

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

For NPS use only
received JUL 28 1983
date entered

1. Name

historic EAST NEWPORT HISTORIC DISTRICT

and/or common East Newport Historic District

2. Location

*Roughly bounded by the C & O R.R.,
6th, and Oak Sts.*

street & number ~~Sixth Street, Saratoga Street, Kenton Alley~~, C & O R.R. not for publication

city, town Newport vicinity of

state Kentucky code 021 county Campbell code 037

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<i>na</i> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<i>na</i> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Owners

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Campbell County Courthouse

street & number Fourth and York Streets

city, town Newport state Kentucky 41071

6. Representation in Existing Surveys

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

date 1979 federal state county local

depository for survey records Kentucky Heritage Council

city, town Frankfort state Kentucky 40601

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The city of Newport (1980 population: 21,500) is located in the northernmost part of Kentucky on the south bank of the Ohio and at the mouth of the Licking River. To the west, across the Licking, is the city of Covington; to the east, across Taylor Creek, is the city of Bellevue. Cincinnati dominates the Ohio shoreline. Newport, like Covington and Cincinnati, is situated in a basin with a backdrop of steep hills, and it was in this basin area that most of the city's 19th century development occurred. Because of the dual constraints of rivers and hills, this development followed a very dense pattern.

Newport can generally be divided into four large sub-areas. These are: the East End, the Central Business District, the West End, and South Newport. The East End is a composite of several neighborhoods and contains the city's most intact collection of historic architecture. The East End's boundaries are clearly defined by an interstate highway to the east (I-471), and by railroad tracks to the south and west. The Chesapeake and Ohio Railroad has been an established southern boundary for the area since 1886, while the Louisville and Nashville tracks form a strong visual boundary to the west of the East Newport and Mansion Hill neighborhoods. East Sixth Street, an important east-west thoroughfare, divides these two neighborhoods.

The West End is a 35-block area of residential, commercial and industrial structures, most of which were built during the last half of the 19th century. Most of the city's industry is concentrated there. The West End has the lowest land area in the community and was subject to flooding before construction of the floodwall. Separating the West End and East End is the Central Business District, a linear-shaped 20-block area centered along two major north-south commercial streets (Monmouth and York Streets). This commercial district has historically been a primary shopping area for Newport. Although a National Register nomination was prepared for a five-block area of Monmouth Street in 1982, there was strong local opposition to its listing, primarily from the business community. The hills of South Newport were developed later than the low-lying basin area, and as a result, most of its housing stock was built after 1900. Except for some commercial-strip development along U.S. Hwy. 27 (a continuation of Monmouth Street) and other major thoroughfares, South Newport is almost exclusively residential in character.

The proposed East Newport Historic District consists of approximately 1000 buildings on 115 acres of land. The narrow streets, many of which are tree-lined, follow a regular grid pattern, while most blocks have a regular configuration and dividing alleys. The lots are narrow and uniform in size; and most are 25- or 30-feet wide and 150-feet deep. As a result, houses were built close together. Shallow setbacks, defined by low rock walls or iron fences, are common.² Important decorative or structural elements such as cornices, gable ends, stoops, and porch treatments, tend to be repeated, creating visual continuity. As a result, streetscapes are often homogenous in character. Some blocks may be dominated by "tract-house" developments of nearly identical buildings; the 800 block of Maple Avenue (on the western side) and the 900 block of Boone Street, remarkable for its unbroken facade line, are good examples. (Please refer to photos 71, 44 and 45.) Others, such as the 800 block of Overton or the 600 block of Park, may contain a variety of dwellings, large and small, built over 20- to 30-year period. (Please see photos 38 and 62.)

¹ The Mansion Hill Historic District was listed in the National Register in 1980.

² This was encouraged by city ordinance. In 1796, the trustees of the brand-new town of Newport (which had just been incorporated) ordered that all homes be built "on the front of the lot so built on or within 5 inches thereof, except houses more than 20 feet back from said front." As a result, many of the oldest homes in the district, dating from c. 1840-1860, are built directly at the sidewalk.

8. Significance

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

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The East Newport Historic District illustrates the growth and development of Newport from a small riverfront community into a thriving industrial city. Its fine stock of historic architecture dates from the city's greatest period of expansion and prosperity (1870-1900). The district contains many fine examples of a variety of architectural styles, including the Italianate, Queen Anne, vernacular cottage, Colonial Revival and American Foursquare. Homes in the East Newport district were built with high-quality materials and fine, detailed craftsmanship: this distinctive situation came about because of the skilled German craftsmen working in the area and easy availability of building materials such as brick, stone and wrought iron.

Because of its location at the confluence of the Ohio and Licking Rivers, the city of Newport has figured prominently in the early history of Kentucky and Campbell County. It was first a staging area and supply post for several important military ventures, then a bustling riverboat commercial center. After the Civil War, Newport thrived as a residential area. East Newport has played a large part in this history. In 1780, James Taylor, the elder, head of a prominent Virginia family, purchased 2,500 acres at the confluence of the Ohio and Licking Rivers from the land office in Virginia. Taylor's son, Hubbard Taylor, a revolutionary war soldier, first surveyed Newport in October 1791 and called the place "Newport" to honor Lord Christopher Newport, who sailed from England in the first ship to Jamestown, Virginia. Hubbard continued to act for his father until the fall of 1793 at which time his brother James became his attorney. In 1837, James Taylor, the younger, built a mansion that overlooked the Ohio River and had most of what is now downtown Newport as his back yard. "Bellevue," the Taylor Mansion, is the most important landmark of the present-day Mansion Hill Historic District.¹

In 1824, a visitor to Newport described it as a "small country town which contains the government arsenal for the Western States (the Newport Barracks), a court house, and about 100 buildings." By 1840, its population had grown to 1,000: five years later it had quadrupled. Because of the easy access to the rivers, a good industrial and commercial base for the city was formed in the 1840s and this in turn led to even more residential construction.

Until about 1870, Newport's development was largely limited to the "Original Plan" or historic heart of the city. Beyond the city's eastern boundary East Row (now Washington Ave.) lay the vast, undeveloped acreage of the Taylor estate. However, during this decade the Taylor family began to sell its holdings. Plots of land were sold with stipulation that a house must be built on each within two years' time. A building boom commenced. New subdivisions, or "additions" to the Original Plan, were platted. One of the areas that prospered most from this residential construction is now known as Gateway, which comprises the bulk of the nominated area. The neighborhood takes its name from a tollgate that once stood at the eastern edge of the city between Bellevue and Newport. The Gateway Neighborhood is composed of the James Taylor East Row Addition (1870-1899), and the Taylor's Heirs Addition (1899-1927). The rest of the

¹ The present house was the third built on the site and dates from c. 1847.

9. Major Bibliographical References

Williams' Covington and Newport Directory; published by: Williams and Co., Publishers, Cincinnati, Ohio. The following years: 1875-76, 1882-83, 1884-85, 1886-87, 1888-89, 1890-91, 1892, 1894, 1895, 1897, 1898-99, 1900-1901.

10. Geographical Data

Acreage of nominated property approx. 115 acres

Quadrangle name Newport

Quadrangle scale 1:24000

UTM References

A

1	6	7	1	7	4	9	0	4	3	3	0	2	4	0
Zone			Easting				Northing							

B

1	6	7	1	7	6	0	0	4	3	3	0	0	7	0
Zone			Easting				Northing							

C

1	6	7	1	7	7	1	0	4	3	2	9	8	6	0
Zone			Easting				Northing							

D

1	6	7	1	7	5	8	0	4	3	2	9	4	6	0
Zone			Easting				Northing							

E

1	6	7	1	7	3	8	0	4	3	2	9	0	6	0
Zone			Easting				Northing							

F

1	6	7	1	6	9	3	0	4	3	2	9	8	2	0
Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheets

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Allen G. Dube and Margaret Warminski

organization Gateway Neighborhood Association
Taylor's Landing Neighborhood Assoc. date May 1983

street & number P.O. Box 1055 Spence Station telephone 606/291-5095

city or town Newport state Kentucky 41071

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Mary Curran Appel

title State Historic Preservation Officer date July 12, 1983

For NPS use only

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

Entered in the
National Register

date 8/25/83

Keeper of the National Register

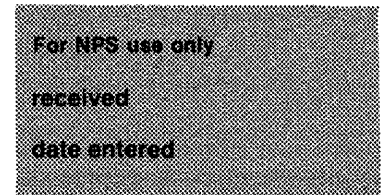
Attest:

date

Chief of Registration

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

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



East Newport Historic District

Continuation sheet Campbell County, Ky.

Item number 7.

Page 2

On blocks like these, the facade lines, spacing and design elements may be more varied. Because of the tight scale of the neighborhood, there are no divided streets and there is relatively little open space. The primary open spaces include two school playgrounds (one at Seventh St. and Park Ave.; the other at Ninth and Saratoga Streets) and a city ball field at the east end of Eighth Street. This park is isolated from the district and thus does not contribute to its character: it contains no monuments or important structures.

East Newport possesses a rich collection of high-style and vernacular architecture, most of which dates from 1865-1915. There are numerous examples of the Italianate, Queen Anne, Classical Revival and American Foursquare styles: the Colonial Revival, Eclectic and Bungalow styles are also represented. There is also a diverse group of cottages built in a variety of styles: these tend to be scaled-down illustrations of the prevailing modes of the day. Most of the earlier buildings are located on the western edge of the district, with a progression of later dwellings being found as one moves toward Linden Avenue, the district's eastern boundry.

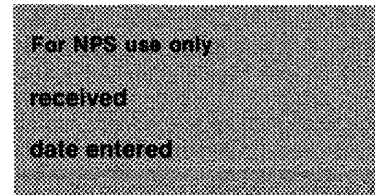
A significant local variation of the urban brick shotgun house is seen throughout the district. It is also the area's predominant building type. This prototypical "Newport house" is two or two-and-a-half stories tall and two bays wide with side passage plan. These dwellings were generally built of a soft, local orange brick with sandstone trim and fieldstone foundations. Windows are limited to the side facing one's own yard, with the opposite long wall left blank. Gable roofs or raised-seam metal are the norm. The side entrance leads into a foyer and stairwell which serves to separate the front parlor from the dining room and kitchen in rear. Rooms are thus arranged one behind another with no side hall. (Please refer to floor plan drawing.) Side porches with jigsawn wooden ornament are common embellishments. (The brick or concrete front porches found on many Newport houses are almost always later additions.) Windows generally have one-over-one or two-over-two light sash.

The interiors of these townhouses are generally modest. They feature floors and woodwork of pine, which was often grained to resemble other woods. Fireplace mantles are cast-iron or slate, marbelized and decaled in gilt. Interior and exterior shutters and blinds were used widely, although many were removed during later remodellings. The most important decorative feature of many homes is the central oak and cherry staircase leading from the entry foyer to the upper floors. Representative examples of the "Newport House" include: 830 Overton, 817 Saratoga and an interesting grouping of four identical townhouses on the east side of Monroe Street from 603-609 (odd). (Please refer to photos 40, 10 and 48.) This indigenous building style remained popular from approximately 1860-1890. During that time, numerous variations developed. The most important of these is the 3-bay Italianate, which tends to be a larger and grander version of the typical "shotgun" house. These have a front entry, often set in a vestibule. The extra width thus allows for a more spacious, open floor plan with side hall (with doors leading to parlors and dining room), and a grand staircase winding to the second and third floors. In keeping with the larger scale of the building, rooms tend to be larger and ceilings higher. Double parlors, separated by hinged or pocket doors, are common. Interiors are also more ornate: Many include such niceities as hardwood floors, decorative plasterwork and floor-to-ceiling windows with arched tops. Most 3-bay Italianate dwellings are located on Washington Avenue and Overton Streets. Some excellent examples of this style are 922 Washington, 702 Overton and a significant group located at 625-633 Washington (odd). (Please refer to photos 22A, 36, 37 and 27.)

Another interesting variation on the theme of the Newport house remained popular from approximately 1870-1890. Since bay windows brought additional light and space to these

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

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



East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 7.

Page 3.

narrow "shotgun" dwellings, they became a desirable feature of homes built during this period. Some, like 830 Overton St., have bay windows on the side elevation. Others, like 718 Monroe or 727 Monroe, have oriel bays on the front facade. (Please refer to photos 40, 52 and 53.)

The majority of buildings in the district are detached, single-family dwellings. There are also numerous multi-family buildings (although many of these were built as one- or two-family residences.) In the center of the district, particularly on Washington, Monroe and Park, are a number of small commercial buildings. These were built in a variety of types ranging from the simple, early vernacular mode to the more ornate Queen Anne or Eclectic. Most occupy desirable corner lots. These commercial structures were built with first-floor storefronts (housing groceries, saloons or other small neighborhood-oriented businesses) and apartments above. A few have been converted to strictly residential use, such as the building at the northwest corner of Seventh and Monroe Streets. In such cases, the original store fronts have been bricked in, covered over and all but obliterated, the building's integrity lost. However, most still house small groceries. A good example of an early commercial structure is the H. Wilkemeyer building (c. 1870) at 203 E. Eighth St. This building is particularly significant because it has the street names incised on the storefront lintel. An outstanding commercial building of the 1890s is located at the northwest corner of Ninth and Monroe Streets. This handsome structure is notable for its chamfered corner, hexagonal turret, imbricated slate roof and stained-glass windows. Its exterior has been unusually well-preserved. (Please see photos 57 and 58.)

There are a number of churches in the district, three of which possess considerable architectural significance. The First Presbyterian Church, located at 627 Overton St., was built in 1893 in the Romanesque mode and is notable for its fieldstone facade and flying buttresses. (See Photo 32.) St. Mark Lutheran Church, which occupies the northwest corner of Eighth and Monroe Streets, is an exceptional example of Eclectic architecture with an interesting mix of Gothic and Romanesque elements. Both churches have large and exquisitely detailed stained-glass windows. The largest and most imposing church in the district is St. Stephen's Roman Catholic Church at 825 Washington Ave. It was built in 1938 and is a unique adaptation of Romanesque-Art Deco architecture. It was designed by Cincinnati architect Edward Schulte. The facade tower is surmounted by a metal fleche. (Please refer to Photo 24.)

St. Stephen's parish school is the only school in the district still serving its original purpose. It was built in 1912 in the Classical Revival style, and is located on the western side of Washington Ave. opposite the church. The former Dora Cummins elementary school (c. 1890), which stands at the southwest corner of East Seventh and Park Avenue, was badly damaged by an arson fire in 1940 and afterward extensively remodeled. It now houses a social-service agency. The Newport Board of Education now occupies the former Newport Post Office, an imposing Classical Revival structure at the northeast corner of Eighth Street and Washington Avenue. There are no other governmental buildings in the district.

Since Newport was a thriving industrial center in the 1800s, several important industrial buildings are located in the East Newport district. Most are situated near its western or southern perimeters. The Chesapeake and Ohio Depot, a small, frame, Stick-style train station, is part of a grouping of important industrial structures near the railroad sidings at 11th and Saratoga Streets. (Please see photo 13.) The former Newport City

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 7.

Page 4.

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Stables, c. 1890, is also a part of this cluster. It is a hard-brick Romanesque-style structure designed by the important Cincinnati architectural firm of Samuel Hannaford and sons. (Please see photo 15.) The W.J. Baker Co. building at 1029 Saratoga St., and the Donaldson Printing Co. at the southeast corner of Sixth Street and Washington Ave., are also important Victorian industrial buildings. The Baker Co. building has remained in largely original condition and even retains its original six-over-six light sash. However, the Donaldson Printing Co. building has been considerably altered over the years. A 1910 photo shows a large Italianate-style section with mansard roof on the Sixth Street side, but this part of the building is now gone. Its integrity was further diminished by an unsympathetic addition build during the 1940s.

Most of East Newport is a remarkably uniform concentration of one and two-story structures. Some of the multi-unit or high-style buildings on Washington Ave. are three stories tall and are built on raised foundations. There are also numerous smaller-scale one or one-and-a-half story cottages scattered throughout the neighborhood. The greatest number of these smaller-scale dwellings can be found along Boone and Hamlet Streets, south of East 9th Street and along the western edge of the district on Saratoga and Roberts Streets. There is an important grouping of five frame cottages on the western side of Park Ave., from 906-914 (even). (Please see photo 66.) Unfortunately, some have been aluminum-sided or stripped of details. However, their imbricated slate roofs and front gables still make a pleasing addition to the streetscape. Another interesting grouping is located on the south side of E. Ninth St. from 618-828 (even): these are somewhat less ornate but remain in more original condition.

As mentioned earlier, the predominant house form is a two-story, two-bay dwelling with gable roof and ell. The narrow ell-shaped configuration predominates in the 19th century portion of the district. In the eastern portion of the neighborhood, which was developed after 1890, the rectangular form of the American Foursquare dominates the streetscape. However, the gable roof is still the norm.

With few exceptions, almost all of the two- and three-story buildings are of brick and stone construction, with frame being employed on the smaller, single-story dwellings. A notable exception to this rule is the Foresters' Hall (1901) at 825 Overton St., which was built as a lodge for the Order of Foresters and is one of the few large-scale frame buildings in the district. (Please see photo 39.) One unique ashlar stone dwelling is the duplex located at 824-826 Washington Ave. The Barney Kroger House at 624 Monroe St. (1884), built by the founder of the supermarket chain, has a unique facade treatment of sandstone with Eastlake-style incised stone ornament. (Please see photo 49.) Brick was not only the material of choice for home-building; it was also used to pave streets and alleys. A few streets and numerous alleys in the 19th-century portion of the district have retained their original paving. These include Boone Street between 9th and 10th Streets; Hamlet Street between 10th and Forrest Streets; and Hamlet and Vastine alleys.

As noted earlier, the majority of East Newport homes constructed before 1890 were made of soft orange brick. Many of the "shotgun" houses and cottages of this era are embellished with sandstone trim or Eastlake-style decoration. After 1890, a smooth, hard-brick surface gained popularity; after the turn of the century, buff and wire-cut brick were widely used. As mentioned previously, fieldstone was used for foundations and retaining walls during the 19th century, but after 1900, concrete was widely used for these purposes. Tin and slate were popular roofing materials. Some of the high-style dwellings of the 1880s and 1890s, such as 624 and 702 Overton, feature imbricated slate roofs. A few American Foursquare buildings, notably 619 Linden Ave., have Spanish-style

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

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

For NPS use only
received
date entered

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 7.

Page 5.

tile roofs. (Please refer to photo 73.) The primary color used throughout the district is red. Cornices are an important visual element of nearly all 19th century buildings in the district. The bracketed cornices of most Italianate townhouses were generally made of pressed metal, but those of the earlier dwellings (or on or near Saratoga St.) were sometimes made of wood. A modest wooden cornice with dentils can be seen on the two-bay Greek Revival townhouse at 206 E. 7th St. (Please see photos 3 and 4.) Cast and wrought iron fences and gates define property lines and are another important visual element.

East Newport has an abundance of architectural decoration and fine workmanship. This high quality craftsmanship is displayed in both the interiors and exteriors of Newport homes. The stylistic diversity and structural quality to be found there are largely products of the immigrant German population and highly skilled tradesmen employed in the area during the 19th century. Newport and the Cincinnati region had a significant industrial base that could provide builders with a wide and inexpensive variety of construction materials. As a consequence, East Newport developers and builders were able to purchase architectural materials from local sources.

Although the earliest buildings in the district are the least pretentious, this is more a reflection of taste (and prevailing fashion) than availability of materials. These buildings, basically vernacular or Italianate in style, exhibit flat or arched sandstone lintels, bracketed cornices, and six-over-six or two-over-two window lights. The majority of these structures are to be found in the 19th century portion of the district, from Saratoga St. east to Park Ave. Structures built during the last decade of the 19th century tend to be more stylistic and can be broadly classified as Queen Anne. They are distinguished by their smooth surface, brick fronts, corner turrets and decorative porch treatments. Incised and segmental lintels enhance the facades, along with belt coursing and dressed water tables. Fanciful roof treatments such as gables, roof and wall dormers, and widow's walks, also distinguish these eclectic dwellings. The interiors of East Newport's Queen Anne structures are often elaborate. Hardwoods were widely used for flooring, ornate staircases and carved mantelpieces. Wooden fretwork adorned doorways. Lincrusta-Walton wall covering found its place in foyers and stairwells. The delicate art of stained-glass reached its zenith during this era, and East Newport possesses some of the finest examples of this craft to be found anywhere. The majority of East Newport's Queen Anne dwellings are located in the center of the district, on Monroe Street, Park Avenue, Maple Avenue and East Sixth Street. Some particularly distinguished examples of this style are: 602 Monroe St., 806 Monroe St., and 610 Maple Ave. (Please see photos 46, 46 A, 55, 56 and 67.) Those structures built after 1900 have similar outstanding workmanship, but follow a more Classical or Eclectic theme. It was during this era that the American Foursquare style gained prominence. These post-Victorian dwellings are simpler and more utilitarian than their 19th century neighbors. They are distinguished by wide front porches, overhanging eaves, and a rectangular floor plan. Some exhibit a Craftsman or Colonial Revival influence. Their interiors, built for comfort and easy maintenance, are modest. Woodwork is simple, floors are hardwood (without inlay), and mantles are of wire-cut brick or mottle-finish tile. Ceilings are lower than those of the Victorian era. Transparent beveled glass surpassed stained-glass in popularity,

³ Much of this decorative wrought iron was produced locally, the majority of it in Covington and Newport. The Buecher ironworks of Newport produced some of the finest; their products can be easily identified by a crysanthemum-shaped insignia with the legend "Buecher" in the center. The Buecher home at 830 Overton St. is a Kentucky landmark.

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

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

For NPS use only
received
date entered

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 7.

Page 6.

and was widely used in entrance sets and transoms. An excellent example of the Foursquare style is 619 Linden Ave. (Please see photo 73.) Another, unique in its use of cut stone as a building material, is 709 Maple Ave. The majority of these homes are to be found in the eastern section of the district, along Park, Maple and Linden.

Given its stable population, excellent building stock, and relatively high occupancy rate, East Newport has escaped much of the physical deterioration experienced in other industrially based areas. There are in the district remarkably few altered structures, vacant lots, or 20th century intrusions. Relatively few buildings have been demolished, so the historic fabric remains largely intact. A number of small, locally oriented businesses, easily accessible to pedestrians, contribute to the vitality of the area. The presence of neighborhood churches and a parish school also contribute to its stability. In sum, East Newport has largely retained its 19th century character, and this ambience has made it a desirable place to live. Until recently, preservation activity was largely confined to the Mansion Hill area to the north. However, the last five years has ushered in a blend of young professional and service workers with the Appalachian, Old German working-class population. Many of these long-term residents took a great deal of pride in their property and maintained it well. Their efforts are further encouraged by the new residents, who are restoring homes throughout the area. The Gateway Neighborhood Association has been instrumental in fostering community pride and a greater awareness of the preservation movement.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

East Newport Historic District

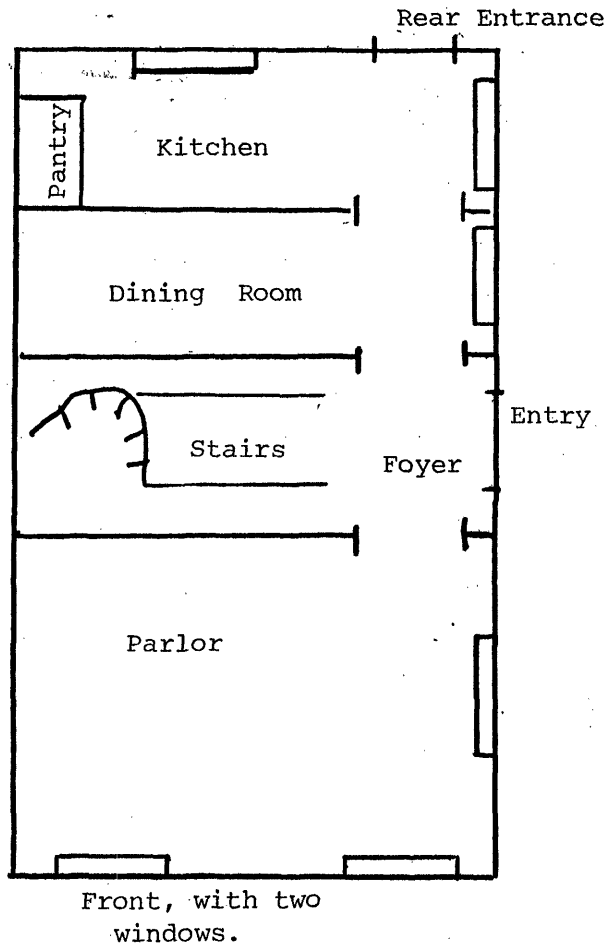
Continuation sheet Campbell County, Kentucky Item number 7.

Page 7.

For NPS use only
received
date entered

FLOOR PLAN

TYPICAL NEWPORT HOUSE



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

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

East Newport Historic District

Continuation sheet Campbell County, Kentucky

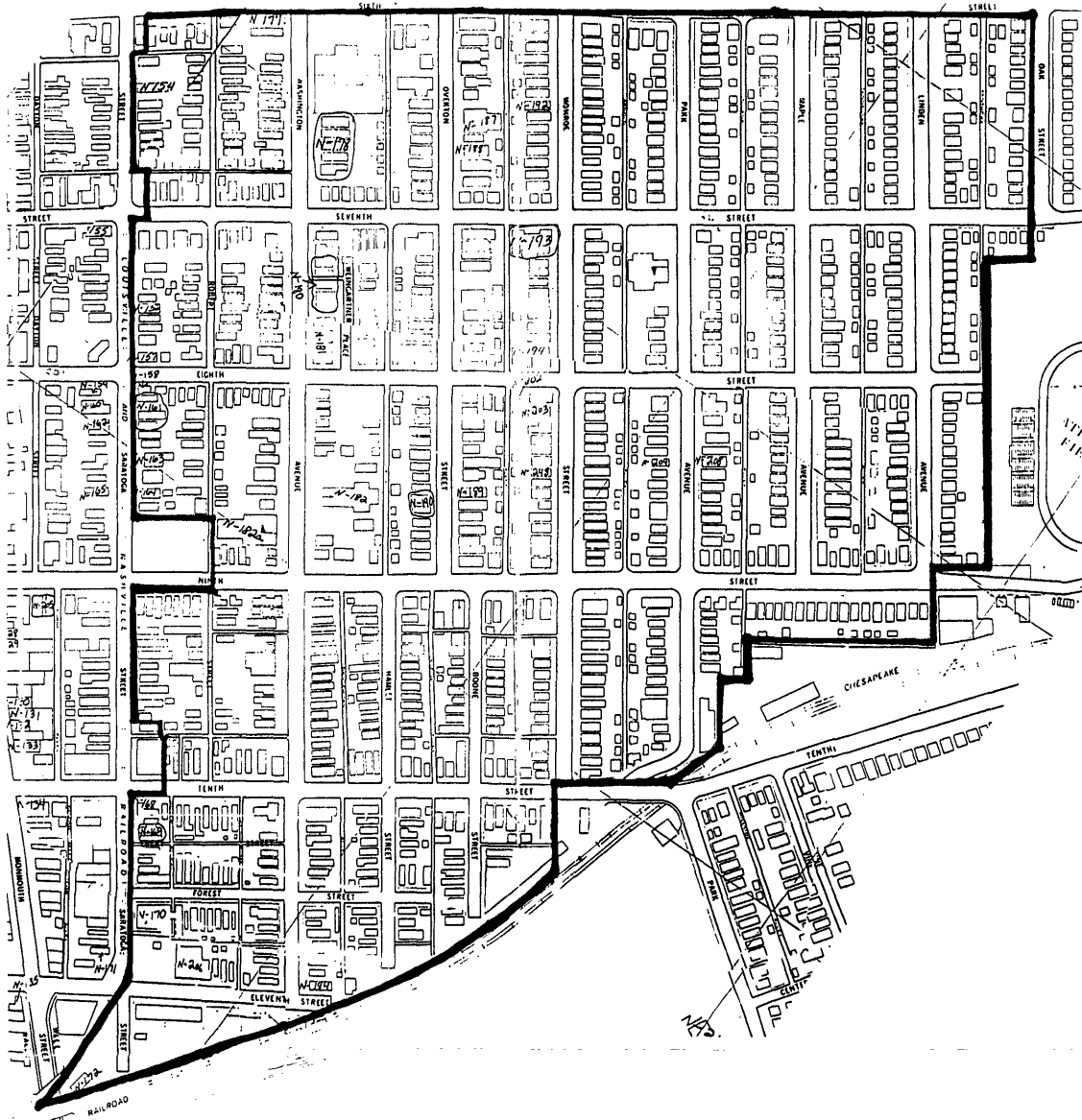
Item number

7

Page

8

For NPS use only
received
date entered



**EAST NEWPORT HISTORIC DISTRICT
PROPOSED BOUNDARIES**

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

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

For NPS use only
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date entered

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 8.

Page 2.

nominated area includes parts of the Original Plan (1870-1875), the Bellevue Addition (1875-1884), the New Bellevue Addition (1885-1890), and the Turnpike Addition (1874-1884). To the north of the Gateway Neighborhood, the Mansion Hill Addition (now the Mansion Hill Historic District) quickly became a fashionable address. The development of the Gateway area, however, preceded that of Mansion Hill by about 15 years. Local historians speculate that the craftsmen who built the elaborate "mansions" in Mansion Hill themselves lived in the smaller, less ostentatious but very functional houses in the southeastern part of the city. These new neighborhoods became attractive and convenient places to live. Since land was at a premium, lots sold for high prices. A typical lot, measuring 30 feet by 115 feet, sold for \$1,200 during this era and a few brought as much as \$3,000.

East Newport became home to a working middle-class community, to laborers, small business owners and merchants. Newport's industrial base provided jobs for many, but others chose to operate businesses in Cincinnati and make their homes across the river. Among these were George Spiegel, of the McIlvaine and Spiegel Boiler Manufacturing concern, which made boilers for steamboats, who lived at 723 Monroe (1884); and Barney Kroger, founder of the supermarket chain that bears his name, lived for a time at 624 Monroe (1887). As in neighboring Covington and Cincinnati, many people of German descent chose to settle here. The influence of Newport's German population was widespread. As mentioned previously, their woodworking, masonry and ironworking skills, as well as mastery of stained-glass craftsmanship, contributed greatly to the beauty and desirability of the homes in the East Newport District. Newport's predominant building type, the sturdy brick "shotgun" townhouse, also appears to have been a product of the city's German settlements. This style is not found in other areas of the Commonwealth of Kentucky, but is found in great numbers in the predominantly German cities of East Newport, Cincinnati and Covington. Newport's German settlers also valued their religious origins, and this is evidenced by the high-quality, old-world craftsmanship displayed in the churches in the district. For example, St. Mark Lutheran (Eighth and Monroe Streets) is one of Newport's finest examples of ecclesiastical architecture, and was financed in part by beer baron George Wiedemann.

The fortunes of East Newport have always mirrored those of the city of Newport as a whole. Housing construction in the land-locked east end of the city continued into the 1920s. Maple and Linden Avenues were developed between 1900 and 1915, with Oak Street being the final residential development in East Newport (1927). The population of this area, like that of the larger city, remained stable until shortly after World War II. But as in many other older cities, the 1950s, 1960s and 1970s were not easy ones for the East Newport District. The older families moved on, and their descendents chose the suburban life. Many of the larger homes were converted into multi-family dwellings. Absentee landlords also did their share of damage. But through all this period of neglect, the basic integrity and character of the district remained. In the 1980s, this quality is being appreciated by a new generation of city dwellers, and East Newport is again at the fore of an urban renaissance.

The East Newport Historic District, Newport's largest and most intact collection of historic architecture, is the city's best-preserved 19th century neighborhood. It contains very few contemporary intrusions, severely altered structures or vacant lots. Its original mix of uses -- primarily residential, with numerous small commercial and a few industrial structures -- has survived remarkably well. Thus the human scale and old-fashioned ambience of the district combines to make it worthy of preservation for generations of the future.

**United States Department of the Interior
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**National Register of Historic Places
Inventory—Nomination Form**

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 8.

Page 3.

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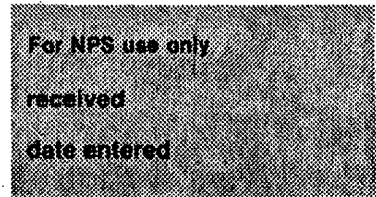
HISTORICAL REFERENCE GUIDE

POINTS OF INTEREST

- 824-826 Washington Ave. Built by Robert Waring of Waring and Eyler Real Estate Agency, auctioneering and insurance, built in 1883.
- 609-619 Overton St., row houses. Joseph Scarlett was the manager. R.G. Dunn and Co.'s Mercantile Agent. Built 1885. (Photo 30).
- First Presbyterian Church, 625 Overton. Built 1893. (Photo 32).
- 624 Overton. Louis Hollmeyer, a leather goods dealer. Built 1883. (Photo 34.)
- 635 Overton. Joseph Harcourt, a tackle block manufacturer. Built 1886. (Photo 33.)
- 702 Overton. Thomas Spinks was the first owner. The house was built by James Taylor and Sons; Bankers and Exchange Dealers. Built 1878. (Photo 36.)
- 723 Overton. Louisa Hugle original owner. Built 1882. (Photo 37 A.)
- 602 Monroe. George Hundinger, owner of Daily Market at 620 Saratoga. Built 1897. (Photo 46 A.)
- 621 Overton. Built in 1885 by Robert Howat. Located in the James Taylor East Row Addition between what was once called Jefferson and Mayo Streets. Robert Howat, a carpenter, lived in Newport for more than a decade before he built his home on Overton. (Photo 31 A.)
- 603 Monroe. J.P. Weckman, photographer. Built in 1884. (Photo 48.)
- 624 Monroe. Built by Humbolt Building Association in 1887. The first owner was B.H. and Mary Kroger in 1888. (Photo 49.)
- 718 Monroe. Built by Joseph Scarlett, manager for R.G. Dunn and Company's Mercantile Agency on Fourth Street in Cincinnati. Henry Johanning was the first resident. Built in 1886. (Photo 52.)
- 721 Monroe St. The original plot was purchased by Mrs. Anne Laug on November 24, 1871 for \$600 from the grandson of the famous James Taylor. The house itself dates from 1887. (Photo 52 A.)
- 806 Monroe. Adam Wagner Sr., a Newport blacksmith. Built 1885. Adam Wagner Sr., sold the house to Charles Wiedemann, a manager of Wiedemann Brewing Co. in 1889. (Photos 55 and 56.)

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

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



East Newport Historic District

Continuation sheet Campbell County, Kentucky

Item number 8.

Page 4.

- 846 Monroe. Louis P. Holzhauser, a drug clerk for G. Holzhauser Apothecary. Built in 1890. The building was one of the Holzhauser apothecaries. (Photo 57 and 58.)
- 917 Monroe. Samuel Bigstaff, a major developer of East Newport, sold this plot of land to Nicholas Born for \$780 on August 13, 1888. The house was built in 1890 by John Einhaus. (Photo 59 A.)
- 818 Park Ave. William Harton, real estate and insurance agent. Built 1892. (Photo 65.)
- 610 Maple St. Charles Megerle, owner of Daily Markets which operated five stores in Newport. Built 1901.
- 626 Maple. The original area for this property comprised all of 51 plots. It was subdivided by John Schroll in April, 1899. The first owner was Charles Megerle in 1903. (Photo 68 A.)
- 619 Linden St. Harry C. Spinks. Real Estate Agent and dealer in sand, gravel and coal. Built in 1910. (Photo 73.)

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

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

East Newport Historic District

Continuation sheet Campbell County, Kentucky

Item number 9.

Page 2.

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"Borning of a Town: Newport 'Caintuckee' ". Author E.C. Perkins. Published Privately.

Campbell County Deed and Plat Books, Newport, Kentucky.

City of Newport Plat Maps.

"History of Campbell County." Author Mary Hartman. Published by the Falmouth Outlook. 1982.

"Leading Manufacturers and Merchants of Cincinnati and Environs." 1886.

"Historic Walking Tour of Newport, Kentucky," Booklet published by: Campbell County Bicentennial Committee and Northern Kentucky Chamber of Commerce. October 1974.

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

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

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 10

Page 2

For NPS use only

received

date entered

Verbal Boundary Description

Beginning at the southwest corner of Oak and Sixth Streets (point A), proceed southeast along the west side of Oak Street, crossing Seventh Street to a point on the rear lot line of #824 Seventh Street (point B). Thence proceed southwest to Kentucky Alley, turning south until reaching Ninth Street (point C). Thence proceed southwest approximately 100' until reaching Linden Avenue, turning south-southeast approximately 100' until reaching Michigan Alley. Then proceed west along the north side of Michigan Alley to Indiana Alley, turning south-southeast along said alley for approximately 50'. Then proceed southwest approximately 25', turning south until reaching the railroad right-of-way. Then proceed southwest along the north side of Tenth Street until reaching the northwest corner of Tenth and Monroe Streets, turning south-southeast and crossing Tenth Street until again reaching the railroad right-of-way (point D). Then following the said right-of-way proceed southwest to Monmouth Street (point E), turning sharply to the northeast, following the Louisville and Nashville right-of-way to Saratoga Street. Then proceed northwest along the east side of Saratoga Street to the southeast corner of Tenth Street turning northeast to Miller Alley. Then proceed northwest, crossing Tenth Street, along the western boundary of #209 Tenth Street to a point at the southeast corner of #933 Saratoga Street. Then proceed southwest along the south side of #933 Saratoga to Saratoga Street. Then proceed northwest along the east side of Saratoga to Ninth Street, turning east along said street to Robert Street. Then following Robert Street proceed northwest, turning southwest along #831 Saratoga Street until reaching Saratoga Street. Then proceed northwest along the east side of Saratoga Street to Seventh Street, turning east on Seventh Street and following the southwest side of #207 Seventh Street to an alley, turning southwest until reaching Saratoga Street. Then proceed northwest along the east side of Saratoga Street to an alley northwest of #619 Saratoga, turning east on said alley approximately 25'. Then proceed northwest approximately 50' along the southwest property line of #206 Sixth Street to Sixth Street (point F). Then proceed northeast along the south side of Sixth Street to the point of origin (point A).

The proposed nomination includes all or portions of 38 irregularly shaped blocks, or roughly 115 acres. The boundaries have been carefully defined with the assistance of the Kentucky Heritage Council. Structures northwest of Sixth Street are not included because they are already contained within the Mansion Hill Historic District (7/17/80). Boundaries along the eastern side of the East Newport District were drawn to exclude a recently built stadium and non-contributing vacant property. Two railroads, the Chessie System and the Louisville and Nashville, provide strong historical and visual boundaries for the southern and western portions of the district. The boundary which defines the extreme southwestern corner of the district was drawn so as to include Newport's only railroad depot. Except for a few intrusions and non-conforming land uses, all of the properties on the east side of Saratoga Street contribute to the district.

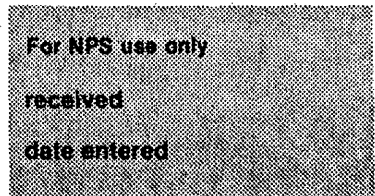
**United States Department of the Interior
National Park Service**

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

East Newport Historic District

Continuation sheet Campbell County, Kentucky Item number 10.

Page 3.



INVENTORY OF HISTORIC DISTRICT

Contributing Residences, including altered	942
Contributing commercial, including altered	39
Industrial buildings	6
Churches	6
Schools	1
Non-contributing residences	6
Non-contributing commercial	2
Intrusions	29
Vacant lots (90 percent of them are side yards)	37