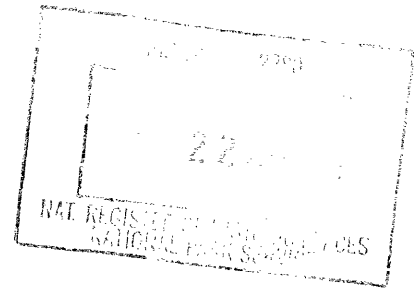


United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



## 1. Name of Property

historic name Burlington Historic District (Boundary Reduction)

other names/site number N/A

## 2. Location

street & number Portions of Washington, Gallatin, Perlata, Temperate, Garrard, Jefferson, Nicholas, and Ohio Streets, Nicholas Avenue and Union Square Not for publication N/A

city or town Burlington

vicinity N/A

state Kentucky

code KY

county Boone

code 015

zip code 41005

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 \_\_\_ nationally \_\_\_ statewide X locally. ( \_\_\_ See continuation sheet for additional comments.)

Signature of certifying official/Title

David L. Morgan, SHPO

Date

May 28, 2004

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

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

## 4. National Park Service Certification

I hereby certify that this property is:

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

for Daniel J. Vira  
Signature of the Keeper

8/3/05  
Date of Action

**5. Classification**

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

☒ private  
☒ public-local  
☒ public-State  
☐ public-Federal

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

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

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

Contributing	Noncontributing	
<u>5</u>	<u>3</u>	buildings
<u>1</u>		sites
		structures
		objects
<u>6</u>	<u>3</u>	Total

**Name of related multiple property listing**

(enter "N/A" if property is not part of a multiple property listing)

Historic and Architectural Resources of the

County of Boone, Kentucky, 1789-1950

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

61

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/financial institution

GOVERNMENT/court house

GOVERNMENT/government office

DOMESTIC/hotel

RELIGION/religious facility

EDUCATION/school

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

GOVERNMENT/court house

GOVERNMENT/government office

COMMERCE/specialty store

RELIGION/religious facility

LANDSCAPE/parking lot

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

EARLY REPUBLIC/Federal

MID-19TH CENTURY/Greek Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Neo-Classical  
Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN

MOVEMENTS/Bungalow/Craftsman

NO STYLE

**Materials**

(Enter categories from instructions)

foundation STONE/sandstone; BRICK; CONCRETE

walls WOOD/weatherboard; SYNTHETICS/vinyl;

BRICK; WOOD/log; CONCRETE

roof ASPHALT; METAL

other \_\_\_\_\_

Refer to Continuation Sheet

**Narrative Description**

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

Refer to Continuation Sheets

## 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 person 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 a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

POLITICS/GOVERNMENT

### Period of Significance

c 1790-c. 1950

### Significant Dates

1824; 1889

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Hannaford, Samuel and Sons, architect

McDonald Brothers, architect

McGarvey Brothers, builder

### Narrative Statement of Significance

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

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

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

### Primary location of additional data:

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

Name of repository:

\_\_\_\_\_

Burlington Historic District (Boundary Reduction)  
Name of Property

Boone County, KY  
County and State

## 10. Geographical Data

**Acreage of Property** 33 acres

### UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	696700	4322690	3	16	697137	4322251
2	16	697154	4322673	4	16	696659	4322253

N/A See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title David L. Taylor, Principal

organization Taylor & Taylor Associates, Inc.

date February, 2004

street & number 9 Walnut Street

telephone 814-849-4900

city or town Brookville

state PA

zip code 15825

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

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

A **sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

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

### Additional items

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

## Property Owner

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

name Multiple owners

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_

zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 04000797

Date of Listing: August 3, 2005

Property Name: Burlington Historic District (Boundary Decrease)

County: Boone

State: Kentucky

none  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for Daniel J. Vixie*  
Signature of the Keeper

August 3, 2005  
Date of Action

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Amended Items in Nomination:

Section 1. Name of Property

The historic name of the property is hereby changed to: Burlington Historic District (boundary decrease, boundary increase, and additional documentation).

Section 5. Classification

The resource count is hereby changed to four (4) contributing and three (3) noncontributing buildings, for a total of four (4) contributing and three (3) noncontributing resources. The number of contributing resources previously listed in the National Register is hereby revised to sixty-four (64).

[These changes were made in consultation with and approved by the National Register staff of the Kentucky SHPO.]

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The Kentucky State Historic Preservation Office was notified of this amendment.

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**DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
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Burlington Historic District (Boundary Reduction)  
Boone County, Kentucky

Historic and Architectural Resources of the County  
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7. Description

This form, Burlington Historic District (Boundary Reduction), proposes to reduce to 33 acres the 74-acre area listed on the National Register as the Burlington Historic District on 6/19/79. Between 1979 and 2004, the Boone County Planning Commission and the Boone County Historic Preservation Review Board have documented and analyzed thousands of historic resources in the County, submitting "Historic and Architectural Resources of the County of Boone, Kentucky, 1789-1950," a Multiple Property Submission (MPS) accepted by the National Register in 1999. The proposed boundary reduction area retains the physical characteristics outlined in the 1979 nomination, as well as meets registration requirements defined for Property Type V (historic district), set forth in the MPS. The proposed boundary reduction district contains a total of 71 resources, 63 of which were previously listed in the National Register as the Burlington Historic District (NR 6-19-79); and eight resources (identified in the inventory, below, as properties #5, 6, 7, 8, 9, 10, 11, and 71) to be included that were outside of the original district. The area proposed for removal from the Burlington Historic District has lost almost all form of historic material and design integrity. That loss is more clearly conveyed on Table 1, below, which accounts for change to properties in the 74-acre district between 1978 and 2004.

The Boone County Historic Preservation Review Board initiated this boundary reduction to make the historic district more closely correspond with the current character of the town's historic resources, 25 years after the original listing. The reduction results not only from physical change to the original area, but also due to a new basis for significance. The original nomination cited town planning as foundation for a 74-acre district that replicated the town's original square tract. While Burlington's original grid of principal streets remains, major landscape changes, include property consolidation and subdivision, closure of some alleys, as well as architectural modifications such as demolitions and new construction, call into question the continued eligibility of the historic district as a reflection of the original town vision.

Some compatible rehabilitation has occurred within the community, but the most sweeping changes were the construction of a multi-story public safety building behind the former Peoples Deposit Bank and the demolition of the 1920s Dudley Rouse Blythe Store Building and the 1892 Baptist Church, at the original district's principal intersection. Those properties now sit outside the proposed district reduction boundary. Because this proposed reduction is not based solely on the significance of the original plat, several historic buildings immediately north of, and outside that plat—not part of the original listing—are now proposed for

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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entry into the Register. The 1979 form did not count contributing and non-contributing resources,<sup>1</sup> but this nomination does, documenting the area according to standards current in 2004.

### Discussion of properties that remain listed as the Burlington Historic District

Of the 70 buildings in the revised district, 39 are residential in character, 8 are commercial, 3 are religious, 1 is a former school, 17 are residential dependencies, and 2—the Boone County Court House and the Clerk's Office—are public institutional buildings. Several areas of paved surface parking are located north of the Boone County Court House; these are treated as uncounted landscape features. With respect to the resource count which appears in Section 5, the various public roadways in the district are counted collectively as a single contributing site. Of the 71 listed and unlisted resources, 57 (80%) contribute to the character of the district and 14 (20%) are non-contributing. Most non-contributing properties post-date the period of significance; in two cases, properties have been insensitively altered to the extent that they no longer retain sufficient integrity to be considered contributing. The district as a whole retains integrity and, as noted in the MPDF, is a physically-cohesive collection of individual buildings of diverse, similar, or identical function (historic and current), and is located within a geographical area whose boundaries can be readily defined by the character of the properties found within.

The Burlington Historic District (Boundary Reduction) consists of a grid of streets (See Fig. 1 and district map) on generally flat topography, running parallel and perpendicular to Washington Street (Kentucky Route 18). Washington Street is Burlington's principal east-west thoroughfare and intersects with Jefferson Street (Kentucky Route 338) at Union Square. Union Square is a two square-block-wide square laid out with the original platting of the community. North of Washington Street are Nicholson Avenue and Gallatin, Perlate, and Temperate Streets, along with a portion of the continuation of Jefferson Street after it intersects with Temperate Street and turns to the west. The north-south streets in the district are Garrard Street, which comprises a portion of the district's eastern border, Jefferson Street, Nicholas Street, and Ohio Street, which comprises the district's western border. The major streets are intersected by a series of alleys identified only by number in the map (Fig. 1) which appeared in the 1883 county atlas<sup>2</sup>; some of these alleys are open and others exist only as "paper streets" or have been closed with apparent subdivision actions. Alley Nos. 1 and 4 have been renamed Nicholson Avenue and Alley Nos. 5 and 12 are now known as Perlate Street. All of the streets in the district are paved and sidewalks exist along some of the streets. One traffic signal is in the district, at the intersection of Washington and Jefferson Streets.

As originally platted, the village of Burlington was laid out in a grid of identically-dimensioned lots surrounding Union Square and larger lots in the periphery of the original town. Over the decades, subdivision and the combining of original lots have resulted in the existing plan of the community, with lots of varying areas and dimensions. Washington Street, the "Main Street" of Burlington, contains primarily

<sup>1</sup> Information from Kentucky SHPO National Register Manager L. Martin Perry, 2004.

<sup>2</sup> D. J., Lake & Co., *An Atlas of Boone, Kenton, and Campbell Counties, Kentucky* (1883; rpt., Mt. Vernon, Illinois: Windmill Publications, 1998), p. 10.

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commercial and public buildings, some of which are built with little or no setback. The earliest buildings on Jefferson Street, including the Foster-Sandford House (Resource #34, BE-138), the Burlington Presbyterian Church (#32, BE-137), the Sallee House (#29, BE-135), the Methodist Episcopal Church (#27, BE-134), and the Erastus Tousey House (#30, BE-136), are built without front yard setbacks and only minimal side yard setbacks. The Washington Street properties west of Jefferson Street include lawns, as do the homes north of Nicholson Avenue and those along Jefferson Street west of Temperate Street. The Boone County Court House (#49; BE-143) has a small front and side lawn. Much of the area north of the Court House and extending northeasterly toward Gallatin Street is a paved parking lot. Landscaping within the district includes yards large and small and mature shade trees in the residential areas.

The 2½-story Boone County Court House (Fig. 2) is the largest single building in the Burlington Historic District (Boundary Reduction). Most of the district's buildings are 1½ to two stories in height and generally rest on foundations of stone. The laterally-oriented gable roof form is favored throughout the district; most roofs are clad in asphalt shingles, although split wood shingles, metal, and slate have been used historically as roofing material. Chimneys of brick have been retained on most properties, although the chimneys of some properties have been removed in the course of retrofitting heating systems. Buildings dating from the late nineteenth century and after have front porches and verandas of varying sizes and detailing; the district's earliest buildings do not have historic porches. The majority of the properties in the district are of wood construction; at least one early nineteenth-century log house, associated with the holdings of pioneer Willis Graves (#3; BE-132) is in the district. Among the district's earliest residences are brick homes, some with Flemish bond brickwork on the facades. Flat-topped fenestration appears on the majority of the buildings in the district; the former Methodist Episcopal Church (#27; BE-134) has lancet-arched windows along its side elevations, which are glazed with the district's only art glass. The former Presbyterian Church (Resource No. 22; BE-137) has a semi-elliptical fanlight over its original entrance and the Erastus Tousey House (#30; BE-136) has a semi-circular transom over the main entrance.

Properties in the district exhibit a variety of design styles. Some buildings employ vernacular<sup>3</sup> adaptations of formal styles. Still others have no reference to a particular architectural style, such as these early vernacular buildings: 5850 Jefferson Street (#6, BE-1434), 5869 Jefferson Street (#14, BE-1437), 5851 Jefferson Street (#15), 5919 Jefferson Street (#17, BE-1438), 5918 Jefferson Street (#19, BE-1442).

The earliest formal style appearing in the district is the Federal style, characterized here by symmetrically-massed facades, entrances that may be articulated by curvilinear fanlights, and otherwise flat-topped fenestration with jack-arched lintels. Examples in the district are the c. 1825 Willis Graves House at 5825 Jefferson Street (#3; BE-132); the Sallee House (#29; BE-135), a three-bay side-passage brick house; and the Erastus Tousey House (#30; BE-136), a five-bay, symmetrically-massed double-pile central-passage home dating from the 1830s. Federal-style commercial buildings include the Central House Hotel of c. 1840

<sup>3</sup>When used herein, the term *vernacular* is best explained by the definition appearing in Ward Bucher's *Dictionary of Building Preservation*: "a building built without being designed by an architect or someone with similar formal training, often based on traditional or regional forms."



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(#39; BE-140), on Union Square and having a stepped parapet façade; and the Renaker House, behind the Court House (#57; BE-140), a six-bay double-pile brick building which has been rehabbed for use as county offices. Institutional Federal-style design is seen in the former Presbyterian Church (#32; BE-137), an altered three-bay temple-form brick building whose original entrance nonetheless retains the semi-elliptical transom characteristic of the style.

Vernacular adaptations of the Greek Revival style appear in the district in a number of residential properties with laterally-oriented gable roofs and partial returns of the cornice on the gable ends and flat-topped fenestration. Among the homes of this design are Foster-Sandford House (#34; BE-138) at 5982 Jefferson Street and the two adjacent homes erected by Will Rice on Gallatin Street (#60 and #63, BE-1446 and BE-1447 respectively). The Boone County Clerk's Office (#66; BE-148) is a temple-form Greek Revival-style governmental building.

The Gothic Revival appears in the Burlington Historic District only in the 1837 former Methodist Episcopal Church at 5952 Jefferson Street (#27; BE-134). This building is of brick, with a three-bay transitional Federal-Greek Revival facade but with side elevations penetrated by lancet-arched windows characteristic of the Gothic Revival style.

The late-nineteenth and early-twentieth century saw the popularity of the Neo-Classical Revival style appear in Burlington, most prominently in the McDonald Brothers-designed Court House of 1889. Cruciform in plan, the Boone County Court House is of brick construction, articulated by corbeled brickwork and limestone trim, with a classically-derived portico on the facade and a hipped roof with an open bell tower. In 1925, the Boone County Deposit Bank erected a Neo-Classical Revival-style bank building (#50; Fig. 5; BE-150) across Washington Street from the Court House. Built of buff-colored brick with classically-derived detailing, this building has been rehabilitated for use as county offices.

With the coming of the twentieth century, several Bungalows were built in Burlington, and represent this style in the district. Most at 1½ stories, the district's Bungalow incorporate laterally-oriented gable roofs with recessed front porches and dormers. The district's Bungalows include 5946 Jefferson Street (#25, BE-1444), the John P. Duncan House (#60, BE-1445), the Asa McCullen House (#34, BE-1450; Fig. 3), and the Gulley-Petit-Duncan House (#28, BE-1454).

Buildings in the Burlington Historic District (Boundary Reduction) are generally in good to excellent condition. Although the appearance of some properties suggests deferred maintenance, in no case has the deteriorated condition of an individual property rendered it noncontributing to the character of the district as a whole. Typical alterations include the application of non-historic siding (principally vinyl) and the replacement of historic window sash with new units. In the case of the Willis Graves House (#3, BE-132), the historic brick exterior had been clad in non-historic siding and was restored in the course of rehabilitation. Alterations to properties within the district do not occur in any significant concentration and fail to detract from the district's ability to convey its overall appearance during the period of significance.

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Sensitive rehabilitation activity has occurred throughout the district, including the exterior rehabilitation of the Boone County Court House (#49; BE-143) which was ongoing at the time of the nomination. The Willis Graves House (#3; BE-132) has been converted for use as a bed-and-breakfast inn, the Erastus Tousey House, the Joseph Graves House, and the Central House have all been adaptively re-used as restaurants. The Renaker House on Union Square (#57, BE-140) and the Boone County Deposit Bank Building (#50; BE-150) have been converted to county offices. The c. 1817 Joseph Graves House (#37, BE-1452) had been clad in aluminum siding which has been removed and its original surfaces rehabilitated in the course of its adaptive re-use for food service. The former County Clerk's Office (#66; BE-148) was moved in 2001 to avoid demolition and has been sensitively rehabilitated on its new site; the National Park Service was consulted in the course of decision-making prior to the move and, concurring with the building move petition, allowed the building to remain on the National Register.

Summarizing, the predominate character of the Burlington Historic District (Boundary Reduction) is that of a nineteenth-century northern Kentucky village which with the founding of the county became the county seat, but which never surpassed its status as a village. It continues with small-scale residential, commercial, and institutional architectures, anchored by a substantial court house.

The following Resource Inventory describes the properties found within the Burlington Historic District Boundary Reduction. Where historic names are known, they appear along with the description. All properties are considered to be contributing to the character of the district except those marked with an "NC," indicating that they are non-contributing, either because they date from outside the period of significance of the district or because their integrity has been compromised by insensitive alterations. The installation of non-historic siding or replacement window units does not necessarily preclude a property's being deemed contributing within the character of the district. Rather, integrity is most closely evaluated according to National Register Bulletin No. 15, How to Apply the National Register Criteria for Evaluation, which states that integrity remains "if the significant form, features, and detailing are not obscured." The test of integrity also relies to a degree on the standard argument which poses the question, "If individuals from the past were to return and view the property, would they recognize it?" The numbers are keyed to the map accompanying the nomination.

### Property Inventory for the proposed Burlington Historic District (Boundary Reduction)

- 1) **5825 Jefferson Street (BE-132):** side dependency of wood construction, with gable roof and gable-end orientation (c. 1900)
- 2) (BE-132): side dependency of wood construction, with gable roof and gable-end orientation (c. 1900)
- 3) (BE-132) Willis Graves House): 1½-story Federal-style brick house with symmetrically-massed 5-bay facade, laterally-oriented gable roof and interior gable-end brick chimneys. Several wood additions, some of which date from within the period of significance and others which are of a design compatible with the original house.

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- 4) (BE-480); William A. Rouse House: on the side of 5825 Jefferson Street, this 2-story log house moved from its original location due to airport runway expansion and reassembled on this site, with a resultant loss of integrity (c. 1840; NC)
- 5) **5820 Jefferson Street (BE-1433)**: single-story cottage of wood construction, with laterally-oriented gable roof and gable-end oriented front porch (c. 1920)
- 6) **5850 Jefferson Street (M. Kaufman House; (BE-1434))**: 1½-story vernacular house of wood construction, clad in vinyl siding. 4-bay facade, with two entrances suggesting that the house may have begun as a single-pen house, to which were appended several additions within the period of significance; central chimney of brick (c. 1840)
- 7) (BE-1434): in the rear, single-story mobile home built outside the period of significance of the district (c. 1970; NC)
- 8) **5860 Jefferson Street (BE-1435)**: 1½-story vernacular cottage with laterally-oriented gable roof, 3-bay facade and centered entrance shielded by a triangular hood supported by scalloped bracing. (c. 1930)
- 9) (BE-1435): side, single-story 2-bay garage with gable roof and gable-end orientation to the street, with large overhead door (c. 1980; NC)
- 10) **5878 Jefferson Street (now part of BE-1324)**; formerly the Ellis House, BE-523, this single-pen log house relocated to this site from Burlington Pike; moved from its original site, it has lost integrity of setting (c. 1820; NC)
- 11) Willis Graves Log House (BE-1324): 1½-story log house with laterally-oriented gable roof; 3-bay facade with shed-roofed porch; fenestration flat-topped, with multi-light sash; a single-story shed-roofed addition is appended to the rear (c. 1791)
- 12) **5845 Jefferson Street (BE-1439)**: single-story ranch-style house of wood construction, built following the period of significance of the district (NC)
- 13) **5851 Jefferson Street (BE-1438)**: single-story vernacular residence of wood, clad in vinyl siding; its appearance suggests that it may have begun as a single-pen house; 3-bay facade; no notable architectural ornament (c. 1850)
- 14) **5869 Jefferson Street (BE-1437)**: 1-story saddlebag house with 4-bay facade, flat-topped windows, and shed-roofed porch extending across the facade; central chimney of brick (c. 1850)
- 15) **5909 Jefferson Street (BE-1436)**: interconnected building of wood and masonry construction, built after the period of significance of the district (NC)
- 16) **5919 Jefferson Street (BE-1426)**: on the side, a 2-car wood-frame garage with double overhead doors on gable end, built outside the period of significance of the district (NC)
- 17) (BE-1426): main house, single-story vernacular residence of wood construction, clad in vinyl siding; 3-bay facade and laterally-oriented gable roof; central chimney of brick; gabled ell addition at rear with exposed fascia with beaded molding which appears to have been hand-planed (c. 1850)
- 18) **5906 Jefferson Street (BE-1425)**: single-story industrial building, concrete block construction, with irregularly-massed elevations; appears to have been built in at least two stages near the end of the period of significance of the district (c. 1950)
- 19) **5918 Jefferson Street (BE-1442)**: one-story vernacular residence, wood construction, with laterally-oriented gable roof and interior gable-end brick chimneys; single-story ell addition at rear (c. 1850)
- 20) (BE-1442): at the rear, gable-roofed shed of indeterminate use (c. 1920)

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- 21) (BE-1442): at rear, 2-car wood garage with laterally-oriented gable roof; clad in T-111 and built following the period of significance of the district (NC)
- 22) **5924 Jefferson Street (BE-1443)**: 1½-story vernacular residence of wood construction, whose appearance suggests that it may have had a wrap-around veranda which has been enclosed; exterior clad in vinyl siding; fenestration flat-topped, without notable ornament (c. 1850)
- 23) (BE-1443): at rear, single-story brick dependency with gable roof clad in standing-seam metal; may have been a smokehouse (c. 1850)
- 24) (BE-1443): at rear, single-story one-bay garage of wood construction with hinged doors on the principal gable end (c. 1920)
- 25) **5946 Jefferson Street (BE-1444)**: 1½-story Bungalow of wood construction with a laterally-oriented gable roof; exterior clad in wood shingles; prominent shed-roofed dormer on facade; original recessed front porch on facade has been enclosed (c. 1920)
- 26) (BE-1444): rear, single-story garage of wood construction with gable roof (c. 1950)
- 27) **5952 Jefferson Street, Burlington Methodist Episcopal Church (BE-134)**: single-story transitional Greek Revival-Gothic Revival religious building, with gable roof and gable-end orientation; single-stage belfry on the ridgeline above main entrance on the facade; three bay facade with centered entrance and bay spacing articulated by pilasters; fenestration on the facade is flat-topped, lancet arched on the side elevations, with religious art glass; 1-story addition on the rear (east) elevation. (1837)
- 28) **5953 Jefferson Street (BE-1454)**: the district's largest Bungalow, with a laterally-oriented gable roof and recessed front porch and a large dormer which allows light into an otherwise dark upper floor; the dormer on this house is penetrated by a Palladian window, indicating a Colonial Revival-style design influence (c. 1920)
- 29) **5954 Jefferson Street, Sallee House (BE-135)**: 3-bay Federal-style residence of brick construction, with laterally-oriented gable roof and main entrance offset on the south side of the facade, suggestive of a side-passage interior plan; fenestration flat-topped, with stone sills and lintels; one interior gable-end chimney on north gable end. (1855)
- 30) **5963 Jefferson Street, Erastus Tousey House (BE-136)**: the district's finest example of Federal-style design, with a five-bay symmetrically-massed facade with a centered door and semi-circular fanlight characteristic of the style; fenestration is flat-topped with jack arched lintels and exterior operable shutters; interior brick chimneys penetrate the roofline at both gable ends; a compatible handicapped access ramp has been constructed on the north gable end. (c. 1830)
- 31) **5958 Jefferson Street, Asa McMullen House (BE-1450)**: 1½-story Bungalow of wood construction, clad in vinyl siding; laterally-oriented gable roof with prominent shed dormer on facade; extending forward from the facade is a gable-end oriented front porch, supported by paired wood posts; secondary side doors have been inserted into the north elevation (c. 1920)
- 32) **5974 Jefferson Street, Burlington Presbyterian Church (BE-137)**: single-story former church building of brick construction, with gable roof and gable-end orientation to the street; original three-bay facade has been altered with the insertion of an overhead garage door during the time the building was occupied by the local fire department; portions of the original brick pilasters have been retained on the facade as has the original main entrance, offset on the south side of the facade; with a semi-elliptical fanlight characteristic of the Federal style; four bays on the side elevations (c. 1835)

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- 33) **5982 Jefferson Street, Foster-Sandford House (BE-138):** on the side, 1-story garage, wood construction, gable roof, gable-end to the street (c. 1940)
- 34) **(BE-138):** main house in Greek Revival-style residence of brick construction, with a five-bay second story on the facade and a four-bay first story; brickwork indicates that major repair has been undertaken on facade and north elevation; main entrance offset on the north side of the facade, with a single door with sidelights, transom, and pilasters *in antis*; fenestration flat-topped, with 6/6 sash and jack arched lintels; an ornamental cast iron fence stands between the house and the garage (c. 1840)
- 35) **5975 Jefferson Street (BE-1453):** at rear, 1½-story wood barn, with laterally-oriented gable roof (c. 1900)
- 36) **(BE-1453):** substantial 2-story wood frame residence with an asymmetrically-massed facade incorporating the main entrance offset on the south side, suggestive of a side-passage interior plan; flat-topped fenestration; across facade extends a one-story hipped-roof veranda supported by simple round columns resting on brick bases; several additions were made to the rear at indeterminate times. (c. 1890)
- 37) **5981 Jefferson Street, Joseph Graves House (BE-1452):** 1½-story building of brick and wood construction, with a gable roof and gable-end orientation to the street; the building is set back from the street; the asymmetrical southern brick section is joined by a wood section creating a symmetrical facade; fenestration is flat-topped with multi-light sash; thought to be the Joseph Graves House, possibly erected as early as 1817 (c. 1820)
- 38) **5995 Jefferson Street, Peoples Deposit Bank Building (BE-139):** 2-story Neo-Classical Revival brick building with corbeled brick trim and a shallow pediment rising from the cornice on the facade, which appears little altered from the original; fenestration is flat-topped, set singly and in groups, some of which is trimmed with smooth-dressed stone lintels with keystones. The building was built as the Peoples Deposit Bank, one of at least two financial institutions which operated in Burlington during the late nineteenth and early twentieth century. The bank was established in 1904, with an initial capital stock offering of \$20,000; Owen Watts was elected first chairman of the bank and B. W. Adams, president. In June, 1905 the lot was purchased for the erection of a banking house and ten percent of the stock was pledged to pay for a new bank building. The bank opened for business on November 6, 1905. Among the various presidents of the organization was Judge N. E. Ridell. The bank merged with the Boone County Deposit Bank (see BE-150). (1906)
- 39) **5991 Jefferson Street, Central House Hotel (BE-144):** 2-story Federal-style commercial building of brick construction which appears to have been erected in two stages during the pre-Civil War era; the Washington Street elevation terminates in a stepped parapet gable and the presence of two second-story doors indicates the early presence of a balcony; fenestration is flat-topped, with multi-light wood replacement sash (c. 1840)
- 40) **3014 Washington Street, Boone County Recorder Building (BE-145):** 2-story brick commercial building built as the home of the Boone County *Recorder*, a local weekly newspaper which dates from the nineteenth century and is one of the earliest newspapers in northern Kentucky; was erected by the Stephens family, owners of the newspaper at that time, who, at the time, also owned the former Central House hotel (Resource No 39) immediately to the east; side-sloping shed roof may be an alteration from the original, but no photographs have been found to document the original appearance of the facade. (1939)

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- 41) **3020 Washington Street (BE-1455):** modest commercial building erected late in the period of significance of the district; main body of the building is of smooth-finished block, while the facade is articulated by rock-faced concrete block; two matching storefronts are on the facade, each with a fixed window and single door; no other embellishment (c. 1930)
- 42) (BE-1455): single-story garage of wood construction at rear of site, with gable roof; built outside the period of significance of the district (c. 1960; NC)
- 43) **3024 Jefferson Street, Lattimer-Walden House (BE-596):** 1-story wood barn with gable roof and gable-end orientation to Union Square at rear of site; a shed-roofed side addition has given the roof an asymmetrical appearance (c. 1890)
- 44) (BE-596): main house, has the appearance of a "I" house, a traditional house form first identified by cultural geographer Fred Kniffen in the 1930s; this particular house has a centered entry on the three-bay facade, suggestive of a central-passage interior plan; a broad veranda supported by plain wood posts extends across the facade, and east, and west elevations; at the northeast corner of the house are several additions which may have been detached dependencies or may have been added to the house at indeterminate times. (c. 1860)
- 45) **3032 Washington Street (BE-597):** 1½-story wood Bungalow with laterally-oriented gable roof and recessed front porch with brick balustrade on the east side of the facade and an extended gable-end oriented sunroom on the west side of the facade; small gabled dormer placed asymmetrically on the facade; fenestration flat-topped set singly and in groups (c. 1920)
- 46) **5979 Nicholas Street (BE-1460):** 1½-story wood cottage with laterally-oriented gable roof and recessed porch on north section of facade; gable dormers; fenestration flat-topped; exterior clad in vinyl siding (c. 1920)
- 47) **3058 Washington Street, Burlington School (BE-1461):** 1-story 2-car garage of wood construction with gable roof at rear of site, built following the period of significance of the district (c. 1980; NC)
- 48) (BE-1461): former Burlington School building of wood construction, rehabilitated as single-family residence; temple-form facade with three-bay arrangement and centered entrance shielded by triangular hood; fenestration generally flat-topped, except for a round-arched pedimental window in the facade (c. 1870)
- 49) **2988 Washington Street, Boone County Court House (BE-143):** Neo-Classical Revival-style cruciform religious building of brick construction with a hipped roof capped with an open cupola with bell-cast roof; wood portico on facade; fenestration includes flat-topped windows and some round-arched transom sash; side elevations defined by pilasters and modillions decorate the soffit and fascia; a 2-story brick addition is on the east elevation (1889; c. 1960)
- 50) **2995 Washington Street, Boone County Deposit Bank Building (BE-150):** 2-story Neo-Classical Revival-style buff-colored brick commercial building with symmetrical facade, including an extended section with stylized pilasters; some brick corbeled ornament; modest cornice on the facade but not on side and rear elevations; name BOONE COUNTY DEPOSIT BANK is inscribed in the fascia; a marquee canopy is suspended by original metal supports over the center bays of the facade; the Boone County Deposit Bank, with the Peoples Deposit Bank, was one of the two financial institutions in nineteenth and early twentieth century Burlington; this building was erected on the site of the former Boone County Clerk's Office (BE-148), which was occupied by the bank from 1889 until 1924. (1924)

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- 51) **1981 Washington Street, Boone County Jail (BE-151):** former Boone County Jail with a large incompatible addition on the facade and with other sweeping modifications which have compromised the historic architectural integrity of the property (1928; NC)
- 52) **1971 Washington Street (BE-1456):** single-story commercial building, much of which is clad in modern vertical wood siding, with other incompatible additions and alteration which have compromised the integrity of the property (c. 1940; NC)
- 53) **1965 Washington Street (BE-1457):** 2-story gable-end oriented originally residential building with a single-story brick commercial front which appears to have been added late in the period of significance; upper facade is two bays in width, with partial returns on the gable ends (c. 1880)
- 54) **1957 Washington Street (BE-1459):** 1½ story Bungalow, with a laterally-oriented gable roof and a recessed front porch with a gabled dormer above; fenestration is flat-topped, and a 1-story, laterally-sloping shed-roofed addition has been built on the east side of the building; vinyl siding clads the exterior. 1920)
- 55) **1949 Washington Street, Gulley House (BE-595):** fenestration pattern suggests the building may have begun as a single pen house, with gable-end orientation to Washington Street; a window in the pediment appears to be glazed with primitive glass and its 6/6 configuration suggests an early date for the house; at least three additions appear to have been made, including that of a side porch on the east elevation, all at indeterminate times; at rear of the lot is a modern mass-produced modern wood storage shed, treated as an uncounted landscape feature (c. 1850)
- 56) (BE-1459): at rear of property #54, above, 2-story barn of wood construction, with laterally-oriented gable roof and original second-floor loading door; overhead garage door inserted on east side of north elevation(c. 1890)
- 57) **1970 Union Square, Boone House Hotel (BE-140):** 2-story Federal-style four-over-four central-passage building with a six-bay facade and hipped-roof front porch. Local historical accounts differ, but it is believed that the property was erected c. 1830 for Elijah Kirtley and housed the Boone House Hotel until 1870. It was later the home of Fountain Riddell (1833-1903), a local attorney and state legislator who in 1885 became the first president of the Boone County Deposit Bank. Riddell also served as one of the trustees of the town of Burlington. The property remained in the hands of Riddell's family for decades after his death. His daughter Henrietta, had married Alvin Renaker, who became president of the Peoples Deposit Bank and owned the property until his death in 1965, when it passed to his grandson, from whom the county purchased the house in 1967, ending nearly a century of ownership by the Riddells and their descendants. (c. 1830)
- 58) (BE-1451): at rear of property #57, above, 2970 Union Square, single-story garage-like building of wood construction with gable roof, built c. 1980 (NC)
- 59) (BE-140) rear, 2970 Union Square: communications tower of metal construction, built following the period of significance of the district (c. 1980; NC)
- 60) **1984 Gallatin Street (BE1445):** single-story Bungalow with gable roof and gable-end oriented porch on façade, supported by battered wood posts; fenestration flat-topped; exterior clad in vinyl siding (c. 1920).
- 61) (BE-1445): single-story garage of wood construction at rear, with gable-end orientation and extended shed-roof extension on the principal gable end to cover cars larger than those for which the garage was originally designed (c. 1920)

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- 62) **2976 Gallatin Street (BE-1446):** 1-story wood dependency with gable roof and shed-roofed side addition at property's rear (c. 1900)
- 63) **(BE-1446):** vernacular residence of wood construction with laterally-oriented gable roof and three-bay facade with centered entrance, suggestive of a central-passage interior plan; fenestration flat-topped, with some 2/2 sash intact along with exterior operable louvered shutters; 1-story porch on facade, supported by heavy wood posts, identical to those on its neighbor to the immediate east 1-story ell at rear (c. 1860)
- 64) **2966 Gallatin Street (BE-1447):** 2-story vernacular residence of wood construction, with laterally-oriented gable roof and 2-bay facade; main entrance offset on west side of facade, suggestive of a side-passage interior plan; fenestration flat-topped without notable ornament; partial return of the cornice on the gable ends (c. 1860)
- 65) **(BE-1447):** 1-story garage of wood construction with jerkinhead gable roof and gable-end orientation at rear of site; original doors on sliding rails (c. 1920)
- 66) **2965 Gallatin Street, Boone County Clerk's Office (BE-148):** single-story Greek Revival-style brick building, temple form in plan, with a three-bay facade and 4-bay side elevations, with bays articulated by brick pilasters; fenestration flat-topped, except for a semi-circular transom above one window centered on the facade; partial returns on the cornice. The building has been moved twice, once in the 1920s from its original site opposite to Court House to a point further west on Washington Street and in 2001, to its present site, with the approval of the National Register, to avoid demolition by private-sector development. (1853)
- 67) **2961 Gallatin Street, Ida Beasley House (BE-593):** single-story residence, with Neo-Classical Revival-style influences, of wood construction, with laterally-oriented gable roof penetrated by two brick chimneys; 3-bay facade, with centered entrance shielded by a pedimented portico; fenestration flat-topped, set singly and in pairs; open side porch on east elevation. (c. 1920)
- 68) **5901 Garrard Street (BE-1448):** 1-story ranch-style residence of wood construction, built following the period of significance of the district (c. 1960; NC)
- 69) **5873 Garrard Street (BE-1449):** 1½-story Arts-and-Crafts-style residence of wood construction, with the principal section being gable-end oriented, with a single-story laterally-oriented gable-roofed ell on the north elevation; a 2-car garage is attached to the ell (c. 1940)
- 70) **5920 Perlate Street, First Baptist Church (BE-1462):** 1-story wood religious building with gable roof and gable-end orientation to the street, with a modest pedimented porch on the facade and a triangular stylized steeple on the roof. This was the house of worship for African-Americans in the Burlington, founded by former slaves in 1881; the 1883 county atlas map showed the "Col'd Baptist Church" on this site (c. 1881)
- 71) **Roadways and alleys:** counted as a single resource, the district's paved roadways and alleys are found throughout the district, running east-to-west and north-to-south. The east-west streets include Washington Street, Nicholson Avenue, Gallatin, Perlate, and Temperate Streets. The north-south streets include Garrard, Nicholas, and Ohio Streets. Jefferson Street runs north-and-south until it intersects with Temperate Street, then turns westward and extends Temperate Street to the northwestern corner of the district. Union Square forms a square around the intersection of Washington and Jefferson Streets.



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### Discussion of area proposed for removal from the Burlington Historic District: Data examined

The Burlington Historic District boundary is proposed for reduction because of a substantial loss of integrity in the eastern half of the 1979 district, based on a comparison of resources in 1978 and 2004. What made this comparison challenging was the absence of a usable property inventory within the 1978 nomination. The table below attempts to construct the 1978 inventory through use of a number of sources to determine which resources contributed to the 1978 nomination and which did not. This analysis was useful in that it reinforced the contributing and non-contributing evaluations made to the 71 properties in the area proposed to continue on the Register. The following tools were used to construct the table:

- 1) Two slightly different versions of a map titled **"The Town of Burlington, KY, 1976" map**. Both versions utilized colored cross-hatching to indicate blocks/lots that had features on them. The differences between the two versions are slight, so don't factor in highly to the questions at hand. While the map appears to indicate thoroughly which parcels contain key features, it does not express buildings on the land. Thus, while this map noted pivotally important (or "Key") contributing resources with green hash marks on the lot, it does not indicate the number of buildings or structures on any of those lots. Many properties on that map were labeled with red hash marks and designated "post 1928 buildings that contribute." The reasoning behind this classification is unclear, though it is hypothesized this is the nomination author's attempt to minimize the impression made by non-historic buildings. He probably meant to indicate non-contributing buildings that did not have an overwhelming impression on the overall landscape; other nomination authors have used a tag such as "non-contributing but sympathetic" or some such language. Because these properties fell outside the ending date (1928) of the period of significance for the 1978 nomination, that status has been acknowledged on the table as non-contributing when it seems appropriate. This Boundary Reduction proposal has re-evaluated the buildings, citing those now more than 50 years old and that retain sufficient integrity as contributing.
- 2) **Burlington property owner list from 1978**, indicating each owner with the corresponding parcel block and lot. From this list, the apparent size of contributing and non-contributing properties was determined. For instance, it was assumed that the property at Block 19, lots 4 & 5, contained only 1 non-contributing building, given that these two lots had the same owner and address.
- 3) **Map #2 from the 1978 nomination, based on the Burlington plat shown in the 1883 Atlas of Boone, Kenton, and Campbell Counties**. This map showed the location of properties that had been assigned inventory numbers and that were addressed in the text. This map helped corroborate the colored hash marks on the 1976 Burlington map, particularly for pivotally important sites. A few properties indicated on map #2 (e.g., sites BE-150 and BE-151) were not color-coded as pivotal sites on the 1976 map, but were believed to be contributing buildings in 1978, based on a status code of "N/R District Contributing" in the SHPO's database of historic properties that was derived from the district's information. That SHPO database of Burlington Historic District sites was not exhaustive. It was derived from a sample survey of sites in the historic district.

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- 4) **The 2004 Boundary Reduction nomination for the Burlington Historic District** provided much more thorough coverage of features listed in 1978, however, it only covered the area proposed to remain on the National Register.
- 5) **Current Parcel and Building Layers in the Boone County GIS System.** These data were used to address discrepancies not answered by the above four data sources, especially concerning the area proposed for removal from the Register in 2004. It was assumed that this area may contain additional contributing and non-contributing buildings that could have been added to the 1978 nomination's inventory: features that were not evident from the four items above. These features, however, were not addressed in the 2004 nomination because these resources were not considered to be as relevant to the documentation needs for the boundary reduction as those properties that were to remain listed.
- 6) **Field Inspection.** Every building within the boundary of the 1978 district was visually examined to determine what changes, if any, have taken place between 1978 and 2004. This was done primarily to justify the validity of the district boundary reduction.

### **Burlington Historic District (boundary reduction) proposal: Data Analysis and Justification**

An examination of the changes in the Burlington Historic District from 1978 to 2004, block by block, gives compelling evidence for the proposed reduction of the listed area. For this analysis, we relied greatly upon the 1976 map to reveal the district's situation at the time of listing. That map was the most explicit and comprehensive document submitted by the nomination author to represent the district. That map shows these 14 blocks as comprising the district in 1979: #4, 38, 5, 6, 7, 11, 12, 13, 14, 15, 17, 18, 19, and 20. The following analysis simplifies the expression of lot and block numbers. Thus, for instance, Lot 4 Block 4 is written simply as "4/4."

**Block 4:** Among Block 4's 13 lots, the 1976 Town map map identified "Pivotal Historic Structures" at 4/1, 4/4, and 4/13, and a post-1928 structure that contributes at 4/10. The 2004 boundary reduction calls for retention of the northern (along Temperate) and southern (along Washington) portions of the block, and for removal of the central half of Block 4, straddling Gallatin Street, from the Register.

The buildings on 4/1 and 4/10 survive, and continue as contributing. Two buildings facing Gallatin Street on Block 4 have caused the proposed boundaries to shrink. They are the former pivotal building at 4/4, which has been demolished and replaced by a new house, and the building on 4/8, that is too recent to contribute, both along Gallatin.

**Block 38:** This block on the 1976 map had no indication for a pivotal buildings nor any other contributing structures. If the block contained any historic buildings in 1979, those buildings have been demolished after 1980 by the block's owner, the Baptist Church, which erected a new church building across Nicholas Street. The Baptist congregation had the large multi-purpose building erected on Block 38 after 1980 to support their church activities.

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**Block 5:** Block 5 shows 2 pivotal structures on the 1976 map, at 5/7 and 5/9, a contributing post-1928 building at 5/11 and a non-contributing building at 5/5.

The Duncan—Ridell House (BE-131) occupied the large lot 5/7, and burned down in 1998. That lot now is occupied by 6 new homes and the Nazarene Church of Burlington. Thus, the parcel 5/7 has been proposed for removal from the district, and the remainder of Block 5 stays in the district.

**Block 6:** Block 6 shows 4 pivotal buildings on the 1976 map (6/2, 6/3, 6/4, 6/9) and two post-1928 buildings, 6/5 and 6/11.

The post-1928 building at 6/11 is now a ca. 1970s Ranch House. That part of the block is proposed for removal, but the several remaining buildings remain in the district and have been evaluated with a contributing status.

**Block 7:** Block 7 shows 2 pivotal buildings on the 1976 map (7/1 and 7/4) and one post-1928 building, 7/5.

In 1978, there were several Key Structures identified in Block 7, including the prominent Stick Style Burlington Baptist Church, the Boone County Clerk's Building and the Rouse-Blythe Corner Store. All of these structures have been demolished or relocated and most of that area is now surface parking. The building at 7/5 identified as Contributing Post-1928 has also been leveled. The southwestern district boundary has been constricted here due to the loss of every historic structure in Block 7.

**Block 11:** Block 11 contains 4 lots, none of which have any special indication on the 1976 map.

Block 11 contains 3 occupied properties, 2 of which are residential and another commercial. All of them would have been non-contributing in the 1979 listing, but due to the passage of time and sympathetic rehabilitation, all three have been assigned a contributing status for this 2004 version of the district. This entire block is proposed to remain in the district boundary.

**Block 12:** Block 12 has 2 lots (12/4 and 12/5) indicated as pivotal buildings on the 1976 map, and one property, 12/2, dating to post-1928.

Block 12 consists in 12 countable features spread over 6 addresses. In the 1978 nomination, half of these 12 features would have been assigned a non-contributing status due to either their lack of age or poor condition. The fortunate rehabilitation of several of these commercial buildings, along with the passage of time, has shifted the recommended evaluations to 11 contributing and 1 non-contributing features. This entire block is proposed to remain in the district.

**Block 13:** Block 13 has one pivotal feature, 13/1, and one post-1928 feature, 13/6, showing on the 1976 map. The 1978 version of the nomination would have counted 2 contributing buildings and 2 non-contributing buildings.

The 2004 version of the nomination evaluates all 4 features as contributing. One of them is a building relocated in 2001 by the County government to its current site, which the County coordinated with the National Register prior to the move. All of Block 13 is proposed to remain within the listed district.

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**Block 14:** The 1976 map shows 4 pivotal features, 14/1, 14/2, 14/5, 14/6.

These 4 properties were contributing in the 1979 listing and continue to be evaluated as contributing. In the early 1980s Boone County erected a large county administrative building on the eastern half of this block, which is why that portion is proposed to be removed from the district. The function of this newer building is compatible with the district's new theme of Politics/Government, but the building's newness and large impression encourage the district boundaries to be drawn to eliminate it.

**Block 15:** The 1976 map shows 15/4, 15/6, and 15/7 as post-1928 properties and 15/20 as pivotal.

The district listed only one building in Block 15, the Johnson-Buckner House at 15/20, as Key in 1978; it was demolished in 1998. There were houses on some of the other lots in Block 15 in 1978, although none were explicitly recognized by that nomination. All of them have since been demolished and the entire block south of the newly proposed boundary is occupied by the Boone County Justice Center and parking lot, which opened in 2003. Today, the northern third of the block is recommended to remain in the district, containing 5 contributing features and 2 non-contributing features, not an unusual ratio for a small-town Kentucky district with a blend of commercial and residential property. The southern 2/3 of this block is recommended for removal because its sole pivotal building has been demolished, and a large newer building is the only thing standing on that remaining portion of the block.

**Block 17:** The 1976 map shows 17/3, 17/4, 17/5, 17/6, 17/8, 17/9 as post-1928 buildings, and 17/12 as a pivotal building.

Only one building, the Gaines-Winston House (BE-128) at 17/12, was identified as a Key property in 1978; that building burned in 1992. Six other buildings were designated as Contributing Post-1928. Recent field investigation indicates that none of these buildings was built before 1950. Whatever other historic once occupied this block have since been demolished and have been replaced by 1960s residences or a day-care center built in 1980. Consequently, this entire block is proposed for removal from the district area.

**Block 18:** The 1976 map shows 18/1, 18/3, 18/4, 18/5, and 18/11 as post-1928 properties and 18/7 and 18/9 as pivotal.

The 1978 nomination names only the pivotal properties, the Senator S. Walker Tolin House (BE-141) and an unnamed log house (BE-142). The log house was demolished in the 1980s and an auto parts store now occupies that site. The Tolin House was changed from residential to law office use in the 1990s and underwent less-sympathetic change to its exterior windows, doors, and interior finishes. The remainder of buildings on that block are houses constructed in the 1950s and 1960s, which would have been non-contributing in 1978 when the nomination was submitted, despite their nominal status as "post-1928 structures that contribute." In a 2004 National Register project, the Tolin House was investigated as a candidate for nomination, but evaluated as not individually eligible. Because it is virtually surrounded by post-1950 buildings, including the 4-story Boone County Administration Building (built 1981) at the southeast corner of Gallatin and Washington Streets, which forms a substantial visual barrier between the Tolin House and those intact elements of the district to the west, the entire block is proposed to be removed from the district.

**Block 19:** The 1976 map shows 19/3, 19/4, and 19/5 as post-1928 buildings that contribute.

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Today, 2 buildings occupy those three lots indicated on the map as contributing post-1928 buildings. Of them, the Kirkpatrick House, (BE-594) retains much of its historic character. However, as with the Tolin House on Block 18, the buildings surrounding the Kirkpatrick House on block 19 don't retain historic qualities. For instance, on 19/1 is a concrete block telephone substation; on 19/2 and 19/2A is a metal pole building. While the Kirkpatrick House may be individually eligible to the National Register, its owner declined the Boone County Historic Preservation Review Board's offer to nominate it in 2005. Overall, the historic character of the entire block does not convey the historic impression and identity of the district, leading the 2004 nomination to recommend removal of the entire block from the district.

**Block 20:** The 1976 map indicates the property at 20/3 as a pivotal property.

In Block 20, the Dr. Crisler House at 20/3 was identified as a Key Historic Structure in 1978. Like the Tolin and Kirkpatrick Houses, the Crisler House may qualify for listing in the National Register individually. The Crisler House is even further removed from the "heart" of the Burlington District than the Tolin and Kirkpatrick houses. It is better suited to an individual nomination than a far-flung extension of the Burlington NR District. An individual National Register nomination for the Crisler House will be undertaken by the Boone County Historic Preservation Review Board in 2004-2005.

**Summary of these findings and recommendations.** The project to re-evaluate the 1979-listed Burlington Historic District examined the area originally listed, block-by-block, to see which properties originally met the National Register Criteria as the nomination author applied them, so that the status of the district's resources in 2004 could be assessed.

It has become clear that the 1978 nomination author placed high emphasis on the historic Burlington town plan as a way to delineate the district boundary. That townscape, conceived in the late-18<sup>th</sup> century and formally platted in the early-19<sup>th</sup> century, had greatly evolved by the time of nomination in 1978, just as any surviving Kentucky town had. The emphasis on the town plat as the organizing basis for the district boundary was nominally reinforced by the retention of much of Burlington's streets and a scattering of its earliest residences. However, the town had long since lost its early 19<sup>th</sup>-century cultural landscape. The nomination author's insistence that the early 19<sup>th</sup>-century landscape of Burlington remained led him to assign many properties with an inappropriate status—those "post-1928 structures that contribute." With the nomination initiated in 1978, a building constructed in 1928 would have met the National Register's requirement of 50 years to be considered historic. While the Register will allow a few buildings in a listed district to be claimed as contributing when those buildings are 48 or 49 years old, many buildings considered "post-1928 and contributing" in this district were built in the 1950s, just 25-30 years before the nomination's filing. The nomination's scant documentation for these buildings, and for much of the rest of the district, did not provide sufficient evidence to enable the Kentucky Review Board or the National Register to question this status and its implications for the original boundaries.

The 2004 effort to update this district's documentation attempted to fill in the gaps created by the 1978 nomination form, and to account for changes to properties within the original boundary area in the intervening 25 years since listing. With a clarified view of what would have been legitimately contributing

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and non-contributing to the 1978 listing, and the changes in a quarter of a century since listing, the 2004 nomination recommends a smaller area proposed as the Burlington Historic District (Boundary Reduction), which continues to meet the National Register eligibility Criteria A and C. The following table presents further information about what was found in this investigation.

## 2004 Inventory of Buildings within the 1978 Burlington Historic District

### Key for this Table

**BK:** Block as shown on "The Town of Burlington, KY, 1976"

**Lot:** Lot as shown on the 1976 map

**Street Address:** Street address of the property taken from current GIS data. Note that current street addresses do not match those in the 1978 nomination. Street addresses county-wide changed when the 911 system was initiated.

**Property Name:** The historic name of the property. Some of these have been updated since 1978.

**Inventory #:** The Kentucky Historic Inventory Number of the property, if applicable. Note that some properties have more than one number assigned. This is an oversight and does not indicate multiple resources.

**1978 NR Status:** The significance level assigned in the 1978 nomination.

**C (Key)** - contributing resources that were labeled "Key Historic Structures" in 1978

**C (post 1928)** - were labeled "Intrusions: Contributing Post-1928 Structures." Falling outside the original period of significance, these should be considered as Non-Contributing Resources for the 1978 listing.

**Non-C:** structures that were not addressed by the 1978 nomination, but were clearly extant and have been classified as Non-Contributing solely for the purposes of this analysis.

**Relevant Changes Since 1978:** This column does one of two things: 1) quantify the level of change in the structure since 1978, and/or 2) briefly describe the building, especially if built after 1950, the ending date of the period of significance established in the 2004 nomination.

**Current Use.** Self-explanatory

**2004 NR Status.** Contributing or Non-Contributing. Note that all buildings located outside the boundary reduction are considered Non-Contributing to the 2004 nomination.

TABLE 1

BK	Lot	Street Address	Property Name	Inventory #	2004 ID #	1978 NR Status	Relevant Changes Since 1978	Current Use	2004 NR Status
4	1	5825 Jefferson St.	Willis Graves House	BE-132	3	C (Key)	Rehabilitated (1990s)	Bed and Breakfast	C
4	1	5825 Jefferson St.	Garage	BE-132	2	C		Garage	C
4	1	5825 Jefferson St.	Shed	BE-132	1	C		Shed	C
4	1	5825 Jefferson St.	William Rouse Log House	BE-132	4	Non-C	Relocated 2003	Bed & Breakfast	Non-C

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4	10	5979 Jefferson St.	House	BE-1460	46	C (post 1928)	Updated (1990s)	Residence	C
4	13	3024 Washington St.	Old Burlington School	BE-146 or 1461	48	C (Key)	Minimal		C
5	2	5920 Perlate St.	First Baptist Church	BE-1462	70	C	Vinyl siding, windows, etc. (1990s)	Church	C
5	3	5851 Jefferson St.	House	BE-1438	13	Non- C		Residence	C
5	4	5869 Jefferson St.	House	BE-1437	14	Non- C		Residence	C
5	5	5909 Jefferson St.	House	BE-1436	15	Non- C	Constructed c. 1980	Residence	Non-C
5	6	5919 Jefferson St.	House	BE-1441	17	Non- C		Residence	C
6	1	5965 Jefferson St.	Gaines- Winston House	BE-1453	36	Non- C	Updated (1980s)	Residence	C
6	1	5965 Jefferson St.	Garage	BE-1453	35	Non- C	Updated (1980s)	Garage	C
6	2	5981 Jefferson St.	Joseph Graves House	BE-1452	37	C (Key)	Rehabilitated (2003)	Restaurant	C
6	3	5995 Jefferson St.	Peoples Deposit Bank	BE-139	38	C (Key)	Minimal	Offices	C
6	4	5991 Jefferson St.	Central House Hotel	BE-144	39	C (Key)	Rehabilitated (2003)	Restaurant	C
6	5	3012 Washington St.	Boone County Recorder Office	BE-145	40	C (Post 1928)	Updated (2003)	Residence	C
6	6	3020 Washington	Commercial	BE-1455	41	Non- C	Rehabilitated (2003)	Commercial	C
6	7	3024 Washington St.	Latimer- Walden House	BE-596	44	Non- C	Rehabilitated (1990s)	Residence	C

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6	7	3024 Washington St.	Garage	BE-596	43	Non- C	Minimal	Garage	C
6	8	3032 Washington St.	Smith-Jones House	BE-597	45	Non- C	Minimal	Residence	C
6	9	5963 Jefferson St.	Erastus Tousey House	BE-136	30	C (Key)	Rehabilitated (2002)	Restaurant	C
11	1	5906 Jefferson St.	Tastee Foods Pie Factory	BE-1440	18	Non- C	Rehabilitated (2004)	Industrial	C
11	3	5873 Garrard St.	House	BE-1449	69	Non- C	Updated (2000s)	Residence	C
11	4	5918 Jefferson St	House	BE-1442	19	Non- C	Minimal	Residence	C
11	4	5918 Jefferson St	Shed	BE-1442	20	Non- C	Minimal	Garage	C
11	4	5918 Jefferson St.	Garage	BE-1442	21	Non- C	Modern Shed	Shed	Non-C
12	1	5924 Jefferson St.	House	BE-1443	22	Non- C	Minimal	Residence	C
12	1	5924 Jefferson St.	Smokehouse or shed	BE-1443	23	Non- C	Minimal	Shed	C
12	1	5924 Jefferson St.	Garage	BE-1443	24	Non- C	Minimal	Garage	C
12	2	5901 Garrard St.	House	BE-1448	68	C (Post 1928)	C. 1960 Ranch	Residence	Non-C
12	4	2966 Gallatin St.	Will Rice Hosue	BE-129 or 1447	64	C (Key)	Minimal	Residence	C
12	4	2966 Gallatin St.	Garage	BE-129 or 1447	65	C	Minimal	Garage	C
12	5	2976 Gallatin St.	Rice- Williams House	BE-130 or 1446	63	C (Key)	Minimal	Residence	C
12	5	2976 Gallatin St.	Garage	BE-130 or 1446	62	C	Minimal	Garage	C
12	6	2984 Gallatin St.	John P. Duncan House	BE-1445	60	Non- C	Vinyl Siding (1990s)	Residence	C



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12	6	2984 Gallatin St.	Garage	BE-1445	61	Non-C	Minimal	Garage	C
12	7	5946 Jefferson St.	Judge Carroll Cropper House	BE-1444	25	Non-C	Minimal	Residence	C
12	7	5946 Jefferson St.	Garage	BE-1444	26	Non-C	Minimal	Garage	C
13	1	5952 Jefferson St.	Burlington Methodist Church	BE-134	27	C (Key)	Rehabilitated (1992)	Antique Shop	C
13	1	5954 Jefferson St.	Sallee House	BE-135	29	C (Key)	Rehabilitated (1992)	Offices	C
13	4	2965 Gallatin St.	Old Boone Co. Clerk Building	BE-148	66	C	Relocated (2001)	Government	C
13	5	2961 Gallatin St.	Ida Balsley House	BE-593	67	Non-C	Rehabilitated (1990s)	Government	C
13	7	5958 Jefferson St.	McMullen-Ryle House	BE-1450	31	Non-C	Minimal	Offices	C
14	1	5974 Jefferson St.	Burlington Presbyterian Church	BE-137	32	C (Key)	Rehabilitated (2001)	County Garage	C
14	2	2970 Union Sq.	Renaker House	BE-140	57	C (Key)	Rehabilitated (1992)	Government	C
14	5	2988 Washington St.	Boone County Courthouse	BE-143	49	C (Key)	Minimal	Government	C
14	6	5982 Jefferson St.	Foster-Sanford House	BE-138	34	C (Key)	Rehabilitated (1990s)	Offices	C
14	6	5982 Jefferson St.	Garage	BE-138	33	Non-C	Minimal	Garage	C
15	2	2995 Washington St.	Peoples Deposit Bank	BE-150	50	C (Key)	Rehabilitated (1989)	Government	C
15	3	2981 Washington St.	Boone County Jail	BE-151	51	Non-C	Altered (1970s)	Government	Non-C
15	4	2971 Washington St.	Burlington Grill Restaurant	BE-1456	52	C (Post 1928)	Drastically Altered (1980s)	Restaurant	Non-C

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15	6	2965 Washington St.	House	BE-1457	53	C (Post 1928)	Updated (1980s)	Offices	C
15	7	2957 Washington St.	House	BE-1459	54	C (Post 1928)	Updated (1980s)	Commercial	C
15	8	2957 Washington St.	Garage	BE-1459	56	Non-C	Minimal	Garage	C
15	9	2949 Washington St.	Sebree House	BE-595	55	Non-C	Minimal	Residence	C

## RESOURCES WITHIN THE 1978 DISTRICT THAT FALL OUTSIDE THE 2004 DISTRICT BOUNDARY

4	4	3068 Gallatin St.	House			C (Key)	Demolished (1980s)	New House	Non-C
4	8	5961 Nicholas St	House			C	c. 1950s Center Pass.	Residence	Non-C
5	7	5931 Jefferson St.	Duncan-Riddell House	BE-131		C (Key)	Burned (1998)	New Subdivision	Non-C
5	7	5925 Perlate St.	House				Constructed 2003	New Subdivision	Non-C
5	7	5921 Perlate St.	House				Constructed 2004	New Subdivision	Non-C
5	7	5921 Perlate St.	House				Constructed 2004	New Subdivision	Non-C
5	7	5921 Perlate St.	House				Constructed 2004	New Subdivision	Non-C
5	7	3042 Gallatin St.	House				Constructed 2003	New Subdivision	Non-C
5	7	3032 Gallatin St.	House				Constructed 2003	New Subdivision	Non-C
5	7	5949 Jefferson St.	Nazarene Church of Burlington				Constructed 1980s	Modern Church	Non-C
6	11	5970 Nicholas St	House			Non-C	c. 1970 Ranch	Residence	Non-C
7	1	West Washington St.	Burlington Baptist Church	BE-147		C (Key)	Demolished (1980s)	New Church	Non-C
7	2A	West Torrid St.	Unknown			C (Post 1928)	Demolished (1980s)	New Building	Non-C

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7	3	West Washington St.	Commercial Building			C (Key)	Demolished (1990s)	Parking Lot	Non-C
7	4	West Washington St.	Rouse-Blythe Store	BE-149		C (Key)	Demolished (2001)	Parking Lot	Non-C
7	5	South Jefferson St.	Commercial Building			C (Post 1928)	Demolished (1990s)	Parking Lot	Non-C
7	8	West Washington St.	Commercial Building			C (Key)	Demolished (1990s)	Parking Lot	Non-C
7	9	West Washington St.	Old Boone County Clerks Building	BE-148		C (Key)	Relocated (2001)	Parking Lot	Non-C
13	6	2950 Washington St.	House			C (Post 1928)	Demolished (c. 1990)	Parking Lot	Non-C
14	3	2950 Washington St.	Boone Co. Administrative Bldg.				Constructed 1981	Government	Non-C
15	20	2986 Union Sq.	Johnson-Buckner Hs.	BE-152		C (Key)	Demolished (1998)	New Building	Non-C
17	3	2921 Temperate St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
17	4	2911 Temperate St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
17	5	5917 Orient St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
17	6	5923 Orient St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
17	8	5912 Gallatin St.	House			C (Post 1928)	c. 1980 Concrete Block	Daycare Center	Non-C
17	9	5920 Gallatin St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
17	12	5901 Garrard St.	Gaines-Winston House	BE-128		C (Key)	Burned (1992)	Vacant Lot	Non-C

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18	1	5930 Garrard St.	House			C (Post 1928)	1950s Center Passage; House and garage recently joined by breezeway	Residence	Non-C
18	3	2927 Gallatin St.	House			C (Post 1928)	1950s Side Passage	Residence	Non-C
18	4	2917 Gallatin St.	House			C (Post 1928)	1950s Cape Cod	Residence	Non-C
18	5	2913 Gallatin St.	House			C (Post 1928)	1950s Side Passage	Residence	Non-C
18	7	2878 Washington St.	Log House	BE-142	N/A	C (Key)	Demolished (1980s)	New Commercial	Non-C
18	9	2922 Washington St.	Senator S. Walker Tolin House	BE-141		C (Key)	Rehabilitated (1990s)	Offices	Non-C
18	11	5946 Garrard St.	House			C (Post 1928)	c. 1960 Ranch	Residence	Non-C
19	3	2893 Washington St.	Kirkpatrick House	BE-594		C (Post 1928)	Rehabilitated (1990s)	Commercial	Non-C
19	4 & 5	2879 Washington St.	Unknown			C (Post 1928)	Building(s) Replaced (c. 1990)	Commercial	Non-C
20	3	6031 Orient St.	Dr. Crisler House	BE-591		C (Key)	Minimal	Residence	Non-C

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### Statement of Significance

This nomination argues for a substantial reduction of the Burlington Historic District, along with adding a few properties to its northern edge. That 74-acre district was listed on the National Register in 1979 for its retention of landscape features signifying Burlington's original square town plan, as well as for the buildings that retained architectural and commercial significance. The present nomination seeks to reduce the district boundary to a 33-acre area which retains integrity, for much evidence of the original town plan no longer remains, disabling that landscape resource as a viable unifying feature for a district. This boundary reduction nomination results from the local preservation commission's desire to have the Burlington Historic District more accurately reflect the existing historic character of the community.

The 1978 nomination cited 3 Areas of Significance: Commerce, Community Planning, and Architecture. For unknown reasons, that nomination omitted Politics/Government as an Area of Significance. With the erosion of some of the original district's integrity (see more about integrity loss in the Description), the identity of the eighteenth-century original plat is no longer recognizable. Consequently, the district no longer gives strong evidence of the Community Planning theme. The area proposed as the new Burlington Historic district is a 33-acre area that has sufficient integrity to meet National Register Criterion A and is significant for its reflection of the patterns of Commerce and Politics/Government in Boone County, and meets Criterion C for its significant Architecture. This current nomination justifies the addition of Politics/Government as an Area of Significance because of the district's clear connection with patterns of local government, both in its status as the county seat and as site for the courthouse. The period of significance of the district begins c. 1790, the approximate date of construction of the earliest buildings in the district, and ends c. 1950, the estimated construction date of the district's most recent historic buildings. Despite alterations to some buildings, the district nonetheless reflects its overall historic appearance as a small town with county seat status. The proposed boundary reduction defines the area that retains a strong concentration of historic resources with integrity of materials, setting, association, workmanship, design, and feeling.

The proposed reduced Burlington Historic District also meets Registration Requirements for Property Type V, historic district, as set forth in Section F of the Boone County Multiple Property Submission (MPS). The smaller district area still contains homes dating from the 1790s through the 1940s, religious buildings (including an African-American church), commercial buildings, a former school, and governmental buildings, allowing it to maintain association with important events as delineated by these Historic Contexts in the MPS:

- Settlement, Socioeconomic Growth, and Maturity of Boone County, 1789-1950;
- Commerce and Industry in Boone County, Kentucky, 1789-1950;
- Domestic Architecture in Boone County, Kentucky, 1789-1950;
- Boone County Ethnic Heritage, Kentucky, 1789-1950;
- Religion in Boone County, Kentucky, 1789-1950;
- Education in Boone County, Kentucky, 1789-1950.

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### Statement of Significance

The purpose of this nomination is to provide a case to reduce the Burlington Historic District. That 74-acre district was listed on the National Register in 1979 for its retention of landscape features signifying Burlington's original square town plan, as well as for the buildings that retained architectural and commercial significance. The present nomination seeks to reduce the district boundary to a 33-acre area which retains integrity, for much evidence of the original town plan no longer remains, disabling that landscape resource as a viable unifying feature for a district. The remaining 33-acre area has sufficient integrity to meet National Register Criterion A and is significant for its reflection of the patterns of politics/government in Boone County, and meets Criterion C for its significant architecture. The district's association with politics/government is established by its position as the seat of Boone County and for the presence within the district of buildings associated with county government from the 1850s to the end of the period of significance. The period of significance of the district begins c. 1790, the approximate date of construction of the earliest buildings in the district, and ends c. 1950, the estimated construction date of the district's most recent historic buildings. Despite alterations to some buildings, the district nonetheless reflects its overall historic appearance as a small town with county seat status. The proposed boundary reduction defines the area that retains a strong concentration of historic resources with integrity of materials, setting, association, workmanship, design, and feeling.

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- Settlement, Socioeconomic Growth, and Maturity of Boone County, 1789-1950;
- Commerce and Industry in Boone County, Kentucky, 1789-1950;
- Domestic Architecture in Boone County, Kentucky, 1789-1950;
- Boone County Ethnic Heritage, Kentucky, 1789-1950;
- Religion in Boone County, Kentucky, 1789-1950;
- Education in Boone County, Kentucky, 1789-1950.

As noted in the Description, the boundary reduction was the result of the local preservation commission's desire to have the Burlington Historic District more accurately reflect the existing historic character of the community. The original nomination, prepared in 1978, identified significance within the Areas of Architecture, Commerce, and Community Planning, omitting, for reasons unknown, the area of Politics/Government. This current nomination justifies the claim that the district is significant within Architecture and Politics/Government. This current nomination gives less attention to the themes of Commerce and Community Planning, as the erosion of the larger district's integrity prevents it, or the smaller area proposed for continued listing, from supporting strong associations with those themes. Physical changes to buildings within the district have rendered the identity of the eighteenth-century original plat as

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not recognizable, making the Area of Community Planning inappropriate for this new nomination. Further, demolition in the original district since the 1970s removed significant commercial architecture, and the historic character of the new district did not warrant Commerce as an Area of Significance. The omission of Politics/Government from the original areas of significance may have been an oversight, and that area was added because of the district's clear connection with patterns of local government, both in its status as the county seat and as site for the courthouse.

### **Burlington's early history**

The first recorded settlement party arrived in the area that would become Boone County, coming from Pennsylvania in 1789, and were soon followed by homesteaders from Virginia, New Jersey, Maryland, and the Carolinas. Typical of most northern Kentucky settlers, pioneers came from the Middle Atlantic states in search of plentiful, fertile, and inexpensive land in the unopened west. Boone County was originally part of Woodford County, Virginia, and was partitioned from Campbell County, Kentucky, in 1798. The county was not officially recognized until the following year, at which time John Hawkins Craig and Robert Johnson donated seventy-four acres for a county seat. The settlement was initially known as Craig's Camp, but with the establishment of the seat of government there, in 1800, the community became known as Wilmington. By the middle of the second decade of the nineteenth century, the name has been changed to Burlington.<sup>4</sup> The source of the names, "Wilmington" and "Burlington" is not known.

The settlement was initially little more than a crossroads with a scattering of log buildings. The town was platted in a square grid, with Union Square in the center at the intersection of Washington and Jefferson Streets. Moving away from Union Square was a series of twelve blocks bisected by alleys. Beyond the town, Washington Street became Florence Pike moving eastward toward the town of the same name, and Belleview (also sometimes appearing as "Bellvue") Pike moving westward. Petersburg Pike extended northwesterly from the northwest corner of the town. An early addition of twenty-four lots was platted by Robert Johnson on the southeastern quadrant of the original town.

With the settlement's designation as county seat, community leaders erected the first court house on Union Square, facing Washington Street. Built of logs, the c. 1800 seat of government served until 1817, when it was replaced by a brick building which served until the 1880s (Fig. 2) until the present brick court house was built in 1889 (Fig. 2, 4). A small commercial district grew up around the Court House, with the Federal-style Central House hotel (Fig. 5) opposite the Court house at the northwest corner of Washington and Jefferson Streets, and the Boone House (not extant) at the southwest corner of Washington Street and Union Square.

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<sup>4</sup>Sources identify both 1806 and 1816 as the date the name was changed.

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In 1824 the town of Burlington was incorporated, but growth was slow and the population never reached that of other northern Kentucky county seats. In his 1847 **History of Kentucky**, Richard Collins - described the hamlet:

Burlington, the seat of justice, is situated fourteen miles from Cincinnati and . . . contains four churches, Baptist, Methodist, Presbyterian, and Reformed, Morgan's Academy, two schools, seven lawyers, five doctors, five stores, two taverns, one shoe and boot store, one wool factory, eight mechanics' shops, and a population of 200.<sup>5</sup>

In 1870 the population was 277 and when in 1883 a three-county atlas was published, a map of Burlington showed about forty buildings, most of which were clustered around Union Square.<sup>6</sup> The population barely doubled from that meager 1870 figure to the end of the period of significance of the district following World War Two.

The character of the community was little changed throughout the balance of the nineteenth century. It remained an agrarian settlement with farm and pasture lands on all sides. In 1885 the community's first bank was established; the Boone County Deposit Bank initially occupied the 1850s former County Clerk's building opposite the Court House on Washington Street. Twenty years later, the Peoples Deposit Bank was organized and built a banking house across Jefferson Street from the Court House. In 1927, the Boone County Deposit Bank purchased the Peoples Deposit Bank and a new bank (Fig. 6) was erected on Washington Street. The 1920s bank building was eventually sold to the County, leaving no banks in the district.

Burlington experienced only minimal industrial development throughout the period of significance. Throughout its history it has remained an essentially village county seat, despite the significant growth which is occurring close by, associated with the rampant development of northern Kentucky and the proximity of the Cincinnati-Northern Kentucky International Airport which is less than a mile away. Burlington remains one of only two unincorporated county seats in the entire state.<sup>7</sup>

Apart from the modest commercial district that developed around Union Square, Burlington remained essentially residential in character. Institutional growth included the establishment of several religious congregations, including the Presbyterians, Methodists, an African-American Baptist congregation and a Baptist congregation founded by Whites in 1842, and the Universalists, all of whom built houses of

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<sup>5</sup> Richard Collins, **History of Kentucky** (Louisville, 1847), p. 200.

<sup>6</sup> D. J. Lake. **Op. Cit.**

<sup>7</sup> John E. Kleber, editor-in-chief **Kentucky Encyclopedia** (Lexington: University of Kentucky Press, 1992), p. 143-144.



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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Burlington Historic District (Boundary Reduction)  
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Historic and Architectural Resources of the County  
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worship within the nominated area (Resources #32, 27, and 70, respectively—the Universalist Church is not extant). The White Baptist Church was outside the nominated area and, like the Universalist Church is not extant. Former slaves formed the First Baptist congregation in 1881 and erected a modest frame church building (#71; BE-1462) on Prelate Street; an adjacent two-story building (not extant) contained both a school for African-Americans and a Masonic lodge hall.<sup>8</sup> Midway through the nineteenth century, a small school was built on Washington Street west of Nicholas Street (#48); it is extant but has been converted for residential use. The Boone Academy was established in 1814, financed by the sale of lands set aside by the state for the use of seminaries; Boone County's allotment totaled 4,500 acres.<sup>9</sup> In 1818, Thomas Campbell (whose father had founded the Disciples of Christ Church), came to Burlington with his daughter Jane, to operate the school. In 1842, the school received the estate of Allen Morgan and it was renamed Morgan Academy; its 1857 Federal-style brick building (Fig. 7; not extant), stood north of Temperate Street, outside the district. The school closed in the 1890s. A public school was built on Orient Street, outside the district, on a tract which continues to be occupied by a school, although the existing building has been altered and added to and fails to retain historic architectural integrity.

At the dawn of the twentieth century, Burlington remained a rural village (Fig. 8). Writing in 1903, A. B. Lipscomb described the community:

Burlington, the county seat, is situated near the center of the county, and eight miles from the nearest railroad station, Erlanger. The town has about 300 inhabitants, two general merchandise stores, one drug store, a bank, a good hotel, a printing office, which is owned by W. L. Riddell, editor of the Boone County *Recorder*, one of the best papers in the state outside Louisville; also four nice church buildings. The town is laid off in a square, with a beautiful courthouse in the center.<sup>10</sup>

The community had been incorporated in 1824 and remained an incorporated town for a century. However, in 1923 its incorporation was rescinded and Burlington again became a platted community within unincorporated Boone County. Near the end of the period of significance, plans were laid for the replacement of Cincinnati's flood- and fog-prone Lunken Field. Property was selected in Boone County, immediately north of Burlington, and a new airport opened in 1946, four miles northeast of Burlington. The Cincinnati-Northern Kentucky International Airport went on to become northern Kentucky's largest

<sup>8</sup>Jim Reis, "Burlington Chapel a Beacon for Blacks Since Late 1800s," *Cincinnati Post*, June 30, 1997.

<sup>9</sup>William Conrad, ed. **Boone County, the Top of Kentucky 1792-1992** (Fort Mitchell, Kentucky: Picture This! Books, 1992), p. 39.

<sup>10</sup>A. B. Lipscomb **The Commercial History of the Southern States** (Louisville: John P. Morton & Co., 1903), p. 30.

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employer and while its effect has been felt throughout the area, particularly in the arena of commercial development, the core area of Burlington and the nominated area have been minimally affected by the presence of the airport. Among the most noticeable changes in the wake of the growth of this part of the county was the 1974 widening of Route 18 (Washington Street) through the heart of the community (Fig. 9).

The significance of the Burlington Historic District (Boundary Reduction) is vested in its position as a rural northern Kentucky county seat containing a concentration of minimally-altered historic residences and work buildings. Within the region, the district stands as a distinct entity, defined by its abiding character as a small-scale, primarily rural northern Kentucky village.

Part of this district's significance in the theme of Government stems from the fact that Burlington has remained the governmental seat of Boone County since its establishment. Nearby Florence has become a considerably larger city in recent years, due to the presence of major north-south Interstate highways and the traffic to the regionally prominent Northern Kentucky Airport. Florence's growth could tempt lawmakers to split county government operations between the two cities, as has occurred in Kenton County to the east of Boone, and in Campbell County, which sits east of Kenton. The fact that Burlington remains the site of the county operations testifies to the power of historic continuity in local affairs.

Those neighboring northern Kentucky counties with court offices split between the historic county seat and the emerging urban town have enjoyed mixed results. Independence, in Kenton County, was settled along the Madison Pike in irregular lots; even today it gives the impression of random subdivision as opposed to the deliberate town plan selected for Burlington. Covington, which has become Kenton's other county seat, is a distinctly urban area located opposite Cincinnati on the Ohio River, with a population exceeding 40,000. Campbell County also has two county seats, one at Newport (pop. 20,000) across from Cincinnati, and the other nearer the county's center, at Alexandria (pop. 6,000). Newport is considerably larger than Burlington and Alexandria, and like Covington, which it abuts, it is developed on a far more pretentious urban scale than is Burlington. The association of the Burlington Historic District (Boundary Reduction) with local patterns of politics/government is clear from the community's two-century-long status as county seat, and by the presence of the County Court House and Clerk's Office.

Beyond a comparison with the seats in neighboring counties, Burlington can be compared with other communities in Boone County such as Florence, Petersburg, and Rabbit Hash, and with Erlanger, in neighboring Kenton County. Florence, an incorporated city, appeared only as "Florence Cross Roads" in the 1883 county atlas, but grew significantly with the improvements made to the Covington-Lexington Turnpike (later the Dixie Highway). Florence possessed defined central business district and residential neighborhoods, but has been severely impacted by suburban development fed by Interstate 71/75 that pass through the city's western edge. Petersburg and Rabbit Hash, conversely, are Ohio River towns—far more rural in character than even Burlington is. Rabbit Hash (NR 2003) is an unincorporated and irregularly-arranged village anchored by the 1830s Rabbit Hash General Store (NR 1989) and Petersburg, also a river town, was anchored by a long-extinct distillery. Petersburg is similar to Burlington in that it is laid out in a grid with a large public area near the center. Like Burlington, Erlanger (NR 2001) is a planned community, but dates from nearly a century later than Burlington. Erlanger Station was on the Covington-Lexington

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Turnpike and in the 1880s was the focus of speculation by Cincinnati inventors who took advantage of the settlement's location when the Cincinnati & Southern Railroad was built. Erlanger's greatest growth occurred during the early decades of the twentieth century, and its character is that of a 1900-1930 suburb of Covington and Cincinnati with a current population exceeding 25,000.

With respect to Criterion C, the district contains examples of many of the styles of architecture popular during the period of significance along with a concentration of locally-significant, though less formally-designed, buildings dating from the early decades of the nineteenth century. In addition to log architecture, within the district are examples of residential, commercial, and institutional architecture executed in the Federal, Greek Revival, and Neo-Classical Revival styles from the nineteenth and early twentieth century. A number of twentieth-century Bungalows are scattered through the district, demonstrating domestic architectural trends between the world wars.

Summarizing, the Burlington Historic District (Boundary Reduction) meets the National Register Criteria for Evaluation as a rural northern Kentucky county seat anchored by an 1880s courthouse built in a public square and containing a concentration of Federal and Greek Revival-style domestic architecture along with purely vernacular homes from the early nineteenth century, several historic church buildings, some twentieth-century Bungalows, and a small number of commercial properties dating from the 1840s to the 1930s.

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**10. Geographical Data**

**VERBAL BOUNDARY DESCRIPTION**

Beginning at the northeast corner of Washington Street and Jefferson Street, then westerly along the northern curbline of Washington Street c. 460' to the eastern curbline of Ohio Street; then northerly along the eastern curbline of Ohio Street c. 110' to the southern curbline of an unnamed alley; then easterly along the southern curbline of said unnamed alley c. 265' to the eastern curbline of Nicholas Street; then northerly along the eastern curbline of Nicholas Street c. 35' to the southern curbline of Nicholson Avenue; then easterly along the southern curbline of Nicholson Alley c. 150' to a point opposite the western property line of the property at 5963 Jefferson Street (Resource No. 30; then northerly along the rear property lines of 5963 and 5953 Jefferson Street (Resource Nos. 30 and 28) c. 90' to the southern curbline of Gallatin Street; then easterly along the southern curbline of Gallatin Street c. 70' to the northeast corner of Jefferson and Gallatin Streets; then northerly along the west curbline of Jefferson Street c. 150' to the northwest corner of Jefferson and Perlate Streets; then easterly along the northern curbline of Perlate Street c. 475' to the northeast corner of Ohio Street and Perlate Street; then northerly along the east curbline of Ohio Street c. 110' to the northeast corner of the lot at 5825 Jefferson Street (containing Resource Nos. 1, 2, and 3); then easterly along the southern curbline of Jefferson Street c. 60' to a point; then northwesterly, crossing Jefferson Street, a total of c. 80' to the northern curbline of Jefferson Street; then northeasterly c. 175' along the rear property line of the property at 5820 Jefferson Street (Resource No. 5) to an unnamed stream; then southerly c. 30' along said unnamed stream to another unnamed stream; then easterly along said unnamed stream c. 220' to the eastern property line of the property at 5878 Jefferson Street (Resource No. 11); then southerly along the east property line of the property at 5878 Jefferson Street (Resource No. 11) c. 80' to the southern curbline of Jefferson Street; then easterly along the southern curbline of Jefferson Street and Temperate Streets a total of c. 300' to the northeast corner of the intersection of Temperate and Gallatin Streets; then southerly along the western curbline of Gallatin Street c. 350' to the northern curbline of Nicholson Avenue; then westerly along the northern curbline of Nicholson Avenue c. 110' to the northeast corner of the intersection of an unnamed alley and Nicholson Avenue; then southerly along the eastern curbline of said unnamed alley and crossing Washington Street a total of c. 190' to the south curbline of Washington Street; then easterly along the south curbline of Washington Street c. 100' to the western curbline of Garrard Street; then southerly along the western curbline of Garrard Street c. 70' to the southeast property corner of the property at 2949 Washington Street (Resource No. 55); then easterly along the south property lines of the properties facing Washington Street c. 125' to the southwest corner of the property at 2971 Jefferson Street (Resource No. 52); then

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northerly along the west property line of the property at 2971 Washington Street (Resource No.52) to a point opposite the extension of the northern curbline of Union Square; then westerly, and following the northern curbline of Union Square a total of c. 200' to the eastern curbline of Jefferson Street; then northerly along the eastern curbline of Jefferson Street c. 90' to the place of beginning.

**BOUNDARY JUSTIFICATION**

The boundaries of the nominated tract incorporate that concentration of historic buildings within the unincorporated village of Burlington which reflects the settlement, growth, and maturity of the community within the period of significance. The boundaries were selected to avoid empty lots and areas of new construction. The lands immediately outside the boundaries contain new construction, suburban strip development, or limited access highways.

The original Burlington Historic District included the entire original town plan, while the Boundary Reduction encompasses a portion of the original plan and several properties immediately adjacent to and north of the original town plan. The new boundaries were drawn to reflect more accurately the existing historic character of the community and to exclude portions of the community which, while within the original town plan, had been subjected to demolition and new construction since the original district was listed in the National Register in 1979. Further, the original nomination cited *community planning* as an area of significance due to the presence of the town plan; the closure of alleys and the irregular subdivision of formerly-regular lots now renders that area of significance without merit.

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#### Photography Log

All Photographs:

**Burlington Historic District (Boundary Reduction)**

Boone County, KY

David L. Taylor, 2003

Negative: Kentucky Heritage Council, Frankfort, KY

1. Willis Graves House, facade, looking SW, showing original house and compatible additions on west gable end
2. Kaufman House, Jefferson St., facade, looking NE, showing overall configuration of the house, central chimney, and non-contributing mobile home at rear
3. Willis Graves Log House (background) and relocated Ellis House (foreground), to NE.
4. Streetscape, south side Jefferson Street, looking southwest showing vernacular character of this portion of the historic district
5. Streetscape Jefferson, Street, looking southeast toward Gallatin Street, showing the Methodist Episcopal Church (with bell tower) as well as the roofline of the Boone County Court House
6. Streetscape Gallatin Street, looking west, showing nearly identical houses built on the north side of Gallatin Street by Will Rice.
7. County Clerk's Office, in its relocated site on Gallatin Street
8. Foster-Sandford House facade, looking southeast with court house in background
9. Boone House Hotel on Union Square behind Court House, to NE and showing overall character of the house, double chimneys, facade, fenestration, porch, etc.
10. Streetscape, intersection of Washington and Jefferson Streets (northwest quadrant of Union Square), looking northwest with Central House Hotel in foreground and Peoples Deposit Bank building to the north
11. Boone County Court House, looking northeast
12. Streetscape, Jefferson Street, looking N from Washington St., showing Foster-Sandford House, its associated garage, the Presbyterian Church and Sallee House
13. Erastus Tousey House, facade, looking west
14. Streetscape, north side Jefferson Street, looking east, with Smith-Jones House in foreground and Lattimer-Walden House behind
15. Streetscape, Washington Street, south side, looking east with Boone County Deposit Bank Building in the foreground
16. Streetscape, Washington Street, south side, looking southwest, with Gulley House in foreground and Boone County Deposit Bank Building at far right.



# Burlington Historic District (Boundary Reduction) Boone County, KY

Taylor & Taylor Associates, Inc.  
Brookville, PA 2004  
Mapping by Boone County Planning Commission

Numbers of non-contributing resources appear in circles  
Boundary Reduction Boundary ———  
Original District Boundary - - - - -  
Photograph Number +  
Camera Orientation +







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Figure 1 The 1883 D. J. Lake atlas included this map of Burlington. It has been modified to illustrate the boundaries on the original district (shown with dotted lines along Torrid, Orient, Temperate, and Ohio Streets) and the heavy solid line illustrating the boundary reduction.

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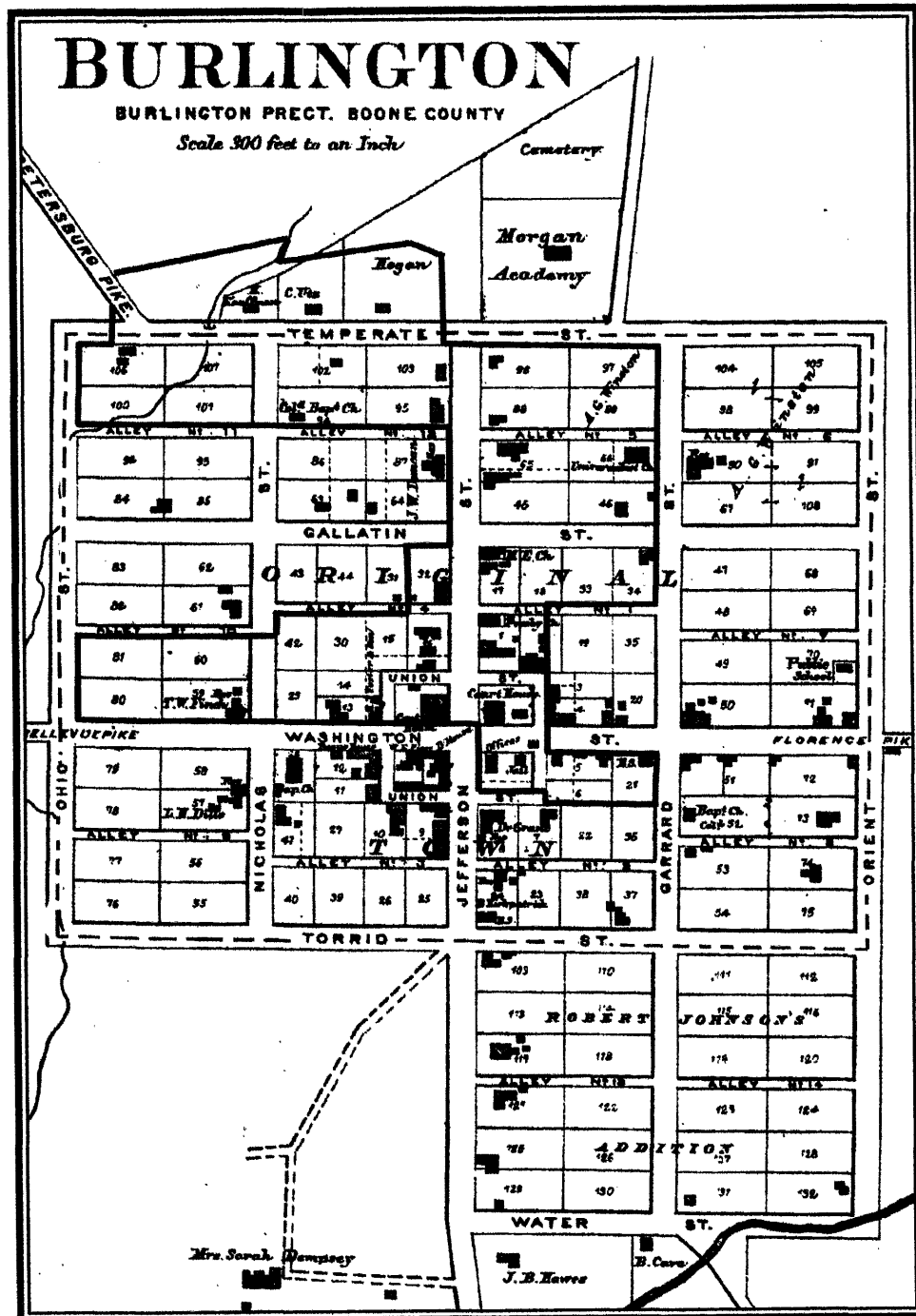


Figure 1 The 1883 D. J. Lake atlas included this map of Burlington. It has been modified to illustrate the boundaries on the original district (shown with dotted lines along Torrid, Orient, Temperate, and Ohio Streets) and the heavy solid line illustrating the boundary reduction.

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Fig. 2 Among the earliest photos of Burlington is this view of the Erastus Tousey House which likely dates from the last quarter of the nineteenth century. It illustrates the unpaved character of Jefferson Street and the painted surfaces of the Tousey House.

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Fig. 3 The Boone County Court House is shown in its evolution from the remodeled original court house at the upper left, to the second court house above, and the present 1889 building, which appears at left in a c. 1907 photograph. The Court House as originally built, exhibiting a considerably larger cupola, appears as Fig 3 on the following page



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Fig. 4 The Court House as it was originally built had a large cupola which appears above in this c. 1890 photo. In the late 1890s, the roof began to sag from the weight of the cupola and Samuel Hannaford, Cincinnati's premier architect of the day, was called in to design a smaller cupola. The cupola depicted above was replaced

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Fig. 5 The McCullen House on Jefferson Street as it appeared shortly after its construction.

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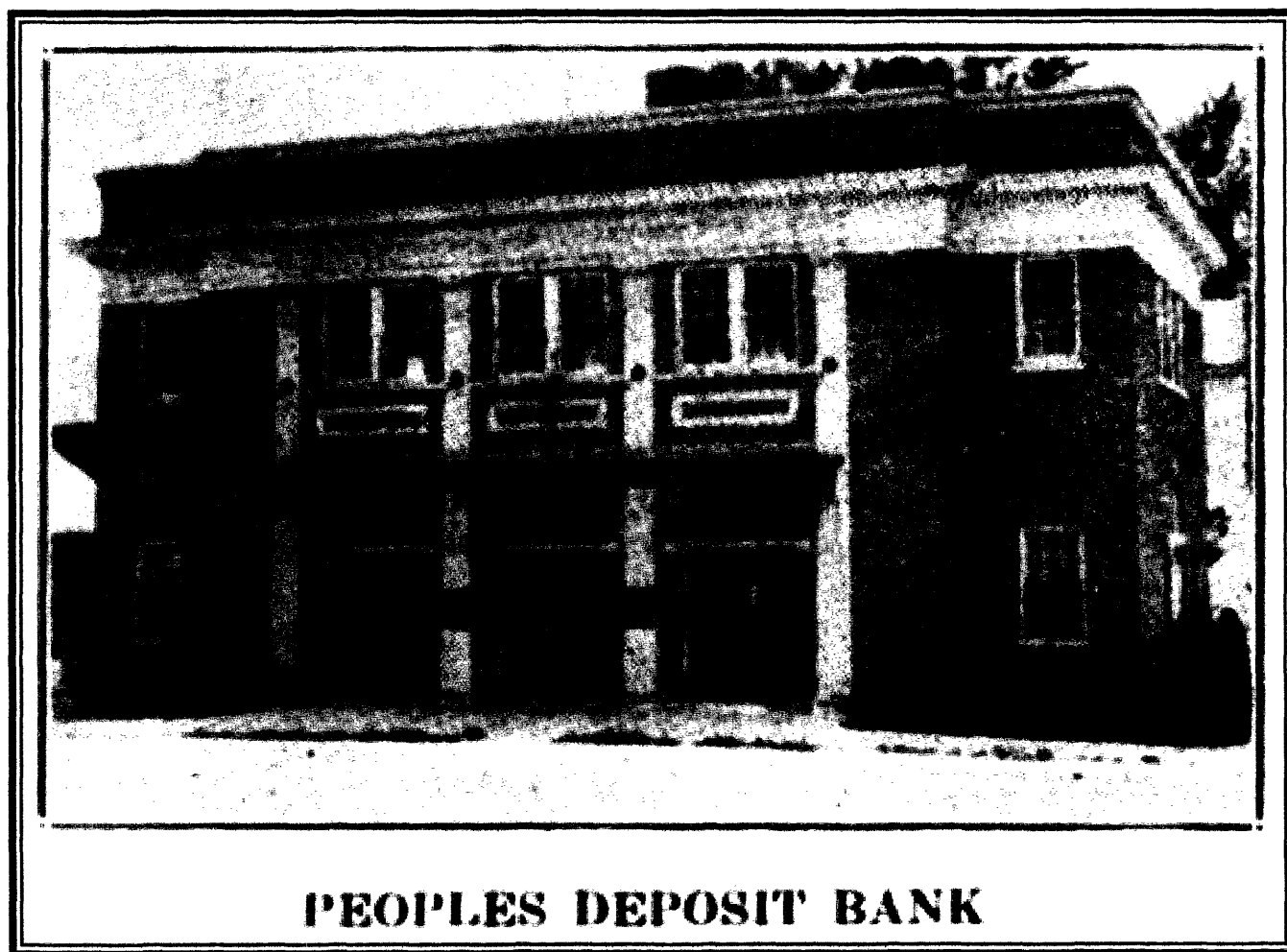


Fig. 7 This post card view shows the Peoples Deposit Bank shortly after its construction in the late 1920s. It has been sensitively rehabilitated as county offices.



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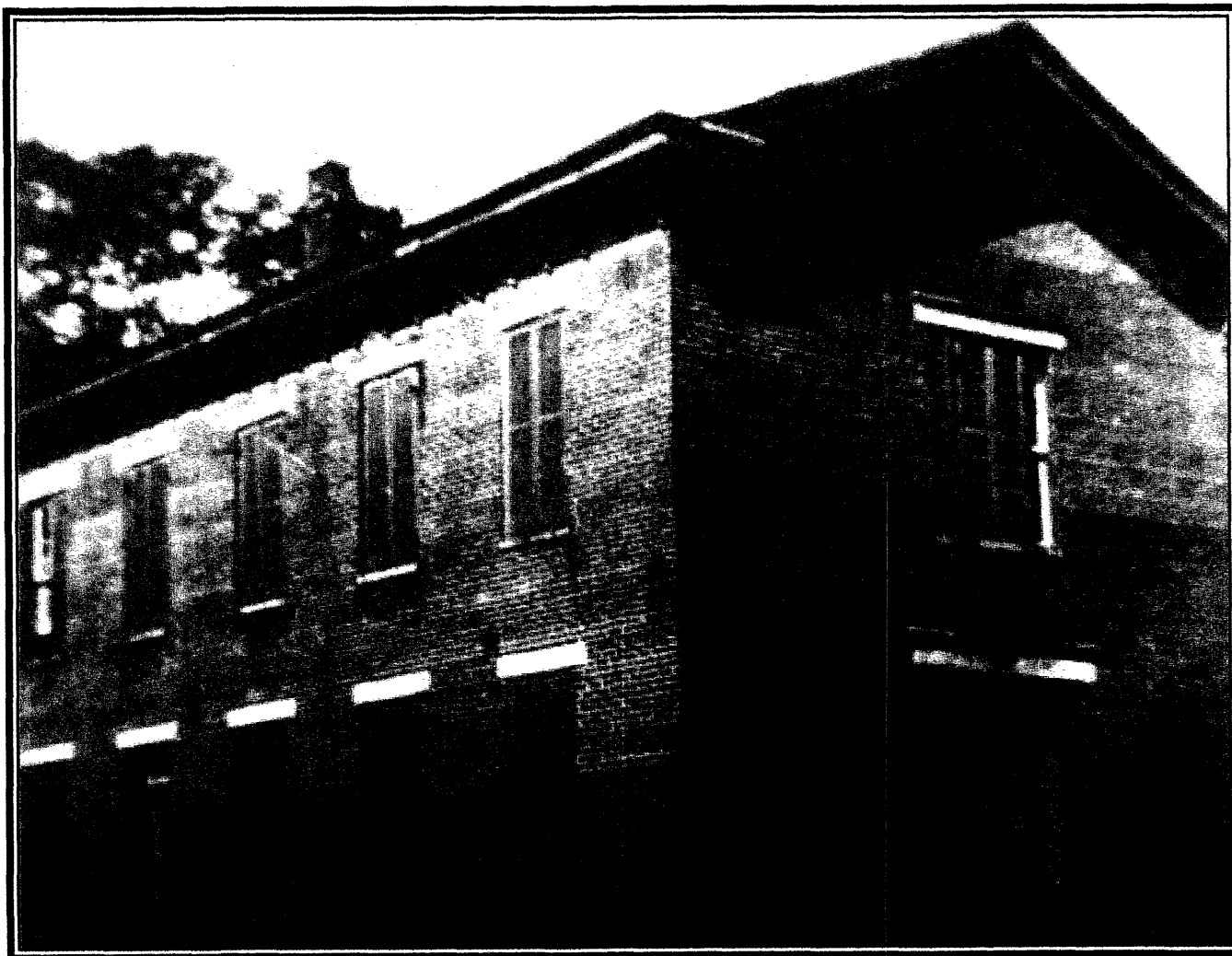


Fig. 8 The Morgan Academy stood north of the intersection of Temperate and Jefferson Street, outside the district. It is not extant.

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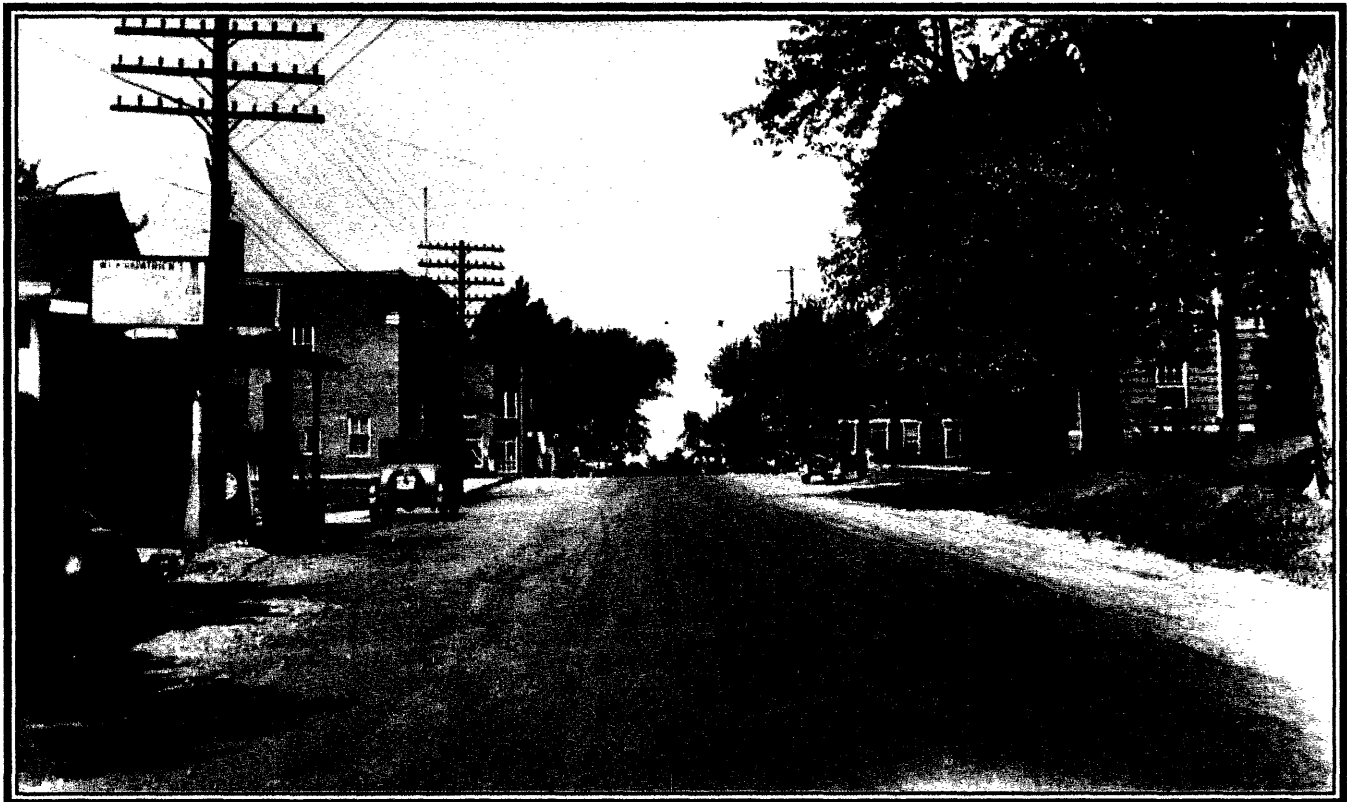


Fig. 9 The rural county seat character of Burlington remained unchanged in this c. 1930 streetscape view, looking west along Washington Street with the Court House on the right and the nearly-new Peoples Deposit Bank building on the left.

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*Historic and Architectural Resources of Boone County,  
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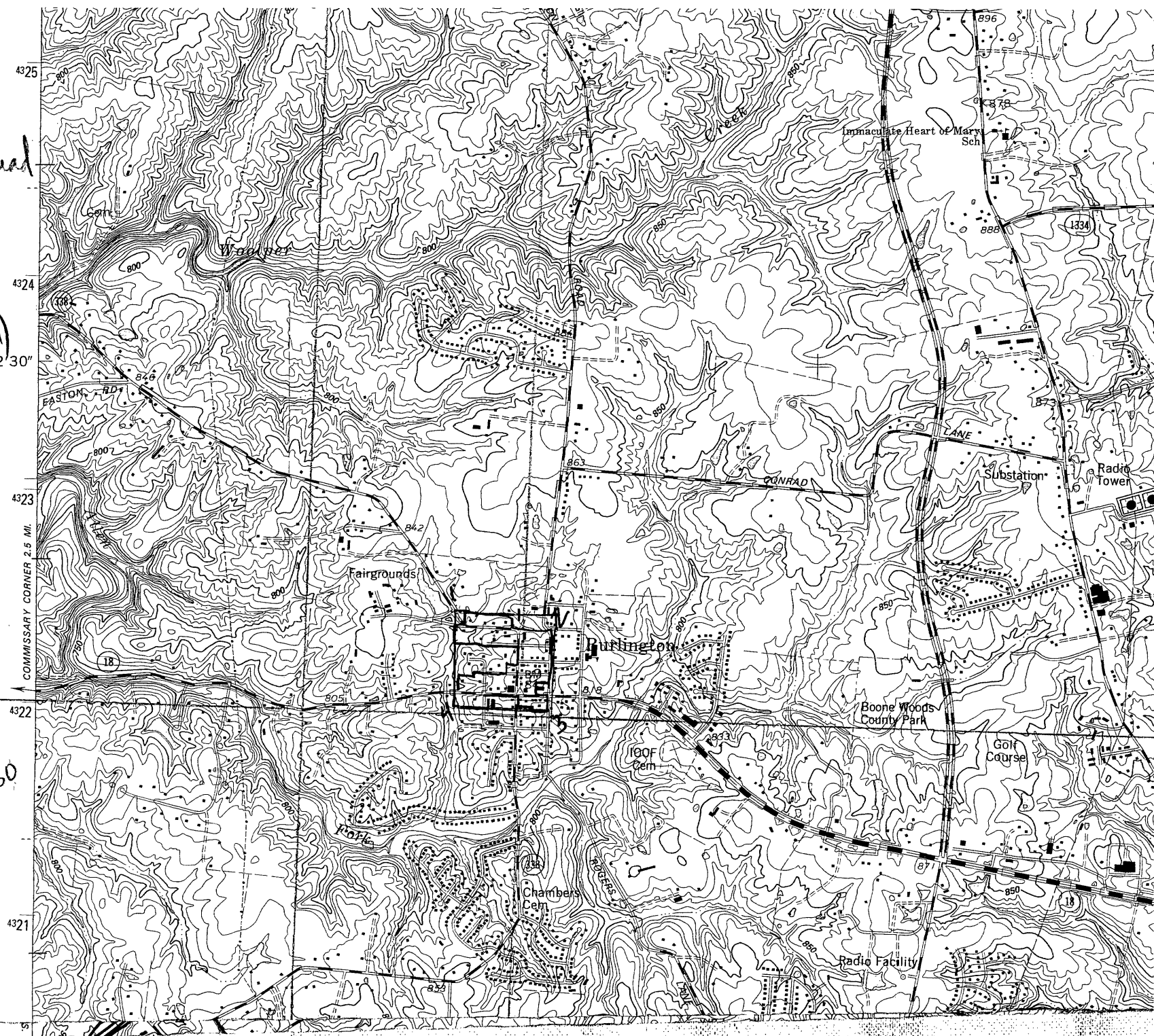
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Fig. 10 The 1972 widening of Washington Street brought major changes to the character of the streetscape in Burlington. This view looks northeast from beneath the canopy of the Peoples Deposit Bank, with the Court House on the left.

Burlington Quad

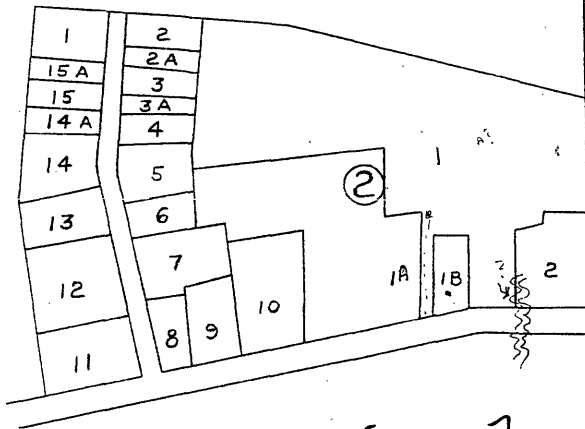
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Boone Co, KY  
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2: 16/697154/4322410  
3: 16/697137/4322030  
4: 16/696659/4322030



# The Town of Burlington, Ky.

1976 (2005 UPDATE)

Map 37



Note: The original (i.e., 1978)  
version of this map is on slightly

larger scale, and the property  
markings are made in color. The post-1928 structures that contribute were shaded with pink  
diagonal lines, the pivotal structures in green diagonals, the post-1928 structures that detract in brown.  
The use of cross-hatching and blackening on post-1928 properties, used here, allows photocopying of the map.

