

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Maysville Downtown Historic District (Boundary Increase)
 other names/site number NA
 Related Multiple Property NA

2. Location

street & number Various addresses, West Second Street, Sutton Street, Market Street,
Limestone Street, West Fourth Street, East Fourth Street

| |
|----|
| NA |
| NA |

 not for publication
 city or town Maysville vicinity
 state Kentucky Code KY county Mason code 161 zip code 41056

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this X nomination request for determination of eligibility meets the documentation standards
 for registering properties in the National Register of Historic Places and meets the procedural and professional
 requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this
 property be considered significant at the following level(s) of significance:

 national statewide X local
 Applicable National Register Criteria: A B X C D

Signature of certifying official/Title /SHPO Date _____
Kentucky Heritage Council/State Historic Preservation Office
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____
 Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

5. Classification

Maysville Downtown Historic District (Boundary Increase)
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Mason County, Kentucky
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Ownership of Property
 (Check as many boxes as apply.)

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

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

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

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

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 79 | 0 | buildings |
| | | sites |
| 8 | | structures |
| | | objects |
| 87 | 0 | Total |

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

NA

Number of contributing resources previously listed in the National Register

155

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

TRANSPORTATION/road-related

COMMERCE/TRADE/specialty store

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

TRANSPORTATION/road-related

COMMERCE/TRADE/specialty store

LANDSCAPE/vacant lot

7. Description

Architectural Classification

(Enter categories from instructions.)

EARLY REPUBLIC/Federal

MID-19TH CENTURY/Greek Revival

MID-19TH CENTURY/Gothic Revival

LATE VICTORIAN/Italianate and Queen Anne

LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH & EARLY 20TH C. AMERICAN/Bungalow/Craftsman

Materials

(Enter categories from instructions.)

foundation: STONE/limestone

BRICK; WOOD/Weatherboard;

walls: STONE/limestone SYNTHETICS/vinyl

roof: METAL; ASPHALT

other: _____

Narrative Description

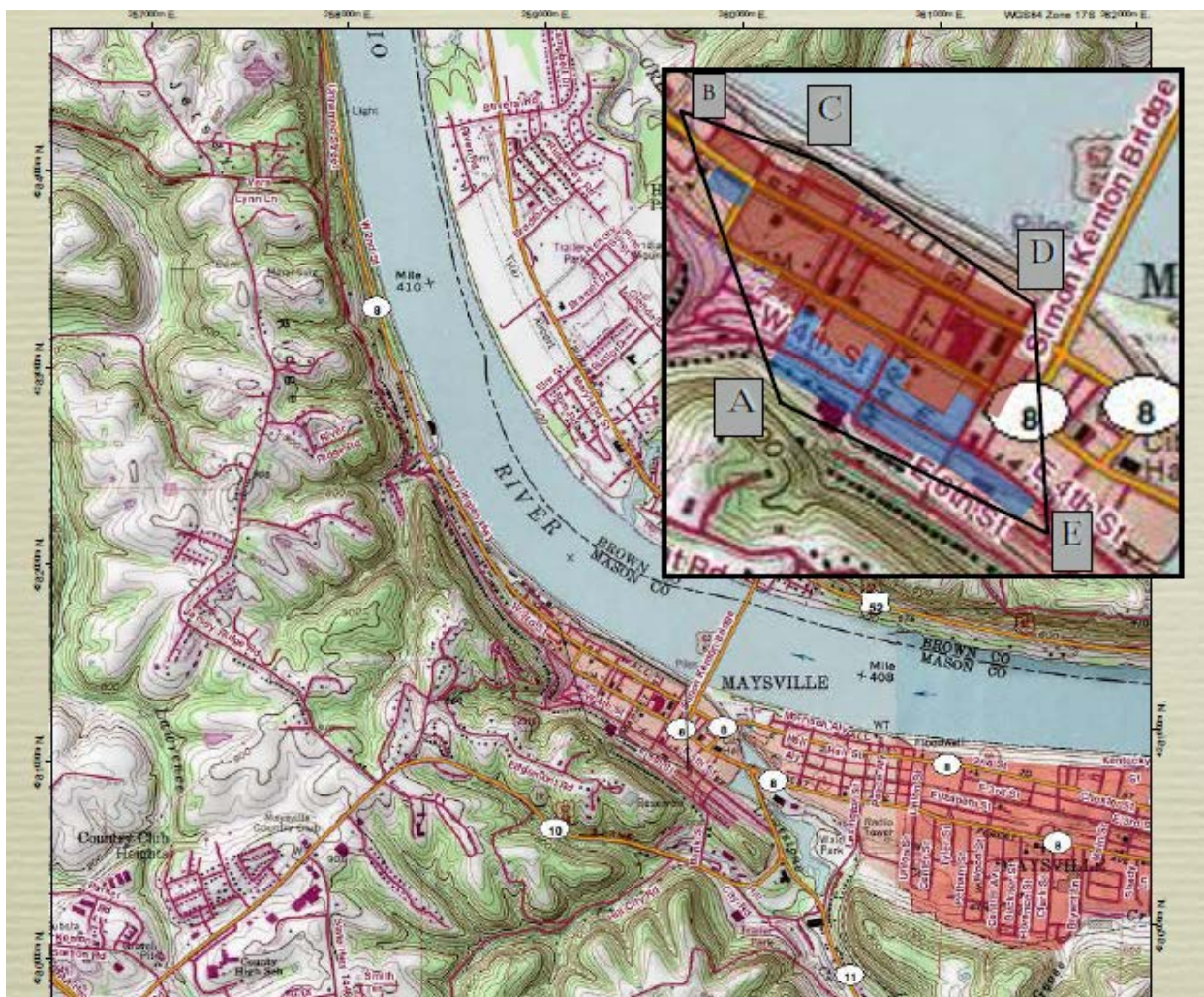
Summary Paragraph

Maysville Downtown Historic District (Boundary Increase)

Mason County, Kentucky
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This nomination for the Maysville Downtown District proposes an expansion of boundaries of the original District, listed in 1982 (NRIS # 82002734). The expanded district is a mixed-use district located in the Mason County seat of Maysville, Kentucky. The original nomination does not have a Period of Significance (POS) with defined beginning and end years, but does include contributing buildings constructed in 1930. This nomination will assume the district's original POS is 1800-1930. This nomination, proposing an expansion of the district, establishes an expanded POS of 1800-1950. The original district at the time of listing contained 155 buildings, one cemetery, and one sculpture. It was focused on the architecture of the district (Criterion C). This nomination proposes to expand the district to include those areas of downtown naturally linked together and to include a more comprehensive collection of residential, commercial, and institutional forms that tell the story of downtown Maysville's development and growth. This new nomination continues to evaluate significance in the area of Architecture. The expansion are of the district contains 14 acres, which includes 79 contributing buildings and zero non-contributing buildings. There are eight contributing landscape features.



Development of the District

Maysville is the county seat of Mason County, Kentucky, located in the northeastern part of the Outer Bluegrass region, at the confluence of Limestone Creek and the Ohio River. Mason County was formed in 1789 from a segment of Virginia's Bourbon County. The original boundaries of the county encompassed most of

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modern eastern Kentucky, and “included all of modern Bracken, Campbell, Carter, Fleming, Greenup, Johnson, Lawrence and Lewis counties, and portions of modern Floyd, Morgan, Nicholas, Pendleton, and Pike counties.”ⁱ

Maysville dates to 1787, and its establishment as a tobacco inspection station. In 1795, James Stevenson surveyed the town, producing a plat with street grid and one-half-acre lots.ⁱⁱ In 1822, Athelstan Owens, Maysville’s city surveyor, produced a plat of the town, which was accepted by city leaders the following year.ⁱⁱⁱ The plat reveals a town situated on a narrow river plain between steep hills and the bend of the Ohio River.

The town, despite its river location, grew slowly in the 18th century, primarily because of the dangers associated with the riverside location. From the “early years of settlement, as people sought optimal access to the river-road nexus, they claimed what they thought were competitive business positions at water’s edge, only to lose their investments to periodic floods.”^{iv} The Ohio River became both bounty and curse to Maysville, as the river flooded six times during the POS.^v

The county seat was three miles inland, at Washington. Although flat boats came to the port, it wasn’t until after the introduction of the steamboat that Maysville really began to flourish. During the settlement period and into the antebellum period, Maysville’s most important street was Water or Front Street, as the city’s existence depended on this transportation corridor.

As Front Street became densely built-out, business owners flocked to Sutton Street. The construction of the market house around 1830, combined with the introduction of the steamboat, not only prompted considerable growth in Maysville, but directed commercial and residential development to Main Cross Street, and finally, to Second Street, which became the “Broadway of Maysville.”^{vi}

The Maysville Downtown Historic District, located between the Ohio River and the Lexington-Maysville Turnpike (Fourth Street, the southern edge of the expansion area), developed in a dense, urban fashion throughout the 19th century and into the 20th. Dwellings mixed comfortably with commercial operations, with evolving design philosophies, as the downtown core grew within its own geographic constraints.

Physical Character of the District

The Maysville Downtown Historic District is a mixture of commercial, residential, ecclesiastical, and institutional buildings. The traditional business core, located along Second, Court, and Market Streets, is

ⁱ Orloff G. Miller and Elisabeth T. Miller “Archaeological Monitoring & Architectural Evaluation for the Washington Utilities Burial Project, Item #NA, Maysville, Mason County, Kentucky,” Volume I. Report for the City of Maysville, the KYTC and the KHC/OSA, 2013.

ⁱⁱ James Stevenson, Plat of Maysville of 1795. Mason County Deed Book D, page 42.

ⁱⁱⁱ This plat will be referred to as the 1822 plat in this nomination, since that was the year of its creation. It is virtually the same layout as the 1795 plat; perhaps irregularities in measurements of lots prompted this second survey.

^{iv} Karl Raitz and Nancy O’Malley. *Kentucky’s Frontier Highway Historical Landscapes along the Maysville Road*. (Lexington: University Press of Kentucky, 2012), 326.

^v Floods occurred in 1832, 1867, 1883, 1884, 1913, and 1937.

^{vi} Jean Calvert and John Klee. *Maysville, Kentucky from Past to Present in Pictures*. (Maysville: Mason County Museum, 1983), 65.

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“flanked on the west and south by the city’s old residential core, which comprises tightly packed small lots, almost European in scale, wedged into the sloping sliver of land at the bluff’s base.”^{vii}

The original nomination characterizes two building types as dominating the built landscape of the downtown district: Greek Revival buildings from the 1825 to 1850 time period, and three to six-story commercial buildings from the 1875 to 1914 time period. This is somewhat of a simplification of the nature of the downtown area, but overall, the theme is that of rowhouses, commercial buildings sharing parti-walls, free-standing dwellings constructed throughout the POS, as well as free-standing civic and social structures.

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

The setback is very uniform until the last period of development in the district – for the most part, the urban flavor of the Maysville Downtown Historic District persists, with no setback at all. Buildings are sited right to the sidewalk/street. Certain streets experienced widening or narrowing throughout the POS, but this type of street presence is standard. It is only during the last period of development, between the World Wars, and after World War II that infill construction adopted a very suburban construct previously unseen in the downtown area.

Streets and Alleys

The grid of streets in the Maysville Downtown Historic District is laid parallel to the northwest-southeast curve of the Ohio River. The 1822 plat is based upon a grid of “14 rectangular blocks parallel to the riverfront each divided by a central alley and each subdivided into eight long, narrow lots, all oriented toward the river. Limestone Creek’s lower section followed a tight, L-shaped curve just above its junction with the river, as though it followed a very irregular topographic surface. The creek-river junction provided the starting point of the survey, as Limestone Pike became the easternmost street.”^{viii}

Much of the district was originally platted with alleys, and they are an important feature in understanding the urban nature of the district. These original alleys - Upper, Mulberry, Strawberry, Cherry, Patton, Grave, Vine, and Rosemary --seen on both the 1795 and 1882 plats of Maysville, are contributing elements to the district (Resources A-D, F & G). Mitchell Alley (Resource E) is a later addition to the street network. All of the streets in the district are currently paved with concrete curbs. On-street parking occurs on all of the streets in the district.

An interesting characteristic of the Maysville alleys is their evolution into “paper streets” as they move south up the bluff toward Fourth Street. Paper streets appear as alleys on maps, but fieldwork ascertained that they are actually sidewalk-sized pedestrian stairways. Some of the “sidewalks” in the expansion area are actually these steps. At the Fourth Street intersections of Limestone and at Sutton, these sidewalk stairs were originally cut stone, and some of that still survives. The alleys were paved in a combination of patterned brick and edge-laid

^{vii} Raitz and O’Malley, 309.

^{viii} Ibid.

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field stone to facilitate drainage on the slopes. It is still visible on Cherry Alley and Bugle Alley, and bits and pieces at other alleys.

Materials

Exterior materials also give a consistency to the district, as two primary materials are utilized within the proposed district – brick and horizontal board wood siding. A third type consists of a frame cladding scored to resemble rusticated ashlar blocks. This interesting treatment appears on five extant dwellings in Maysville, two within the expansion area (Resource 47 at 307 Limestone Street and Resource 49 at 311 Limestone Street), two within the original boundaries on East Third Street and Sutton Street, and a fourth in the east end of Maysville. All of these dwellings date from around 1870, and were built as townhouses. The two dwelling on Limestone Street have no setback from the sidewalk, and the rusticated “fake ashlar” is limited to the façade; the side elevations originally being clad in weatherboards.

The most prevalent roof forms include cross gable and side gable but there are also pyramidal, front gable, and hipped roofs. Most of the roof coverings in the district are standing seam metal, with a few clad with asphalt shingles or built-up tar. Wood sash windows maintain prevalence in the district even today, with all structures retaining either the original windows, or replacement windows consistent enough in material and style to appear historic. Two-over-two double-hung wood sash windows are by far the most common, but six-over-six wood double-hung sash windows, and one-over-one double-hung windows also make an appearance.

Woven in with the domestic architecture in the district is an array of freestanding domestic outbuildings, the majority being carriage houses or garages located beside or to the rear of the dwellings. A few garages date to the period of significance and are constructed of frame, brick or concrete block. Cladding materials include weatherboard, synthetic siding or brick veneer.

The contributing resources of the district, built over a period of 150 years, comprise a number of high-style buildings as well as many regional interpretations of national styles popularized during the late-nineteenth and early-twentieth centuries. Buildings in the district employ a variety of construction materials and types. Frame and brick construction are most common, with stone and poured concrete foundations, while cladding materials change depending on the building’s architectural style.

Character of the Proposed Additions to the District

The area proposed for inclusion within a revised Maysville Downtown Historic District includes only one street not included within the original district – Fourth Street.^{ix} The remainder of the expanded area, located to the west, south, and east of the original boundaries, is simply an extension of the parcels already listed on those streets. All of the streets within the area proposed for inclusion were part of the original plat of Maysville.

Fourth Street

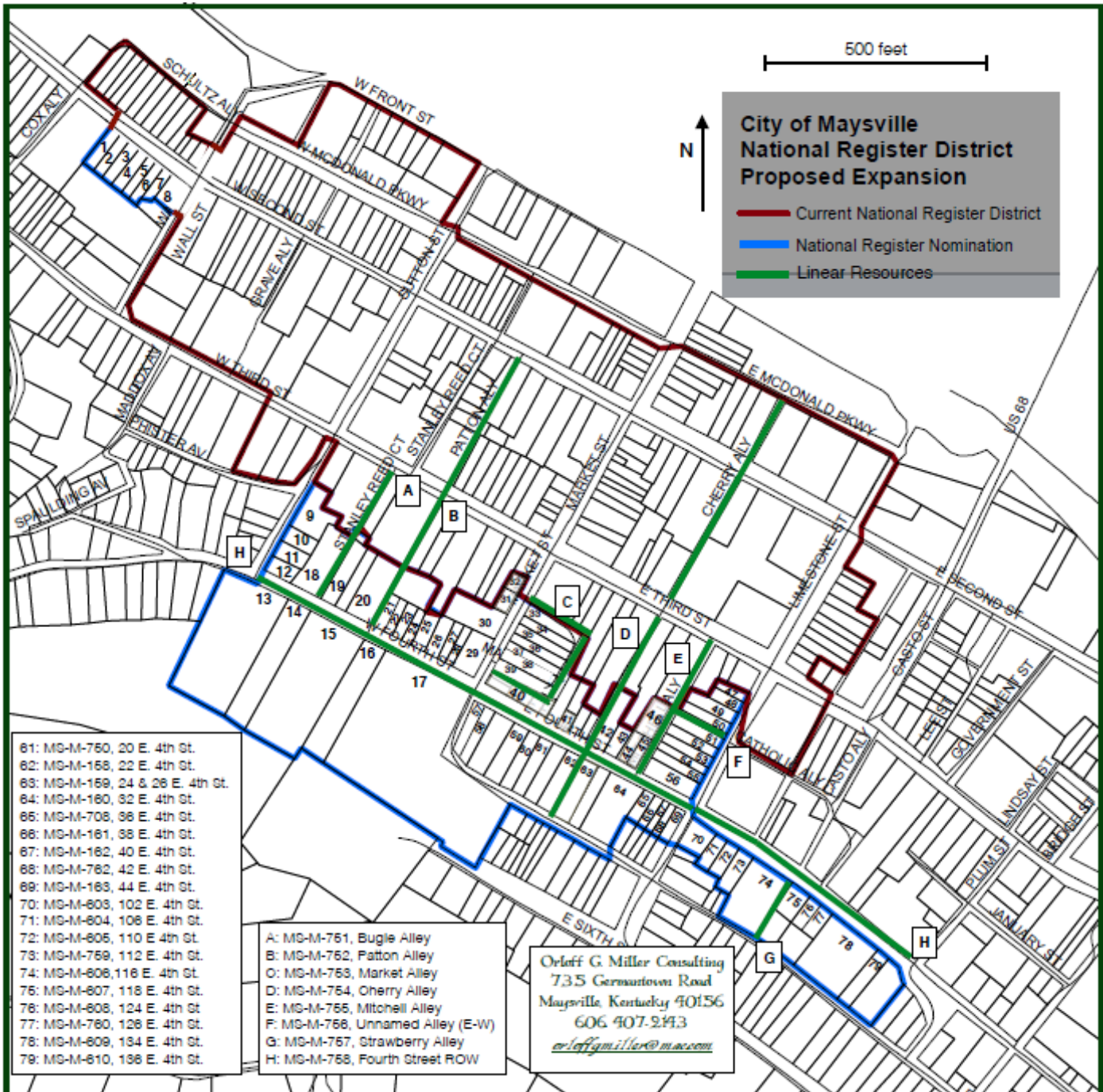
This broad street, as it moves eastward, demonstrates not only the full breadth of the district’s domestic architecture, but also the complexity of the terrain that challenged development. Fourth Street is the last principal street downtown before the bluffs rise up and make development almost impossible. Dwellings on both the north and south side of the street commanded views of the city and the river, and the architecture

^{ix} Over half of the resources within the expansion area are located on Fourth Street.

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betrays the hillside locations of the dwellings. Sidewalks appear sporadically on the south side of the street, but are present on the north side.



The Lexington-Maysville Turnpike comes into town on West Fourth Street, so the road was a major route for overland traffic in and out of Maysville, especially if headed southeast, toward Flemingsburg and Mt. Sterling, or southwest along Lexington Pike. As a pivotal transportation corridor, it was desirable not only for residents with the wealth to take advantage of access to the road and to the amazing views, but for middle and working class residents. The grade of Fourth Street changed prior to the mid-19th century, likely in response to the

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construction of the turnpike road in the 1830s. This is visible on the north side of the street, as earlier dwellings are located much lower below grade than later buildings, such as 33 West Fourth (Resource 18, MSM-139), which predates the construction of its much higher neighbor at 31 West Fourth Street (Resource 19, MSM-138).

The larger lots on the south side of Fourth Street allowed for infill construction in the 19th century, as well as the construction of large institutional buildings, including the Hayes Female Seminary (later to become the site of the Hayswood Hospital (Resource 17, MSM-156), and the Maysville High School (constructed in 1879, and no longer extant).

The east end of Fourth Street in the area proposed for inclusion includes a handful of early vernacular Federal dwellings, constructed in both brick and frame. Many of the 19th-century dwellings on Fourth Street possess the distinctive stepped gable-end parapet walls.

Sutton Street

The base of Sutton Street, at the Ohio River, housed a ferry belonging to Benjamin Sutton. The first two blocks of Sutton (included in the original district boundaries) were fairly densely built out by the last quarter of the 19th century. The block included within the proposed expansion area had only scattered residential construction, as many of the lots on Third Street had not yet been subdivided. This block only includes the east side of the street.

Sutton Street was narrowed in the early 20th century, according to Sanborn maps, making setbacks and small front yards possible for some of the dwellings located there. It has mostly modest, one to one-and-one-half story frame dwellings and one brick dwelling. The east side of the street does not have a sidewalk; sidewalk steps are located on the west side of the street.

Market Street

The block of Market Street included with the expansion area was developed in the last quarter of the 19th century, as Maysville's city leaders began pushing out industrial and extractive interests to make room for redevelopment. It is dominated by two building projects, both from 1886 – the Gothic Revival First Baptist Church (Resource 30, MSM-132), on the west side of the street, and on the east by Cox's Row (Resources 33-39, MSM-714, MSM-766-771).

Limestone Street

Limestone Creek, the waterway that attracted Euro-American settlers and gave the community its first name, originally followed the route of Limestone Street. It was routed to the east in the 19th century. Only the west side of the third block of Limestone Street is included within the expanded boundaries, and it is comprised mainly of a row of 1830s Federal-style townhouses.

Alterations

The most common changes in the district, with the exception of the subdivision of large parcels of land over the Period of Significance, would be material changes to the buildings. Cladding, both of walls and roof, has changed with the availability of new materials. For the most part, the application of aluminum or vinyl siding to a historic frame dwelling does not fully remove the district's integrity of design.

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Windows are another common alteration observed in the district; historic sash from the mid-nineteenth century was updated in the late-nineteenth century or early-twentieth, and the trend continues today, with the replacement of double-hung wood sash windows with metal or aluminum sash. The addition of porches, the removal of porches and the enclosure of porches, is another common change in the district.

Ell additions or shed roof additions, usually containing a kitchen, is another typical alteration (usually in keeping with the scale and materials of the original house) in the district. The in-filling of some or all of galleried verandas at rear ells on dwellings, to provide room for indoor plumbing, is another common alteration seen in the Maysville Downtown Commercial District.

These alterations do not, however, prevent the Maysville Downtown Historic District from conveying its significance in the story of development of Maysville and Mason County. As a whole, the district's excellent integrity of setting, location, design, materials, workmanship and feeling enable the district to convey its significance.

Resource Inventory

The Resource Inventory which follows describes the properties found within the Maysville Downtown Historic District. Properties considered to be contributing to the character of the district are marked with a "C," while those evaluated as non-contributing are marked with an "NC" either because they post-date the c. 1800-1950 Period of Significance (POS) of the district or because their integrity has been compromised by insensitive alterations. Vacant lots, including parking lots, which formerly contained buildings, are classified as non-contributing sites.

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

The inventory table that follows contains a number of abbreviations. A "U" anywhere in the inventory table stands for "unknown."

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

The Date is the approximate date of construction, using the codes utilized by the Kentucky Heritage Council. If an exact date of construction is known, it is included in parentheses.

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

| | |
|------------------------------|---|
| FD: Federal | GR: Greek Revival |
| IT: Italianate | QA: Queen Anne |
| GoRe: Gothic Revival | SE: Second Empire |
| CR: Colonial Revival | CRFT: Craftsman |
| RR: Richardsonian Romanesque | DCR: Dutch Colonial Revival |
| FV: Folk Victorian | EC: Eclectic, a blend of Victorian styles |

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TR: Tudor Revival NeoC: NeoClassical
 MT: Minimal Traditional

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

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

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

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

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

S: non-historic siding installed, building integrity not fully compromised
 RW: replacement windows installed, building integrity not fully compromised
 ASP: Asphalt surface (for streets and alleys)
 P/E: Porch enclosed, does not compromise integrity
 P/C: Porch changed, does not compromise integrity
 AD: Adaptive reuse of a building that, while changing a portion of the appearance, is a reversible change and the building form remains recognizable
 NSA: No significant alterations. While minor changes may have occurred, none significantly affects the overall integrity of the property within the context of the district as a whole

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

| NR # | KHC # | Location | Property Name | Date | Style | HT | MT | T/P | C | S |
|------|---------|--------------------------|---------------------|-----------------------|-------|----|----|-------|----------|---|
| 1 | MSM-426 | 214 W 2nd St | U | 1875-1899 | IT | 2 | BO | RH | RW | C |
| 2 | MSM-216 | 216 W 2 nd St | U | 1875-1899 | IT | 2 | BO | RH | RW | C |
| 3 | MSM-425 | 212 W 2nd St | U | 1925-1949 | CRFT | 2 | BO | BG | S,R W | C |
| 4 | MSM-424 | 210 W 2nd St | Moses Adamson House | 1825-1849 (1848-1850) | GR | 3 | BO | SP RE | NSA | C |
| 5 | MSM-641 | 208 W 2nd St | U | 1875-1899 (1876-86) | IT | 2 | BO | SP RE | NSA | C |
| 6 | MSM-423 | 206 W 2nd St | U | 1875-1899 (1876- | IT | 2 | BO | SP RE | RW | C |

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| NR # | KHC # | Location | Property Name | Date | Style | HT | MT | T/P | C | S |
|------|---------|---|-----------------------------|-----------------------|--------|-------|--------|-------|--------|---|
| | | | | 86) | | | | | | |
| 7 | MSM-420 | 204 W 2nd St | U | 1875-1899 (1876-86) | IT | 2 | BO | SP RE | NSA | C |
| 8 | MSM-419 | 200 W 2nd St | U | 1925-1949 | DCR | 2 | FR | BG | NSA | C |
| 9 | MSM-141 | 310 Sutton St | Thomas Burns House | 1850-1874 | GR/ FD | 1.5 | BO | SP RE | RW | C |
| 10 | MSM-140 | 314 Sutton St | U | 1875-1899 (1886-1890) | EC | 1.5 | FR | AS | RW, S | C |
| 11 | MSM-265 | 316 Sutton St | U | 1875-1899 (1886-1890) | EC | 1.5 | FR | U | P/E, S | C |
| 12 | MSM-266 | 318 Sutton St | U | 1900-1924 (1902-1908) | CRFT | 1.5 | FR | BG | RW | C |
| 13 | MSM-154 | 38 W 4th St | Jonathan Bierbower House | 1825-1849 (1847-1848) | GR | 2.5 | BO | CP | NSA | C |
| 14 | MSM-247 | 30 W 4th St | Nurse's Dormitory | 1950-1974 (1952) | CRFT | 2.5 | BO | U | NSA | C |
| 15 | MSM-155 | 24 W 4th St | Ficklin House or "Up Home" | 1825-1849 (ca. 1840) | GR | 2.5 | BO | CP | NSA | C |
| 16 | MSM-246 | 14 W 4th St | U | 1925-1949 | CR | 2 | FR | U | NSA | C |
| 17 | MSM-156 | 2-8 W 4th St | Hayswood Hospital | 1925-1949 (1925) | NeoC | Multi | ST, BO | I | AD | C |
| 18 | MSM-139 | 33 W 4th St | Edward Cox House | 1825-1849 (post-1832) | GR | 2 | BO | SP RE | NSA | C |
| 19 | MSM-138 | 31 W 4th St | U | 1850-1875 | GR | 2 | BO | SP RE | NSA | C |
| 20 | MSM-267 | 25 W 4th St | The Ford House | 1950-1974 (1950) | MT | 1.5 | FR | U | RW | C |
| 21 | MSM-764 | 23 W 4 th St | U | 1875-1899 (ca. 1880) | IT | 2 | BO | RH | NSA | C |
| 22 | MSM-268 | 21 W 4th St | U | 1875-1899 (ca. 1880) | IT | 2 | BO | RH | NSA | C |
| 23 | MSM-765 | 19 W 4 th St | U | 1875-1899 (ca. 1880) | IT | 2 | BO | RH | NSA | C |
| 24 | MSM-136 | 17 W 4th St | U | 1875-1899 (ca. 1880) | IT | 2 | BO | RH | NSA | C |
| 25 | MSM-135 | 15 W 4th St | Nelson Newell House | 1875-1899 (1888) | EC | 2 | BO | SP RE | NSA | C |
| 26 | MSM-134 | 13 W 4th St | Gabriella Casey House | 1875-1899 (1887-1889) | QA | 2 | BO | SP RE | NSA | C |
| 27 | MSM-269 | 11 W 4th St | U | 1925-1949 (1939) | CR | 2 | BO | U | RW | C |
| 28 | MSM-270 | 7 W 4th St | U | 1925-1949 (1939) | CR | 2 | BO | U | NSA | C |
| 29 | MSM-133 | 325 Market St | Bullitt-Payne Building | 1850-1874 (1853) | GR | 1.5 | BO | APT | RW, AD | C |
| 30 | MSM-132 | 313 Market St | First Baptist Church | 1875-1899 (1886) | RR | 2 | BO | RL | NSA | C |
| 31 | MSM-131 | 311 Market St | Dennis Fitzgerald Rental | 1875-1899 (1888) | SE | 2.5 | BO | SP | P/E | C |
| 32 | MSM-130 | 305 Market St | Dennis Fitzgerald Townhouse | 1875-1899 (1894) | QA | 2 | BO | U | AD | C |
| 33 | MSM-714 | 310 Market St | Monday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 34 | MSM-766 | 312 Market St | Tuesday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 35 | MSM-767 | 314 Market St | Wednesday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 36 | MSM-768 | 316 Market St | Thursday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 37 | MSM-769 | 318 Market St | Friday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 38 | MSM-770 | 320 Market St | Saturday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 39 | MSM-771 | 322 Market St | Sunday of Cox's Row | 1875-1899 (1887) | QA | 2.5 | BO | RH | RW | C |
| 40 | MSM-142 | 324-326 Market St & 5,7,9,11 E 4 th St | U | 1875-1899 (1888-1889) | QA | 2.5 | BO | APT | RW | C |

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| NR # | KHC # | Location | Property Name | Date | Style | HT | MT | T/P | C | S |
|------|---------|--------------------|-----------------------|---------------------------|---------|-----|----|-------|---------|---|
| 41 | MSM-144 | 15 E 4th St | U | 1875-1899 | IT | 2 | BO | SP RE | P/C | C |
| 42 | MSM-146 | 21 E 4th St | U | 1875-1899 (ca. 1899) | EC | 2.5 | BO | SP | RW, AD | C |
| 43 | MSM-271 | 25 E 4th St | U | 1925-1949 (ca. 1935) | CR | 2 | BO | U | RW | C |
| 44 | MSM-272 | 27 E 4th St | U | 1925-1949 (ca. 1936) | CR | 2 | BO | U | RW | C |
| 45 | MSM-273 | 29 E 4th St | U | 1925-1949 (ca. 1936) | CR | 2 | BO | U | NSA | C |
| 46 | MSM-152 | 315 Mitchell Alley | A. Mitchell Property | 1825-1849 (ca. 1830) | FD | 2 | BO | DSP | NSA | C |
| 47 | MSM-151 | 307 Limestone St | U | 1850-1874 (ca. 1865) | IT | 2 | FR | SP | RW, S | C |
| 48 | MSM-150 | 309 Limestone St | U | 1875-1899 (1887-1889) | IT | 2 | BO | SP RE | RW | C |
| 49 | MSM-277 | 311 Limestone St | U | 1875-1899 (ca. 1875) | IT | 2 | FR | SP RE | P/C | C |
| 50 | MSM-149 | 313 Limestone St | U | 1875-1899 (ca. 1875) | IT | 2 | FR | SP RE | AD | C |
| 51 | MSM-274 | 315 Limestone St | U | 1925-1949 (ca. 1940) | CR / TR | 2 | BO | U | NSA | C |
| 52 | MSM-148 | 317 Limestone St | U | 1825-1849 (ca. 1840) | FV | 2 | FR | SP | NSA | C |
| 53 | MSM-761 | 319 Limestone St | William Corwine House | 1825-1849 (1835) | FD | 2 | BO | SP RE | P/C | C |
| 54 | MSM-748 | 321 Limestone St | U | 1825-1849 (1835) | FD | 2 | BO | SP RE | NSA | C |
| 55 | MSM-749 | 323 Limestone St | U | 1850-1874 (ca. 1853) | FD | 2 | BO | SP RE | NSA | C |
| 56 | MSM-147 | 325 Limestone St | John Mitchell House | 1850-1874 (ca. 1860) | GR | 2 | BO | U | NSA | C |
| 57 | MSM-772 | 4 E 4th St | U | 1875-1999 (ca. 1891-1894) | QA/RR | 3 | BO | RH | NSA | C |
| 58 | MSM-157 | 2 E 4th St | U | 1875-1999 (ca. 1891-1894) | QA/RR | 3 | BO | RH | NSA | C |
| 59 | MSM-245 | 12 E 4th St | U | 1925-1949 (1937) | CR | 2 | FR | SP | NSA | C |
| 60 | MSM-244 | 14 E 4th St | U | 1925-1949 (1937) | CR | 2 | FR | SP | NSA | C |
| 61 | MSM-750 | 20 E 4th St | U | 1925-1949 (1937) | CR | 2 | FR | SP | NSA | C |
| 62 | MSM-158 | 22 E 4th St | U | 1850-1874 (ca. 1870) | IT | 2 | BO | SP RE | P/C | C |
| 63 | MSM-159 | 24-26 E 4th St | U | 1850-1874 (ca. 1860) | GR | 2 | BO | U | P/C, AD | C |
| 64 | MSM-160 | 32 E 4th St | U | 1825-1849 (ca. 1840) | GR | 1 | BO | CP | P/C | C |
| 65 | MSM-708 | 36 E 4th St | U | 1860 rear, 1888 front | FV | 2 | FR | CP | P/C | C |
| 66 | MSM-161 | 38 E 4th St | U | 1850-1899 | FV | 2 | FR | SP RE | NSA | C |
| 67 | MSM-162 | 40 E 4th St | U | 1825-1849 (ca. 1830) | FV | 2 | FR | U | RW | C |
| 68 | MSM-762 | 42 E 4th St | U | 1850-1874 (ca. 1865) | FV | 2 | FR | SP | RW | C |
| 69 | MSM-163 | 44 E 4th St | U | 1875-1899 (ca. 1875) | QA | 2.5 | FR | SP | P/C | C |
| 70 | MSM-603 | 102 E 4th St | U | 1850-1874 (ca. 1863) | GR | 2 | BO | SP RE | RW, AD | C |
| 71 | MSM-604 | 106 E 4th St | U | 1825-1849 (ca. 1830) | FD | 2 | BO | SP RE | S, RW | C |
| 72 | MSM-605 | 110 E 4th St | U | 1800-1824 (ca. 1820) | FD | 2 | BO | HP | S, RW | C |
| 73 | MSM-759 | 112 E 4th St | U | 1800-1824 (ca. 1820) | FD | 2 | BO | HP | S, RW | C |

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| NR # | KHC # | Location | Property Name | Date | Style | HT | MT | T/P | C | S |
|------|---------|-------------------|-------------------------------|----------------------|-------|-------|--------|-------|-----|---|
| 74 | MSM-606 | 116 E 4th St | U | 1825-1849 (ca. 1830) | FD | 2 | BO | HP | RW | C |
| 75 | MSM-607 | 118 E 4th St | Scott United Methodist Church | 1875-1899 (1884) | GoRe | Multi | BO | RL | AD | C |
| 76 | MSM-608 | 124 E 4th St/ | U | 1825-1849 (ca. 1840) | FD | 2 | BO | HP | P/C | C |
| 77 | MSM-760 | 126 E 4th St | U | 1825-1849 (ca. 1840) | FD | 2 | BO | HP | P/C | C |
| 78 | MSM-609 | 134 E 4th St | Thaddeus C. Campbell House | 1850-1874 (1858) | GR | 1.5 | BO | CP | AD | C |
| 79 | MSM-610 | 136 E 4th St | U | 1850-1874 (1860) | IT | 2 | BO | SP RE | AD | C |
| A | MSM-751 | Bugle Alley | | 1825-1849 (1832) | N/A | N/A | ST | N/A | NSA | C |
| B | MSM-752 | Patton Alley | | 1795 Plat of City | N/A | N/A | ST | N/A | ASP | C |
| C | MSM-753 | Market Alley | | 1875-1899 (1886) | N/A | N/A | U | N/A | ASP | C |
| D | MSM-754 | Cherry Alley | | 1795 Plat of City | N/A | N/A | BO, ST | N/A | ASP | C |
| E | MSM-755 | Mitchell Alley | | 1825-1849 (1830) | N/A | N/A | U | N/A | ASP | C |
| F | MSM-756 | Unnamed Alley | | 1825-1849 (1830) | N/A | N/A | U | N/A | N/A | C |
| G | MSM-757 | Strawberry Alley | | 1795 Plat of City | N/A | N/A | U | N/A | N/A | C |
| H | MSM-458 | Fourth Street ROW | | 1795 Plat of City | N/A | N/A | U | N/A | ASP | C |

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8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1800-1930 (original nomination)
1800-1950 (current nomination)

Significant Dates

1833-town incorporation

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Crapsey & Brown, Cincinnati (architects)

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance is 1800 to 1950. The original nomination has a POS of 1800 to 1930, and this nomination expands that span of time slightly to include the contributing resources that further tell the story of the district's development.

Criteria Considerations NA

Statement of Significance

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Summary Paragraph

The Maysville Downtown Historic District (NRIS # 82002734) was listed in the National Register in 1982. The original nomination established a Period of Significance (POS) of 1800-1930, with Architecture, Commerce, and Exploration/Settlement chosen as the Areas of Significance. The expanded Maysville Downtown District meets National Register Criterion C, and is significant in the Area of Architecture for the way that it helps us understand both the core of the downtown as both business center *and* residential area, as well as the rebuilding patterns and continued development downtown. The areas proposed for inclusion are historically part of the “visual and spatial qualities” of the downtown area – the urban character of downtown Maysville is a very large part of its significance.¹⁰ The 20th-century additions to the district continue the strong 19th-century urban character.

The author of the nomination describes downtown Maysville as a “textbook example of 19th century American urban design.”¹¹ While that may be true in terms of commercial buildings and application of styles, Maysville’s significance lies in part in the character of this agrarian river town, which unabashedly embraced an urban building theme and never departed from that. Its geography demanded an urban perspective, to some degree, and how the historic district expresses that limitation is the crux of its historic identity and significance.

The original boundaries encompass a very small area of downtown Maysville, in some cases taking in one or two buildings on a block and excluding the remainder. It covers an area 4½ blocks long and 2-to-2½ blocks wide. These boundaries look, to our eyes today, capricious and arbitrary. To that end, the proposed area includes Fourth Street, at the south edge of the original district, and “completes” the major streets found in the original nomination: Limestone, Market, and Sutton. The majority of the area in the expanded area was included in the original plat (1822-23) of Maysville.

The majority of the building stock is identical to what is explored in the original boundary, and that which post-dates the end of the original POS brings a 30+ year old nomination up-to-date with the development of downtown Maysville before and after World War II. This expansion of the boundaries, therefore, alters only lines on a map, as these areas proposed for inclusion should have been included in 1980.

The expansion area provides a more comprehensive look at not just the high-style buildings spotlighted in the original nomination, but the breadth of building types – vernacular and modest, as well as large and stylish – that reflect the true multi-layered aspect of downtown Maysville during the POS. Whereas the original nomination may have drawn narrow boundaries based on the perspective of the day, this revised nomination seeks to recognize all of the disparate elements that combine to form an urban environment – the built landscape of blacks and whites, rich and poor. The architecture of the expanded district offers a more inclusive look at the variety of economic life in downtown Maysville, particularly in the 19th century, as well as consideration of subtle landscape elements, mostly lost in other Kentucky towns, but still present in the district.

Research Design

In order to place the context of the district within the larger patterns in Mason County, an overview of the historical background of the county and town is necessary, so the **Development of Maysville and Mason**

¹⁰ Ibid.

¹¹ Vanessa Patrick. “Maysville Downtown Historic District.” *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed 1982.

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County, Kentucky, 1767-1950 explores the larger patterns of development on a local level. Once that understanding is achieved, a focus, appropriate to this project, looks at the way that that development is expressed in building styles, within a section titled “**An Architectural Evolution: The Hills of Maysville, 1800-1950.**”

The expansion area includes a very small National Register listed district known as the West Fourth Street District (NRIS 74000896), listed in 1974. This very discrete area encompassed five historic dwellings belonging to “a local variant of the Greek Revival” style.¹² Only four of those dwellings are still extant.

Historic Context: Development of Maysville and Mason County, Kentucky, 1787-1950

First known as Limestone, and established as a tobacco inspection warehouse in 1787 by the Virginia legislature, the future Maysville became an early entry into Kentucky for Euro-American settlers, including Simon Kenton.¹³ The Virginia legislature established the town of Maysville on December 11, 1787, on land owned by Kenton and John May. Both were considered founders of the community, and May lent his name to the new town.¹⁴

Originally part of Bourbon County, the town became part of the newly created Mason County in 1788. The river town was bypassed as the new county seat in favor of Washington, three miles from the river on buffalo trace that would later become the Limestone Road, or Lexington-Maysville Turnpike. Although Washington enjoyed a quick pace of growth, Maysville’s desirability grew once the Battle of Fallen Timbers ensured that Native American incursion into the area would be minimal.

Growth was still slow, however, and the town of Washington far outstripped its river side neighbor. Maysville received its first post office in 1805, but it was still more of a pass-through town, as immigrants coming down river from Pennsylvania would enter Kentucky and push on through to the interior of the Bluegrass. A few might remain, but population remained fairly stagnant.

An early-19th century (1807-1809) eyewitness account of Maysville, from Fortescue Cumming’s *Sketches of a Tour of the Western County* describes it as:

Maysville is the greatest shipping port on the Ohio below Pittsburgh, but it is merely such, not being a place of much business itself, but only serving as the principal port for the north-eastern part of the state of Kentucky, as Louisville does for the south-western. It has not increased any for several years, and contains only about 60 houses. It is closely hemmed in by the river hills, over which the most direct road from Philadelphia through Pittsburgh and Chillicothe leads to Lexington, and thence through the State of Tennessee to New Orleans...Its situation causing it to be much resorted by travelers, that give it an appearance of liveliness and bustle, which might induce a stranger to think it a place of more consequence in itself than it really is.¹⁵

¹² Mrs. Frank Wise. West Fourth Street District. *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed 1974.

¹³ Calvert and Klee, 6.

¹⁴ John Klee, “Maysville,” in *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky), 595.

¹⁵ Miller and Miller, 64.

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The river proved a boon to the growth of the town, and the port one of two principal ports in Kentucky (the other being Louisville). Flatboats, then steamboats, brought people to Maysville, which quickly became the “cultural and economic center” of the region.¹⁶ While there were only 137 residents enumerated in the 1800 Census, the next decade saw that figure rise to 335, and by 1830, the town had hit the 2,000 mark. The town was described by an English traveler in 1819 as a town “fast increasing in size and importance, stands high from the level of the river, and is screened by towering hills...”¹⁷ In May 1830, over 150 steamboats stopped at the port in Maysville.¹⁸

Like many early Kentucky towns, purchasers of town lots faced stipulations for construction. Three years from the date of purchase, the owners were required to build a “sixteen foot square house with a stone or brick chimney.”¹⁹ Although this frontier mandate disappeared very quickly as Maysville grew, the threat of fire in what was becoming an urban environment made brick construction a wise investment.

The incorporation of the city of Maysville in 1833 spurred a flurry of activity. The town was divided into three wards, fire departments were organized, and other public concerns dealt with, including the establishment of a poor house and a work house.²⁰ That same year, the city suffered from a devastating fire on Sutton Street (in the original portion of the district), which destroyed five brick buildings valued at over \$20,000, as well as fought an outbreak of cholera, which killed over 60 residents.²¹

Following incorporation, commercial and intuitional enterprises flourished. The Bank of Maysville was established as a branch of the Northern Bank of Kentucky in 1835. Two years later, the Maysville Water Works Company was established, as was the Mason County Hemp Manufacturing Company.²² The Maysville of 1836 had changed dramatically from that of two decades earlier, being described as a town with:

the houses numbering about 250, and the inhabitants above 2000. It is the depot of the goods and merchandise intended to supply the Eastern part of the state of Kentucky, which are imported from Philadelphia and the eastern cities, and which are landed there, and distributed all over the state. The great road, leading from Lexington to Chillicothe, also crosses there. It is a very thriving, active town.²³

At the same time that Maysville was beginning to develop as a city, international crises increased immigration to the United States. Economic conditions and religious persecution by the Prussian government encouraged many Germans to immigrate to America between 1840 and 1860. Irish immigrants too, spurred on by the Great Famine or Great Hunger in their homeland, flocked to America. Though Maysville didn't experience the same upsurge in population like Covington and Newport, population did increase, and the newcomers influenced their new home. In 1847, a Catholic parish was established in Maysville, and St. Patrick's Church formed.

¹⁶ Klee, 595.

¹⁷ Patrick, section 8, 3.

¹⁸ Calvert and Klee, 6.

¹⁹ Patrick, section 8, 2.

²⁰ G. Glenn Clift. *History of Maysville and Mason County*. (Lexington: Transylvania Printing Company, 1936), 176

²¹ Calvert and Klee, 27.

²² Ibid.

²³ Clift, 181.

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Telegraph lines were laid from Maysville to Nashville in 1847, and a year later, following some contentious debates, the county seat of Mason County was moved from Washington to Maysville.²⁴ Maysville had outstripped her neighbor beyond the bluff, as river trade and agricultural proceeds had allowed the once-sedate town to develop into a bustling community. A devastating fire and several cholera outbreaks had stemmed Washington's growth.

The port at Maysville shipped whiskey, hemp, and tobacco down river, and wealthy businessmen invested in real estate. Elegant townhouses were erected on Limestone and Fourth Streets, within the expansion area. The Greek Revival city hall (MSM-48), built in 1845, was given a new role as county courthouse.

In 1848, Maysville contained:

one bank, two newspapers, the largest hemp market in the world, two cotton factories, five rope-walks, three tobacco manufactories, twelve plow factories, one power loom bagging factory, one wool carding factory, five tinware manufactories, two foundries, one tannery, one flour mill and two saw mills, and a flourishing wholesale grocery business carried on by fourteen houses.²⁵

In 1850, the population was just shy of 4,000 residents. Industry continued to grow, and infrastructure expanded. The hemp market continued to prosper, and this fed the economy of the new county seat. The Maysville Gas Company was formed in 1849, and in 1853 a telegraph line was laid across the Ohio River, starting in Maysville. The city's boundaries were expanded a year later.²⁶

A powder magazine on the Lexington-Maysville turnpike, loaded with 25,000 tons (or 800 kegs) of powder, exploded in August 1854. The local newspaper reported that no house in the city escaped injury, and that the "houses on Fourth Street, near the scene of the explosion, had the roofs lifted off, and the walls curved so as to render them untenable."²⁷ The Bierbower House (Resource 13, MSM-154), located on the south side of West Fourth Street in the expansion area, was badly damaged by the explosion.

Maysville's first two blocks were developing with a mix of commercial and residential buildings in the years before the Civil War. The city limits were expanded in 1854, and Maysville began to eye its neighbor to the east on the other side of Limestone Creek. In 1859, this area, known as East Maysville, "had demand for 30 houses. Even at that early date had Maysville started growing up the river – to the manufacturing centers. For 20 years the city continued to grow, up and down the river, on either side of the little creek Simon Kenton found..."²⁸

Growth slowed during the Civil War. Confederate General John Hunt Morgan raided the town several times, and two Union camps were set up near Maysville. The Lexington-Maysville Road was an important route for moving both supplies and men.

There was little growth in the expansion area during the 1860s and first part of the 1870s, but in 1867, Maysville annexed East Maysville, laying the groundwork for an expansion of residential development in the

²⁴ Klee, 595.

²⁵ Clift, 199.

²⁶ Clift, 204.

²⁷ Clift, 206.

²⁸ Clift, 210.

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1880s. Transportation improvements were on the mind of city leaders, as the Maysville Street Railroad and Transfer Company incorporated in 1868. This optimistic move was stalled for over a decade, and when the streetcars began moving in the 1880s, they were powered by horses and mules. It wasn't until the 1890s that electrification of the streetcar system occurred.²⁹

New manufacturing concerns opened in the city, including the Maysville Manufacturing Company and Maysville Chair Company in 1873. The first telephone exchange followed in 1881, followed by the incorporation of the Maysville Electric Light Company two years later. As the town continued to grow, some industrial and commercial operations were shunted out of the expansion area in order to accommodate continued residential development. The annexation of East Maysville allowed local investors, including George Cox, to redevelop prime real estate within the downtown core. "Industries and businesses that required large land parcels with links to river and rail transport found land to satisfy their predilections in East Maysville."³⁰

In the late 1880s, the Maysville Downtown Historic District saw a series of construction projects, chief among them the Cox Building and Cox's Row. This segment of Market Street, from Third to Fourth Street, had been home to a tanyard (S.B. Poyntz and Company) since around 1815. The tanyard had been vacant for the better part of the 1870s – industry had areas to expand since the annexation of East Maysville – but nothing had happened to the vacant lot and the empty building that housed the tanyard's offices. The February 18, 1887 edition of the *Daily Evening Bulletin* noted that:

In gazing at the at the handsome 4-story [sic] structure at the southeast corner of Third and Market, one can hardly realize that only a year or so ago an old dingy-looking, dilapidated two-story brick [building] occupied the ground. And passing up Market to Fourth, a stranger would hardly imagine that the space now ornamented by the seven fine brick dwellings was a vacant lot twelve months ago – an "eye-sore" to that part of the city.³¹

The railroad became an important part of Maysville's growth and economy from the late-19th century until the mid-20th century. In 1871, residents in the county pledged \$400,000 for the Kentucky and Great Eastern Railway from Newport through Maysville to Catlettsburg.³² In 1872, the first train from Maysville, on the Maysville and Lexington Railroad, arrived in Paris, Kentucky. The railroad transported livestock and crops, allowing the stockyards (located in downtown Maysville) and the more than 20 tobacco warehouses in Maysville, to flourish until the mid-20th century. Amtrak still serves passenger traffic in Maysville, and two railroad depots remain downtown (located outside of the district boundaries).

In 1900, residents of Maysville kept abreast of current events with three newspapers, including two dailies, *The Ledger*, established in 1892; *The Bulletin*, established in 1862; and a weekly Sunday paper called *The Sunday Morning Call*.³³

The burley tobacco market was gaining steam in the late-19th century, and tobacco would come to define the economy of Maysville between 1900 and 1950. In 1909-1910 Maysville became home to Kentucky's second

²⁹ Calvert and Klee, 90.

³⁰ Raitz and O'Malley, 330.

³¹ Orloff Miller.Cox Building. *Nomination to the National Register of Historic Places*. On file at the Kentucky Heritage Council. Listed 2011.

³² Calvert and Klee, 90.

³³ Calvert and Klee, 95.

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and third loose-leaf tobacco warehouses. The largest tobacco warehouse in the world, Home Tobacco Warehouse, was built in Maysville in 1912.³⁴ The burley tobacco market bolstered the city coffers, and inspired some public works projects downtown.

The aesthetic qualities of downtown Maysville began to concern city leaders in the new century, and some “public spirited men on the City Council...set about to see if something couldn’t be done to improve the looks of the city.” The city’s streets, often little more than muddy paths in bad weather, rose to the top of the list, and in 1905, the first ordinance relating to brick streets was passed. Streets and alleys were paved with brick; Resource M (MSM-754), Cherry Alley retains its brick paving. Fourth Street was macadamized in 1915.

Education in Maysville, like the rest of Kentucky, was segregated in the first part of the 20th century. Since the mid-19th century, private schools and academies provided education to white children whose parents could afford the tuition. The first high school in Maysville (again, for whites only) opened in 1865 at the corner of Fourth and Market Streets (within the expansion area). It operated in an existing building until 1879, when a new structure was constructed. When the high school was moved closer to the river in the first decade of the 20th century, the vacant lot left behind provided an opportunity for scarce residential infill in the expanded historic district.

At least eight private schools operated in Maysville in the 19th and early 20th centuries.³⁵ The Hayswood Seminary, located in the expansion area on Fourth Street, was one such private school for girls. In 1905, an advertisement for the school described it as “accommodations of the highest order” located in “three acres of beautiful woodland.” The boarding facility was “unexcelled”, while the academic schedule was “thoroughly equipped for the best instruction in music, language, and physical culture.”³⁶

Just two years later, Maysville resident Mary Wilson bought the seminary and deeded the property to the city for use as a hospital. The Hayswood Hospital on West Fourth Street (Resource 17, MSM-156), as it became known in 1908, served the city until 1983.

The stock market crash that heralded the start of the Great Depression was preceded by a slumping economy in Maysville in the early 1920s. The agricultural markets fell, and the city’s dependence on its farming base meant that it too suffered. A flood in 1916, followed by the disastrous flood of 1937 further impacted downtown Maysville, and the path it would take after World War II. Planning for a floodwall began during the war, but construction didn’t commence until 1949. The floodwall was completed in 1956.

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

The Maysville Downtown Historic District is a distinct Kentucky river town that borrowed from popular national styles to create a singular, yet instantly recognizable, built environment. Due to river traffic, Maysville picked up on trends that were slow to trickle inland, or that didn’t progress beyond river communities at all. The geographic constraints of the town’s location meant that the district shows how well how one area accommodated subdivision and new development on its lots without yielding an overall high degree of design quality. Additionally, though the downtown district did experience waves of development, it was fairly subtle,

³⁴ Heather Gulley. Maysville Tobacco Warehouses. in *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky), 602.

³⁵ Calvert and Klee, 75.

³⁶ *Daily Public Ledger*, Maysville, Kentucky, August 31, 1905. Page 3, columns 2 and 3.

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and did not involve much demolition of existing building stock. Rather, vacant land was redeveloped or industrial lots were repurposed. The slow growth of Maysville meant that some lots, particularly on Fourth Street, retained their original (large) dimensions until after World War I.

The expansion area displays Maysville's particular take on regional architectural traditions, and how development, and re-development – are constant themes in downtown Maysville. In addition to the architectural styles on display in the Maysville Downtown Historic District, the range of types and floor plans also provides a sense of the changing use of dwellings and the social and economic forces that influenced their builders and owners. Passages allowed for an evolution in the treatment of space within dwellings. Spaces “are powerful entities to the people who build and occupy them, and for that reason changes in spaces are sensitive indicators of changes in their occupants’ attitudes.”³⁷

The architectural expression of a growing city is covered in three distinct development periods that do not match exactly the starting date of 1800 for the POS. No resources from the 1800 to 1820 time frame were identified within the area proposed for addition to the district. Additionally, Maysville's real growth is connected directly to the 1822 plat of the city, as well as the upsurge in prosperity brought by the steamboat only a few years later. The first development period spans 1820-1860; the second 1860-1900; and the third 1900-1950.

From Limestone to County Seat, 1820-1850

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

The side-passage plan, as it evolved in the Bluegrass, is primarily an urban type, dictated by the constraints of narrow urban lots and the combination of businesses with living space. The Philadelphia house, found both in its namesake city, and in urban centers across the mid-Atlantic, could serve as a model for the urban side-passage plan in Kentucky. Many side passage plans had a business on the ground floor and the living space and family quarters on the second floor. The side passage still allowed the occupants to control the passage of visitors. The ease of this plan adapting to both commercial and residential use would explain its popularity within town centers – and especially in Maysville, where the majority of dwellings built between 1800-1950 adopted the side-passage plan. Examples of Federal side-passage rowhouses include 317-321 Limestone Street (Resources 52-54, MSM-148, MSM-761, & MSM-748).

The side-passage house, whether with Federal, Greek Revival or later stylistic details, proved adept at serving as both residence and business. During the 1830s, the Greek Revival style began to edge out the Federal in popularity, though across Central Kentucky, a common trend is that of the Transitional Federal/Greek Revival dwelling. This hybrid—a builder's refusal to fully abandon Federal-era designs, nor to fully adopt the the Greek

³⁷ Dell Upton. “The Origins of Chesapeake Architecture,” in *Three Centuries of Maryland Architecture: A Selection of Presentations Made at the 11th Annual Conference of the Maryland Historic Trust* (1982), 50.

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Revival—resulted in a dwelling with a Federal-style façade, with either a one-story portico or porch, simple lines, and very little ornament. The interior, however, contains woodwork with Greek Revival proportions and (often) detailing; but occasionally, the woodwork might equal that of the Greek Revival style in scale, but will combine Federal-era motifs with Greek orders.

Even where lot size would allow the construction of a central passage house with three to five bays, Maysville builders chose to construct side-passage dwellings. Half of the buildings in the expanded are – 34 –side-passages of some variant.³⁸ Edward Cox, an immigrant from England, had a side-passage house built at 33 West Fourth Street (Resource 18, MSM-139), despite the commodious size of the lot. At 210 West Second Street (Resource 4, MSM-424), a Greek Revival townhouse, built for a local doctor, sat isolated for decades on its large, spacious lot, until continuous lots were developed.

Chronologically, the Greek Revival style typically follows the Federal style, though many local builders combined details of both in their dwellings. The Greek Revival style is commonly thought to span the years from 1820 to 1860, but local builders continued to employ the style in the last three decades of the nineteenth century. The main elements of the Greek Revival style in Kentucky include heavy and bold moldings and motifs; use of the Greek orders (often in porticos or porches with large columns), windows accented with entablature lintels and larger panes of glass than Federal style windows.

The urban nature of Maysville encouraged the construction of double houses, and in the 1830s, a row of upscale townhouses was constructed by local builder Lawrence Seybold on the west side of the third block of Limestone Street. The parcel at 319 Limestone Street (Resource 53, MSM-761) was described in an 1835 property transfer as a “lot fronting 20 feet on Limestone Street and running back the same width to an alley 124 feet...and being the same lot on which Lawson Seybold has erected a brick house.”³⁹ These townhouses, set right on the sidewalk, continue the building trend of the first two decades of the 19th century.

East of this development, on Fourth Street, are a number of dwellings on subdivided parcels, priced so that working class residents in the 1820-1860 development phase could build their own dwellings in the downtown core (and on the turnpike road). The dwellings at 116 East 4th Street (Resource 74, MSM-606) is one example of a modest hall-parlor house with Federal detailing.



³⁸ In addition to stand-alone side-passage dwellings, double side passages and side passage duplexes are very common in the area.

³⁹ Mason County Deed Book 41, page 304.

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Ficklin House

Bierbower House

The elevation of Fourth Street provided the earliest (and wealthiest) residents with the opportunity to construct dwellings to take advantage of the views. The Ficklin House (Resource 15, MSM-155, 24 West Fourth Street, listed in NRHP), built by members of a family that received two ferry licenses in the first quarter of the 19th century and later operated a dry goods store, built a house into the steep slope on the south side of West Fourth Street around 1840. The two-story five-bay-wide brick central-passage house rests on a raised basement, a design characteristic of many of the antebellum homes on the south side of Fourth Street.

The Greek Revival home has slightly elongated windows on the first floor, and an open railed balcony running the length of the first story. In addition to the raised basement, the Ficklin House has the stepped parapet gables, a distinctive 19th-century Maysville architectural element.

To the west of the Ficklin House is the contemporary Bierbower House (Resource 13, MSM-154, 38 West Fourth Street). Jonathan Ayers Birebower, a Pennsylvania native, arrived in Maysville in 1837. He erected a carriage manufacturing plant on West Second Street, and had a brick house built on West Fourth Street. It rests on a raised basement (with entry door at that level) and has a two-level open gallery porch on the façade.

Expansion Outwards and Upwards, 1860-1900

Although building in the expansion area slowed in the 1860s due to the upheaval of the Civil War, and remained flat during the early 1870s, by the end of the decade, development increased. Railroad connections to Cincinnati and Lexington were completed, and although the hemp market had all but disappeared, the emerging burley tobacco sector took root in the city. The transfer of some manufacturing interests to East Maysville allowed land within the downtown core to be redeveloped. Also, Maysville's growing population – which doubled during this time period – needed more residential units downtown.

In addition to the movement of businesses like the tanyard to East Maysville, there was a rising consciousness about sub-standard construction within the downtown core. On the 1890 Sanborn, there are two frame dwellings on Fourth Street, within the expansion area, labeled as “vacant and old.” Still, many of the lots on Third Street ran all the way back to Fourth Street, and by 1890, still hadn't been subdivided. Only those fronting on alleys, or on one of the north/south streets had been parceled out.

Romantic styles like the Gothic Revival, Italianate, and Queen Anne began to influence local builders. The Gothic Revival style arrived in America in the 1830s. The first “fully-developed domestic example in America was designed by Alexander Jackson Davis in 1832.”⁴⁰ Davis and Andrew Jackson Downing popularized the style, which was promoted as a rural style, but elements of the style found favor in religious buildings, as is the case in the Maysville Downtown Historic District.

The Gothic Revival style house coincides with the Second Great Awakening religious movement. The buildings had steeply pitched roofs, lancet arched windows, detailed verge boards, all which hearken back to the architecture of Gothic churches. Additionally, small details such as pendants, finials, and the asymmetrical nature of the building also appeal to the picturesque aesthetic being developed throughout the Fine Arts.

⁴⁰ Virginia and Lee McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1998), 200.

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Scott Chapel



Folk Victorian side passage houses

There are only two examples of the Gothic Revival style in the expansion area, the Scott Chapel ME Church on East Fourth Street, built in 1881 (MSM-607) and the Gothic Revival First Baptist Church at 315 Market Street (Lane & Easton, builders), built in 1886. Together, these two churches illustrate the two ends of the spectrum of design in Maysville. Scott Chapel is a front-gable-oriented, brick church – a form popular for generations before the advent of the Gothic Revival. The three bays on the façade are separated by pilasters, and brick corbelling details the cornice. Save for the windows, it is an almost-spare façade, and according to local history, was built by members of the African American congregation.

The First Baptist Church, located on the same parcel since 1811, was the third building to occupy the site. The Cincinnati-based architects of the Cox Building and Cox’s Row designed the grand brick building, which cost the congregation \$25,000 to build.

The Italianate style, along with the Gothic Revival style, first appeared in the United States in the 1830s and the 1840s. These two architectural styles fit within a general growth within European and American fine arts termed “Romanticism.” The designers of Italianate style took their inspiration from the rural and rambling country estate houses of Italy. The buildings are generally cubic or rectangular and have a shallow hipped roof. Characteristics of the style include brackets at the cornice line or on porches, long, narrow windows with molding and ornamental lintels or hood molds, and an overall emphasis on verticality. The pattern books of Andrew Jackson Downing greatly popularized this style in the 1840s and 1850s.⁴¹

Farm journals and pattern books disseminated the style, the advent of balloon framing helped popularize it, and the growth of rail lines also helped spread it after the Civil War. The technique of balloon framing made the construction of houses with asymmetrical forms much more feasible than had the rigidity inherent in heavy

⁴¹ McAlester, 211.

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timber frame construction. Local builders utilized national pattern books, tailoring a house to the owner's specific tastes and pocketbook, and ornamenting traditional house forms with machine-produced architectural elements, like brackets and spindles.

By the 1860s and 1870s, the Italianate style was firmly entrenched in America, and would continue to influence architecture in Kentucky until the turn of the century. At least one architectural style book divides Italianate buildings into six subtypes defined by a prominent feature of the building's massing: the hipped roof, the centered gable, asymmetrical, towered, and front-gabled and town houses.⁴² The Italianate style found favor in Maysville, and is a mainstay in most of the residential neighborhoods, and across the county is found on the most simple of buildings.

The influence of Italianate and other Victorian-era styles started late and lingered for over 40 years in Mason County, which seems to be the case in other Bluegrass counties as well. William Macintire observed that in Kentucky, "the tall and narrow window proportion becomes particularly pervasive, showing up even on extremely modest dwellings of the early twentieth century."⁴³ The Italianate influence could be quite mild and often manifests in the form of a bay window. Later stylistic updates might remove the attributes of an earlier era.

A cluster of dwellings on West Second Street (Resource 1 & 2, 5-7, MSM-426, 216, 641, 423, and 420) illustrate the Italianate style in Maysville – side-passage dwellings with stepped parapet gables, and long narrow windows beneath bracketed cornices. Another group of Italianate side-passage houses is located on Limestone Street (Resources 47-50, MSM-151, 150, 277, 149).

Several dwellings in the district embrace the Queen Anne style, one of the later style subsets of the Victorian period. It ranged in popularity nationally from 1880 to 1910. Its emphasis on shape and decorative detailing, often with machine-made stylistic elements such as brackets, window hoods, spindlework, and textured shingles, all of which were applied to plain exteriors, made it particularly appealing to the expanding middle class. The Queen Anne style was popularized through pattern books, but especially by the expanding railroad network, "making pre-cut architectural details conveniently available through much of the nation."⁴⁴

Cox's Row (MSM-714 & 766-771), a series of seven dwellings on the east side of Market Street within the expansion area, built as a rowhouse, are an exuberant blend of the Queen Anne and Shingle styles. In 1887, the Daily Evening Bulletin exclaimed that "this building, with the row of fancy brick residences on the east side of Market, between Third and Fourth, is one of the handsomest and most substantial improvements ever made in this city. It is the finest and largest addition ever completed in one year, both to the residence and business buildings of Maysville."⁴⁵

The preference for connected buildings –whether they be double houses or rowhouses – first expressed in the 1820-1860 period, continued in the 1860-1900 period. The form was simply updated with the latest style, while the setback (none) and orientation (street-focused, very urban) remained the same. Cox's Row inspired a series of imitators. By 1890, the buildings around corner from Cox Row on Fourth Street "are being built" (1890 Maysville Sanborn map).

⁴² Ibid.

⁴³ Macintire, 74.

⁴⁴ McAlester, 211, 268.

⁴⁵ Miller, Cox Building nomination.

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Colonial Revival infill



Watson Duplex

Another dwelling in the expansion area, the Watson Rowhouse (MSM-157 & 772) is “truly an entertaining mélange of late-19th-century styles. The projecting bays and gables, the multi-pane upper sashes in the dormers, the decorative timber framing and shingling of the tower, and the stick-style hoods over the front doors, all participate in various sub-groups” of the Queen Anne style.⁴⁶ The rowhouse obviously drew inspiration from Cox’s Row. The east half was built in 1894, while the west half was completed between that time and 1896. The east half has always been residential, while the west half has had a variety of commercial uses – a normal division of labor in a multi-use downtown neighborhood.

A more modest application of the ornamentation associated with the Queen Anne style, often termed Folk Victorian, shows up on a number of frame side-passage dwellings from the late-19th century, including Resources 57 and 58 on East Fourth Street (MSM-162, MSM-762).

The Victorian period began to wane with the rise of the Revival styles and the Arts and Crafts movement around the turn of the twentieth century. These two styles appeared in the Maysville Downtown District around the same time. The departure from the perceived excesses of the Victorian era and the growing middle class helped spread the Arts and Crafts influence in Kentucky.

Modern, Charming Houses: 1900-1950

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

⁴⁶ Ibid.

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The Craftsman style shows up sparingly within the Maysville Downtown Historic District. Bungalows which combined “moderate price with attractive design” appealed to Americans seeking an end to renting and a comfortable place to raise their families. The low lines of the bungalow gave the building a solidity which offered comfort and security.⁴⁷ The open wide front porch also was a feature particular to the Bungalow. The porch created a harmonious nature between the outside world and the home, with its rusticated piers and airy nature. The front porch also allowed owners to chat with passersby who walk on the sidewalks, invoking a neighborly feeling.

The inside of a Bungalow is as simple and efficient as its exterior. It has an open floor plan, which offers almost no delineation between public and private space. The bungalow was an unpretentious design which helped increase the appearance of an average size lot through its horizontal lines and low height.⁴⁸ This style also became popularized through the use of plan books and illustrations in such magazines as *Ladies Home Journal*.⁴⁹

Only three dwellings with Craftsman features or a bungalow form are found within the expanded area, and two include a detail not otherwise found in the district – the inclusion of a garage into the house. The dwellings at 212 West Second Street (MSM-425) and 318 Sutton Street (the latter has been modified so no garage bay currently exists) were both constructed with basement garages. The third dwelling, at 212 West Second Street (MSM-425), is a two-story brick, front gable duplex, with a broad porch and overhanging eaves typical of the Craftsman influence in Maysville.

According to McAlester, the period of influence for Colonial Revival is 1880 to 1950, and the style’s rise was fueled by an interest in the dwellings associated with the colonial period, particularly English and Dutch houses on the Atlantic seaboard. The first proponents of this style, which was seen as simplified and classically motivated response to the Victorian era, were professional architects. Richard Morris Hunt’s house, Sunnyside, in Newport, Rhode Island, dating from 1870, has been identified by architectural historian Vincent Scully as the “first built evidence of colonial revivalism to exist anywhere.”⁵⁰

As the name implies, the style draws on colonial styles, including Georgian and Adam, for inspiration in detailing entrances, cornices and windows. Most windows are double hung, typically with six, eight, nine or twelve lights in both sashes. Elaborate door surrounds, with broken pediments, dentils and pilasters, are common. The style became simplified nationally during the 1940s and 1950s, and was adopted wide-scale in the suburbs. The Colonial Revival style was slower to catch on in the South, especially in rural areas of Kentucky, where late-Victorian-era styles persisted into the second decade of the twentieth century.

A stripped down version of the Colonial Revival style is found in the only concentrated wave of real-estate development in the 1900-1950 period in the expansion area; other infill is scattered lot construction. The real estate firm of Duke and Durrett is responsible for the majority of the 20th-century infill domestic buildings (around 10) in the expansion area. Although Maysville may have been hemmed in by the river and the bluffs to

⁴⁷ Clifford Edward Clark. *The American Family Home, 1800-1960*. (Chapel Hill: The University of North Carolina Press, 1986), 173.

⁴⁸ Kenneth T. Jackson. *Crabgrass Frontier: The Suburbanization of the United States*. (New York: Oxford University Press, 1985), 186.

⁴⁹ Clarke, 179.

⁵⁰ Cynthia Johnson. “Weehawken.” *Nomination to the National Register of Historic Places*. Copy on file at the Kentucky Heritage Council. Listed 2007.

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the south, Fourth Street still contained some “underutilized” land, and Thomas Duke and J. Banks Durrett saw this as an opportunity.

Duke’s obituary notes that he was a “Champion of Progress, although in turn a tobacconist, banker, realty developer, farmer, warehouseman and philanthropist. He purchased outmoded structures and vacant land, almost overnight, seemingly, there sprang up modern charming houses that are so much in demand Mr. Duke has a waiting list.”⁵¹

Three two-story brick houses are located on the north side of East Fourth Street, at 25 East Fourth, 27 East Fourth, and 29 East Fourth Street (Resources 43, 44 & 45, Photo 12). These very similar houses, all two bays wide, were constructed by Duke and Durrett on the site of a 19th-century carpenter’s shop and yard. The same house type was constructed on the east side of Fourth Street at 12 E. 4th (Resource 59, MS-M-245), 14 E. 4th (Resource 60, MS-M-244), and 20 E. 4th (Resource 61, MSM-750). This last group, built on what were still large lots in the early 20th century, carry the prevalent side-passage plan forward into the 1930s, but with Colonial Revival detailing and small front yards.



Another example of the classical styles of the early-20th century in the expanded district is the circa 1925 Neoclassical Hayswood Hospital (Resource 17, MSM-156) and its associated buildings, on the south side of East Fourth Street. Located on the site of the former Hayswood Seminary, the building was designed by the firm of architect Samuel Hannaford out of Cincinnati.

Evaluation of the Historic Significance of the Maysville Downtown Historic District within its Context

⁵¹ Undated notes in obituary files at Maysville Historical Society.

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The expansion of the boundaries of the 1982 Maysville Downtown Historic District allows for a more complete and inclusive portrayal of the city's "original river port and historic commercial and residential district, which once extended from Front Street at the river's edge uphill to Fourth Street."⁵² The Maysville Downtown Historic District is locally significant, as its architecture expresses a determinedly urban feel despite the small size. The street layout conforms to the rivers, and the meandering alleys and paper alleys display an urban identity in this river city. The slow growth of Maysville not only speaks to the continued agrarian identity of the river town, but is born out by the retention rate of 19th-century building stock.

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

Neither is Cincinnati a good choice for comparative analysis with Maysville – a better choice is its one-time rivals and later suburb cities of Covington and Newport, which both have late-18th century development origins. Covington and Maysville reported comparable population figures until the mid-19th century, but the influx of immigrants, and Covington's aggressive annexation of neighborhoods, sent the its population figures flying well past that of Maysville. By 1850, Covington was the second-largest city in Kentucky.

Newport, too, benefited from immigration, and both towns flanking the Licking River (a more important waterway than Limestone Creek) had a larger river bottom in which to develop than Maysville. Newport, with a population of 106 in 1800, was the first incorporated town in Kentucky north of Lexington. It had around 30 fewer residents than Maysville in 1800, but that would quickly change. The U.S. Government located a military barracks and arsenal in Newport in 1805, and by mid-century, it was three times the size of Maysville.⁵³

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

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

⁵² Raitz and O'Malley, 307.

⁵³ Michael Whitehead. "Newport," *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky, 2009), 651.

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Like Maysville, Madison has a street grid oriented to the river, and a network of alleys combs through the city. Early development (Federal and Greek Revival) remains extant in Madison, as it does in Maysville. The main difference is one of scale – Madison has 655 buildings in its district built before 1855. The entire district as proposed here with expanded boundaries, is only a third of that number, and that includes a span from 1800 to 1950.

Outside interests greatly shaped the development of Kentucky’s other river cities of significant size on this section of the river. Maysville, on the other hand, despite having the river port and the first major road in Kentucky, operated almost solely as a self-contained town, with locals investing in manufacturing and industry, and farming products, to a large degree, shaped the economy. Until the construction of the rail line between Louisville and Lexington, Maysville was the primary entry point from the Ohio River into the inner Bluegrass. During the second phase of development, 1860-1860, it was the second largest hemp market in the world – second only to Archangel, Russia. After the demise of hemp, burley tobacco reigned, and from 1900 to 1980, Maysville was one of the largest tobacco auctions in the county. The economic booms are reflected in the architectural development covered in earlier in this section.

Evaluation of the Integrity between the Significance of the Maysville Downtown Historic District and its Current Physical Condition

A district in Mason County evaluated to be a good example of a particular style or of continued architectural development will be eligible for the National Register if it retains integrity of setting, design, materials, workmanship, and feeling. The Maysville Downtown District as a single entity retains integrity as a historic mixed- use downtown in all of these aspects. All 7 integrity factors of the Maysville Downtown Historic District are discussed here.

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

Overall, the historic massing and floor plans of the resources remain intact. The resources within the district retain stylistic details, including window and door surrounds, cornices, porches, fenestration patterns, roof forms and other accoutrements that convey the historic architectural style and design of each building. The form of the buildings, of which the majority type is the side-passage, remains intact and conveys the character of Maysville as an urban river town.

The design of the street grid is quite intact as well, as alleys and streets remain intact and help reinforce the urban character of the downtown core.

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

The integrity of **location** and **setting** of Maysville is gauged by the relationship between the town, the river, and the bluffs to the south. The town’s location made it attractive for settlement, and the location dictated the nature

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of development. Though urban renewal and the flood wall wiped out the historic riverfront, Maysville's setting remains that of a river town. The uphill rise and response of the buildings to that – with raised basements, and porches and galleries to enjoy the view – reflects the “stacked” nature of the district.

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

The Maysville Downtown Historic District retains a high level of integrity of **feeling** and **association**. The integrity of design, materials and workmanship, as discussed above, provide the feeling of a frontier river town which developed into an agriculturally-focused county seat town, with local manufacturing interests, and a dense, urban mixed-use downtown core. Standing on the bluffs above Maysville, looking down over the broad expanse of Fourth Street, and the north/south streets that run to the river, one gets a sense of slow, and fairly contemplative development (minus what happened along the waterfront) as the city expanded into the hills. The Maysville Downtown Historic District, with its expanded boundaries, provides a fuller view of social, civic, and residential life in the downtown core during the POS.

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Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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city or town Lexington state KY zip code 40506

e-mail janie-rice.brother@uky.edu

Photographs:

Same information for all Photographs:

Name of Property: Maysville Downtown Historic District (Boundary Increase)
City or Vicinity: **Maysville**
County: Mason
State: **Kentucky**
Photographer: **Orloff Miller**
Date Photographed: **2015**

Description of Photograph(s) and number:

- 1) West Second Street Streetscape: (MS-M-426-1) The south side of the 200 Block of West Second Street, looking southwest, with Resources 1-7 receding from foreground. Note the stepped gable parapets, a common feature of Maysville's Federal, Greek Revival, and Italianate architecture.
- 2) Sutton Street Streetscape: (Sutton Streetscape-1) The east side of Sutton Street looking south, with Resources 9-12 receding from the foreground. Note that the steeply sloped street requires a stepped sidewalk, and the bluff rising behind Resource 13, the Bierbower House at 38 W. 4th Street.
- 3) West Fourth Street, North Side: (MS-M-139 & 138-1) The north side of West Fourth Street, at 31 and 33 W. 4th (Resources 18 & 19), looking North. While both are Greek Revival buildings, the newer dwelling on the right was built after the Fourth Street grade had been raised substantially in the 1830s. Both have stepped parapet gables.
- 4) West Fourth Street, South Side: (MS-M-155-5) The south side of West Fourth Street at 24 W. 4th (Resource 15), known as "Up Home," looking South. This fine old house marks the transition between Federal form and Greek Revival millwork and ironwork. The entire front stair is finished stone.
- 5) West Fourth Street, South Side: (MS-M-156-5) The south side of W. Fourth Street looking southeast at the now-abandoned Hayswood Hospital (Resource 17), dominating the southwest corner of the intersection of Market and Fourth Streets. A postcard of the Hayswood Hospital as a new building is featured elsewhere in this Nomination.
- 6) Bugle Alley (MS-M-751-3) The brick and edge-laid stone paving of Bugle Alley (Resource A), looking south. The paving, although exposed to the modern surface, displays outstanding integrity.

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- 7) Patton Alley (MS-M-752-1) Patton Alley with Resource 20 in the middle ground, looking southwest. Modern asphalt obscures any surviving relict historic pavement. Note that the alley provides pedestrian access to a landscape of stone fences.
- 8) Market Street Streetscape, East Side: (MS-M-714 & 766-771) 310-322 Market Street (Resource 33-39), known collectively as Cox's Row, looking Northeast. Beginning at the far left, these seven Queen Anne rowhouses are also known locally as Monday, Tuesday, Wednesday, etc.
- 9) Market Street Streetscape, West Side: (MS-M-132-4) The west side of the 300 block of Market Street looking northwest, with Resources 30, 31 and 32 in receding order. The first Baptist Church (Resource 30) was designed by the Cincinnati architectural firm of Crapsey and Brown, the same architects who designed Cox's Row across the street.
- 10) Market Alley: (MS-M-753-1) The northeast corner of Market Alley (Resource C), a horseshoe-shaped alley serving Cox's Row (Resources 33-39), looking southwest. Each rowhouse of Cox's Row was designed with its own rear ell and small rear lawn.
- 11) E 4th between Market & Limestone, South Side: (E 4th Streetscape-2) The South side of E. Fourth Street with Resources 59-61 in the foreground, looking East-Southeast. These infill dwellings were built by the local developer team of Duke & Durrett. The three houses are located on the site of the old Maysville High School, the stone retaining walls for which still stand, protecting the uphill side of all three dwellings.
- 12) E 4th between Market & Limestone, North Side: (E 4th @ Mitchell A1) The South side of Fourth Street looking West-Northwest from Mitchell Alley, with Resources 45, 44, 43, and 42 receding but visible. Another example of 20th century infill, Resources 43-45 are located on the site of a nineteenth century carpenter's shop and yard.
- 13) Cherry Alley below Fourth Street (MS-M-754-6): The restored pavement of Cherry Alley (Resource D), looking north. Cherry Alley at this location uses the same materials in reversed positions compared to the older original pavement at Bugle Alley (Resource A), where the brick forms the center gutter and edge-laid stone forms the pavement.
- 14) Cherry Alley south of Fourth Street: (MS-M-158-11) This shot was taken looking north-northeast from the rear yard of Resource 62 (22 E. 4th Street). Cherry Alley is no more than a stepped sidewalk running between the two buildings in the foreground. One cannot appreciate this District without getting a sense of the viewshed available looking north from the upper slopes above Fourth Street. Everybody spends their summers on the north-facing galleried verandas that feature so prominently in the nineteenth century architecture of this District. The Simon Kenton Bridge over the Ohio River is visible in the background.
- 15) Limestone Street Streetscape: (MS-M-147-3) The west side of Limestone Street looking northwest from the corner of Limestone and Fourth. Resource 56 (325 Limestone) is at the corner. Some of the earliest

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buildings in the District include the Federal-style rowhouses receding to the right, including Resources 55-53, or 319, 321, and 323 Limestone Street.

- 16) 4th St ROW: (MS-M-758-1) These cut stone steps are part of the public right-of-way on the southwest corner of Limestone and Fourth Streets, looking southwest. Fourth Street is itself considered a contributing element (Resource H) within this historic district, as a defining feature of the historic landscape, for its research potential as a buried pavement, and for several specific features, such as this one, where hand-chiseled stonework is still serving Maysville's pedestrians over 150 years after it was installed.
- 17) E 4th E of Limestone, South Side: (MS-M-760-5) Streetscape looking southwest from Resource 77 (126 E. 4th), with Resources 78 and 79 in background. Dry laid stone is a nearly ubiquitous feature of properties located on the south side of Fourth Street, where nearly every building is partially built into the hillside, and where most lawns are higher than the adjacent sidewalk. In this shot, one can see where recent masonry has filled in an old stairway across the west gable of the building in the foreground.
- 18) E 4th E of Limestone, South Side, looking south: (MS-M-610-8) Resources 79 (136 E. Fourth Street) has a commanding view, at the expense of a long haul up the front steps from the street. The retaining wall in the foreground was originally dry laid, but has been patched with mortar.
- 19) Strawberry Alley: (MS-M-757-2) Strawberry Alley south of Fourth Street, looking North. The large brick building is Resource 74 at 116 E. Fourth, and belongs to Bell South/ATT. With the exception of the Haywood Hospital, this is the only commercial or technological building in the district. Note how Strawberry Alley connects downtown with greenspace on the slopes above.
- 20) W 4th Street Streetscape-1 includes Resources 21 through 28 on the south side of W. 4th (looking NE), including two Italianate rowhouses, a strange little GR with Queen Anne grafts, and an absolutely sumptuous Queen Anne townhouse falling into ruins.

Property Owner:

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____