

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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date entered

2/9/87
APR 20 1987

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

1. Name

historic Eastside Multiple Resource Area

and/or common N/A

2. Location

street & number An area bounded by 8th Ave. on the north, the CSX Railroad tracks on the west, the old corporation line on the south and Licking River floodwall on the east. N/A not for publication

city, town Covington N/A vicinity of

state Kentucky code 021 county Kenton code

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number N/A

city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Kenton County Municipal Building

street & number Court Street

city, town Covington state Kentucky

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date N/A N/A federal N/A state N/A county N/A local

depository for survey records N/A

city, town N/A state N/A

7. Description

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

Describe the present and original (if known) physical appearance

The Eastside Multiple Resource Area is located in the southeastern section of Covington, Kentucky. The area is bounded on the north by the Licking Riverside Historic District (NR, 1975) and the Downtown Commercial Historic District (NR 1983) on the north, the CSX Railroad tracks and Madison Avenue on the west, the Wallace Woods Historic District (NR 1983) on the south, and Prospect Street and the Licking River Floodwall on the east. The Eastside Multiple Resource Area is composed of four historic districts which are largely residential areas and definable neighborhoods in eastern Covington. The majority of the districts are residential in character with several zoning overlays for both single and multi-family dwellings and commercial use. Within the districts are 1,879 contributing buildings and 370 non-contributing buildings.

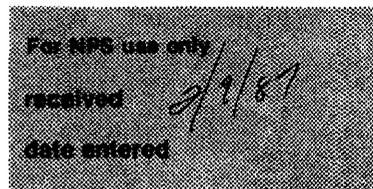
The Eastside Multiple Resource Area contains the Emery-Price, W. 15th, Helentown and Austinburg Historic Districts which were settled between 1840 and 1935. The terrain is relatively flat with an average elevation of 50' above the normal water level of the Ohio and Licking Rivers. All of the districts are laid out on essentially north/south grids in rectangular blocks. Overall the north/south streets are wider than those running east/west. The north/south streets are the major thoroughfares in this section of Covington, carry a high volume of traffic and contain many large ornate dwellings. Many corners in the districts are comprised of commercial structures while the rest of the blocks are residential in character. The majority of structures in the districts are one to three stories in height and sited on small lots giving the districts a high density.

The oldest homes in the Eastside Multiple Resource Area are ca. 1840-60 Greek Revival and Italianate residences. The Emery-Price and Helentown Districts were settled in the mid-1800s as Covington expanded south from its original boundaries. The W. 15th district, southern sections of Helentown and northern areas of Austinburg were subdivided and settled from 1860 to 1885 when the population rose rapidly in the city. Many blocks in these areas are composed of excellent Italianate, Second Empire and Queen Anne design dwellings. In addition to single family dwellings a number of significant multi-family apartments and rowhouses were constructed in these years.

As development increased at the turn of the century, many new homes were built in Helentown and Austinburg in the Colonial Revival styles. These were later followed by Bungalow, American Foursquare and Craftsman designs. Much of the southern area of Austinburg was settled after 1900 and displays a wide variety of early 20th century styles. By 1930 almost all lots in the Eastside districts had been occupied. In addition to the historic residential architecture there are over a dozen significant churches and schools in the districts as well as notable commercial architecture. Several of these institutions such as St. Benedict's Catholic Church were of great importance in the development of the area.

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Since 1935 very little new construction has taken place in the Eastside area and it retains a remarkable degree of architectural integrity. Of the 2,249 buildings in the district only 370, or 15% are non-contributing. Of these non-contributing properties approximately 75 were built after 1935 with the remainder non-contributing due to alterations. Most new construction has taken place along Madison Avenue for commercial businesses or along the eastern edge of the districts near the Licking River floodwall.

In addition to the overall integrity of the architecture many streets also retain original brick paving, brick sidewalks and brick alleys. A large number of homes also display cast iron fences from the late 19th century. The appearance of the districts has not changed substantially in the past fifty years and the Eastside area is one of the most homogenous and intact historic areas in Covington.

Within the Multiple Resource Area boundary are three properties presently listed on the National Register. These are: St. Mary's Cathedral on Madison Avenue in Helentown, (NR, 1973); the Carnegie Library on Scott Boulevard in Emery-Price, (NR, 1972); and the Patton/Carlisle House on Garrard Street in Helentown, (NR, 1984).

Summary - Contributing and Non-Contributing Buildings

Historic District	Contributing	Non-Contributing
Emery-Price	104	30
W. 15th Street	32	1
Helentown	689	151
Austinburg	1,054	188
Totals for the M.R.A.	1,879	370
"Structures" (Total)	Approx. 265	

Survey Methodology

The Eastside Multiple Resource Area was studied for the past several years by Walter Langsam, former Historic Preservation Specialist with the city of Covington. In 1986, Mr. Langsam and assistants conducted a street by street survey of all properties with the boundaries of the area. Properties were mapped out and grouped according to contributing and non-contributing status, photographs were taken of representative streetscapes and properties and extensive research was performed on buildings within the area. This research included a study of 19th and 20th century city directories, census data, an examination of historic maps and other published materials.

With the departure of Mr. Langsam from the city in August of 1986, the consulting firm of Thomason and Associates of Nashville, Tennessee was

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selected to place the survey materials into nomination form. The consultant performed an additional windshield survey of each property to determine contributing and non-contributing status, an examination of architectural styles, land use and streetscape elements. Additional research and photography on many streets and properties was also performed.

In addition to the four districts, an industrial complex was also identified as potentially eligible. This complex is located in the 1300 block of Madison Avenue, west of the Helentown boundary, and consists of the ca. 1890 Cincinnati and Ohio Railroad roundhouse and related buildings. The roundhouse is a rare remaining example of this type of railroad architecture. Due to additions and alterations as well as concerns regarding owner consent, further information and examination of the complex is necessary to determine National Register eligibility.

The blue line maps attached serve as boundary maps and photographic keys, while the map copies (of a 1950 update of Sanborn insurance maps) are intended as guides to contributing and non-contributing elements within the districts. A second set of the blue line maps are gridded in order to index the Sanborn maps.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Black History
Specific dates	ca. 1840 - 1935	Builder/Architect	see #8, page 16	Ethnic: German

Statement of Significance (in one paragraph)

The Eastside Multiple Resource Area contains four historic districts that are locally significant in the growth and development of Covington, Kentucky, during the years ca. 1840 to 1935. These districts contain 2,249 buildings constructed between ca. 1850 and 1930, and are predominantly comprised of frame and brick residences sited on small urban lots within rectangular blocks. The Eastside area was settled largely after 1867 when the completion of the Covington-Cincinnati suspension bridge resulted in a building boom in the city. The growth and expansion of the area continued throughout the late 19th century, and the majority of the buildings within the four districts pre-date 1900. The area originally contained middle and working class neighborhoods, and this residential composition remains a defining characteristic. A wide range of architectural styles are displayed in the districts with Italianate and Queen Anne predominating. Intrusions in the area have been few and the districts retain a high degree of architectural integrity. The Eastside Multiple Resource Area is nominated under criteria A and C.

The Eastside Multiple Resource Area is significant under criterion A with respect to the themes of exploration/settlement, industry, and black and ethnic (German) history. Settlement patterns involving land speculation and the subdivision of rural land into "suburbs" during the 19th century is an important theme in the area and is particularly evident in the Austinburg and Helentown Districts. The area was an important center of industry during the 19th century and the buildings of the Stewart Iron Works are extant within the Austinburg District. Early in the city's history, Covington's population was dominated by German immigrants. This ethnic group was significant in the city's development in its establishment of many traditional German industries such as brewing and meat packing. Many of the area's architecturally important churches and schools, such as the Cathedral Basilica of the Assumption, St. Benedict's Church, and the Catholic Latin School, were established to serve the city's growing German community. By the late 19th century, the Emery-Price District, which had initially been a German neighborhood, had become one of the centers for Covington's small black population. The Reverend Jacob Price, a successful merchant, minister and community leader was instrumental in establishing several churches in the area and in promoting black education.

The Eastside Multiple Resource Area has been nominated under criterion C with respect to the theme of architecture. The area contains a significant collection of urban architectural styles built between 1840 and 1935. The area displays a dense urban streetscape with both single and multi-family dwellings. Late Greek Revival, Italianate, Queen Anne, Colonial Revival and Bungalow styles are all found in abundance throughout the area. Alterations to historic structures have generally been minimal and the area retains a high degree of architectural integrity.

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Covington Development 1780-1850

The city of Covington sits at the junction of the Ohio and Licking Rivers and was simply called "The Point" by early settlers. In 1780 and again in 1782, Kentucky pioneers, under the leadership of George Rogers Clark, gathered here to march against the Indians in the Miami and Scioto valleys. In the 1780s Thomas Kennedy built a home at the site and began a flatboat ferry across the Ohio River to Cincinnati. This early settlement was known as Kennedy's Ferry and it remained a quiet river crossing for many years.

In 1815, Kennedy sold 150 acres of land for \$50,000 to a group of investors composed of John and Richard Gano and Thomas Carneal. This group platted the land and sold lots at public auction in March of 1815. The community was named Covington in honor of General Leonard Covington who was killed in the battle of Chrysler's Field during the War of 1812. As originally laid out the town was bounded on the north and east by the Ohio and Licking Rivers, on the west by Washington Street and on the south by Sixth Street. Early north/south streets in Covington were named for Kentucky's first governors including Shelby, Garrard, Greenup, Scott and Madison streets.

The early years of the settlement were marked by slow growth. Most homes and stores were clustered around the ferry landing with residential development gradually expanding along the confluence of the rivers. A flood in 1815 and national depression in 1819 further slowed the sale and development of lots. In 1824 the land company promoting Covington was dissolved with many of the lots remaining unsold. In 1828, Covington's fortunes improved when Robert Buchanan of Cincinnati began construction of a cotton factory on the west side of the public square. This investment spurred new interest in the community and between 1826 to 1830 the population doubled to 715 residents. In 1830 a log church existed along with many inns, storehouses and a bank.

By the early 1830s Cincinnati was becoming one of the country's fastest growing cities and Covington enjoyed some of the spillover of this growth. In 1833, a steam ferry service connected the two cities and Covington became a center for commerce and industry. During these years several major factories such as the Covington Iron Works and McNickle Mill were constructed and many tobacco factories and warehouses were erected.

Covington was formally incorporated as a city in 1834. As western migration continued the demand for building lots increased. Most of the original lots of the city were purchased by the mid-1830s and new areas to the west and south of the town were examined for expansion. Covington's population grew to 2,026 by 1840 with most new residents moving west from Pennsylvania, Virginia and Maryland. In 1840 only 46 Germans were residents of Covington.

The city enjoyed intense growth during the next two decades as thousands of German immigrants came to the United States and settled in the Cincinnati and

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Covington area. Unrest in several of the German states and the Revolution of 1848 spurred the immigration of significant numbers of Germans. Advertisements in newspapers extolled the virtues of the Ohio River Valley and its similarities with the Rhine Valley. In 1840, an estimated 200 Germans per day were arriving to settle in the Cincinnati and Covington area. This rapid growth caused the city in 1841 to annex property to the west and south. An area extending down to present day Twelfth Street was added at this time with lots platted and sold.

This influx of German immigrants had a great impact on the development and character of Covington. By 1853 the population had swelled to 12,154 with much of the population increase composed of immigrants from the German states. To serve this population schools were opened such as the Western Baptist Theological Seminary and Dr. Orr's Female Academy. Traditional German industries such as breweries and meat packing plants were opened during these years and the number of mills and factories rapidly increased. By the early 1850s Covington was becoming one of the major communities of northern Kentucky.

Development of the Eastside Area 1840-1880

Parts of the Helentown and Emery-Price neighborhoods were settled in the 1840s and 1850s following the annexation of this area in 1841. The area south to Twelfth Street was incorporated into the city at this time with lots platted and sold during these years. Most of this land was part of the Western Baptist Seminary property and this institution subdivided and sold lots from Sixth to Twelfth Streets. Between Madison and Greenup Streets many large lots were laid out especially for homes facing the north/south streets such as Scott and Madison. Homes on these streets were also predominately of brick construction. East of Greenup the area was subdivided into smaller lots averaging 25' in width particularly on the east/west streets. Many of the homes in this section were of frame construction with a large working class population.

The earliest homes in the Emery-Price neighborhood were constructed ca. 1840 on land which was part of the Western Baptist Theological Seminary and Foote subdivisions. Most properties erected from 1840 to 1860 were late Greek Revival residences with simple exterior detailing. These homes share many characteristics such as gable roofs with metal terne surfaces, two to three bays in width with an offset entrance, six-over-six or four-over-four windows with simple stone lintels and window openings on the side facades. Houses in the Emery-Price and northern Helentown districts were constructed of both brick and frame in these years with frame homes more common on the east/west streets towards the Licking River.

A fine example of this style can be seen at 136 E. 9th Street in the Emery-Price district. This two-story brick house is three bays wide and retains its original recessed door and surround with simple architrave molding (Photo 18). Other good examples in Emery-Price are at 220 E. Robbins and 119 E. 9th

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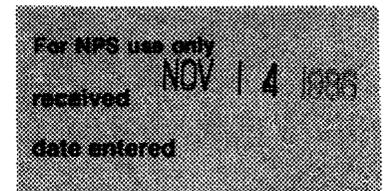
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Street. In Helentown residences were built along Twelfth, Thirteenth, Bush, Trevor and adjacent blocks of Scott, Madison and Greenup prior to 1850 in Greek Revival designs. A number of houses throughout these blocks are listed in the 1860 Covington Directory and retain much of their original designs. These include approximately ten dwellings in the 300 block of E. 12th Street, six houses in the 300 block of Trevor, five residences in the 100 block of E. 13th and other small concentrations along Greenup, Garrard and Wheeler Streets.

Houses in the late Greek Revival style continued to be built on into the 1860s in these districts. By 1860, however, Italianate designs became the predominant architectural style for the next two decades in both Emery-Price and many of the blocks in Helentown. Covington's rapid growth spurred extensive development and expansion in the both areas in the 1860s and 1870s. The popularization of the Italianate style through pattern books in the 1850s by A.J. Downing, Calvert Vaux and others helped make the Italianate style the dominant form of American urban architecture into the 1880s.

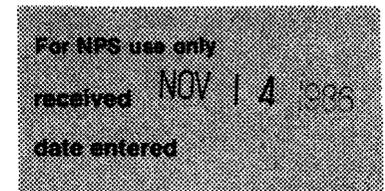
In the Emery-Price District the Italianate style dwelling is found along most blocks and often built next door to earlier Greek Revival style houses. These residences feature side gable roofs, arched windows with metal hood molding and decorative cornices with large brackets at the roofline. Most homes are two or three bays wide, display two-over-two windows, have an offset doorway and a narrow rear wing or gallery. Excellent examples are found at 20 and 22 E. Robbins, 817-19 Scott and 111 E. 9th (Photo 1). Italianate style houses are found on most blocks in Emery-Price and comprise almost half of the designs in the district.

The Italianate style is also a dominant form throughout the Helentown district. By 1877 the area bounded by 11th on the north, Madison on the west, Pleasant on the south and Wheeler to the east had been settled with most lots containing houses. Other concentrations of residences were in the 1500 block of Garrard, Greenup, most of Madison and Scott to 16th and along Martin Street. Of the approximately 350 houses built in Helentown by 1877 over half are Italianate designs.

Fine examples of the Italianate style are found in the Helentown area. Most of the 100 block of E. 12th is composed of two and three-story brick homes (Photo 31). Other fine rows are in the 1500 block of Greenup, and 1400 block of Scott (Photo 47). While some of the floor plans differ the overall characteristics of these Italianate houses are very consistent. Differing details are usually found in the type of hood molding over the windows and along the cornices. Original porches on the main facades of the residences also differ in design with some displaying simple chamfered posts and railings while others have more exuberant Eastlake milled designs. The overall homogeneity and presence of Italianate dwellings is one of the main defining characteristics of the Emery-Price and Helentown districts.

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As the area between Sixth and Twelfth began to become settled the open rolling land to the south of town became highly prized. The land to the south of Covington was originally woods and farmland owned by both speculators and families who lived and farmed on their property. Much of the land south of town was owned by Abraham and Onerias Powell who were early settlers of the city. Onerias Powell was the original surveyor of Covington and he and his brother amassed large land holdings to the south of town in the 1830s. Further south were 70 acres purchased in 1833 by Robert Wallace for his farm and residence. In 1842, 80 acres north of the Wallace property and south of the Powell lands were purchased by Seneca Austin who built a residence near the Licking River. To the west of Austin were lands owned by the Southgate family and Wolfe Company. These lands remained primarily open woods and farmland throughout the decade of the 1840s.

As the population of Covington swelled the relatively level land to the south and southeast of the city increased in value. On March 2, 1850, the city charter moved the southern corporate limits of Covington to the southern border of Austin's land adjacent to the Wallace farm. Sensing the value of his land, Seneca Austin subdivided a large tract of land in a plat dated October 21, 1850 which was called "Austinburg." Austinburg was laid out in 123 lots on a grid which conformed to the Licking River rather than the Ohio River. This development was the first in the open lands to the south of the city and new purchases and subdivisions soon followed.

In 1852, another large tract was developed by Robert Patton who purchased the land from Abraham Powell for \$35,000. This strip of land ran from the Licking River west to Madison Street between present day 15th and 16th Streets. Like the Austin plat, the Patton subdivision was also oriented towards the Licking River instead of following the north/south grid of the city. Patton was a realtor and lawyer who also built a house at 1533 Garrard Street (Photo 33). Names of streets in both the Patton and Austin subdivisions were originally male and female names and were probably named for family members. Other tracts of land south of Twelfth and along Madison were subdivided around 1850 by Hiram Martin and the Clayton and Moore Company.

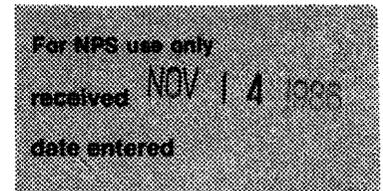
The land speculation of the early 1850s was furthered with the completion of the Kentucky Central Railroad which entered the city from the south just west of Madison Avenue. In 1853 the Kentucky Central Railroad was completed from Lexington and located its terminal facilities in Covington. The company selected the south section for its terminal where there was room for its yards, engine houses and sidings. After the railroad was completed to Pike Street businesses in Covington began a shift away from the river to the new business center around the railroad. This emphasis to the south of the river was a boon to the property owners such as Austin, Patton and Powell who found increased demand for their lots.

By 1860 Covington was one of the largest towns in the state with a population

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of 16,471. Many of the new arrivals were of German descent who purchased and built homes in the new lots on the south of town. Lots were also sold along the Licking River to industries such as the Licking Iron Works located between 11th and 12th streets plus numerous slaughter houses and mills southward to Austinburg. Because of the presence of the industrial complexes along the river most of the new brick residences of the period were built along Scott, Madison and Greenup to the west of the river. On the narrow east/west streets east of Garrard, many of the early houses were more modest frame or one-story brick structures occupied by workers and laborers.

The majority of the houses built in the Emery-Price and Helentown districts before 1860 are late Greek Revival and Italianate designs. Numerous examples still exist throughout the district with many in good condition. Most of these homes are sited on narrow lots ranging from 25' to 35' in width with little or no front yards and small rear yards. By the late 1850s Italianate style dwellings began to overtake the simpler Greek Revival forms in popularity. The earliest of these houses in the area can be found on streets in the Emery-Price district and northern areas of Helentown. The Italianate style was popular for residences and also corner commercial businesses found in many of the blocks.

To continue Covington's growth and prosperity city fathers had discussed for many years the construction of a suspension bridge to Cincinnati. This bridge was promoted as early as 1828 but it was not until 1856 that construction began on the bridge. The Civil War interrupted progress on the bridge and it remained half finished during the war. The need for the bridge was emphasized when Covington was threatened by Confederate forces in 1862. Union forces and Ohio volunteers crossed the Ohio River on a pontoon bridge to construct fortifications to the south of Covington and protect the city. Work on the bridge resumed and it was completed in 1866 at a cost of two million dollars. John A. Roebling, was the designer and he went on to greater fame as the designer of the Brooklyn Bridge.

The opening of the suspension bridge between Covington and Cincinnati caused a real estate boom which lasted for several years. Development expanded both to the west and south of Covington with new lots subdivided and sold. In 1867, the city approved routes for a horse drawn railway system including routes down Madison and Scott to the corporation line. This new transportation system made lots in the south of Covington more desirable and by the early 1870s many new brick and frame residences had been constructed in the Emery-Price, Helentown and Austinburg areas. Suburban expansion was slowed briefly by the national Panic of 1873 but the Covington economy quickly rebounded.

Immigration decreased somewhat during these years with Irish and Welsh joining the predominately German population of Covington's eastside. The German influence on the Eastside area was of major importance in its early years. A

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center of the German residents was originally around Tenth, Eleventh and Twelfth Streets east of Madison Avenue. In 1854, German residents began construction of the St. Joseph's Roman Catholic Church which was completed in 1859. This stone church stood at the northwest corner of Twelfth and Greenup and was one of the major German churches of the late 19th century. Another large German population settled west of Madison Avenue along Fifth and Sixth Streets with the large Mother of God or Mutter Gottes Church built in 1871.

St. Joseph's Church was the primary German Catholic Church in the Eastside area in the 1860s and 1870s. In addition to the church a school served the local children adjacent to the church. One block from the church at Eleventh and Scott Streets was the Eleventh Street Market House which was another major center for the German residents. Residents in the blocks surrounding St. Josephs show a variety of German names such as Davenick, Wickman, Droege, Kempfer and Kierker. By 1877 almost all of the Emery-Price district was a densely settled residential area and in Helentown extensive development had taken place along Madison, Scott, Greenup and Martin Streets. At the southeast corner of 12th and Greenup is a building which still displays the German street signs from this period.

Occupations in the Emery-Price and Helentown districts show a wide range from upper middle class businessmen to working class laborers. The larger dwellings of the middle and upper class residents of the district are generally found along the north/south streets such as Scott and Greenup while smaller and frame working class residences are along the narrower east/west streets. An examination of the 1869 city directories reveal many German names and differing occupations. At 1209 Greenup was Joseph Weber, a painter, and at 1213 Greenup was Ignatius Droege, treasurer of the Licking Rolling Mills. In the 300 block of E. 13th was Joseph Bogenschutz, locksmith, John Tennes, tailor and Michael Reeves, blacksmith.

Several notable Covington residents resided in the Helentown district during these years. At 1533 Garrard is the Robert Patton home constructed ca. 1855 (NR). Patton was one of the early developers of the Helentown area and prospered during the sale of lots in the 1850s. In the late 1860s his fortunes reversed and he lost his home in 1866 with one of the plaintiffs being attorney John Carlisle. Carlisle moved into the house in 1869 while he was a state senator and he apparently occupied the home for several years although he never owned the property. Carlisle later went on serve as both United States senator, representative and U.S. Secretary of Treasury.

At 1226 Greenup Street is the home of Frank Duvneck, an important 19th century artist (Photo 39). Duvneck was born in Covington in 1848 and his stepfather purchased this house in 1860. In 1870, Duvneck studied art in Europe and in later years had major exhibitions in New York and Cincinnati. He was a member of the Art Academy of Cincinnati and was a leading teacher and artist of the institution for many years. Between 1904 and 1909 he worked on

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murals at the Cathedral Basilica of the Assumption.

To the east of the residential areas mills and factories continued to operate along the Licking River. These businesses provided employment for residents of the area and were tolerated for many years despite the attendant noise and pollution. In the 1870s businesses along the river included the Blick and Philips Coal Company and Philips and Jordan Iron Company. Other enterprises were the Dorsel and Wolftaney Distillery, Ashbrook and Hughes Slaughter House, Seiler Brothers Ice House, Droege Iron Company and Kenton Distillery.

Development of the Eastside Area 1880-1930

By 1880, Austinburg was fast becoming Covington's new center of residential growth. Most of the development in Austinburg was confined along the major north/south streets such as Scott, Madison and Greenup. The oldest structures in the area were those built in the original subdivision of Austinburg along streets such as Oliver, E. 16th and E. 17th Street. A newspaper article from 1875 cited Austinburg's rising popularity due to its "pure air and quiet surroundings." The open land in the area also afforded opportunities for recreation with the Star Skating Rink and Baseball Ground located on Madison between E. 17th and E. 18th Streets.

As development spread southward the large German population petitioned to get a new church built in the Eastside area. In November of 1883 a new church was established in Austinburg under the patronage of St. Benedict. A lot in the Southgate subdivision was purchased and the church dedicated on July 5, 1885 at a cost of \$8,000. The church initially had a congregation of 90 families but grew rapidly as the population increased. Other churches were formed and built in the area during these years including the Shinkle Methodist Church on E. 16th Street.

Most houses built in the Eastside area between 1880 and 1900 were predominately Queen Anne, Italianate and Second Empire residences or rowhouses. The Italianate style continued to dominate until around 1890 when Queen Anne styles were most common. Several significant rowhouses were built in the Eastside area during these years in Italianate designs. The best examples are the two seven unit rowhouses at Madison and W. 15th in the W. 15th district. Italianate single family dwellings and duplexes continued to be built during these years with typical detailing such as arched windows, hood molding and decorative cornices.

Houses from this period had both the main entrances facing the street or were located on a side elevation. Residences with the entrances located on the side represent a vernacular form popular in the northern Kentucky and southern Ohio region. These "Covington" design residences are generally two or three bays wide with the parlor in front and main entrance set back on a side facade. The doorway usually leads to a staircase connecting with the upper floors. Some of

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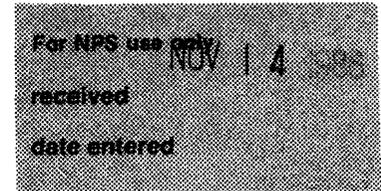
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the larger dwellings have the entrance in an extended bay projection.

Not only is this vernacular form evident in the Italianate style but it can also be seen in Queen Anne forms. By 1890, the asymmetrical Queen Anne residence was the predominant form of architecture in the area. Houses featured bay windows, corner towers, arched windows and ornate milled porches on one or more facades. These designs filled vacant lots or replaced earlier dwellings in all of the Eastside historic districts. On Madison, Scott and Greenup these Queen Anne designs were often very large and ornate. In the W. 15th district is the Weller House at 1515 Madison which is a large two-story brick design with a corner tower (Photo 26). Emery-Price displays fine Queen Anne designs at 901 Scott and 1006-08 Greenup. A significant three-story commercial building at 801 Greenup features arched windows and a corner pyramidal tower (Photo 14).

The Helentown district is also rich in Queen Anne designs. At 9 E. 12th is the large Queen Anne rectory for St. Mary's Cathedral built ca. 1875. This building is one of the finest Queen Anne designs in the Eastside area (Photo 37). Entire blocks in the Helentown area south of Pleasant Street are composed chiefly of Queen Anne variations. The most significant rows are in the 1400 block of Garrard and 1600 blocks of Greenup and Scott. In addition to the traditional single family dwellings and duplexes a number of large Queen Anne rowhouses were built in the area. The most significant of these are Emery Row on Scott Street (Photo 17), in the Emery-Price district and the row at 1211-17 Scott in Helentown (Photo 30).

Of lesser influence are the Second Empire, Victorian Gothic and Romanesque forms. A number of houses in the Emery-Price and Helentown area have slate mansard roofs built in traditional Second Empire styles. Several fine Second Empire dwellings and rowhouses were built in the Emery-Price district in the 1880s. The best examples of this style can be found at 811-13 Scott (Photo 1) and 1013-19 Scott (Photo 7). In Helentown significant Second Empire style townhomes can be found at 1337-39 Scott (Photo 51), 118-20 E. 15th (Photo 50) and 119-21 Martin. Victorian Gothic and Romanesque forms are less frequent and are associated more with early churches in the area such as the Shinkle United Methodist built in Helentown in 1892 at 114 E. 15th (Photo 48).

Occupants of the homes built in the area in the late 19th century continued to be predominately German or Irish with some eastern European influences also felt. Middle and working class residents also continued to make up most of the area with some wealthier professionals constructing homes along Scott, Madison and Greenup. An examination of city directories from 1886 and 1894 shows most residents continued to represent labor and trade professions of the period.

In 1886, residents in Helentown included William Ward, train agent and A.C. Ellis, attorney on Martin Street. On Scott were Thomas Reed, printer, E.B. Rogers, salesman and George Marshall, livestock dealer. Greenup Street was the home to E.K. Herndon, salesman and Thomas Hardiman, storekeeper. A similar

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listing of middle and working class professions are found in Austinburg. In the 1500 block of Garrard in 1886 were W.G. Lord, teacher, James Michie, jeweler and W.H. George, a superintendent with the Kentucky Central Railroad. Occupations along Scott, Greenup, E. 17th and E. 18th included plasterer, laborer, clerk, printer and tailor.

By 1890, the population of Covington had increased to 35,371. A citywide water system was in use throughout much of the community and many homes had gas and telephone service. Manufacturing and industry increased in these years and in the downtown area large brick and stone commercial buildings were erected. Much of the residential growth of Covington in these decades took place on the west side of town, but was especially pronounced in Austinburg.

The oldest settled area of Austinburg were lots in the Patton subdivision which were sold in the 1850s and 1860s. Along Oliver, Patton and Maryland Streets are the oldest homes in Austinburg. Most of these are late Greek Revival homes of frame construction which have been altered. However, the 400 block of Patton contains three brick Greek Revival designs in fair condition. This northeast area of the district also contains some of the best Italianate and Second Empire designs of the 1870s and 1880s. At 1609-13 Maryland is an excellent row of identical Second Empire homes (Photo 93) and in the 1500 block of Maryland are several fine Italianate designs from the 1880s (Photo 57).

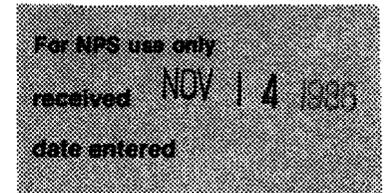
In the 500 block of E. 19th are eight identical one-story brick Italianate dwellings which retain their original appearance (Photo 94). These houses are two bays wide with metal cornices and side entrances. Another fine example is at 515 E. 16th (Photo 85). In the north/south blocks between E. 16th and E. 19th area are a scattering of Italianate designs from the 1880s.

Because much of Austinburg was settled in the late 19th century the majority of designs in the district are variations of the Queen Anne style. Queen Anne designs comprise much of the blocks along Greenup, Garrard, Scott and Madison. Denver, E. 17th, E. 18th, and E. 19th area also composed primarily of Queen Anne designs. Most of these designs appear to follow standard pattern book forms of the period with only a few of the larger buildings on Scott, Madison and Greenup attributed to local architects.

Good examples of the Queen Anne style can be seen on many blocks in the district especially in the central and western streets. At 400 E. 19th is a two-story frame house with its original milled porch and shingles in the gable field (Photo 89). The 1700 and 1800 blocks of Scott (Photos 59, 60), Greenup (Photo 61) and Garrard (Photo 84) contain dozens of brick and frame Queen Anne designs from the 1880s to the early 1900s. Common features include arched windows, decorative terra cotta panels, stained glass windows and slate gable or hipped roofs.

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The expansion of Covington continued unabated at the end of the 19th century. In addition to the subdivision and sale of lots in the southern edge of Austinburg the city annexed the Wallace property to the south of the old corporation line in 1894. Electric street car lines were run to the Wallace farm and the lots were put up for sale in this area in 1895. This subdivision boasted large lots and became a preferred residential area of the professional and upper class residents in the early 1900s. A large section of Wallace Woods bordering Austinburg was listed on the National Register in 1983.

Throughout the late 19th century mills and factories continued to operate along the Licking River in the Eastside area. One of the major industrial corporations to settle in Covington in the early 1900s was the Stewart Iron Works on Madison Avenue in the Austinburg District. This business was founded in 1886 in Wichita, Kansas by Covington natives R.C. Stewart and W.A. Stewart. They soon moved the plant to Cincinnati where it remained until 1903 when the present complex was built. The company built several large three-story buildings over the next decade (Photos 67, 68) and they specialized in iron fencing and prison cell construction. The Stewart works were Covington's largest employer in the early 1900s with over 200 employees. Examples of the Stewart fencing can be seen on almost every street in the Eastside area (Photo 56).

Between 1880 and 1895 much of the remainder of Austinburg was subdivided and sold by various land companies. The area bounded by Madison, Scott, E. 18th and E. 16th was platted and subdivided in 1885 with an adjacent block of Southgate's land on Greenup subdivided in 1886. Eighteen lots were platted by Jacob Weller along Madison in 1887 and later that year more adjacent land was subdivided by the Madison and Scott Land Company. From 1890 to 1893 subdivisions took place along the southern end of Austinburg adjacent to the corporate line. The Up-Town Improvement Company, Greenup Street Lot Company and individual investors sold and platted their lands between Madison and Garrard.

Rapid construction soon followed in most areas of Austinburg which were subdivided by 1895. Fine frame and brick Queen Anne and Colonial influenced homes were constructed along Garrard, Greenup, Scott and the east/west streets. In 1897 the Covington Commission voted to install street lights throughout Austinburg and many street improvements also occurred in these years. Garrard Street was completed from E. 20th to the corporation line in 1897, Greenup Street was paved with brick in 1903 and many other similar street pavings and widening occurred during these years.

In addition to street opening, paving and repairs the city also opened a new fire hall in Austinburg in 1895. Designated Fire Hall # 5, the two-story station was built at the southwest corner of 17th and Scott in the Victorian Romanesque design. This fire hall was used until the mid-20th century when it was sold and still stands in an altered condition (Photo 101).

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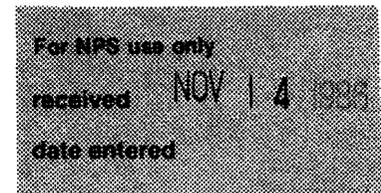
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Businesses along the Licking River began to move out of the area at the turn of the century as the pressures for residential development increased and businesses turned away from the river and to the railroad lines for transportation. The impact of the mills and factories along the river had the unwanted effect of creating a "shantytown" in the southeastern section of Austinburg. By the 1890s an area along the river and Glenway Avenue was a rough area of squatters and shanties. This area was known as "Oklahoma" named after a group from that state who settled here looking for work. By 1901, Oklahoma was described as the place where "the riff-raff of Covington exists." It was described as composed of poor negroes, mean whites and hoboos. Following a series of newspaper articles and public indignation the make shift village was cleared for new residential development.

In 1900, the population of Covington had grown to 42,938. The community grew in importance as a major rail center and was served by the Chesapeake and Ohio, Louisville and Nashville and Kentucky Central Railroads. Over the next ten years the population increased by another 10,000 residents with construction continuing in the Austinburg area. Electric streetcar lines were extended or opened on Scott, Greenup and Eastern with most streets paved with brick and sidewalks improved.

While Queen Anne designs persisted into the early 20th century, many of the dwellings constructed in Austinburg from 1900 to 1915 were reflective of the Colonial Revival style. Many of these were very simple in form with classical detailing confined to the porch or eaves of the house. These "Foursquare" designs are found throughout the southern area of the district. More ornate Colonial designs are relatively rare in Austinburg with 1227 Scott the best example with stone quoining, an elaborate cornice and elliptical dormer window (Photo 60). The influence of the Colonial Revival design is seen primarily in the detailing on vernacular brick and frame dwellings of the period. These houses are often slightly asymmetrical in plan but display porches with Ionic or Doric columns, denticulated cornices and occasional brick quoining.

Another popular design from this period were Dutch Colonial designs with gambrel roofs. A number of blocks in the district have these at least one or more Dutch designs especially along Delmar Place, E. 19th and the 2000 block Garrard. The best display of this style is the row of five identical designs at 219-27 E. 20th. Built of rusticated concrete blocks on the first story, these dwellings have board and batten and wood shingles on the upper facades. They represent the best row of Dutch Colonial designs in the Eastside area.

Between 1910 and 1930 most of the remaining open lots in Austinburg were sold and residences built. Much of this new construction occurred along the eastern and southern edge of the district in the last subdivisions or on former Licking River industrial sites. Houses constructed in these two decades were built with Prairie and Bungalow influences. The majority of these designs are one or two story brick homes with wide eaves, knee brace brackets, brick or frame porch

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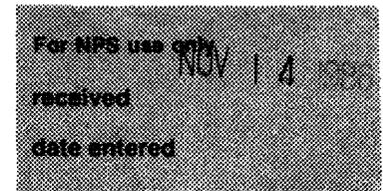
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posts and multi-light windows. Some also feature half-timbering and stucco in the gables. Heavy concentrations of Bungalows can be found east of Oakland on E. 18th (Photo 88), Delmar Place, E. 20th, E. 21st and the 2100 block of Eastern (Photos 64, 106).

Very few influences of the Spanish or Italianate Revival designs from the early 20th century are evident in the district. A few apartment houses in Austinburg have stepped parapet rooflines in imitation of the Mission style but these are minor hints of the style. There are also no residences which have Art Deco or Moderne detailing. An excellent Art Deco commercial building exists at 208-12 E. 20th Street with a terra cotta facade and original recessed storefronts (Photo 95). On the upper facade of the building are Deco floral panels and geometric banding along the roofline. Since 1930, very few new buildings have been constructed in the Eastside area.

In addition to the residential development in the Eastside area many other important buildings such as churches and schools were built in the early 1900s. In the Emery-Price District at 120 E. 9th Street is the First Baptist Church which was built in 1916 to serve the local black congregation. On Lynn Street is the Lane Chapel Methodist Church which was built in 1925 to serve the black community. In addition to the churches a fine library was constructed by the Carnegie Foundation in 1903 on Scott Street (Photo 20). This building was designed in the Neo-Classical style and is one of the best examples of this style in the district. The building is presently an arts center for the community and was listed on the National Register in 1972.

In Helentown are several significant churches. The Cathedral Basilica of the Assumption was constructed in the early 1900s in imitation of Notre Dame of Paris (Photo 35). This massive French Gothic style church is one of the most significant in Covington and was listed on the National Register in 1973. In Helentown on Madison Avenue the Christian Church was constructed in 1912 and is an excellent example of the Neo-Classical style (Photo 40). It features a large Ionic portico on the main facade and extensive classical detailing. Shinkle Methodist Church at 114 E. 15th Street is one of the best examples of the Victorian Gothic style in the Eastside area. The present building was constructed in 1892 which replaced an earlier frame church on the same location (Photo 48).

Within the Helentown district are two important schools. Across from the Cathedral on Madison Avenue is the Catholic School built with Gothic detailing (Photo 36). This school continues to be operated as part of the Cathedral complex on Madison. On Scott Street is the Bishop Howard School constructed in 1927 (Photo 34). This two-story building is all that remains of the St. Josephs Church complex which was located behind the school at 12th and Greenup. The school has Classical influences and features arched second story windows and a Doric door surround. Another school, the Catholic Latin School, was built facing E. 11th Street in 1941. Although important to the educational history of the

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community the school is non-contributing due to age. The 4th District Public School on Scott south of E. 15th Street was built in 1939 and is also non-contributing to the district. This school replaced an earlier brick schoolhouse on this location built in the early 1870s.

Except for the schools and churches there are few other large non-residential buildings in the district. A notable exception is the Cumberland Telephone Building at Eleventh and Scott built in 1922 (Photo 38). This two-story building has a stone exterior and features classical detailing on the main facade. The building was one of the first telephone exchange buildings in Covington and it continues to be used by the Bell system. In the southeast section of Helentown on E. 15th Street is a modern factory which has been excluded from the district boundary.

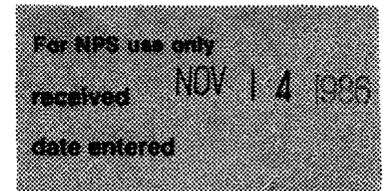
As Austinburg's population increased it became clear to the parishoners of St. Benedict's that a new church was needed. A large lot on E. 17th Street was purchased and in 1907 a building committee was formed to plan a new church. Architects Samuel Hannaford and Sons were chosen to design the church and the cornerstone was laid September 22, 1907. In December of 1908 the large brick church was completed at a cost of \$60,000 (Photo 92). The church continued to expand with a rectory constructed in 1913, completion of the St. Benedict School in 1923 and convent finished in 1927.

A number of significant churches and schools were built in the Austinburg District before 1935. In addition to St. Benedict's, other churches in the district include the Immanuel Baptist Church at 2002 Greenup and the Apostolic Church at 1801 Greenup. The Apostolic Church was constructed in 1911 and features influences of the Bungalow style with broad eaves and knee brace brackets along with an Italianate tower (Photo 100). The Immanuel Baptist Church was built in 1915 in an interesting combination of Gothic and Classical designs (Photo 71). Non-contributing churches in the district include the Pentacostal Church on Thomas Street, the Mormon Church on Scott Boulevard, the St. Lukes Church on Scott which was altered in recent years with added stone exterior.

At the corner of 19th and Maryland is the Sixth District Public School constructed in the Neo-Classical style by architect Lyman Walker. The building was constructed in 1907 and still serves students of the Eastside area. One block south on 20th Street is the St. Elizabeth's Hospital complex. St. Elizabeth's was started in 1865 on Seventh Street near Madison Avenue. In 1913, this lot was purchased and the original hospital building constructed. Although the original building still stands, additions in the 1950s and 1970s make the complex non-contributing to the district.

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The topography of Emery-Price and Helentown has not been greatly changed since its early development. In the Austinburg area several large projects were necessary to open streets and fill in ravines. Maps of the early Austin estate show several large ravines and stream beds which flowed or emptied east into the Licking River. Portions of these ravines are still visible despite the public improvements effected later. West of Maryland Street between E. 17th and E. 18th Streets is a portion of a valley which was originally a stream bed on the Austin estate. A portion of a ravine also exists east of Oakland between E. 17th and E. 18th Street. Most of the rest of Austinburg was leveled and developed by the early 1900s.

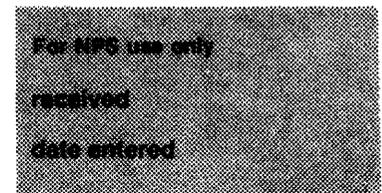
By the end of the 19th century a section of the Emery-Price neighborhood became populated by black families. Several churches which were originally formed by European immigrants were sold to black congregations such as the Welsh Church on Lynn Street. The acknowledged leader of the black community in the late 1800s was the Reverend Jacob Price for whom the district is partly named. Reverend Price became minister of the First Baptist Church on E. 9th Street and he worked to organize schools and other churches in the black community. In addition to his work as a minister, Price was also a successful lumber merchant in Covington with offices on Madison Avenue. Price died in 1923 and is buried in Newport. The Jacob Price homes on the east boundary of the district were named in his honor in 1940.

Two schools for black students were opened in Covington in the 1870s. One was the Madison Street School located on the west side of Madison between Second and Third Streets and the Robbins Street School located on Robbins Street between Madison and Scott. In 1880, William Grant, a local politician, appealed to the growing number of black voters in Covington with the promise of building a larger school for black students. After he was elected Grant deeded land for a black school on E. 7th Street (now demolished) with the first graduates emerging in 1889. In the early 1900s the school was merged with a black school called Lincoln in Latonia. The present high school building was constructed in 1931 and was the primary high school for blacks until it was desegregated in 1965 (Photo 15). The school was closed in 1976 and is now a private business college.

During the early 1900s the corner store continued to be an important aspect of life in the eastside area. It was not until the rise of the modern shopping center in the 1950s that many of the stores closed. A listing of corner business in 1935 reveals a wide variety of shops catering to the public. In Helentown corner business included Klingenburg Hardware on Greenup; Koenig's Grocery at 15th and Garrard; Wissman shoe repair at 15th and Greenup; Bitter Meat Market at Byrd and Garrard; and Central Cleaners at 13th and Greenup.

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Austinburg also contained a wide variety of stores in the mid-1930s. Listed in Austinburg were the Schreck Grocery store at 16th and Eastern; Leist's Deli at 17th and Eastern; Willmes' Cafe and Garden at 17th and Eastern; Schickner's Pharmacy at 17th and Maryland; Theil Paints on Greenup; and the Bob Mauntel Cafe at 16th and Maryland whose slogan was "Where good fellowship prevails and the beer is always cold." While some corner stores remain in business in the area they are primarily small grocery stores or taverns. Most other businesses have closed or moved to modern shopping areas.

From the mid-1800s to 1935 many architects have worked in the Eastside area. The majority of architects who worked in the Eastside area had offices in Covington or Cincinnati. The major exception was Leon Coquard of Detroit who designed St. Mary's Cathedral. Important local architects were Samuel Hannaford and Sons who designed St. Benedict's Church using glazed brick and Neo-Classical detailing. A student of Hannaford's, Lyman Walker, later went on to design the Sixth District School using the same types of brick and detailing. Other notable architects were Kunz and Beck (Bishop Howard School), Crapsey and Brown (St. Luke's Methodist), Hildreth and Beckman (1912 Scott), C. L. Hildreth (Immanuel Baptist Church), and Harry Hake Sr. (Cumberland Telephone Building). Few references to specific architect designed residences are found in the area with most homes built from standard plans or pattern books.

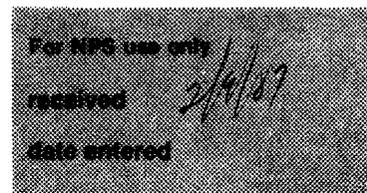
Since 1935 few changes have taken place in the Eastside area. The largest amount of demolition and new construction took place on the edge of the Emery-Price district when several blocks of homes were razed along Robbins, Eleventh and Greenup for the construction of the Jacob Price homes in 1940. Madison Avenue was also the site of demolition, especially along the west side of the street as new businesses constructed modern stores and shopping areas. Despite these changes the Eastside area is remarkably intact with approximately 75 new buildings built in the district in the past fifty years. Although the area was extensively damaged in the great flood of 1937, few homes were razed as a result.

The majority of changes in the appearance of the district have occurred through neglect or alterations incompatible with the historic architecture. In the Emery-Price district are several vacant lots along Greenup Street but few vacant lots are found in Helentown or Austinburg. Most alterations in the districts have occurred to frame homes such as the application of artificial sidings, removal of porches and alterations to windows. Despite these changes only 15% of the 2,249 structures are non-contributing in the districts and they retain a significant degree of integrity.

Two major physical changes have occurred in the district in the 20th century. The first was the construction of the C & O Railroad embankment along E. 17th

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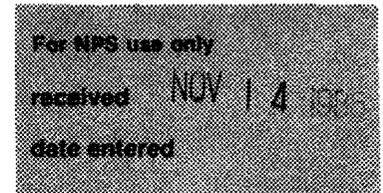
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Street which separates much of the Helentown and Austinburg areas. The second major change was the erection of the Licking River Floodwall in the early 1950s. The floodwall serves to protect the Eastside area from periodic flooding of the Licking River and helps to define the eastern boundary of the Austinburg district.

In recent decades the city of Covington has promoted the rehabilitation and renovation of residential and commercial buildings in the Eastside area. Several studies and plans supporting the goals of preservation have taken place and there have been a number of historic tax act projects in the districts. The residents of the Eastside area are presently growing in awareness of the rich architectural resources within its boundaries and the opportunities for including preservation to improve the quality of life.

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Multiple Resource Area
Thematic Group

dnr-11

Name Eastside Multiple Resource Area

State Kenton County, KENTUCKY

Nomination/Type of Review

Date/Signature

1. Austinburg Historic District

~~Substantive Review~~ Keeper

A. Schlagel 2/18/87

Attest

2. Emery-Price Historic District

~~Substantive Review~~ Keeper

A. Schlagel 2/18/87

Attest

3. Helentown Historic District

~~Substantive Review~~ Keeper

A. Schlagel 2/18/87

Attest

4. West Fifteenth Street Historic District

~~Substantive Review~~ Keeper

A. Schlagel 2/18/87

Attest

5.

Keeper

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