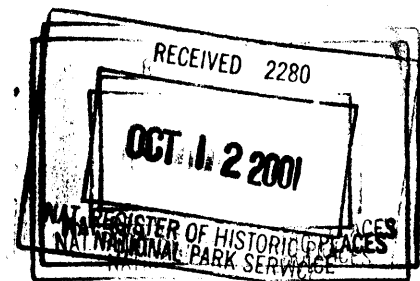


United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1252



1. Name of Property

historic name N/A
other names/site number Covington Downtown Commercial Historic District (Boundary Increase)
KE-C158, KE-C159, KE-C160, KE-C161, KE-C162, KE-C163, KE-C164,
KE-C165, KE-C166 & KE

2. Location

street & number 621-625, 620, 622, 630-632, 634, 640, 727, 734 Scott St., 106-108 East Eighth Street,
7-13 E. Tenth St., 1026, 1030-32, 1041-47, 1053 Madison Ave. & 20 W. Eleventh Street
city or town Covington
state Kentucky code KY county Kenton code 117 zip code 41011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official David L. Morgan, SHPO and Executive Director, KHC
Kentucky Heritage Council/State Historic Preservation Office

10-3-01

Date

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 or other official

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):

Edson H. Beall 11/21/01

Signature of Keeper

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

Contributing	Noncontributing	
<u>10</u>	<u>4</u>	buildings
<u> </u>	<u>1</u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>10</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register 1
(The Wadsworth Electric Manufacturing Company, NR 1994)

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

6. Function or Use

Historic Functions:

COMMERCE/TRADE	Sub: business
COMMERCE/TRADE	Sub: specialty store
COMMERCE/TRADE	Sub: department store
COMMERCE/TRADE	Sub: restaurant
INDUSTRY	Sub: industrial storage
INDUSTRY	Sub: manufacturing facility
HEALTH CARE	Sub: medical business/office
DOMESTIC	Sub: multiple dwelling
SOCIAL	Sub: meeting hall
FUNERARY	Sub: mortuary
VARIOUS	Sub: garden

Current Functions:

COMMERCE/TRADE	Sub: business
COMMERCE/TRADE	Sub: department store
COMMERCE/TRADE	Sub: professional office
INDUSTRY	Sub: industrial storage
INDUSTRY	Sub: manufacturing facility
HEALTH CARE	Sub: clinic
DOMESTIC	Sub: multiple dwelling
VACANT/NOT IN USE	

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7. Description

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Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne
Early 20TH CENTURY REVIVAL/Classical Revival
Early 20TH CENTURY REVIVAL
Early 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
MODERN MOVEMENT/Moderne
MODERN MOVEMENT

Materials (Enter categories from instructions)

foundation	concrete
	stone
roof	synthetic
	metal
walls	brick
	concrete
	ceramic tile

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

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8. Statement of Significance

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

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or 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.)

- ☐ **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

COMMERCE
INDUSTRY
ARCHITECTURE

Period of Significance

Significant Dates

c. 1856-1933 (Original District)
c. 1870-1940 (Previous Boundary Expansions)
c. 1870-1951 (Current Boundary Expansion) 1929

Significant Person

(Complete if Criterion B is marked above) N/A

Cultural Affiliation

N/A

Architect/Builder

Thomas J. Collopy, architect

Narrative Statement of Significance

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

9. Major Bibliographical References

(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.
X 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
X Local government
___ University
___ Other

Name of repository: City of Covington, Kentucky

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10. Geographical Data

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Acreage of Property 5.75 ACRES

Covington Quadrangle

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
16	715 589	4329 249	16	715 440	4328 380
1	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>
2	16 715 620	4328 420	4	16 715 120	4328 690
	<u> </u>	<u> </u>		<u> </u>	<u> </u>

Zone	Easting	Northing	Zone	Easting	Northing
1	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>
2	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>

 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 **Alexandra Kornilowicz-Weldon**

organization **Preservation Consultant for the City of Covington**

date **July 30, 2001**

street & number **738 Madison Avenue**

telephone **859-292-2171**

city or town **Covington** state **Kentucky**

zip code **41011**

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Additional Documentation

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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)

United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 7

**Covington Downtown Commercial
Historic District (Boundary Increase)
Kenton County, Kentucky**

Page 1

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Description:

The proposed expansion of the Covington Downtown Commercial Historic District (NR 1983 1991, 1996) extends the present east district boundary between E. Sixth Street and E. Seventh Street to the alley between Scott and Greenup Streets. The existing south boundary on Scott Street is being proposed to be moved further south to include the remainder of the east side of the 700 block of Scott Street and number 727 Scott Street on the west side of the block. The existing south boundary on Madison Avenue is being proposed to be moved to W. Eleventh Street on the west side of Madison Avenue and to Lynn Street on the east side of Madison Avenue. Also included are several properties on adjacent cross streets, i.e. 106-108 E. Eighth Street, 7-13 E. Tenth Street and 20 W. Eleventh Street (see Maps 1, 2 & 4).

The expansion area includes fourteen buildings and one site. Ten buildings have been determined to be contributing resources; one building has been determined to be noncontributing because of drastic modifications, three buildings have been determined to be noncontributing because they have been built since 1951, and the one site has been determined to be noncontributing because it is currently vacant. This site was not vacant during the period of significance (see Maps 3 & 5).

The expansion of the existing district into the 600 block of Scott Street includes what is primarily early twentieth century commercial development, with one notable exception, the c. 1870 Covington Brewery Building at 621-625 Scott Street. The proposed district expansion on both Scott Street and Madison Avenue to the south includes the southernmost commercial/industrial developments of the district, dating to the mid-twentieth century. These areas represent the last wave of concentrated downtown development before the commercial decline experienced by the district during the second half of the twentieth century.

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Covington, Kenton County, Kentucky (page 8)

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**Covington Downtown Commercial
Historic District (Boundary Increase)
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Considerations for evaluating contributing and noncontributing structures within the proposed expansion area:

Individual properties have been determined to be contributing to the proposed district expansion based upon three considerations:

- The resource was present during the period of significance.
- The resource is associated with the commercial/residential history of the district during that period.
- The resource possesses historic integrity.

Six aspects of integrity were examined for each resource. Since no resource has been relocated and its relationship to the street has not been altered, both location and setting aspects remain intact for all of the contributing properties. The other four aspects of integrity applied in evaluating the individual properties were design, materials, feeling and association. All of the resources were analyzed in respect to how intact their general form and essential physical features have remained since the period of significance. In assessing the existing district, it is apparent that loss of detail and later additions did not prohibit buildings from having been determined to be contributing. Similar criteria were used in assessing the resources within the proposed expansion area. The aspects of feeling and association were based upon whether or not the resource retained enough physical characteristics to still convey its role as part of a historic commercial district with scattered residential development.

(8-86)

Covington Downtown Commercial Historic District (Boundary Increase)

Covington, Kenton County, Kentucky (page 9)

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET****Section Number 7****Covington Downtown Commercial
Historic District (Boundary Increase)
Kenton County, Kentucky****Page 3****621-625 Scott Street – one contributing building (KE-C158)**

This three and one-half story brick building was built by Charles Geisbauer as part of the Covington Brewery Complex, c. 1867. The front and north elevations have seven window bays with arched, two-over-two double-hung wood windows. The arched window hoods are carved limestone with carved keystones, and the windowsills are also limestone with decorative limestone brackets. The south elevation has seven window bays with two-over-two double-hung windows and plain, flat limestone lintels and sills. The west elevation has no openings. The buildings' two street elevations are obviously more ornate than the south and west elevations, which at one time faced other buildings. The side gabled roof, though originally metal, is now partially clad in synthetic shingle. It has a decorative wood cornice on the three exposed sides (north, east and south) with paired brackets and raised panels.

The existing first floor along Scott Street consists of three, painted, metal central-entry storefronts with flanking, plate-glass display windows, the storefronts are separated by brick piers. These storefronts were probably constructed sometime after the brewery closed, c.1917. The c.1885 illustration below depicts the original Scott Street elevation with doors and windows as on the north elevation, though also divided into three separate units (Photo # 1,2 & 3).

621-625 Scott Street is part of the site of Covington's first brewery, the Covington Lager Beer Brewery begun in 1837 by Peter Jonte. Jonte sold the concern to Charles Geisbauer in 1845 and it remained in his family's control, as the Covington Brewery, until it was sold to John Brenner and John Seiler in 1881. Per the 1877 City Atlas, the brewery extended north along Scott, across Pike Street (formerly Cooper Street, perhaps because of the brewery cooperage), to Sixth Street and south along Scott to an alley. 621-625 Scott is already shown on that atlas and was probably constructed sometime after the Civil War, c.1867. The 1868 Directory show both the brewery office and the Geisbauer residence located there. The business must have been successful because by 1894, The John Brenner Brewing Co. expanded across to the west side of Scott Street and in 1895 the brewhouse was replaced with a larger, more modern structure. In 1917 the brewery became the Phillipp Jung Brewing Company which quickly closed in 1918, the start of the Prohibition. Except for 621-625 Scott Street all of the brewery buildings were demolished soon afterwards.

As the last remnant of a once thriving industrial complex, this building has been determined to be contributing to the district because it has maintained its historic integrity as a relatively intact example of nineteenth century architecture (design and materials) which well represents the commercial/industrial nature of the district (feeling and association).

Covington Downtown Commercial Historic District (Boundary Increase)
Covington, Kenton County, Kentucky (page 10)

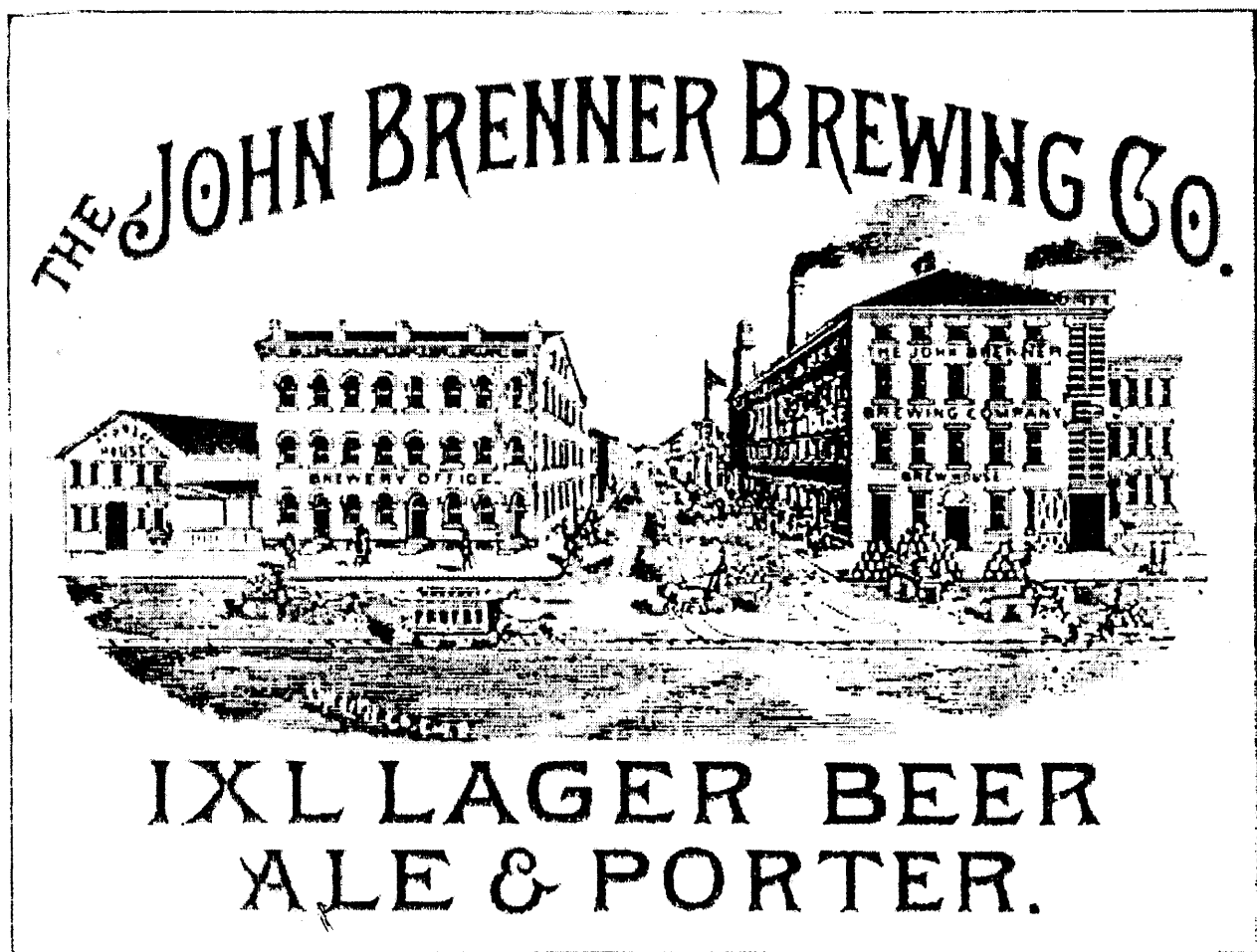
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C.1885 advertisement for John Brenner Brewing Co. 621-25 Scott Street is identified as the 'Brewery Office'. Note, the drawing shows eight window bays on the Scott Street elevation while the existing building has only seven. This can be attributed to artistic license since both 1877 and 1886 maps indicate the building to be the same size as it is presently.

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**Covington Downtown Commercial
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620 Scott Street – one contributing building (KE-C159).

This one story concrete block building had been the site of a Buick dealership from 1918 until the early 1970's, since then it has been used as a paper products warehouse and is currently a bar with catering facilities at the rear. The northern two-thirds of the present building dates to the 1920's and once had a wire-cut brick, stepped-parapet storefront along Scott Street. In 1946, Covington Buick incorporated a former brewery building located immediately to the south after which the current glazed ceramic tile and curved glass façade was installed. The two-tone green tile wraps around a curved corner on the north side of the front elevation and extends eastward approximately thirty feet, it is topped with a stepped parapet. Centered on the Scott Street elevation is a recessed garage entry door with curved tile surrounds. Two large bands of windows flank the garage entry. The windowband to the north curves around the corner and continues along the front of the north elevation. It consists of glass block and large panels of plate glass. The glass along the curve was originally a large piece of curved glass that has recently been damaged and replaced with flat glass panels. The window band to the south consists of a pair of aluminum and glass entry doors and a glass block wall. The remainder of the north elevation, as well as the rear, is painted concrete block (Photo # 4 & 5).

620 Scott Street has been determined to be contributing because it was present during the period of significance and has functioned as a vital part of the commercial district throughout its history (feeling and association). Although, not original, the Moderne tile and glass storefront are rare local examples of pre-WWII streamlined commercial architecture and remain relatively intact (design).

622 Scott Street (formerly 626) – one contributing building (KE-C160).

This handsome, flat-roofed, two-story brick Classical Revival building was built by Louis Meyer in 1909. The street elevation is divided into three bays, separated by paneled brick pilasters. The first floor contains a pair of c. 1980 bronze aluminum and glass display windows flanking a bronze aluminum and glass central entry door. All three bays contain a pair of original six-over-one double-hung wood windows on the second floor. A decorative metal cornice is located above the second floor windows and above the cornice is a flat brick parapet with a plain stone cap. The brick on the Scott Street elevation is a mottled tan color while the remainder of the building is constructed of a soft red brick, laid in a common bond. No openings are located on the original section of the south elevation where a sign advertising Kelly Buick was painted sometime after 1960, when the building immediately to the south was demolished. At the rear of

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LOUIS MEYER AUTOMOBILE CO.
DISTRIBUTORS
**SCHACHT MOTOR TRUCKS
REO PLEASURE CARS
AND LIGHT TRUCKS**
626 SCOTT ST. Phones South 1037 and 3616 COVINGTON

=====

Advertisement from the 1920-21 Covington City Directory.

the building is a c. 1930's brick addition with metal frame windows on the south side and a large garage door that opens onto the alley to the east. The north elevation is not visible (Photo # 6, 7 & 8).

In 1909 Meyer was using the building as a livery and by 1916, a hauling/transfer company. By 1920, however, it too had become an automobile dealership. Even though, the height and footprint of the existing building match the building on the 1909 Sanborn Map, it is unknown whether the buff brick Scott Street elevation dates to the time the building was used as a livery or whether Meyer modified it soon thereafter during its use as automobile showroom. It remained in the Meyer family until 1949 when it was purchased by Covington Buick (620 Scott). The building continued as part of the Buick dealership until the early 1970's. Since then, it has housed several offices. Currently, the rear of the building is once again being used as a livery by a horse-drawn carriage company.

622 has been determined to be contributing because it was present during the period of significance and has retained its historic integrity in terms of design, materials, feeling and association.

630-32 Scott Street – one noncontributing site.

Originally the site of a brick dwelling which during its history housed a funeral parlor and physicians offices (demolished c. 1960), this site was the used as a parking lot by the Buick dealership at 620 & 622 Scott Street. It is currently a municipal parking lot (Photo # 9).

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634 Scott Street – one contributing building (KE-C161).

This flat-roofed, one-story, commercial building is constructed of painted, wire-cut brick on the street elevation and painted, concrete block on the remaining three elevations. The front elevation consists of three bays; two large side display windows flank an on-grade, recessed central entry, which contains a pair of aluminum entry doors. The display windows have brick arches above and concrete sills below. No windows remain on the other three elevations. The front parapet wall has an arched center bay and flat side bays with raised corners (Photo # 10 & 11).

Built sometime between 1922 and 1930, 634 Scott was originally part of a larger building complex that also fronted on E. Seventh Street. It housed the Louis Meyer Automobile Company. After 1930, Meyer leased a portion of the building, including the Scott Street frontage, to the City of Covington for use as its City Market. The market remained there until the 1960's. During the 1970's and 1980's a general store was located there, and since 1991 it has been the site of the Kenton County Health Department.

This building has been determined to be contributing because it was present during the period of significance as a vital member of the commercial community (feeling and association). Although simple in design, the building retains its historic form and many of its historic features (design).

640 Scott Street – one contributing building (KE-C162).

Fronting along both Scott and East Seventh Streets on the northeast corner of the intersection, this three-story, (with a smaller fourth story penthouse) concrete and brick building was built in 1940 by R. G., J. D. and Johnston Northcutt. The first floor is constructed of smooth, unpainted concrete with some relief detail in the entablature and the pilaster caps. The pilasters separate either plate glass or recessed concrete panels along both street elevations. An angled entry door with a round bronze canopy is located on the southwest corner of the building and the Seventh Street doors to the upper floors are surrounded by a two-story concrete entryway decorated with restrained Art Deco/Art Moderne motives (Photo # 12 & 13). Carved into this entry is the word 'Normac', for Northcutt Medical Arts Center. J. D. Northcutt was a physician who, along with another brother, Dr. E.W. Northcutt, had also built the Doctors' Building located diagonally across the intersection in 1927-29. The majority of the windows on the upper floors are one-over-one aluminum windows, installed sometime in the 1980's, with no lintels and plain

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concrete sills. The only detailing evident in the beige brick of the upper stories is a simple decorative brick band located a few feet below the flat parapet. The first floor of the rear of the building is unfinished red brick, not having originally been exposed, and the upper floors of the rear and the north side of the building are similar to the street elevations (Photo # 14).

Between 1940 and the early 1970's 640 Scott Street housed the offices for the local gas and electric utility company; since then it has been the location of various professional and medical offices.

This building has been determined to be contributing because it was present during the period of significance as an active part of the commercial district (feeling and association) and because it has maintained its architectural integrity (design).

727 Scott Street – one noncontributing building, built since 1951.

727 Scott is a one-story, rusticated red Roman brick, ranch-style building built in 1959 by Dr. W. Vernon Lee as his medical office. Still owned by Dr. Lee, the building has a flat roof that overhangs the front entry. The entry itself is composed of a mill-finished aluminum door flanked by large aluminum framed windows (one is currently boarded up). Located to the right of the door and windows is a polychrome mosaic tile representation of a caduceus, a symbol for medicine. A portion of the entry walk is also composed of mosaic tile with the numbers 727 outlined in tiles and a low brick planter is located to the right of the entry door below the windows and caduceus. Though seemingly modest, this small office building is nicely detailed and is an intact example of late twentieth century commercial design (Photo # 18).

Though having maintained its original function as well as its architectural integrity, this building has been determined to be noncontributing because it was built after the 50-year cut-off for historic integrity.

734 Scott Street – one contributing building (KE-C163).

This building was constructed in by 1951 by Dr. Thomas McCoy, a chiroprapist, as a medical office building. It is a flat-roofed, two-story, brick building with a concrete and glass storefront elevation facing Scott & Eighth Streets. Though simple in detailing, its windows, concrete banding, and proportions, all emphasize the horizontal design popular in Post-WWII America.

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734 Scott Street maintains its original mill-finished aluminum doors and windows, and the buff brick and concrete façade have remained unpainted (Photo #19 & 20).

734 Scott has been determined to be a contributing structure because it was present during the period of significance as a vital element of the commercial district and because it has retained its historic integrity in terms of design, materials, feeling and association.

106-108 E. Eighth Street – one contributing building (KE-C164).

This three-story pair of rowhouses was built c. 1890 as rental residential property. 106-108 E. Eighth Street remained residential until the 1970's when it was converted to professional office use, like most of the remaining residential structures in the area.

Although obscured by aluminum siding in a c.1970 renovation, 106-108 is actually a painted brick building with a rusticated ashlar foundation and a fish-scale slate mansard roof. The roof and oriel cornices, as well as the cornices above the pair of gabled dormer windows, are intact beneath the siding. The owner is currently in the process of removing the siding and restoring the original windows and window openings (Photo # 21 & 22).

This building has been determined to be contributing because it was present during the period of significance as one of the many residential structures in the district during that time (feeling and association) and because it has maintained its architectural integrity (design). Like the few residential structures located on the east side of the 700 block of Scott Street within the existing district, this building has retained its residential appearance even though, it too, has been converted to commercial use.

7-13 East Tenth Street – one noncontributing building, built since 1951.

This one-story brick office building was built as the Odgen Dental School and Dental Lab in 1955. The brick is an elongated red brick laid in a modified flemish bond. The building has a perpendicular brick pier on the east side of its front elevation forming an recessed entry. The remainder of the front elevation is composed of a mill-finished aluminum door and a small horizontal band of mill-finished aluminum windows, a brick half-wall is located beneath the window and a metal canopy is located above both the door and window. The west elevation consists of an unarticulated brick facade with a narrow horizontal band of windows along most of its length. Like 727 Scott, this building is a relatively intact example of well-designed mid-

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twentieth century commercial/office architecture. The only major modification has been the installation of a front gabled roof over the original flat roof (Photo #23 & 24).

Even though it has maintained its original office use and most of its architectural features, this building has been determined to be noncontributing because it was built after the 50-year cut-off for historic integrity.

1026 Madison Avenue – one noncontributing building, drastically altered.

1026 Madison Avenue was built in 1940 as an A & P grocery store. A grocery store remained at this location until the mid-1990's when the building was drastically modified for a Walgreen's Store. 1026 Madison Avenue has been determined to be noncontributing because it has not retained its architectural integrity (Photo #25).

1030-32 Madison Avenue – one contributing building (KE-C165).

1030-32 Madison Avenue is a restrained example of Romanesque Revival Architecture common in early twentieth century public and educational buildings. Built of buff brick, this three-story flat-roofed structure has a castellated parapet along its entire roofline. It has a recessed arched entry on Madison Avenue with a carved stone surround. The arch is a common motif in the building and can be seen in the windows and in the crenellation below much of the roofline. There are attached colonnettes between the paired windows, repeating the colonnettes in the entry door surround. Little other detailing is used. The original wood windows were replaced with bronze aluminum windows during the 1980's (Photo # 26 & 27).

Designed by Covington architect, Thomas J. Collopy and built as the Knights of Columbus Hall in 1930, this building originally containing six bowling alleys, a billiard room, lounging rooms, a library, meeting rooms and a second floor ballroom, and was a popular social gathering place for many decades. After the membership dwindled in the 1960's, Thomas More College used the facility for several years until it was sold to a Baptist Church in the late 1970's. Currently it is the Senior Citizens of Northern Kentucky facility.

This building has been determined to be contributing because it was present during the period of significance as an important civic/fraternal association, like several others located within the existing district. The building has retained its historic integrity in terms of design, materials, feeling and association.

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1041-1047 Madison Avenue – one noncontributing building, built since 1950

1041-1047 is a large metal-sided warehouse building built by the Wadsworth Electric Manufacturing Company in 1954, replacing three nineteenth century residences. It was not included in the Wadsworth Electric National Register Nomination because of the age of the structure and because of its lack of architectural elements; it is not included as a contributing structure in this district nomination for the same reasons (Photo # 28).

1053 Madison Avenue – one contributing building (KE-C166).

John O. Thompson built this wire-cut red brick, two-story, flat-roofed corner building in c. 1926. It has a stepped parapet, which reaches its maximum height at the center of the Madison Avenue elevation and gradually steps down around both side elevations to the rear of the building. Below the parapet is a crenellated brick band. The first floor is composed of three commercial spaces, each with a large display window and a separate entry door, the southernmost space faces onto W. Eleventh Street as well. There are four window bays on all of the second floor elevations. The windows are low and wide one-over-one double-hung wood sash with bronze storms. Above the second floor windows on the Madison Avenue elevation is a recessed brick panel flanked by decorative brick and stone bands. All four corners of the building have brick quoins (Photo # 29 & 30).

Thompson ran a restaurant in the corner commercial space and a restaurant/café/bar occupied that corner until the mid-1990's, when the entire building was converted into office space. The most famous of the restaurants was the 'Club Keeneland' which was located in the building for almost fifty years. The club had a distinctive neon corner sign that was considered a landmark by many.

1053 Madison Avenue has been determined to be a contributing structure because it was present during the period of significance as a vital element of the commercial district and because it has retained its historic integrity in terms of design, materials, feeling and association.

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20 W. Eleventh Street --one contributing building (KE ____).

This two-story brick industrial building was built in 1923 by The Wadsworth Electric Manufacturing Company. It was individually listed on the National Register of Historic Places in 1994. The description from the nomination reads:

The main block of the building facing Eleventh Street is two stories tall and is finished in wire cut red brick with stone trim. Stone coping delineates a parapet wall. The facade is divided into 11 bays; it is asymmetrical, with the entrance located in the third bay from the east. This entry bay projects both horizontally and vertically from the main facade, and the entrance is articulated by a neo-classically inspired stone pediment resting on a stone base and applied columns. The original entrance doors remain in place; they consist of two pairs of wooden doors with full lights (sic) flanking a fixed glass panel with a similar wood surround. An exterior staircase, which accommodates a change in grade from the street to the building, reinforces the entrance, as does the stone identification sign above the second floor windows.

The remaining bays are set off by the use of the brick to create an arcaded effect. Each vertical bay is divided horizontally by stone sills to delineate the two floors of the building. Each bay contains two sets of paired five part hopper windows with steel frames and sash. Many individual panes have been replaced with green or opaque plexiglass over the years, but overall the character of the facade has been maintained. The side elevations of the original portion of the structure feature similar detail (Konicki, 1994). (Photo # 32).

This building has been determined to be contributing because it was present during the period of significance as an important industrial entity within the commercial district and because it has retained its historic integrity in terms of design, materials, feeling and association.

Additional information: Two commercial buildings in the proposed expansion area, 727 Scott Street and 7-13 E. Tenth Street, have been determined to be noncontributing because they have been built since 1951(end of the period of significance and 50-year significance determination date). They may be given further consideration for inclusion in the district if the period of significance is extended to include later commercial development.

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Statement of Significance:

The Covington Downtown Commercial District (National Register 1983, 1991 & 1996) contains the past and present financial, commercial and legal centers of the city as well as some industrial, institutional and residential elements (Langsam, 1983). The proposed district expansion area is consistent with the existing district both in architectural style and function, since they share a common history and development as Covington witnessed the transitions from river traffic to rail to automobile. The original district and the proposed expansion are important to the history of the city as combined they constitute a complete picture of the late nineteenth to the mid-twentieth century commercial and industrial core of Covington.

The original district, as well as the two previous boundary expansion areas, were nominated under Criterion A, the common area of significance was Commerce. The Wadsworth Electric Manufacturing Company (NR 1994) was also nominated under Criterion A, its area of significance was Industry. Because of the inclusion of Wadsworth Electric within the proposed boundary expansion, both areas of significance apply to the proposed expansion. The expansion area represents a collection of commercial and industrial structures located primarily on two of the community's principal commercial thoroughfares, Scott Street and Madison Avenue.

All four previous nominations were also nominated under Criterion C, architecture. This criterion also applies to the proposed expansion because of several significant buildings that are relatively intact examples of period commercial and civic architecture as well as a grouping of other contributing structures that is 'a significant and distinguishable entity whose components may lack individual distinction'. These buildings, when considered as a whole, provide the urban fabric associated with a commercial downtown.

The original period of significance for the development of Covington's commercial district was c. 1856 to c. 1933. The period of significance for the proposed expansion area is c. 1870 to c. 1951. The beginning of this period reflects the approximate date of the earliest extant building within the proposed expansion area and the eighteen years that have been added to the original period ending date represent the current 50-year eligibility cut-off. This extension of the period of significance into the mid-twentieth century reflects the ongoing commercial importance of the district after 1933. The 1950's and 1960's were the last decades of any significant new

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commercial development in the area. By the 1970's, Covington downtown, like many others in cities nationwide, experienced a strong downward trend as businesses and residents migrated to the suburbs. This last wave of commercial vitality that took place after 1951 will not be included within this nomination.

A significant date in the history of the proposed expansion area is 1929, the year the nearby Doctors' Building was opened. This event heralded a new and vital wave of medical office development in downtown Covington, particularly on Scott Street.

History

The initial growth of the downtown was spurred by the Kentucky Central Railroad, which connected Covington to the rest of the state in 1853. Until then the city's early development had been concentrated along the banks of the Ohio and Licking Rivers and was closely associated with the City of Cincinnati to the north and Newport to the east. While local development around the railroad at first was rather low-density commercial and industrial, it quickly evolved into higher density retail and business, especially along Pike Street and Madison Avenue (Kornilowicz-Weldon, 1991). Except for a few earlier concerns, newer industrial developments began to develop along the periphery of these two streets, most of them concentrated along the railroad right-of-way, south of from Pike Street.

The opening of the Covington and Cincinnati Suspension Bridge in 1865 caused the commercial district to expand yet in another direction, eastward towards Scott Street. Scott Street's commercial development was originally concentrated north of Fourth Street, after the Civil War and the long-awaited opening of the Suspension Bridge, commerce advanced slowly southward. The 1877 Atlas of Covington shows the 500 block of Scott densely developed with commercial structures, and by 1886, commercial development stretched to include the entire west side of the 600 blocks of Scott Street. Up until that time the only commercial concern on Scott Street south of Fourth Street had been the Covington Brewing Company. The first brewery in Covington, it was begun in 1837, located outside of the then developed areas of the city. Between 1845 and 1881 it was run under the auspices of owner, Charles Geisbauer. During his tenure, the brewery was slowly enveloped by the growing city; by commercial development to the west and north

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and by residential development to the east and south.

During the decade before and after the turn of the century, the commercial district continued to expand, both in area and in density. Earlier two and three-story buildings were replaced by four, five, and even seven-story structures. The brewery, by then owned by John Seiler, built a new state-of-the-art brewhouse in 1895 and it expanded across Scott Street to include a bottling plant. By 1909, the 900 block of Madison Avenue had become completely converted to commercial use as had much of the west side of the 700 block of Scott Street. While the new commercial development on Madison was primarily small retail shops, a different pattern was emerging on Scott Street.

As stated in the 1991 district expansion, an important development to affect Covington's downtown in the early twentieth century was the advent of the automobile. Just as the vacant lots and buildings left by the mills and industries in that first expansion area had quickly been converted to parking areas, garages and filling stations (Kornilowicz-Weldon, 1991); the vicinity around the 700 block of Scott Street was fast becoming a center for automobile showrooms and garages. The 1908-09 City Directory lists one automobile sales business and nine liverys in the downtown area. By 1920, the downtown boasted only three liverys, but eleven automobile sales companies, four automobile accessory companies, eleven garages and two filling stations were listed! On the 600 block of Scott Street alone there was Covington Buick at 622 Scott (now 620), the Louis Meyer Automobile Company at 626 Scott (now 622), a Ford dealership at 623 to 627 Scott, and a Standard Oil filling station on the southeast corner of Sixth and Scott (now 600 Scott, just north of 620 Scott). Three of these were on sites of the former brewery complex, now closed due to the Prohibition. Exemplifying this rapid transition to the automotive age was the Louis Meyer Livery that opened in 1909 at 622 (formerly 626) Scott Street. In less than ten years, Meyer had wisely converted the business to selling and leasing automobiles and trucks.

As the 1920's progressed, commercial development continued south on both Scott and Madison, reaching the middle of the 700 block of Scott Street and Eleventh Street on Madison Avenue. During this time, several significant buildings were constructed in the proposed expansion area, including the 1923 Wadsworth Electric Manufacturing Company on W. Eleventh Street (NR 1994) and the Knights of Columbus Hall at 1030-32 Madison Avenue (completed 1930). These pre-Depression buildings were two of the last examples of substantial industrial and civic architecture in Covington's downtown.

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Also during this time, another commercial venture was completed, the 1929 Doctors' Building (NR 1996), located on the southwest corner of Scott and Seventh Streets. This project was to have a great impact on the future development of the downtown, especially the 600 and 700 blocks of Scott Street.

Plans to consolidate a number of doctors' and dentists' offices into a single downtown building were publicized beginning in 1927. Two brothers, Dr. Joseph Northcutt and Dr. Ed Northcutt, were the developers of the Doctors' Building, which also included a private hospital, an x-ray lab in the basement and storerooms on the first floor. The brothers were perhaps following the lead of the Doctors' Building development in Cincinnati, which was completed in 1923. Prior to the building's construction, the brothers had offices nearby in the Coppin Building, at 638 Madison Avenue. Undoubtedly many of the other doctors and dentists who became tenants of the new building when it was finished in 1929 likewise transferred from other downtown locations (Walsh, 1996).

The 1920-21 City Directory listed 80 physicians and surgeons in Covington. Of these, only 18 were located between Sixth and Eighth Streets downtown, and the majority of those were in the Coppin Department Store Building, at the southeast corner of Madison and Seventh Streets. In 1931-32, after the opening of the Doctors' Building, over half of the 76 physicians listed were concentrated within the same area, this geographic concentration continued into the 1950's and 1960's.

To accommodate the growing number of physicians and supporting medical services, such as pharmacies, other buildings were either adapted or constructed for their specific use. The Depression of the 1930's and the ensuing World War years witnessed few changes in the proposed expansion area except for the 1940 Normac Building (Northcutt Medical Arts Center) at 640 Scott Street that was also built by the Northcutt Brothers. The postwar boom, however, witnessed the construction and conversion of many other local buildings. On the 700 block of Scott Street alone, 734 Scott was constructed by Dr. McCoy in 1951, the Monarch Auto Supply at 722 Scott Street (NR 1996) was converted to the Medical Arts Building in 1955 and Dr. W. Vernon Lee built his office at 727 Scott Street in 1959. Elsewhere in the proposed expansion area, the Ogden Dental School and Lab was also constructed in 1955 (7-13 E. Tenth Street).

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This wave of medical office development was not just contained within the downtown commercial district, several medical offices were also being located in the 800, 900 and 1000 blocks of both Scott Streets and Madison Avenue (Emery-Price National Register District 1987) some in converted residences and others in new office buildings. In 1951, 44 of 76 Covington physicians had offices between Sixth Street and Eleventh Street.

Integrity considerations of the proposed expansion area

Of the fifteen resources within the proposed expansion area, ten are considered to be contributing because, as a whole, they have retained physical and associative characteristics that resulted from the commercial/industrial nature of the original district within the period of significance. Three buildings have been determined to be noncontributing because they have not yet reached the fifty-year cut-off for historic integrity, even though, in terms of use they are representational of the ongoing vitality of the district. One building has been determined to be noncontributing because it has lost its historic integrity and one site has been determined to be noncontributing because its contributing structure has been demolished.

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Verbal Boundary Description

See enclosed Map # 1 that indicates proposed boundary expansion in broken heavy black lines.

Verbal Boundary Justification

Upon suggestions from the SHPO, the City of Covington has undertaken a comprehensive review of its National Register District boundaries. Many districts were listed in the 1970's and 1980's and criteria then used for eligibility, including the 50-year cut-off, have often been determined to no longer be valid or appropriate. Even though the Downtown Commercial Historic District (NR 1983) has had two previous boundary increases (NR 1991 & 1996), both were motivated by specific interests, and the district boundary, as a whole, has not been previously reviewed. Map 1 indicates the current district (with its previous expansions), as well as the neighboring National Register Districts. This overview map was used to analyze the areas lying between the districts that have previously been omitted. Most areas have been determined to be ineligible because of vacant land or non-historic intrusions, but the areas included in this proposed expansion have been determined to be eligible for inclusion.

The 600 and 700 blocks of Scott Street, were intentionally excluded from the original 1983 District because the focus of that nomination was the commercial development along Pike Street and Madison Avenue. It was also not included in the 1996 District Boundary Expansion that encompassed most of the 700 block of Scott Street. That exclusion was not explained in the nomination's Boundary Justification, which described the 700 block of Scott Street as "the obvious edge of the southeast corner of the historic Commercial district, in terms of both visual perception and function". It further stated, however, that "the block of Scott Boulevard to the north of Seventh Street bears some similarities to the block being nominated, as it contains some early twentieth century commercial buildings and a fine Italianate residential/commercial building" (Walsh 1996), yet it did not include it in the nomination. Historically, the development of the 600 block of Scott Street has, in fact, paralleled that of the 700 block of Scott and is therefore included in this proposed expansion.

The decision not to go further south along Scott Street during the 1996 District Boundary Increase was because "the three commercial buildings from the 1960's, which indicate the continued growth and change on this block, ... are not compatible with the historic appearance of

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the block" (Walsh, 1996). In actuality, one medical office building was built in 1950 and another by 1959, the third building, not included in this nomination, dates from the 1960's and is an innocuous concrete block structure. Both medical office buildings represent the continuing expansion of physicians' offices in the area and are therefore compatible in terms of use and development. Not mentioned in the 1996 expansion, however, was 106-108 E. Eighth Street, located immediately east of Scott Street. Built as rental property in 1890, it is the only remaining nineteenth century residential structure on the north, west and south sides of this city block.

The proposed boundary expansion also includes the south end of the 1000 block of Madison Avenue, one property on E. Tenth Street and one property on W. Eleventh Street: the Wadsworth Electric Building, previously individually listed on the National Register (NR 1994).

The exclusion of the c.1954 Wadsworth Electric warehouses at 1041-47 Madison Avenue, the drastically modified c.1940 grocery store at 1026 Madison Avenue, and the c. 1957 medical lab building at 7-13 E. Tenth Street from the original district are understandable, they were all built after end of the district's period of significance (1933). Less explicable was the exclusion of the 1923 Wadsworth Electric Manufacturing Building, the 1930 Knights of Columbus Hall at 1032 Madison, and the c. 1926 commercial building located at the northwest corner of Madison Avenue and Eleventh Street. The historic integrity, use and construction dates of these three buildings are all compatible to the criteria of the original nomination. There is no explanation for the exclusion of this area in the original district nomination, the nomination simply mentions Wadsworth Electric as a mid-twentieth industrial building and makes no mention of the other two.

Both the southern end of the 700 block of Scott Street and the southern end of the 1000 block of Madison Avenue represent the commercial/industrial development of the Covington Downtown Commercial Historic District during the first half of the twentieth century. 727 Scott Street, 1041-1047 Madison Avenue and 7-13 E. Tenth Street are including in this nomination as non-contributing structures because they are intact examples of the district's ongoing development, even though they date to just past the 50-year cut-off for the period of significance.

Circumventing undeveloped lots and post-1951 buildings would result in a discontinuous district, contradicting the concept of a unified area. The proposed district boundaries present a more comprehensive picture of the entire historic commercial district of Downtown Covington, during the district's Period of Significance, c. 1856 to c. 1951.

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Maps:

Map #1: Existing National Register District (including previous expansion areas) and proposed Boundary Increase. Includes adjacent National Register Districts.

Map #2, Area A: Proposed Scott Street Boundary Increase Area. Building addresses identified.

Map #3, Area A: Proposed Scott Street Boundary Increase Area. Contributing and non-contributing resources identified.

Map #4, Area B: Proposed Madison Avenue Boundary Increase Area. Building addresses identified.

Map #5, Area B: Proposed Madison Avenue Boundary Increase Area. Contributing and non-contributing resources identified.

Property Owner Information:

621-625 Scott Street	Damian & Kelly Sells 227 Wallace Avenue Covington, KY 41014-1551
620 Scott Street	Northern Kentucky Association for the Retarded, Inc. 43 Pike Street Covington, KY 41011-2307
622 Scott Street	The Point/ARC of Northern Kentucky, Inc. 104 Pike Street Covington, KY 41011-2310
630-632 Scott Street	City of Covington 638 Madison Avenue Covington, KY 41011-2298

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634 Scott Street	Kenton County Fiscal Court PO Box 792 Covington, KY 41011-2416
640 Scott Street	J & T Real Estate 3084 Prestwicke Drive Edgewood, KY 41017-8100
727 Scott Street	W. Vernon Lee 727 Scott Street Covington, KY 41011-2417
734 Scott Street	Wayne & Glenna Bridges 12575 Madison Pike Independence, KY 41051-7700
106-108 E. Eighth Street	Whitling LES Reporting Service, Inc. 106-108 E. Eighth Street Covington, KY 41011-3134
1026 Madison Avenue	Donald & Dolores Toebe 822 Mary Street Villa Hills, KY 41017-1148
1030-32 Madison Avenue	SCNK, Inc. 1030-32 Madison Avenue Covington, KY 41011-3171
1041-47 Madison Avenue	Packaging Unlimited of Northern Kentucky PO Box 626 Covington, KY 41012-0626

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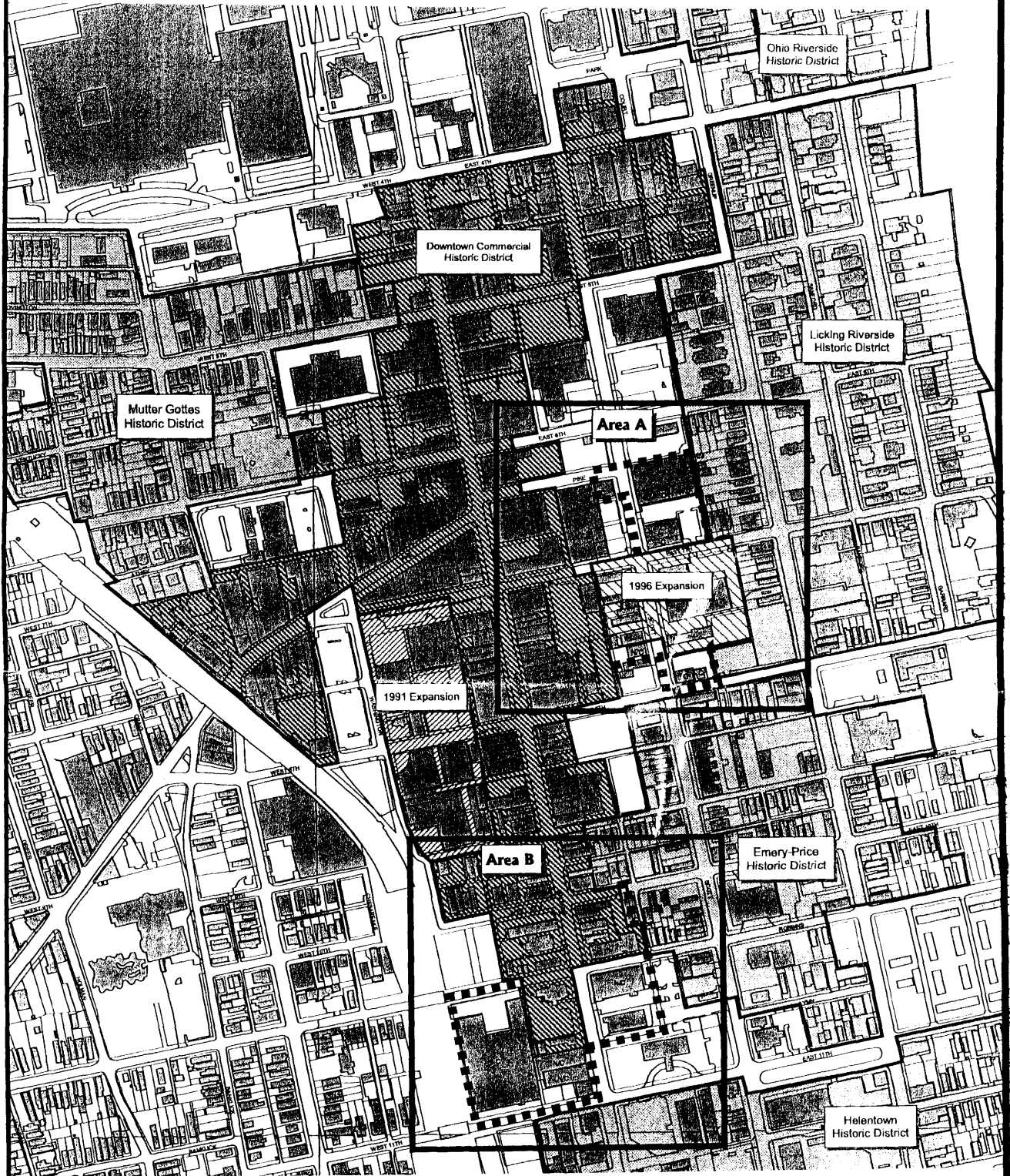
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1053 Madison Avenue	Children, Inc. 1053 Madison Avenue Covington, KY 41011-3171
7-11 E. Tenth Street	Tenth Street Properties, LLC 11 E. Tenth Street Covington, KY 41011-3101
20 W. Eleventh Street	Packaging Unlimited of Northern Kentucky PO Box 626 Covington, KY 41012-0626

Downtown Commerical Historic District 2001 Proposed Boundary Expansion Map 1



Legend

- Parcels
- Roads
- Buildings
- Proposed Expansion Boundary
- 1996 Expansion
- 1991 Expansion
- Downtown Commercial Historic District

200 0 200 400 Feet



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Economic Development Department
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Covington, KY 41011
(859) 292-2169



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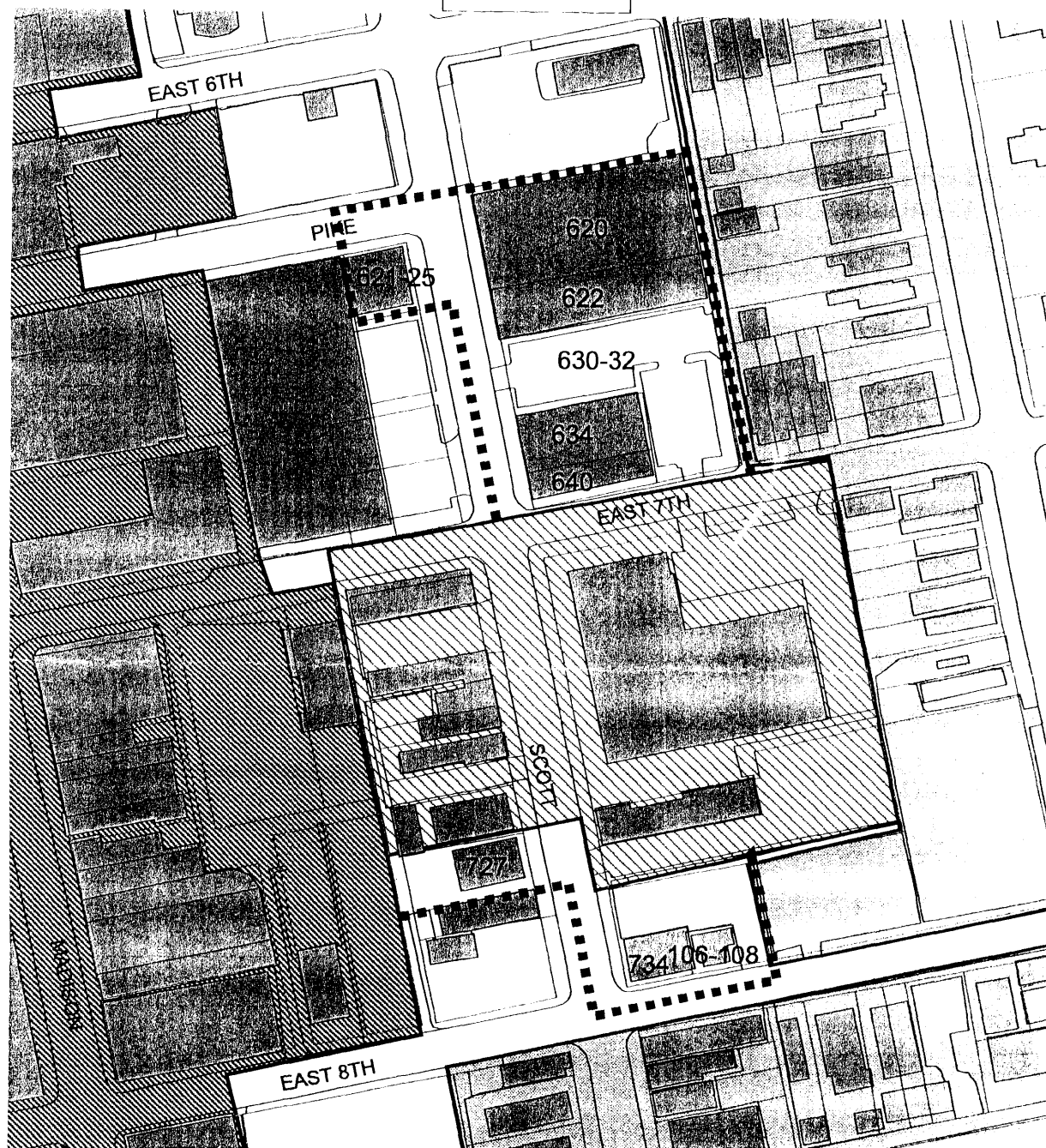
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May 2001

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Downtown Commerical Historic District

2001 Proposed Boundary Expansion Map 2

Area A



Legend

- Parcels
- Roads
- Buildings
- Proposed Expansion Boundary
- 1996 Expansion
- 1991 Expansion
- Downtown Commercial Historic District

70 0 70 Feet



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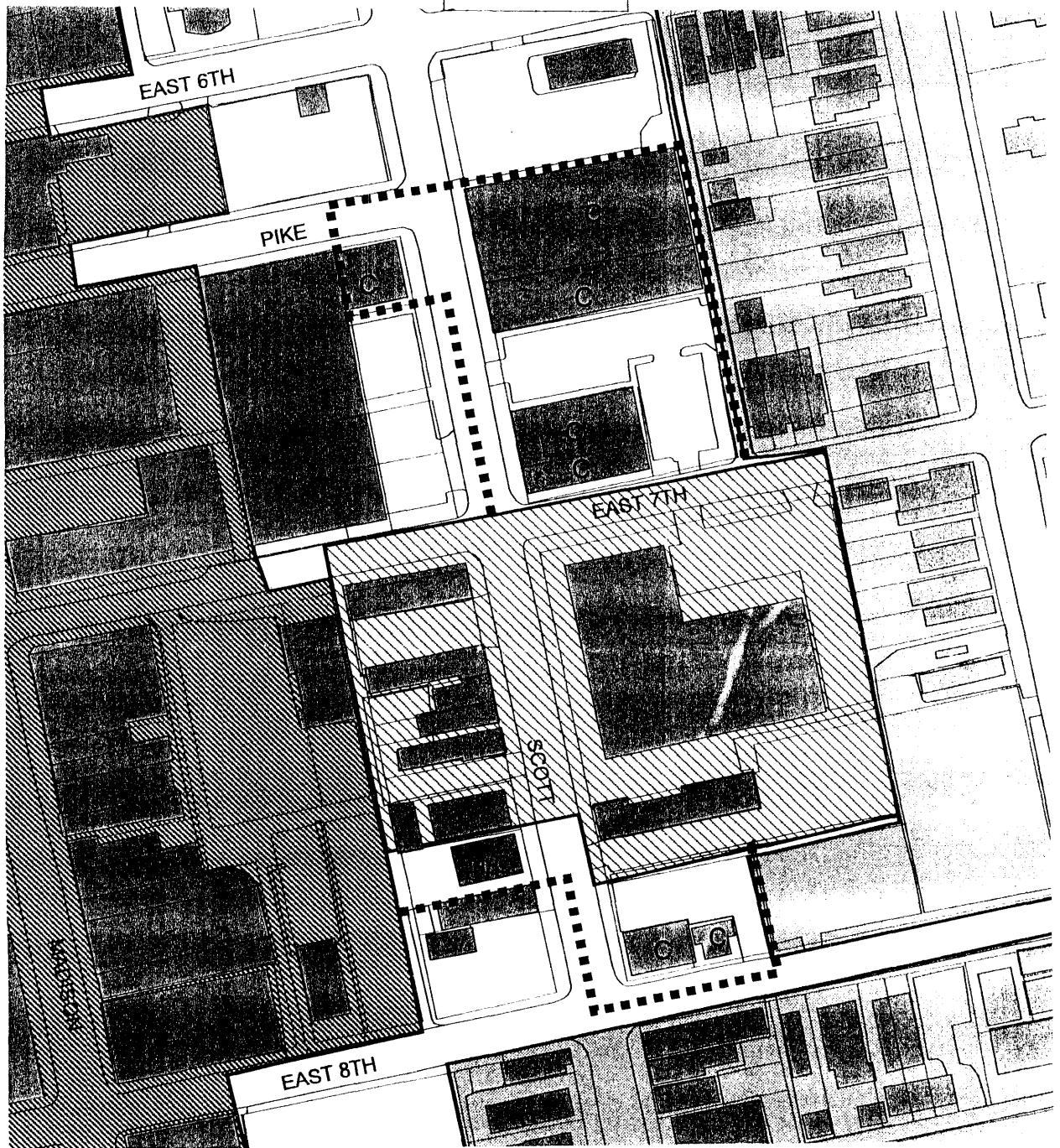
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June 2001

Downtown Commerical Historic District

2001 Proposed Boundary Expansion Map 3

Area A



Legend

- Parcels
 - Roads
 - Buildings
 - Proposed Expansion Boundary
 - 1996 Expansion
 - 1991 Expansion
 - Downtown Commercial Historic District
- C = Contributing
N/C = Non-Contributing

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Downtown Commerical Historic District

2001 Proposed Boundary Expansion Map 4

Area B



Legend

- Parcels
- Roads
- Buildings
- Proposed Expansion Boundary
- 1996 Expansion
- 1991 Expansion
- Downtown Commercial Historic District

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Downtown Commerical Historic District

2001 Proposed Boundary Expansion Map 5

Area B



Legend

- Parcels
 - Roads
 - Buildings
 - Proposed Expansion Boundary
 - 1996 Expansion
 - 1991 Expansion
 - Downtown Commercial Historic District
- C = Contributing
N/C = Non-Contributing



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Additional Documentation:

All photographs were taken by the City of Covington in April & July, 2001. The negatives are on file with the Preservation Officer of the City of Covington, Housing Department, 638 Madison Avenue, Covington, KY 41011.

Photograph # 1: 621-625 Scott Street, front (east) elevation.

Photograph # 2: 621-625 Scott Street, east and north elevations.

Photograph # 3: 621-625 Scott Street, south elevation.

Photograph # 4: 620 Scott Street, front (west) elevation.

Photograph # 5: 620 Scott Street, west and north elevations.

Photograph # 6: 622 Scott Street, front (west) elevation.

Photograph # 7: 622 Scott Street, front and south (partial) elevations.

Photograph # 8: 622 Scott Street, south (partial) and east elevations

Photograph # 9: 630-632 Scott Street.

Photograph # 10: 634 Scott Street, front (west) elevation.

Photograph # 11: 634 Scott Street, east elevation.

Photograph # 12: 640 Scott Street, front (west) and south elevations.

Photograph # 13: 640 Scott Street, south elevation detail.

Photograph # 14: 640 Scott Street, rear (east) elevation.

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Photograph # 15: East side of 600 block of Scott Street, streetscape facing north.

Photograph # 16: 600 block of Scott Street, streetscape facing south.

Photograph # 17: 700 block of Scott Street, streetscape facing south.

Photograph # 18: 727 Scott Street, front (east) and south elevations.

Photograph # 19: 734 Scott Street, north and front (west) elevations.

Photograph # 20: 734 Scott Street, front (west) and south elevations.

Photograph # 21: 106-108 E. Eighth Street, front (south) and west elevations.

Photograph # 22: 106-108 E. Eighth Street east elevation.

Photograph # 23: 7-13 E. Tenth Street front (north) elevation.

Photograph # 24: 7-13 E. Tenth Street north and west elevations.

Photograph # 25: 1026 and 1032 Madison Avenue, front (west) and south elevations.

Photograph # 26: 1032 Madison Avenue, front (west) and north elevations.

Photograph # 27: 1032 Madison Avenue, west and south elevations.

Photograph # 28: 1041-~~47~~ Madison Avenue, front (east) elevation.

Photograph # 29: 1053 Madison Avenue, front (east) elevation.

Photograph # 30: 1053 Madison Avenue, east and south elevations.

Photograph # 31: 1000 block of Madison Avenue, streetscape facing north.

Photograph # 32: 20 W. Eleventh Street, front (south) elevation.