956-1967**.

### Historic Context: An Architectural Evolution: The Hills of Maysville, 1800-1950

#### *Maysville's Architectural Character*

This historic context brings into sharper relief the challenging topographic constraints and local architectural traditions that characterize Maysville's built environment. The following is quoted directly from the 2016 nomination;

The Maysville Downtown Historic District is a distinct Kentucky river town that borrowed from popular national styles to create a singular, yet instantly recognizable, built environment. Due to river traffic, Maysville picked up on trends that were slow to trickle inland, or that didn't progress beyond river communities at all. The geographic constraints of the town's location meant that the district shows how well one area accommodated subdivision and new development on its lots without yielding an overall high degree of design quality. Additionally, though the downtown district did experience waves of development, it was fairly subtle, and did not involve much demolition of existing building stock. Rather, vacant land was redeveloped or industrial lots were repurposed (Brother 2016:Section 8).

Much of the riverward side of West 2nd Street is now composed of residences which were built on repurposed industrial lots.

This historic context divides the architectural development into three eras that correspond with the town's development: 1820-1850, 1850-1900, and 1900-1950 (Brother 2016:Section 8). No above-ground resource predating the 1820s remains within the proposed District, although we do have good evidence of pre-1811 settlement and light-industrial activity, as presented below.<sup>vii</sup>

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<sup>vii</sup> The house at Morton's Garden (#21. MSM-364) may have been built as early as the 1810s, but the documentation is lacking.

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*From Limestone to County Seat, 1820-1850* [Quoted text from Brother 2016 is indented]

Between 1820 and 1850, thanks in part to the steamboat trade and the hemp industry, Maysville experienced a building boom of mostly Greek Revival architecture. This period is expanded slightly to 1860 in this nomination, to explore the manifestation of building forms during this first development period. Both Federal and Greek Revival architectural styles are employed on buildings in the Maysville Downtown Historic District, but what is most relevant is the forms to which these styles were applied. The most common type of domestic plan in the Maysville Downtown Historic District is the side-passage town house.

The side-passage plan, as it evolved in the Bluegrass, is primarily an urban type, dictated by the constraints of narrow urban lots and the combination of businesses with living space. The Philadelphia house, found both in its namesake city, and in urban centers across the mid-Atlantic, could serve as a model for the urban side-passage plan in Kentucky. Many side passage plans had a business on the ground floor and the living space and family quarters on the second floor. The side passage still allowed the occupants to control the passage of visitors. The ease of this plan [in] adapting to both commercial and residential use would explain its popularity within town centers – and especially in Maysville, where the majority of dwellings built between 1800-1950 adopted the side-passage plan.

While Brother’s observations hold true in the proposed district, we have both fewer Federal-style houses (#21 MSM-364, and parts of #5 MSM-170), far more Greek Revival examples (n=24), and a nearly even split between townhouses (mostly side-passage, n=13) and free-standing buildings situated on large lots, which are not side-passage (n=11). While her “side passage” thesis holds, it is not the sole Greek Revival variant represented. Compare, for example **Photos 1 & 2** with **Photos 10 & 11**.



**Photo 1**



**Photo 2**



**Photo 10**



**Photo 11**

The Federal Style 1790-1840

Quoting from Maysville’s *Design Review Guidelines*;

The Federal style was the first popular architectural style in the United States after the Revolutionary War, and it was a simple, stripped down reaction to the earlier Georgian architecture of the Colonies. Local Federal buildings are most often rectangular in plan, two stories high, one room deep, with an attached rear ell. Front facades are usually symmetrical or have a side-passage entryway. In Mason County, most surviving Federal structures are built of brick, in a distinctive Flemish bond pattern with “jack arches” over multi-pane sash windows. Two alternative treatments are common at the eaves,

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including corbelled cornices, often with a single course of “mouse-tooth” dentils at the eave. Alternatively, many local structures have a millwork frieze under boxed gutters, the millwork tapering to a terminus at each gable. Stepped parapets make their local appearance in the Federal period, and become a common local motif in the later Greek Revival style. Federal buildings generally have raised first floors, with a substantial foundation reveal, steps up to the front door, and large unadorned chimneys. A watertable is often present along the first floor, occasionally with a belt course between floors. Windows and doors are not flush to the exterior wall, but are slightly inset, and (in the case of frame buildings) the millwork stands proud of the exterior wall. The recessed reveal in some doorways is decoratively paneled. Doorways either have a simple multi-pane horizontal transom or an arched fanlight over narrow double doors (Miller 2008:15).



**Photo 3**

**Photo of Federal-era example**

The current authors note that other common local motifs include relatively steep pitched roofs, reflecting the typical single-pile house-plan, a preponderance of side-hall entryways, and the use of octagonal chamfered posts for porches and porticos. The Flemish bond masonry is often limited to the façade only. We have never seen a Mason County jack arch more than 1.5 bricks in depth, and most are either actively failing, have been repaired, or have been replaced.

The Greek Revival Style (1825-1860)

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While Washington's dominant periods of architectural significance are the Frontier and Federal, downtown Maysville retains many fine examples of Greek revival architecture. The Greek Revival style reflects the Classical origins of America's democratic ideals. Popular pattern books here helpful in spreading the new fashion (Biddle 1805, Benjamin 1830), although in practice local builders adapted the pattern-book decorations and proportions to the local building tradition. For example, while the pattern-book gable-front "temple style" with recessed doorways was extremely popular in the Northeast, in Mason County the earlier Federal house plan (two stories high, one room deep, with an attached rear ell and stepped parapets) remained the dominant form. While side-hall townhouses built late in the period occasionally have recessed doorways, the most common local Greek Revival door has a wide transom and sidelights set off by pilasters. This doorway was so popular that it was often retained in houses built long after the Greek revival was eclipsed by later fashions. There is often a second-story door in the façade, accompanied by an ironwork balcony for townhouses, or a railing over the horizontal front porch entablature in the countryside or larger houses. Two-story gabled porticoes were often added at a later date where a second story doorway in the façade was already present. This common twentieth century alteration is sometimes called the "Tara" effect.

As a general rule, Greek Revival doors and windows tend to be both larger and wider than their earlier Federal counterparts. "Eared" door and window surrounds are common, particularly in interior millwork. Eaves and porch roofs are set off on the long axis by wide horizontal entablatures or fascia-boards, sometimes decorated in Greek keys or triglyphs. Roof overhangs on the long axis tend to be deep, and sometimes are decorated with mutules. There is rarely any overhang at the gable ends, unless there is a cornice return. Square pillars and pilasters are common, except on the buildings of the wealthy, or public buildings, where columns observing entasis are used. Local builders favored the Tuscan Order or a folk adaptation thereof. Roof pitches are carefully proportioned to the structure's depth, in order to maintain a 4.5- or 5-in-12 rise over run, in imitation of Greek temples. The popular color for high-style Greek revival houses was white, which was assumed to be the appropriate color for Greek temples (Miller 2008:16-17).



Greek Revival Example, Photo 11

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The current authors note that the use of white paint on brick is actually an anachronism that became popular during the Colonial Revival movement at the turn of the 20<sup>th</sup> century. Period photographs in the 19<sup>th</sup> century suggest most Greek Revival buildings, even very high style buildings like the Mason County Courthouse, were not originally painted.

One gable-front “pattern-book” temple-style Greek Revival house, the Grundy House (#54) within the current District, began life with the locally-ubiquitous stepped parapets at the gable end of each wing. At some later date, a purist owner dismantled the parapets and had the more conventional cornice returns installed (**Compare Figure 13 & Photo 12**).



FIGURE 13



Photo 12

By the mid-19<sup>th</sup> century, many new high-style Greek Revival interiors “broke away” from the strict period pattern books by installing marble Italianate coal-burning fireplaces, a trend well documented in Kentucky by the 1940s photographs of Clay Lancaster (Birchfield 2007). The antebellum blurring of architectural styles is part of the charm of our local houses, and presages the no-holds-barred eclecticism of the later-19<sup>th</sup> century.

Maysville had some fabulous plaster-workers and millwork carpenters during this period, and the interiors often reflect the monumental proportions and deep relief of the pattern books, including direct “quotes” from Minard Lafever (Lafever 1849). Surviving Greek Revival exterior wood railings in Maysville are often milled nearly round, flattened only enough to receive the stile mortices. Maysville Greek Revival buildings often have decorative exterior ironwork, the aesthetic a result of frequent trading with Natchez and New Orleans; the ironwork itself most often from Cincinnati. Brother notes that Greek Revival windows use much larger panes of glass than did the earlier Federal period buildings (Brother 2016:Section 8).

#### *Expansion Outwards and Upwards, 1860-1900*

The second chronological period is one of physical and technological expansion. Tobacco takes the place of hemp in the local economy. Many of the old industries of the first generation of construction are redeveloped for the railroad or begin to disappear. The process of building out the hillsides with fine middle-class houses continues, now displaying a greater variety of architectural styles. Working class houses in Vernacular



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traditions, Folk Victorian, or scaled back versions of the national styles survive in modest numbers within the proposed district.

#### Italianate (1850-1900)

[Modest, local] Italianate buildings are square or rectangular in plan, with low-pitched hip, gable or shed roofs. Commercial buildings often have false fronts. Italianate may be brick with pressed or cast metal, stone, or wood ornamentation. The distinctive feature of nearly all Italianate houses is a cornice supported by brackets (“bracketed cornice”) and decorative, projecting window heads. Ornamentation of more elaborate buildings, which are sometimes faced in smooth stone, may also include quoins and window decoration that varies from floor to floor. A recessed doorway is common. Italianate buildings are vertical in emphasis, due to their tall windows and vertical proportions. In Maysville, Italianate commercial buildings were constructed right up to the turn of the twentieth century. Many of Maysville’s Italianate residences are clad in wood blocks imitating stone (Miller 2008:18).



**Example of Italianate House, Photo 13**

Many of the comments on Gothic Revival made above also apply to the local application of Italianate style. Brother provides the following trenchant comments on the Italianate Style in Maysville and greater Kentucky, from the 2016 downtown district boundary increase:

Farm journals and pattern books disseminated the style, the advent of balloon framing helped popularize it, and the growth of rail lines also helped spread it after the Civil War. The technique of balloon framing made the construction of houses with asymmetrical forms much more feasible than had the rigidity inherent in heavy timber frame construction. Local builders utilized national pattern books, tailoring a house to the owner’s specific tastes and pocketbook, and ornamenting traditional house forms with machine-produced architectural elements, like brackets and spindles.

By the 1860s and 1870s, the Italianate style was firmly entrenched in America, and would continue to influence architecture in Kentucky until the turn of the century. At least one architectural style book divides Italianate buildings into six subtypes defined by a prominent feature of the building’s massing:

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the hipped roof, the centered gable, asymmetrical, towered, and front-gabled and town houses.<sup>viii</sup> The Italianate style found favor in Maysville, and is a mainstay in most of the residential neighborhoods, and across the county is found on the most simple of buildings.

The influence of Italianate and other Victorian-era styles started late and lingered for over 40 years in Mason County, which seems to be the case in other Bluegrass counties as well. William Macintire observed that in Kentucky, “the tall and narrow window proportion becomes particularly pervasive, showing up even on extremely modest dwellings of the early twentieth century.”<sup>ix</sup> The Italianate influence could be quite mild and often manifests in the form of a bay window. Later stylistic updates might remove the attributes of an earlier era” (Brother 2016:Section 8).

### Queen Anne (1870s-1900)

Queen Anne is the style that represents “Victorian” to many people. It is the liveliest of the styles of the Victorian era, and was popular throughout the United States. The style originated in England in 1868. Many of the elements of the style were borrowed from earlier periods of English architecture [nominally] under the reign of Queen Anne, for whom the style is named.

Queen Anne houses are brick with wood-shingled or stuccoed upper floors, or wood frame with surfaces variously sided with clapboards and an assortment of shingle patterns. Queen Anne houses and buildings are irregular in plan, asymmetrical in form, and have hip or multi-gable roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay windows, turrets (small towers at the corners of buildings), encircling porches, and tall chimneys with decorative brick patterns are typical. Queen Anne buildings often have windows of many different designs. Elements of Gothic Revival, Stick Style, Eastlake, and Classical architecture may be included in the style. The vigorous and varied use of color and texture was an important part of the Queen Anne style (Miller 2008:20).



**Queen Anne Examples, Photos 14 & 15**

<sup>viii</sup> Ibid.

<sup>ix</sup> Macintire, 74.

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### Second Empire (1860s-1895)

The style is named for the French Second Empire under the reign of Napoleon II. Under his leadership, Paris was transformed into a city of grand boulevards and monumental buildings which were imitated in Europe and the United States. French Second Empire often incorporated elements of other styles, including Eastlake porches and Italian Villa towers. An essential characteristic, however, that distinguishes French Second Empire from other styles is a mansard roof, which is a double-pitched, hip roof with a steep lower slope. Named for Louis Mansard, its French inventor, the mansard roof provides an extra floor where wasted attic space would be. Dormer windows are used to provide light to this floor. Typical houses of the style are square or rectangular in plan, constructed of brick or wood, and have symmetrical facades. Common are multi-colored slate or tin-plate roofs, cast-iron roof cresting, quoins, tall first-floor windows, bay windows, projecting central bays, and bracketed cornices.

A mansard roof was essentially all that was needed to remake a house into Second Empire, and the style was adapted to houses of many types. For example, the so-called “Mechanic’s Row” on West Third Street in Maysville has a Second Empire roofline imposed on earlier Greek Revival row houses (Miller 2008:21).



**Second Empire Example in district, Photo 16**

### Colonial Revival (1890-1950)

Colonial Revival is used to describe later houses based on designs from the colonial period in American history. Colonial Revival houses typically have a three-bay or five-bay symmetrical façade and a gable, hipped, or gambrel roof. Siding is brick or clapboard. Details may include elaborate pediments over the doors, pilasters, Palladian windows, columned porticoes, dormer windows, classical entablatures, and

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doors with sidelights and transoms. Windows on the first floor of the façade are usually larger than the other windows.

Unlike “real” Georgian houses or the Federal structures of Mason County’s early settlement, Colonial Revival houses often have windows grouped together, bay windows, or large stationary windows flanked by sashes. Colonial Revival houses have central heating, and usually lack the huge chimneys of earlier houses. Colonial Revival houses often have second-story sleeping porches and/or screened in porches off the gable end of the ground floor, both popular accessories of the first quarter of the 20<sup>th</sup> century. By mid-century, it was not uncommon to have a built-on garage attached to the house (Miller 2008:24).



Colonial Revival examples in the district, Photo 17

Photo 18

A sub-category of Colonial Revival, the Dutch Colonial Revival, refers to buildings of roughly the same period, built with gambrel roofs, and based loosely on the traditional 17<sup>th</sup> century Dutch architecture of the Hudson River Valley. Said architecture exhibits low (sometimes flaring) eaves, vertical planked doors divided into upper and lower halves, and the occasional weathervane.



Example of Dutch Colonial Revival in the district, Photo 19

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The authors note that the Colonial Revival style could be (and was) applied to a variety of simple forms, such as a Bungalow or “Minimal Traditional” house form, by tacking on a simplified quasi-Georgian doorway, a cupola, and 6-over-6 window sashes flanking a picture window. Colonial Revival was a statement of respectable American identity or aspiration, a sensibility that transcended economic class. In this regard, it seems to have answered a hunger not really fed since the Greek Revival. Since Colonial Revival has never really gone away, it is safe to consider the style a participant in the period characterized for the sake of this Historic Context as “Modern Charming Houses: 1900-1950,” presented below.

### *Modern Charming Houses: 1900-1950*

The third and final period of this Historic Context accounts for much of the infill observed on the riverward side of West 2nd Street, and in isolated clumps of houses elsewhere within the proposed District.

The twentieth-century phase of development in the Maysville Downtown Historic District saw a final phase in the subdivision of parcels – and demolition of existing houses to make way for new dwellings. New styles, such as the Colonial Revival and Craftsman, filtered in and influenced local builders (Brother 2016:Section 8”).

Among the styles included in this period, the 2016 Nomination explicitly mentions Colonial Revival, Craftsman, and Neo-Classical. The current authors would add Tudor Revival and Dutch Colonial Revival to the list.

### *Craftsman/ Bungalow (1900-1940)*

The so-called “Craftsman” movement was a reaction against the elaborate machine-made detailing and complexity of the Victorian era, and the dominant house-form of the Craftsman movement was the Bungalow. Bungalows have low roof pitches with wide unenclosed eave overhangs with exposed rafter tails. The doors and windows are often asymmetrically arranged. Windows are often grouped together; a sash pattern of three over one is quite common for houses built in the 1920s and 1930s. Bungalows rarely have formal reception halls, instead the front door leads directly into a living room, often with a prominent fireplace. Kitchens often have breakfast nooks. Porches, either full- or partial-width, are quite common, and usually have a roof supported by tapered square pillars resting on pedestals of a contrasting material (McAlester & McAlester 1998:452). In Maysville, the most common form of Bungalow is a simple single-story house with the gable to the street, usually with a hipped or gabled porch across the front (Miller 2008:26).

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**Photo 20: Craftsman Bungalow**



**Photo 21: Tudor Revival**

#### Tudor Revival (1910-1940)

Tudor Revival was based on 17<sup>th</sup> century Elizabethan architecture in England, revived by English architect Richard Norman Shaw in the 1880s. Elements of the style first appeared in this country on houses of Queen Anne form. When Tudor Revival finally emerged as a style of its own, its houses resembled a type of English country cottage. Popularized in builder's guides, it can be seen in abundance throughout the United States.

Tudor Revival houses come in various sizes, from one-and-a-half story cottages to two-and-a-half story mansions. The style is easily identified by its exposed and decorative half-timbering, which is seldom load-bearing. The spaces between the timbers are nogged with stone or brick, and usually stuccoed, but sometimes left exposed. Houses may be a combination of brick, field stone, dressed stone, and decorative half-timbering. Steeply pitched roofs have intersecting gables and dormer windows. Casement windows (hinged at the sides to open outward), or double-hung windows are multi-paned, often with diamond-shaped panes. Also characteristic are irregular plans, slate or terra cotta tile roofs with low, irregular eaves, and massive, decorative chimneys (Miller 2008:25).

#### 'Folk' Victorian (1840-1910)

Here we depart from our extended quotation of Brother's 2016 historic district expansion and Miller's "Maysville Design Review Guidelines." Up to this point we have been using nationally recognized house styles as a means of sorting the sample of houses within the West 2<sup>nd</sup> Street Historic District. Now we need to account for houses that for a variety of reasons do not fit into nationally recognized style categories, leaving Style for the time being and moving to something simultaneously more idiosyncratic and more traditional, something based on the house **form**. The project area retains a couple of residential houses that the Kentucky Heritage Council would categorize as "Folk Victorian" (#40, 67). These houses retain some markers of Victorian aesthetics, were

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built during the Victorian era, but exhibit traditional house forms that can be mapped as regional traditions, a la Henry Glassie (Glassie 1968).



**Photo 22: Folk Victorian**



**Photo 23: vernacular**



**Photo 24: vernacular**

### Vernacular

The term “vernacular” has been applied in many different ways to describe houses. Most of those uses apply to a house devoid of any markers for nationwide styles. There are forms of vernacular that apply to buildings with a popular culture distribution, such as repetitive forms of fast-food chain restaurants. Other users apply the term to the designs that would qualify as “outsider art,” that is, the very eccentric and not widely distributed. Other users also use the term to refer to sociological phenomena, such as worker housing or ethnic housing. The early users were folklorists, who recognized that the process of designing and building had an oral component (hence “vernacular”), and saw the buildings as significant cultural products. Many of these long-standing building forms and shapes are recognizable, but their connection with a particular community or culture has been severed, such that the term vernacular sometimes becomes synonymous with “anonymous,” as its designer/builders are not known. Maysville has a handful of such “anonymous” houses (#29, 35-37). To rescue the term from serving as simply a category that signifies “other,” we will define our use of the term.

The basic house forms typical of Mason County and the Outer Bluegrass are:

- Single or double pen two story log house
- Dog Trot log house
- a simple frame single-story hall and parlor
- a frame hall-and-parlor with back room (usually with salt-box roof and front porch, sometimes with two front doors) (an Upland South tradition)
- a single story frame center-hall house of either single or double pile (Frame)
- an I-house with a rear ell (noted above repeatedly)
- a frame gable-front “Bungalow” (stripped of all or never had diagnostics such as rafter tails, etc.) (20<sup>th</sup> century)
- a frame gable-front “Shotgun” or “Camelback” house (once common, now rare in Mason County, but still visible in Northern Kentucky and Louisville)

In Mason County, we have used dendrochronology to date the construction of log houses to as late as the 1840s, long after the eclipse of the Frontier (Rubino 2010). For the purposes of this discussion, we will confine ourselves to the nailed frame houses of the later 19<sup>th</sup> and early 20<sup>th</sup> centuries. In the district area, these houses occur as 19<sup>th</sup> century working class housing. The samples in question are located on the riverward side of West

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2nd Street, below street grade, and have required raising on their foundations over the years to “peek out” at traffic going by. Most are side-gable, either hall-and-parlor or center-hall. They are exclusively single pile (albeit with integral lean-to or shed-roofed rear storage) and now “read” as single story, although that is all that now shows above a dramatically raised grade. Compare for example, the modern photos of #29 (MSM-390 at 521 W. 2<sup>nd</sup> St) with the 1853 lithograph, indicating the same structure with two stories fronting on 2<sup>nd</sup> Street.

### Commercial Structures

Although there are currently five commercial properties within the proposed district, due to issues of integrity, only one is recommended as a contributing element; the Caproni’s restaurant (#5 MSM-170). The Caproni’s Building itself does not have design purity, as it combines three earlier structures into a composite building, the exterior forms of which are “unreadable” from the interior. The saving grace is its northwest façade, applied after World War II in an overt tribute or emulation of Art Deco or perhaps Art Moderne sensibilities. The façade was created by painting the side of a townhouse white, then applying large black vertical pillars with three vertical stripes of inset white flashing in a staggered array. The horizontal pediment was painted black to complete the frame (**Photo 25**). For Maysvillians, the modern frontage at Caproni’s, sharing space with the train station, must have felt like a forward-looking presentation of the City’s aspirations.

There is some irony hidden here; the original buildings composing the restaurant faced Front Street riverward, and are now made inaccessible by multiple busy railroad tracks. From the Maysville side of the Ohio River, the only hint of the original structure(s) is a surviving “flounder” roofline of a relict rear ell, visible to the southwest peeking over the top of the floodwall. In order to get a better look at the riverward side of the building, we took a camera to the Ohio side of the River, and could see the building as a Federal-period townhouse with millwork cornice detailing (**Photo 26**). Thus, MSM-170 is one of two Federal-period structures surviving in the project area, and is being nominated for its Art Deco façade.



Photo 25: Caproni’s northwest facade



Photo 26: Caproni’s looking from Ohio River bank

Streets/Alleys/Paper Streets



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The streets of Maysville were laid out in 1795 and their positions and spacing relative to one another is considered in itself a contributing element to the Historic District. This case has already been made in the 2016 boundary expansion. One of the more charming features of both the 2016 boundary expansion and in this district is the frequent use of public stairs at alleys and streets, often appearing on maps as thoroughfares. The current investigation has “rediscovered” a couple of these “paper streets” visible on 19<sup>th</sup>-century maps, but long neglected, including Resources E and K, but at least one street and most of the “uphill” alleys have more or less carefully maintained steps and remain in frequent public use (**Photos 5 & 6**). At one time the pedestrian facilities were probably essential for the folks on Third Street to get to work at the various industrial sites along the riverbank. Most of the steps were originally limestone slabs, and one can still find the occasional stone step sticking out from under even the most regular poured cement walkway.



**Photo 5**



**Photo 6**

In the Washington Historic District (NRIS 70000253, expanded 76002274) three miles south, a lot of archaeological work has been done to identify public pavements, including the original 1830s macadam associated with the Maysville-Lexington Turnpike (Miller & Miller 2013). While we do not have the luxury of subsurface study within the current district, here and there one can see traces of older pavements. From Brother:

“The aesthetic qualities of downtown Maysville began to concern city leaders in the new century, and some “public spirited men on the City Council...set about to see if something couldn’t be done to improve the looks of the city.” The city’s streets, often little more than muddy paths in bad weather, rose to the top of the list, and in 1905, the first ordinance relating to brick streets was passed. Streets and alleys were paved with brick” (Brother 2016:20)

At Resource B (MSM-795), Cox Alley, the older brick paving is still visible at its intersection with West 2<sup>nd</sup> Street.

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### The Stone Walls of West 2nd Street

The neighborhood of the current district (and the 2016 Expansion district for that matter), could not have survived but for the limestone retaining walls built concurrently with the homes they protect (see, for instance, Photo 8, above). So too for West 2nd Street, from Rosemary Clooney Street northwest and around the curve of the first intersection *en route* to Germantown on the Germantown Pike; as noted repeatedly above, the dry laid stone wall on the west side of the street probably dates to the construction of the Maysville-Bracken Turnpike of 1836-1840s (#J).

### Historic Context: The Significance of the Floodwall to Maysville's Modern Stability, 1956-1967

Prior to 1956, the City of Maysville had suffered 56 floods in 113 years.<sup>x</sup> Major floods occurred in 1832, 1867, 1883, 1884, 1913, and (the so called "100-year" flood), 1937. The normal pool was defined in 2002 as 33.2 feet.<sup>xi</sup> The last four highest floods were 1937 cresting at 75.4 feet; 1913 cresting at 67.8 feet; 1884 cresting at 66.9 feet; and 1945 cresting at 65.5 feet. The flood of 1997 may have beaten the 1945 flood crest.<sup>xii</sup>

At the time of the 1937 flood, it was estimated that Maysville sustained over 5 million dollars in damages, and Maysville was just one of hundreds of communities struck by the Ohio River floods. In 1938, U.S. Congress passed the Flood Control Act, enabling the U.S. Army Corps of Engineers (CoE) to begin plans for comprehensive flood control measures for the Ohio River watershed. Although planning was disrupted by World War II, by the late 1940s, the CoE had conceived over 50 specific "local protection" flood control projects, including a system of tributary reservoirs and municipal floodwalls. Maysville was chosen as one of the first floodwall sites based on "a high ratio of dollars of property protected vs. dollars spent" (Footnote 5). At the time of its completion in 1956, over \$140 million had been spent on the greater Ohio River Basin Flood Control Plan; the CoE had announced that the results had already saved \$110 million in potential flood damages. The project was considered 47% complete at the time. Although the Maysville Floodwall was the 25<sup>th</sup> local protection project completed by the CoE, it was the second floodwall built in the Commonwealth of Kentucky.<sup>xiii</sup>

Construction began in 1949, and was completed in 1956. The project required seven different construction contracts, two equipment contracts, five consecutive resident engineers on assignment from the CoE, and \$7,074,000 (*ibid.*). The Maysville Floodwall is 14,080 feet long, including 7,774 feet of reinforced concrete wall, which has a height average of 17 feet above the ground, and 6,306 feet of earthen levee. The floodwall project included 5 pumping stations, 10 openings and two ramps with diversion channels.<sup>xiv</sup> Pump stations were located at Goose Creek, Limestone Creek, the Stockyards, Wall Street, and Short Street combined capacity of 108,250 gallons per minute /min of storm-water & 4210 gallons per minute of sewage.

<sup>x</sup> (Kentucky Gateway Museum Center Vertical Files, Xerox from *Maysville Public Ledger* Wed Nov 28, 1956 "Flood Barrier Handed Over to the City").

<sup>xi</sup> (Kentucky Gateway Museum Center Vertical Files, Xerox from *Maysville Ledger-Independent* March 07, 2002 "Maysville Rides Out Flood Behind 43-year old Floodwall").

<sup>xii</sup> (Kentucky Gateway Museum Center Vertical Files, Xerox from *Maysville Public Ledger* Wed Nov 28, 1956 "Shield Against River Scourge Proudly Borne").

<sup>xiii</sup> (Kentucky Gateway Museum Center Vertical Files, Xerox from *Maysville Public Ledger* Wed Nov 28, 1956 "Dedicatory Program Simple, Impressive").

<sup>xiv</sup> Kentucky Gateway Museum Center Vertical Files, Xerox from *Maysville Public Ledger* Wed Nov 28, 1956 "7,000,000 Barrier Floodproofs Maysville").

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The Short Street pump station lies within the proposed district area, along with the 2nd Street water gate, Rosemary Clooney Street Water Gate, Rosemary Alley Water Gate, and a railroad siding water-gate originally intended for the old cotton mill (#1).

The Floodwall, alone among all of the 111 cultural resources mapped for this project, is recommended as eligible for listing on the NRHP under Criterion A, as a major event in the broad patterns of the history of Maysville, and as part of the Ohio River Basin Flood Control Plan.

### Points of Comparison

The following is quoted directly from the 2016 District Expansion;

The Maysville Downtown Historic District is locally significant, as its architecture expresses a determinedly urban feel despite the small size. The street layout conforms to the rivers, and the meandering alleys and paper alleys display an urban identity in this river city. The slow growth of Maysville not only speaks to the continued agrarian identity of the river town, but is borne out by the retention rate of 19<sup>th</sup>-century building stock.

The question of why Maysville developed in the fashion that it did is based in part on its geography, terrain, and the makeup of its citizens. It was far from the only river town along the Ohio River to be settled in the 18<sup>th</sup> century – a large number of forts along the Ohio River in the historic atlas “Ohio Country, 1787-1803” include Marietta, Gallipolis, Massie’s Station, Limestone (Maysville) and Cincinnati. Not mentioned on this atlas is the city of Louisville, which is not really a valid comparison to Maysville, as the Falls of the Ohio directly impacted river travel, and people had to stop at the settlements there. The city boasted a population of around 7,000 before 1830, far outnumbering Maysville’s population, making it the state’s second major river port of the time.

Neither is Cincinnati a good choice for comparative analysis with Maysville – a better choice is its one-time rivals and later suburb cities of Covington and Newport, which both have late-18<sup>th</sup> century development origins.

Covington and Maysville reported comparable population figures until the mid-19<sup>th</sup> century, but the influx of immigrants, and Covington’s aggressive annexation of neighborhoods, sent its population figures flying well past that of Maysville. By 1850, Covington was the second-largest city in Kentucky.

Newport, too, benefited from immigration, and both towns flanking the Licking River (a more important waterway than Limestone Creek) had a larger river bottom in which to develop than Maysville. Newport, with a population of 106 in 1800, was the first incorporated town in Kentucky north of Lexington. It had around 30 fewer residents than Maysville in 1800, but that would quickly change. The U.S. Government located a military barracks and arsenal in Newport in 1805, and by mid-century, it was three times the size of Maysville.<sup>xv</sup>

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<sup>xv</sup> Michael Whitehead. “Newport,” *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky, 2009), 651.

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Although the northern Kentucky towns of Newport and Covington, and the Commonwealth's largest river city, Louisville, embraced the post-Civil War industrial bent of the nation, Maysville remained a largely agrarian county seat town, albeit a prosperous one with a busy river front. Despite its 18<sup>th</sup>-century formation as a tobacco inspection point, Maysville grew slowly compared to its river contemporaries.

Madison, Indiana, is perhaps a logical choice for comparative analysis with Maysville. But even on the face of it, the two differ radically in scale. Madison's historic downtown (a National Historic Landmark) covers some 2,000 acres, with 1,800 buildings. This is in part due to the lack of a natural impediment (such as Limestone Creek) to joining areas of town together, and also to Madison's larger river plain. Their bluffs aren't nearly as close to the river as in Maysville. Perhaps if Maysville and East Maysville were to be examined as one large district, then all the subtle nuances of development (especially post-Civil War industrial development) would tell the wider story of Maysville. But alas, that is not the scope of this project.

Like Maysville, Madison has a street grid oriented to the river, and a network of alleys combs through the city. Early development (Federal and Greek Revival) remains extant in Madison, as it does in Maysville. The main difference is one of scale – Madison has 655 buildings in its district built before 1855. The entire district as proposed here, is only a seventh of that number, and that includes a span from 1800 to 1967.

Outside interests greatly shaped the development of Kentucky's other river cities of significant size on this section of the river. Maysville, on the other hand, despite having the river port and the first major road in Kentucky, operated almost solely as a self-contained town, with locals investing in manufacturing and industry, and farming products, to a large degree, shaped the economy. Until the construction of the rail line between Louisville and Lexington, Maysville was the primary entry point from the Ohio River into the inner Bluegrass. From 1830s-1850, it was the second largest hemp market in the world – second only to Archangel, Russia. After the demise of hemp, burley tobacco reigned, and from 1900 to 1980, Maysville was one of the largest tobacco auctions in the county. The economic booms are reflected in the architectural development covered in earlier in this section (Brother 2016:Section 8).

### **Evaluation of the Architectural Significance of the W. 2nd Street Historic District within the context, “An Architectural Evolution: The Hills of Maysville, 1800-1950.”**

For several of the architectural styles discussed above, Maysville's builders resorted to pattern books which provided the distinctive characteristics of a type and period, often while simultaneously applying their chosen style to an older vernacular building form, adapted to a steep hillside context, distinctive to the region and period. When one sees an entire neighborhood of these buildings surviving side by side, it presents a distinguishable entity whose individual components may lack distinction.

### **Evaluation of the Historic Significance of the 2nd Street Historic District within the context, “The Significance of the Floodwall to Maysville's Modern Stability, 1956-1967**

There has been no repeat of the savagery of the 1937 flood since the floodwall was constructed, so in some sense its ability to fulfill its literal mission remains untested. It is hard from this distance in time to gauge the

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sense of stability the floodwall offered in the first years following its construction. Although to some extent we now take it for granted 60 years later, in 1956 the relief from anxiety offered by the floodwall was palpable:

This city is a water creature that has not stopped growing...The completion of the flood protection works marks a turning point upward for this city...Future generations may mark Maysville's take-off toward greatness not from its first settlers, but from the time the city cut loose from the bondage of the river with the building of the floodwall" (Editorial, "High Water Menace Eliminated Here, Community's Barometer Sails Upward" *The Maysville Public Ledger* Wednesday, November 28, 1956, Page 1).

To those who might now complain that their view of the Ohio River is blocked by the floodwall, or their enjoyment of the West 2<sup>nd</sup> Street NRHP Historic District is tainted by its presence, it is worth remembering, but for the floodwall, someday there might not be a Historic District at all.

### **Evaluation of the Integrity between the Architectural Significance of the 2nd Street District and its Current Physical Condition**

Much of the pre-1830s landscape of the West End is no longer standing, particularly the earliest manually powered and steam powered manufacturing sites. It is possible that some remnant remains available to future historical archaeology, but this is not the venue for predictive modelling, other than to say that the possibility for future work exists. That being said, we are blessed with standing houses on several of the earliest residential properties in the West End, beginning with the house at Morton's Garden (#21) and the Conrad Rudy House (#63), and continuing from those early comers to the simultaneous development of the townhouse blocks southeast of Rosemary Clooney Street, and the freestanding showpiece houses northwest of that original City Limit. In addition to the buildings themselves, a variety of period structures survive to indicate the ongoing challenges of terrain and traffic, including a complex network of dry-laid stone retaining walls and pedestrian stairways cut across or into the hillsides; old solutions still in service. Note that we are speaking here not just of the integrity of any one specific property, but the ongoing ability of this neighborhood to convey its story from the 1840s forward.

The structure of the following discussion has been freely adapted from the 2016 Brother nomination, although the specifics of District integrity refer only to the West 2<sup>nd</sup> Street District (Brother 2016:30-31).

In order for the West 2<sup>nd</sup> Street District to be eligible for the NRHP under Criterion C, as a good example of a particular architectural style or of continued architectural development, it must retain integrity of setting, design, materials, workmanship, and feeling. The W. 2<sup>nd</sup> Street District (the District) as a single entity retains integrity as a historic mixed-use neighborhood in all of these aspects.

The resources in the District have a very high level of integrity of **design**. The stepped parapet gables, so distinctive and unique to Maysville, seem to echo the stepped nature of the street grid and the rising elevation as the city extends to the south and west.

Most of the residential buildings within the District were designed as single-family dwellings and remain in use as single family dwellings. Overall, the historic massing and floor plans of the resources remain intact. The resources within the district retain stylistic details, including window and door surrounds, cornices, porches,

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fenestration patterns, roof forms and other accoutrements that convey the historic architectural style and design of each building. The form of the buildings remains intact and conveys the changing character of Maysville as an urban river town growing beyond its original town plat.

The design of the street grid is quite intact as well, as alleys and streets remain intact and help reinforce the river-facing hillside character of the 19<sup>th</sup> century town.

The integrity of **materials** and **workmanship** within the district is high. The majority of resources retain their original finishes. Non-historic siding is present, but it mimics the original in size and silhouette. Historic finishes including solid masonry (brick) and brick and stone veneer are intact as well. Window replacement for the most part includes the substitution of the sash only, and the proportions and placement of openings has not been changed. Some porches on rear ells have been enclosed to allow for the placement of indoor plumbing.

The integrity of **location** and **setting** of Maysville is gauged by the relationship between the town, the river, and the bluffs to the south. The town's location made it attractive for settlement, and the location dictated the nature of development, although the development has left marked changes on the landscape. The original ropewalks and cotton mills of the Water/Front Street riverfront have been replaced by the 1880s railroad and 1950s Floodwall. Despite all that, Maysville's setting remains today most definitely that of a river town. The uphill rise and response of the buildings to that – with raised basements, and porches and galleries to enjoy the view – has resulted in the “stacked” nature of the District. The dense network of dry-laid stone retaining walls throughout the District are a direct response to location and setting, dating to the original settlement of the neighborhood.

Additionally, the setting continues to impart the sense of a diverse urban environment – with buildings responding to the street, the topography, and to each other. The District retains a high level of integrity of setting – the changes since the end of the POS have been minimal.

The West 2<sup>nd</sup> Street Historic District retains a high level of integrity of **feeling** and **association**. The integrity of design, materials and workmanship, as discussed above, provide the feeling of a prosperous early-19<sup>th</sup>-century river town, a county seat, a transshipment center, a crossroads.

Without meaning to overemphasize the Greek Revival at the expense of the other architectural styles represented here, the authors offer the following as a “way in,” a possible explanation for why people here remain proud of Maysville's West End. This is a quote from architectural historian Alan Gowans:

Not much Arcadian scenery remains now. It takes some imagination to visualize the world Dickens and various itinerant primitive painters saw in the wilderness of skyscrapers and billboards, diners and developments and decaying Victorian mansions that buries most of Classical America today. Here and there patches survive in something like an original setting. In the hills of western New England or northern Georgia, in the valleys of the Mohawk or the Wabash or the Ohio, through old Mississippi plantation country, along remaining patches of the old National Roads [like the Maysville Road]...you can still sometimes come upon the occasional neat pedimented farmhouse or pillared mansion...Then for an instant you catch a glimpse of America when the Republic was new, of that lost nation of “templ'd hills” and Revolutionary ideals modeled on classical antiquity (Alan Gowans 1992).

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Ladies & Gentlemen: we in Mason County are privileged to live in a surviving corner of that lost world.

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**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): \_\_\_\_\_ see inventory table \_\_\_\_\_

**10. Geographical Data**

**Acreeage of Property** 37.1 acres

**Latitude/Longitude Coordinates (See Topographic Map Figure 4)**

Datum if other than WGS84: \_\_\_\_\_

1. Latitude: 38.649004

Longitude: -83.770583

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- 2. Latitude: 38.659795 Longitude: -83.765261
- 3. Latitude: 38.658187 Longitude: -83.776677
- 4. Latitude: 38.649808 Longitude: -83.770583

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

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

The southeastern end of the Boundary Extension is designed to articulate with the Armstrong Row/ West Second Street end of the Downtown Historic District as defined in 2016 (**Map in Figure 1**), and is designed to cover everything between the railyard on the riverward side, and the south (southwest) property line of all properties fronting on West Second Street, extending northwest to Germantown Road (S.R. 3056) at Beasley Creek (**Maps in Figures 2 & 4**), representing the 1854 extension of the Maysville City Limits.

Defined strictly by streets and parcel boundaries, the northeast corner of the District is at the Floodwall (#3) at Wall Street (**Map in Figure 2**). The east boundary runs southwest along the west side of Wall Street to Shultz Alley, and includes Shultz Alley (Resource A) northwest to Cox Alley (Resource B). Turning southwest, the boundary includes all of Cox Alley, crossing W. 2<sup>nd</sup> Street and turning southeast to encompass parcel #100, extending southwest to a second alley also called Cox Alley (Resource C), which runs northwest to Short Street (Resource D). At Short Street the District boundary turns northeast to the rear property line of the rowhouses facing onto W. 2<sup>nd</sup> Street (#92-95), where it turns northwest. The District boundary then turns southwest at an unnamed “paper” alley (Resource E), again turning northwest across the rear property line for properties on W. 2<sup>nd</sup> Street, following Lower Alley (Resource F) northwest to Rosemary Clooney Street (Resource H). The District boundary turns southwest at Rosemary Clooney Street, taking a dogleg at the rear property line of parcel #74, then extending southwest to the north edge of Third Street, which is the south edge of those properties with frontage on the southwest side of 2<sup>nd</sup> Street for the balance of the District. The District Boundary follows the north edge of W. Third Street to parcel #48, where it turns northeast, crossing the rear property line of Parcels #45-47 before turning back up the hill to W. Third Street, across the rear boundary of Parcel #44, and again dipping northeast following the rear property line of parcel #43. The District boundary then follows the north edge of West Third Street to its intersection with Germantown Road (S.R. 1356), following the north and east parcel boundaries of parcel #40 to the intersection of Germantown Road and W. 2<sup>nd</sup> Street. The District boundary then turns northeast and clockwise to encompass all of parcel #39, turning southeast and continuing in that direction at the east property lines of every property on the northeast side of W. 2<sup>nd</sup> Street to the beginning point.

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Note that the four corner points defined on the topographic map (**Figure 4**) encompass an area beyond the strict limits of the District as defined by streets and property boundaries (**Figures 1 & 2**). This is due to a curve in the Ohio River and its banks, upon which the District was built.

**Boundary Justification:** These boundaries captured the highest density of historic properties with least compromise to integrity.

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#### 11. Form Prepared By

name/title: Orloff G. Miller, Ph.D. & Elisabeth Tuttle Miller, M.A.  
organization: Orloff G. Miller Consulting LLC  
street & number: 735 Germantown Road  
city or town: Maysville state: Kentucky zip code: 41056  
e-mail orloffgmiller@mac.com  
telephone: 606. 407-2143 date: January 31, 2017

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#### Additional Documentation

##### List of Figures

**Figure 1.** Relative Location Downtown NRHP District & West 2<sup>nd</sup> Street District.

**Figure 2.** Parcel Map: Maysville West 2nd Street NRHP District

**Figure 3.** Parcel Map Key with Historic Inventory Numbers & Addresses

**Figure 4.** Topographic Map for NRHP District at W. 2<sup>nd</sup> Street, Maysville

**Figure 5.** Map of Photo Locations and Directions

**Figure 6.** 1853 *Map of Maysville Kentucky* Benjamin Grove

**Figure 7.** 1876 *An Illustrated Atlas of Mason County, Kentucky* Lake, Griffing & Stevenson

**Figure 8.** 1877 *Index Map & Atlas of the Upper Ohio River & Valley* Eli L. Haynes

**Figure 9.** 1914 Sanborn Insurance Map, City of Maysville

**Figure 10.** Shultz-Pearce House in 1913

**Figure 11.** 1848 "View of the City of Maysville from the Germantown Road." Lewis Collins *Historical Sketches of Kentucky* 432.a.

**Figure 12.** 1853 *View of the Ohio (near Maysville. KY)* Nathaniel Kinsey, Jr.

**Figure 13.** Grundy-Kehoe House #54 MSM-381 ca. 1890-1900

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**Photographs:**

**Name of Property:** West 2<sup>nd</sup> Street Historic District  
**City or Vicinity:** Maysville  
**County:** Mason  
**State:** Kentucky  
**Photographer:** Orloff Miller and Elisabeth T. Miller  
**Date Photographed:** December, 2016 and January, 2017

**Description of Photograph(s) and number:**

**Photo 1:** Property #50. MSM-385 522 W. 2<sup>nd</sup> St, Joseph Broderick House (Right) & #52. MSM-383 516 W 2<sup>nd</sup> St., Name Unknown (Left). Looking NW.

**Photo 2:** (Right to Left) #79 (MSM-342) 336 W 2<sup>nd</sup> St. Henry Rudy House, #80 (MSM-785) 334 W. 2<sup>nd</sup> St. Brick Townhouse III, #81 (MSM-334) 332 W. 2<sup>nd</sup> St., Brick Townhouse III & #82 (MSM-631) 330 W. 2<sup>nd</sup> St., Brick Townhouse III, Looking WSW.

**Photo 3:** #21. MSM-364 449 W. 2<sup>nd</sup> St, "House at Morton's Garden", Looking NNE.

**Photo 4:** #63. MSM-369 458 W. 2<sup>nd</sup> St, Conrad Rudy House, Façade and Frontage Wall, Looking SW.

**Photo 5:** Property H. MSM-801, Rosemary Clooney Street (Historic Lower Street). The south end of Rosemary Clooney Street has always been pedestrian steps up to 3<sup>rd</sup> St; looking W.

**Photo 6:** Property B. MSM-795 Cox Alley (Historic Vine Alley). looking SW.

**Photo 7:** #8. MSM-169. 300 Rosemary Clooney St. Facade of 1918 Train Depot, still in service. looking E.

**Photo 8:** Property J. MSM-803. The Stone Retaining Walls. Taken from in front of MSM-385 (#50. 522 W 2<sup>nd</sup>), this is the only property frontage where the 2<sup>nd</sup> Street stone wall has received a diagonal coping course, as per many local and regional Bluegrass farms. Looking SW.

**Photo 9:** Property J. MSM-803. The Stone Retaining Walls. Taken from behind MSM-378 (#22. 491 & 493 W 2<sup>nd</sup>), this is a typical retaining wall on the riverward side of West 2<sup>nd</sup> Street, illustrating the raised grade of the road over the years. Most of the older house foundations on this side of the street are tied into this retaining wall. Looking SW.

**Photo 10:** (Right to Left) #89, MSM-627 at 314 W 2<sup>nd</sup> St.; #90. MSM-790 at 312 West 2<sup>nd</sup> St. (Lewis Collins Townhouse); #91, MSM-338 at 310 W 2<sup>nd</sup> St., (Lewis Collins Townhouse). A stepped parapet is visible between the orange and white roof-lines. Looking SW.

**Photo 11:** #57. MSM-375, 480 W. 2<sup>nd</sup> St. J. D. Green Double House. Façade of Double House exhibits original design. Looking SW.

**Photo 12:** #54. MSM-381 504 W. 2<sup>nd</sup> St, Grundy-Kehoe House, Temple Style Façade and south wing. Note modified roofline at gable end of wing, now with cornice returns.

**Photo 13:** #28. MSM-389 at 519 W. 2<sup>nd</sup> St., Facade of transitional Greek Revival/ Italianate House, with tall skinny windows and cornice vents of Italianate vocabulary, and recessed five-light entryway of Greek Revival style (albeit executed in Italianate proportions). Looking NE.

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**Photo 14:** #73. MSM-348, 404 W. 2<sup>nd</sup> St., Thomas A. David House. Façade of Queen Anne house in scraping stage of repainting. Looking SW.

**Photo 15:** #74. MSM-347 at 400 W. 2<sup>nd</sup> St. Queen Anne style house façade, looking SW.

**Photo 16:** #98. MSM-428 at 230 W. 2<sup>nd</sup> St. What began as an earlier (and much larger 5-bay) building modified with a Second Empire mansard roof. Looking SW.

**Photo 17:** #11. MSM-171, 401 W. 2<sup>nd</sup> St., C.D. Pearce House. Façade of upscale Colonial Revival house. The stone sidewalks and fence survive from Christian Shultz's tenure on the same property. Looking NE.

**Photo 18:** #23. MSM-379 at 495 & 497 W. 2<sup>nd</sup> St., W.W. Ball Double House. Façade of seemingly-modest Colonial Revival. Only the porches and shutters make that suggestion. Looking NE.

**Photo 19:** #16. MSM-357 at 427 W. 2<sup>nd</sup> St. Dutch Colonial Revival diagonal view with gambrel roof. Looking NE.

**Photo 20:** #61. MSM-371, 464 W. 2<sup>nd</sup> St., Façade of Craftsman Bungalow. Note that the windows in the bay window are original, while those at the porch and dormer are replacements. Looking W.

**Photo 21:** #76. MSM-345 at 346 W. 2<sup>nd</sup> St. Tudor Revival façade with fanciful stonework. Looking SW.

**Photo 22:** #40. MSM-781 at 564 W 2<sup>nd</sup> St. A hall & parlor house with multiple additions. Seen from the rear, where fanciful porch millwork assists in defining this house as "Folk Victorian," looking E.

**Photo 23:** #29. MSM-390 at 521 W. 2<sup>nd</sup> St. A tiny side-hall or single cell frame residence, recovered in vinyl siding in 2016. Looking NE.

**Photo 24:** #29 MSM-390 at 521 W 2<sup>nd</sup> St. The same house seen from the north side. The original front door was one story lower than the current front door, and is visible in the 1853 Kinsey lithograph (Figure 12). Note stone wall tying the foundation to the street retaining wall, looking E.

**Photo 25:** #5. MSM-170, 320 Rosemary Clooney Street. Façade of Caproni's Restaurant, Looking E.

**Photo 26:** #5. MSM-170, 320 Rosemary Clooney St. Caproni's Restaurant. Riverward Façade of one of the original structures composing the modern Caproni's building. Looking W.

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**Property Owner:**

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

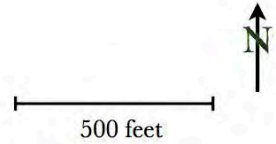
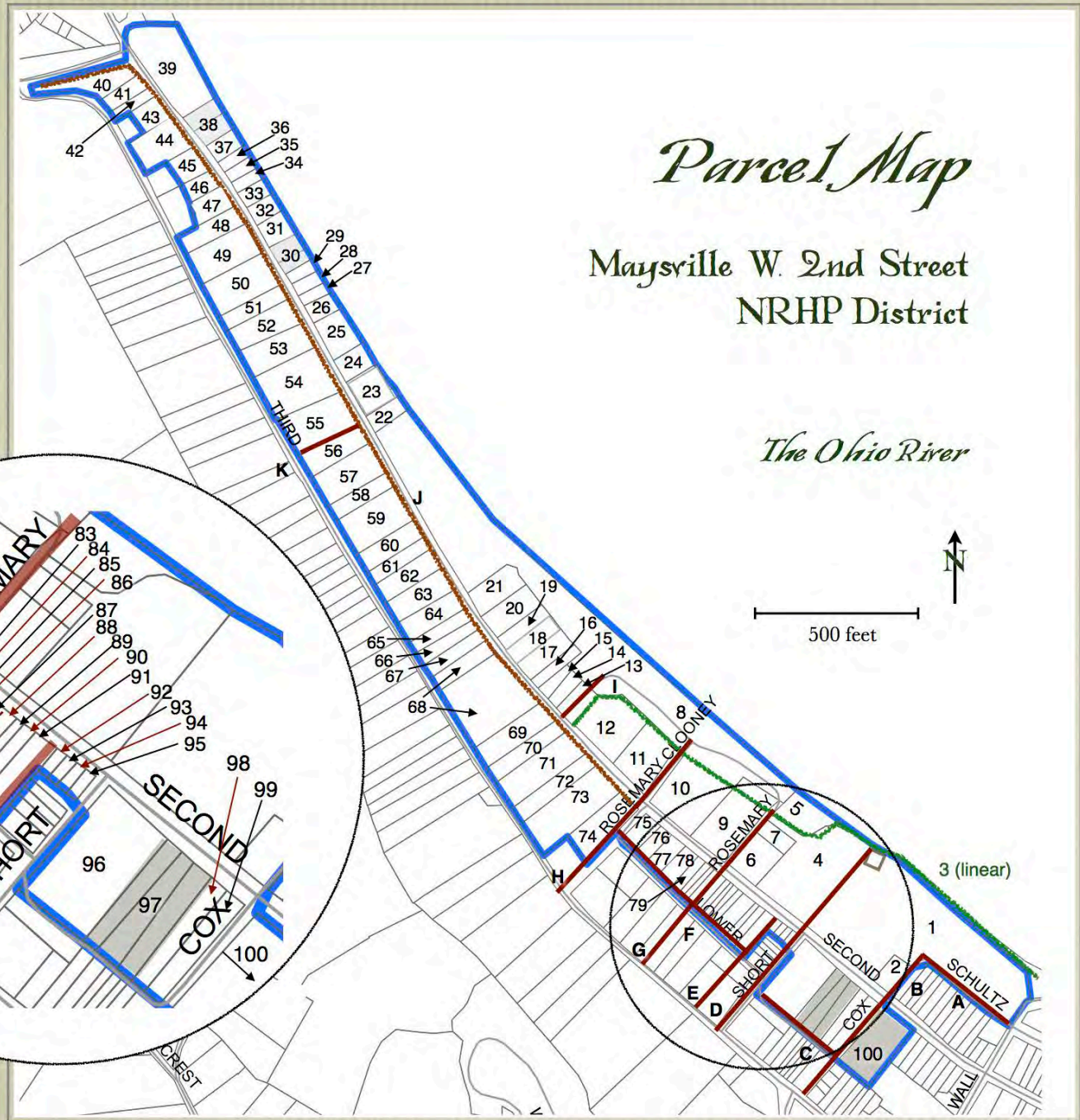
name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

Orloff G. Miller Consulting  
735 Germantown Road  
Maysville, Kentucky 40156  
606 407-2443  
orloffgmillier@mac.com

# Parcel Map

Maysville W. 2nd Street  
NRHP District

*The Ohio River*







SE SAN'S GREETINGS















rail passenger station























401

















**CAPRONI'S**

**RESTAURANT**

*Caproni's*





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: West 2nd Street Historic District

Multiple Name: \_\_\_\_\_

State & County: KENTUCKY, Mason

Date Received: 6/23/2017      Date of Pending List: 7/18/2017      Date of 16th Day: 8/2/2017      Date of 45th Day: 8/7/2017      Date of Weekly List: \_\_\_\_\_

Reference number: SG100001425

Nominator: State

Reason For Review:

X Accept       Return       Reject      8/7/2017 Date

Abstract/Summary  
Comments: \_\_\_\_\_

Recommendation/  
Criteria      Accept / A&C

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.

05-15-17

Mr Craig Potts SHPO

Kentucky Heritage Council

Re: Second Street Historic District

Maysville, Mason County, Kentucky

Daniel and Cindy Brent are  
the current owners of a house  
at 478 W. 2nd St Maysville Ky

At this time our house is

currently in process of foreclosure.

Di Tech is the mortgage company

currently taking the house.

I thank you for your consideration

Mr + Mrs Daniel Brent

Maysville Ky 41056

X *[Signature]*

Cindy L Brent

Pamela Erskine, Notary - Pamela Erskine  
My commission expires: 11-14-2017



MATTHEW G. BEVIN  
GOVERNOR

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

DON PARKINSON  
SECRETARY



THE STATE HISTORIC PRESERVATION OFFICE  
300 WASHINGTON 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 AND  
STATE HISTORIC PRESERVATION OFFICER

June 16, 2017

J. Paul Loether, Keeper  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240

Dear Mr. Loether:

We enclose the following nominations, approved by the Review Board at their May 17, 2017 meeting, and asking that these Kentucky properties be listed in the National Register:

- Rock Cabin Camp, Barren County**
- Middlesboro Jewish Cemetery, Bell County**
- E.O. Robinson House, Campbell County**
- Montgomery-Sandidge House, Green County**
- Kentucky Home School for Girls, Jefferson County**
- Devou Park, Kenton County**
- Kellog and Company Wholesale Grocery Warehouse, Madison County**
- West Second Street Historic District, Mason County**
- Westminster Presbyterian Church, McCracken County**
- Harrodsburg Downtown Historic District (Boundary Increase), Mercer County**
- Craig-Peak House, Scott County**

We enclose a revised nomination for a returned property, which we have revised according to the return comments:  
**Paducah City Hall, McCracken County**

We thank you for your assistance in listing these properties.

Sincerely,

Craig A. Potts  
Executive Director and  
State Historic Preservation Officer