United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Hellmann Lumber & Manufacturing Company

other names/site number KECL-814

2. Location

street & number 321 West 12th Street (aka Martin Luther King, Jr., Boulevard) NA not for publication

city or town Covington NA vicinity

state Kentucky code KY county Kenton code 117 zip code 41011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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**

Signature of certifying official/Title **Craig Potts/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

Hellmann Lumber & Manufacturing Company
Name of Property

Kenton Co, Kentucky
County and State

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Commerce/Trade: Specialty Store
Commerce/Trade: Warehouse

Current Functions
(Enter categories from instructions.)

Vacant/Not in Use

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: Industrial/Warehouse
Vernacular

Materials
(Enter categories from instructions.)

foundation: Limestone
walls: Brick, wood lapsiding, Composite Board
roof: Asphalt shingle
other:

Narrative Description

Summary
The historic Hellmann Lumber & Manufacturing Company (KE-CL-814) is located at 321 West 12th Street, which recently became 321 West Martin Luther King, Jr., Boulevard, in Covington, the largest city of Kenton County, in northern Kentucky. The warehouse was constructed between 1886 and 1894, and occupies roughly a half a city block. This facility is associated with one of Covington's oldest businesses and with the lumberyard industry, which played an important role in building many of Covington substantial buildings. Hellmann Lumber & Manufacturing Company also had a mostly open lumber yard located on the 400 block of Watkins which remained part of the facility until it closed operations in Covington in 2005. Most of the original material and the original layout of this building remain. The area proposed for listing is a tract of .19 acres, including one contributing building.

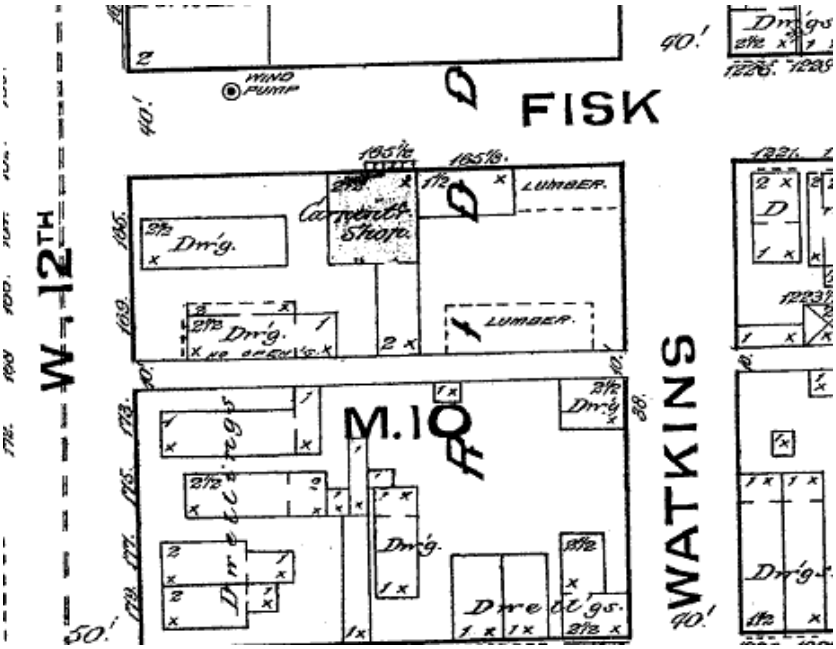
Setting

The Hellmann Lumber and Manufacturing Company building is located on a major historic corridor, 12th Street, on the edge of the urban core of Covington Kentucky. This corridor has been a main route into the downtown area, anchored by the Cathedral Basilica on the corner of 12th and Madison, only 5 blocks to the east of the nominated building. The blocks surrounding the nominated property are mostly residential, with a few corner commercial stores. Most of the buildings that lined the southern side of 12th Street were demolished for a road widening project. These are described in Macintire, *State Level I Documentation KY 1120 (Twelfth Street/MLK Blvd), Covington, Kentucky, KYTC Project No: 6-273.00*. While these buildings no longer remain, the blocks directly to the north and directly to the south remain intact, with most of the mid- to late-19th-century residential and corner commercial buildings still in use. The terrain in this area is fairly flat. The proposed site includes no vegetation.

The demolished group of buildings lining 12th Street included a townhouse, which was related to the Hellmann Lumber complex via ownership and function. This building was added to the complex between 1909 and 1949, and served as offices.

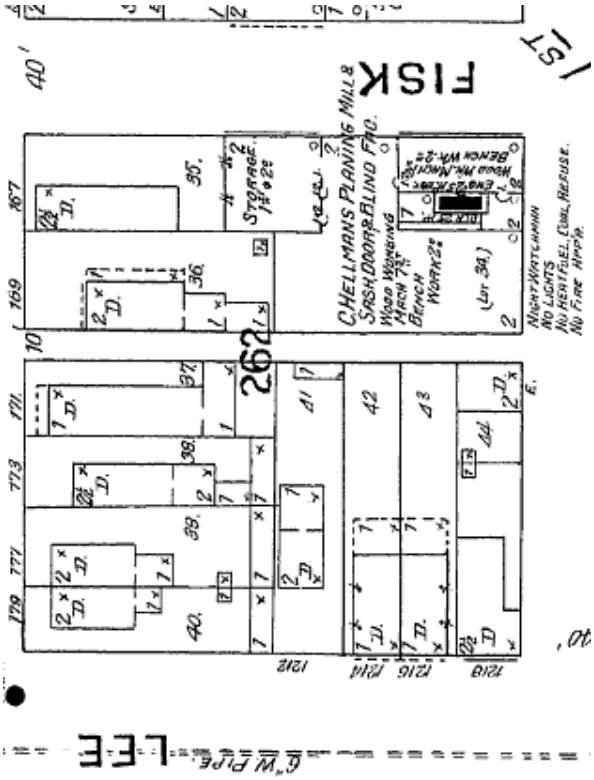
Development of the Lumberyard building between 1877-1954

The main documents used to understand the development of the site were the 1877 Covington Atlas and various years of Sanborn Maps available (see Exhibits). On the 1877 Atlas, the area that is eventually developed into Hellmann Lumber is vacant and undeveloped. By 1886 there was a special frame 2½-story carpentry shop on the site. Connected to this carpentry shop was a frame 2- story and a 1½-story frame building. There were also two outdoor lumber sheds, roofed but open walled.



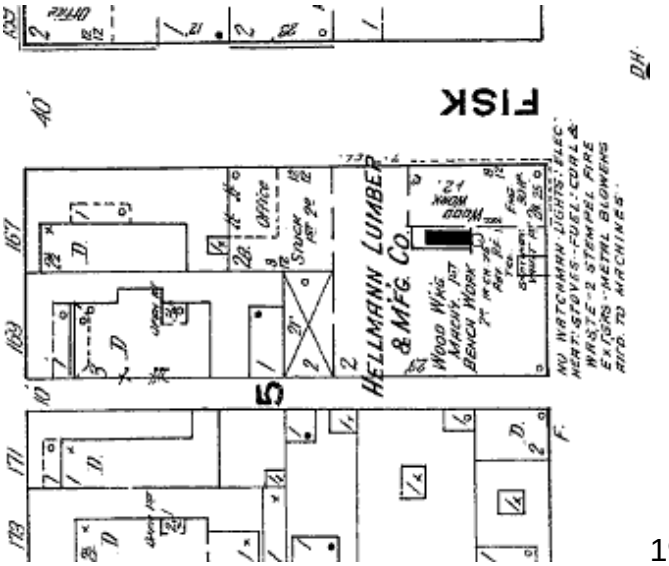
1886 Sanborn

By 1894, a more substantial building was erected on the site. Where the special frame 2½-story carpentry shop once stood, a brick 2-story storage building was erected. A 2-story brick rectangular building was also erected on the southeast corner of the lot. On the first floor was where woodworking machines were located and the second floor was a bench work area. The two buildings were connected by, and the rest of the parcel was filled with, a 2-story wood frame building. Similar to the rectangular brick building, the wood frame building contained wood working machines on the first floor and bench work on the second floor.



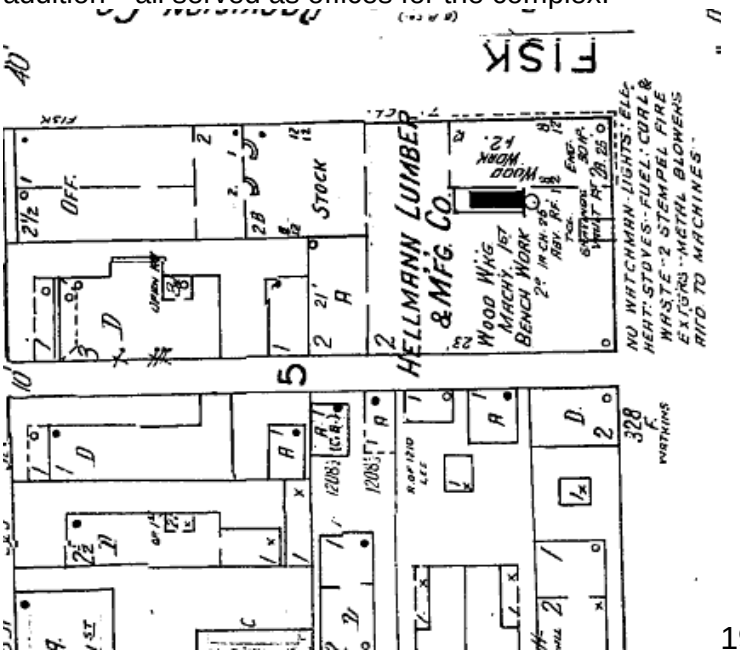
1894 Sanborn

By 1909, the foot print of the building had expanded slightly, with a 1-story addition on the north façade along the alley, and a 2-story addition on the north face of the 2½-story brick building. The larger brick building had been converted to an office area in its northeast corner. The rest of that building was listed as containing stock. The rectangular brick building in the southeast corner remained a wood working area, and the large main wood frame building retained wood working machines on the first floor and bench work on the second floor.



1909 Sanborn

By 1949, the next Sanborn Fire Insurance map available for Covington, the main wood frame building and the southeast 2-story brick building remained with the same uses. The 2½-story brick building had changed to a stock room and the 2½-story townhouse facing 12th street had been connected to the brick building with a 2-story frame addition. There was also a 1-story addition to this townhouse that filled in the corner lot at Fisk and 12th Street. These three buildings—the 2½-story townhouse, 1-story corner addition, and 2-story connecting addition—all served as offices for the complex.



1949 Sanborn

The story of these changes that is shown through the Sanborn Fire Insurance Maps is one that shows a property that is constantly changing and adapting to the changing needs of the retail lumber business. As the business's inventory evolved, so did the use of the building and the way it was physically arranged. The existing framing plans (Exhibit 2) also show this story. Each section of the building has framing that is slightly different whether it is going a different direction or is a different dimension. As lumber yards changed and increased their inventory, altered the way they milled, and evolved in how they served their customers, the buildings would be tailored to those changes. The business adapted the building so that the Hellmanns could satisfy their customers' desires.

Exterior

The Hellmann Lumber & Manufacturing Company is an intact two-story two-bay side-gabled brick warehouse-style corner commercial building that is approximately 14,000-16,000 square feet. The original foundation is wet-masonry limestone. The characteristics of the building style are tall narrow windows and doors topped by segmented arches, oversized doors, vertical divided windows, hand painted signs, and loading dock openings.

The complex is made of three sections that were all built between 1886 and 1894 (see sketch plan). There are two brick portions of the complex on each corner of the block facing Fisk Street. A large frame portion connected the brick buildings and expanded the complex west to the parcel line. There are also two large metal bins on the roof that were used to remove saw dust from the mill works areas.

East Facade

The brick section on the corner of 12th Street and Fisk Street is two bays wide with a front gabled roof. The first floor is made of two large arched openings, which appear to be loading docks. The northernmost opening on the first floor has been enclosed/boarded-up with paneled wood and a window. The southern opening has three paneled hinged doors, with one door having 8 lights and the other having a single light. The second floor replicates the two large loading doors, with the north opening being boarded in similar way as the first floor. The southern opening has the paneled doors but with 12 lights on the top of the door. On the second floor are four additional arched window openings that have been bricked in. Under the gable is one six-over-six double-hung attic window.

The infill frame connector section has uneven fenestration and modern doors and windows. This section has been resided in wood-grained composite siding. There is a large modern rolling garage door and a centered entrance on the first floor and four double-hung windows on the second floor.

The third section sits on the corner of Fisk and Watkins Streets, is six bays wide, two stories tall, and of brick construction. On the 1st floor, all of the arched openings (two doors and four windows) have been boarded up, as have the four basement windows that are centered under the four window openings on the first floor. The second story has 6 arched two-over-two windows.

South Facade

On the Watkins Street side of the complex, the fenestration presents a 6-bay 2-story exterior. It has a modern garage door and four window openings on the first floor and 5 window openings and a double door on the second story. The windows on the second floor are two different sizes. The brick structure has an arched window on the east portion of the building, one on the first floor and another

on the second floor. Both of these windows are currently boarded up. An opening in the center of the basement wall has been boarded up. The brick structure has a shed roof that slopes down to the west.

West Facade
The west façade is made up of the frame portion of the building. There is no standard fenestration on either the first or second floor. There are 7 window openings on the first floor and 8 windows on the second floor. The windows are of varying size and vary in placement on the façade. All the windows are currently boarded up.

The West façade of the brick portion fronting 12th Street is exposed as well. The entire wall is blank except for one double-hung window on the first floor.

North Façade
Two sections are visible on the north façade: a brick section and the frame section. The brick section is located at the northeast corner of the site and has remnants of hand-painted signs and bricked in openings on the first and second floor. These openings appeared to be arched openings on both floors and there were five openings on each floor, evenly spaced across the façade. Since these openings had been bricked in, two additional openings had been added onto the first floor of the building, giving access to the corner building that once stood attached to this section of the complex. There is also visual evidence of three bricked-in arched basement openings, centered and evenly spaced over the façade. The frame portion of this façade is recessed back from the brick building. There are no openings on the first floor, and the second floor has small wood lap siding exposed and two sets of paired six-over-six double-hung windows, evenly spaced on the façade.

Interior
The interior of the building is divided into 4 main spaces. A space for office and storage occurs in the brick building at the corner of 12th and Fisk Streets. The first floor and second floor milling space occurs in the frame building. A second milling space and the loft space are found in the brick building at the corner of Fisk and Watkins Streets.

Office/Storage Space
The brick portion of the complex at 12th and Fisk Streets is a two-story structure with a basement. In the basement is the furnace room and an extra room where a lathe was historically located. On the first floor of the structure were a series of three rooms that had been updated over the years, leaving little historic material intact on the walls, floors, or ceilings. The second floor of this portion of the complex was used for storage, and had exposed brick and exposed rafter beams.

The largest portion of the building contains the first and second floor mill areas, located in the frame portion. As this was a warehouse/milling structure, the framing of the building was left exposed and modern batt insulation was put up in the wall cavities for insulation. While the floor areas are largely open now, machines dotted the floor space and stood along the walls. Along the west wall of the building were historically shelves that were used to store all the knives used for trim work and to cut different pieces of finish carpentry lumber. There are still a few remnants of these machines on both the first and second floor. The support structure in these areas remains exposed with large wood posts, floor trusses on the first floor, and roof rafters and trusses on the second floor. Wood floors

run throughout the building. There is one staircase that provides access from the first floor to the second floor. It is utilitarian in nature, located off of the infill wood frame portion, on the east side of the building.

The last section on the interior was a storage/loft section on the first floor, located in the southeast corner of the building. This loft format creates two levels, extending from the basement and the first floor. The loft is made of wood and both levels were used for lumber storage.

Changes to the Building since the Period of Significance

The building has had some obvious changes since the end of the Period of Significance in 1964. Newer gutters and downspouts, when present, have been installed on various places on the building. A newer asphalt shingle roof has also been installed on portions of the building. There are two rolling overhead garage white metal garage doors—one on the south façade of the building, the other on the east façade of the building—that have been installed in large door openings. The areas of the building that are frame have a non-wood siding installed. It does not appear that on the east façade that there is clap-board underneath the siding.

Hellmann Lumber & Manufacturing Company
Name of Property

Kenton Co, Kentucky
County and State

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.)

- [x] 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.

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.

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1886-1964

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance:
The property is significant from the construction of the first extant building in 1886. The end date of 1964 was chosen to fit within the 50 year frame work usually associated with National Register significance. This date allows for considerations of the lumber yard's role in the local economy up through the post-WWII era, and ends the historic period close to the time that the company left Covington.

Criteria Considerations: NA

Statement of Significance

Summary

Hellmann Lumber and Manufacturing Company (KE-CL-841), meets National Register Criterion A and is significant within the context "Lumberyards in Covington, Kentucky, 1880-1960." Hellmann Lumber was one of the oldest and longest-running lumber supply companies in the city. The company dates back to 1879; the nominated property was where the company built its operations between 1886 and 1894. The property's functional design is typical of lumber supply companies built in Covington and in Kentucky during the late-19th and early-20th centuries. The building retains much of its original architecture and exposed interior support system, giving the property the ability to inform us about this type of important business to the building trades.

HISTORICAL CONTEXT: Lumberyards in Covington, Kentucky, 1880-1960

Covington's Establishment and Expansion

The importance of a local lumberyard in a town such as Covington can be understood through examining the town's growth into a city. Covington was founded as a town in 1815. Development of the city was concentrated around the original plat area that extended from the Ohio River south to Sixth Street and from the Licking River west to Washington Street. When Covington was established as a City in 1834, the establishment of the many transportation routes brought on a period of extended growth for the city. Connecting Covington to Cincinnati's economy by a steam ferry enabled Covington to benefit from Cincinnati's growth and to rise to a prominent place in northern Kentucky during the early-nineteenth century. As a result, major industries such as Covington Iron Works and the McNickle Mill were started. By the time Covington was incorporated as a city in 1834, most of the original city lots had been purchased.

The City of Covington began to annex land to the south and east, including the Helentown and Emery-Price neighborhoods in 1841. During the period from 1840 to 1860, thousands of German immigrants came to the United States and settled in the Cincinnati/Covington area. The Germans, leaving their homeland because of political unrest, had been enticed to the area by advertisements, comparing the environs of the Ohio River valley of the Rhine River. By 1853, the population of Covington was 12,154 and it had become home to numerous traditional German industries such as breweries and meat packing plants.

The expansion southward past 12th Street began with the Western Baptist Education Society, which invested $33,000 for the purchase of 370 acres, mostly south of 12th Street. The Society raised money for their seminary by subdividing the acreage and selling building lots. By the early- to mid-1840s, all but 32 acres of the original 370 acres had been sold. Up to this time, the most fashionable place to live in Covington had been the Riverside Drive area. However, living that close to the river had some drawbacks, such as flooding, and a high incidence of cholera and yellow fever. Because the grounds of the Baptist Seminary had the highest elevation in the city, many Covington residents were eager to build homes on the lots created by the subdivision of the seminary property.

By 1850s, the city's population growth led to the annexation of areas up to 12th Street. This development was further spurred by the construction of the Lexington Turnpike in the 1830s, as well

as by the building of the Covington & Lexington Railroad in 1853, which helped strengthen the economy by connecting the city with central Kentucky. The company selected the south part of Covington for its terminal where there was room for its yards, engine houses and sidings. By 1860, Covington was one of the largest towns in the state, with a population of 16,471. By 1890, the population of Covington had increased to 35,371. A city-wide water system was in use, and many homes had gas and telephone service. By 1900, the population was 42,938.

Industry in Covington

Covington has traditionally had a wide range of industries. Its situation along the Ohio River provided it a means of receiving raw materials and shipping finished goods. Coal from eastern Kentucky could easily be floated on flat boats to the city to power its industrial plants. Rather than being dominated by one or two giant manufacturers, a variety of small companies produced a range of well-built and well-respected products. The first industry that came to Covington located along the Licking River to take advantage of the water for power and for transportation. With the increase in population and transportation routes, other businesses and industry began locating in places further away from the water ways.

The 1910s and 1920s continued as a period of industrial growth and success for Covington, allowing local businessmen and manufacturers to promote the city and its assets. A 1927 list of manufacturers in Covington includes the names of 108 incorporated companies. Although not all of these were manufacturing concerns, the majority of them were. Hellmann Lumber was among these companies. Others included Kelley-Koett Manufacturing Company, manufacturers of X-ray equipment; the Moesche1l-Edwards Corrugating Company, which made metal soffits, cornices and architectural trim, ceilings and rolling doors; Mosler Lock; Lovell & Buffington Tobacco Co.; New England Distilling Company, and Stewart Iron Works.

In 1920, Pike Street in Covington became part of the federal highway system and was paved with concrete. This reliable road provided yet another means of transportation for people and goods to and from Covington. The city continued to thrive as the regional center for industry through World War II; after that time, for a variety of reasons, manufacturers began to leave the city, many by closing their doors and going out of business. However, as many industries and warehouses closed, Hellmann Lumber was able to survive in Covington until 2005, when it was forced to relocate due to a road widening project. Hellmann Lumber is still in business today at a different location.

Lumberyards in Covington

As any city begins to expand and new buildings need to be built, one of the most important elements to this expansion is having the materials to build new structures. In the late 1800s, the wood that was transported into Covington was roughly milled; at the lumber yards, the lumber would be milled into smaller dimensions and products such as windows, trim work and other millwork to be used in building construction. In order to provide framing and finished wood to the quickly expanding city, lumber yards were established in Covington. The materials that they would sell off their shelf would come to Covington in two ways. Some would have their materials floated down the Ohio River from the east; others would have wood shipped to them up from central Kentucky on the train. The lumberyards were concentrated around these means of transportation to reduce the amount of carriage/truck transportation that was needed.

In 1880, there were 7 lumber yards listed in Covington city directories, throughout the 1880s and 1890s. While a few lumber yards came and went, the number of facilities operating stayed between 7 and 9. The majority of the lumberyards ranged in size between 20,000-30,000 square feet of both indoor and outdoor storage in brick and frame buildings. One lumberyard on Pike Street, Hasemier Lumber, was the largest at 75,000 square feet. Some of the lumber yards changed ownership and also names over the years, but the locations remained consistent until around the turn of the century, when the lumberyard locations starting slowly migrating south, following the major construction activity in the city.

By around 1905, the Latonia neighborhood had a lumberyard and mill to serve that expanding neighborhood. As the 1920s approached, the number of lumberyards within the city limits of Covington began to dwindle. In 1920, there were only 4 lumberyards listed in the City Directories. The northernmost yard was Veith and Zweigert located on 8th Street between Madison and Washington Street. Two 40-year-old lumber yards adjacent to the rail tracks on 12th Street—Ohio Scroll and Lumber, and Hellmann Lumber—remained operating. The lumber yard in Latonia—Beets Lumber—continued to serve the booming housing industry in the southern part of the city and county. The lumberyards during this period continued to mill dimensional lumber from planks or wood slabs, i.e., from large pieces of wood cut by bandsaw or disc saw from a felled log. Many lumber yards also cut their own trim profiles and made sash-windows.

As the street car network developed in the mid-1920s, areas of new neighborhood construction opened in south Covington south of Covington. This led to a slight increase in the number of lumber yards, with 7 operating in 1926, and 5 operating through the 1930s and 1940s. About half of the lumber yards were in the northern part of the city, with only Hellmann Lumber remaining from lumberyards that were open at the turn of the century. The 1950s saw another influx of lumber yards, with 6 listed in the 1951 City Business Directory, 10 in the 1956 City Business Directory, and 9 listed throughout the 1960s. Only about half of these lumber yards were within the city limits of Covington, with the other half operating in the first tier suburbs, such as Edgewood and Elsmere.

With the influx of the suburban, speculative, and mass-produced building market, the lumber yards started to carry a wider range of materials in the 1950s and 1960s. They continued to carry dimensional lumber, but very rarely were milling it themselves, as lumber yards had done decades earlier. With changes in technologies and industry, they started stocking materials, including asbestos shingles, aluminum siding and asphalt shingles. However, even with these new materials, their main stock remained lumber and wood products.

History of Hellmann Lumber

Originally called the C. Hellmann Planing Mill and Lumber Yard, this business was started by Clemens Hellmann (1847-1911), who came to Covington from Germany in 1869. When he first arrived, he worked as a carpenter, and later as a contractor, before opening the lumber yard at 12th and Fisk Street.

His business is first listed in the Covington Directory in 1879. Hellmann Lumber has continued its business in the same location until 2005, with the lumber yard occupying a large portion of Watkins St. between Main and Lee.

Thousands of homes and buildings in Covington and Northern Kentucky were built with wood from Hellmann Lumber. With the policy "Quality goods at reasonable prices and great service," Clemens Hellmann set a standard that helped the business weather numerous depressions. Even over the years, as products and methods changed, this policy continued to drive Hellmann Lumber.

Clemens retired and gave the business over to his son, George C. Hellmann, in 1905. George brought on a business partner, John B. Brinker. In 1920, the city directory showed Hellman Lumber Company as owned by George Hellmann and John B. Brinker. The company was a lumber dealer and manufacturer of sash, windows, and doors.

Hellmann and Brinker ran the business until the 1930s, when George's three sons—Norb, Clems and Wilfred—took over the business. The three brothers in running the business together until Clems and Wilfrid left and Norb's son, Donald, joined his father run the business in 1955. Once Norb decided to retire, his other son David then helped his brother Donald run Hellmann's until they sold the business in 2005.

From early on, Hellmann went to great lengths to get the best quality lumber and wood they could. As early as 1903, George Hellmann and John Brinker were traveling cross-country to find supplies. They purchased wood from Canada, California, and the North Pacific. Before over-the-road trucking, Hellmann's received these shipments from the different areas from the railroad docks on the west side of the tracks near the present Twelfth street viaduct. After World War I, motorized trucking replaced horse and wagon delivery, and long-distance trucks began to supplant railroad transport. They would get shipments a few times a week, as they could only commit to small loads, given the limits of space in the building.

In the beginning, Hellmann would purchase lumber in logs or in slightly-milled sticks. Hellmann would finish-mill the wood, cut moldings, and build sashes. As manufacturing and shipping methods changed, the company began purchasing finished wood, rather than milling raw wood, which allowed the business to carry a wider variety of supplies. Even though milled lumber became easier to supply on a short notice, Hellmann still specialized in fabricating special dimensions for rehabbers and custom buildings. They also began to carry non-lumber items, such as roofing and insulation.

The Hellmann Family retained the business ledgers from the late 1800s up through the 1960s. These ledgers list the names of families and businesses all over Covington who purchased building supplies from Hellmanns. For example, in 1897, the ledger lists St. Elizabeth's Hospital, Bavarian Brewery, Mittendorf Funeral Home, American Machine Co., and Star Foundry as customers. There is even a lengthy entry that year for the Devou Family, the namesake for Devou Park. In later years there were entries for St. Aloysius, the City of Covington, St. Mary's Basilica, and many individual names from all over Covington and northern Kentucky.

Hellmann Lumber also played an important role in building up Covington, but they also played an important role in helping Covington weather storms, as well. According to Norb Hellmann, Hellmann

was open around the clock during the disastrous 1937 flood, making Johnny boats for flood evacuation. Because the building had steam engines, they were able to continue working even when the rest of the city had lost electrical power. These boats were large and sturdy enough to move a piano, and the company's workers built quite a few of these boats during the disaster.

While the family hands down stories of how the business was enterprising enough to build Johnny boats during the great flood, there was no personal memory or mention in deed research that the family, despite having access to lumber, ever got into other construction or "building" businesses. While Covington had many speculative developers, and it would make sense for the Hellmanns to join their ranks, there has been no evidence or documentation of multiple land transfers that would point to their participation in speculative land development and construction.

The Hellmann Lumber business was sold and moved to Walton, Kentucky, in 2005, as a street widening project caused the purchase of the building.

Evaluation of the significance of Hellmann Lumber & Manufacturing Company within the context of Lumberyards in Covington, Kentucky, 1880-1960

The Hellmann Lumber and Manufacturing Company was an integral component of the late-19th-century- and early-20th-century commercial and industrial development in Covington and specifically the lumberyard business. Hellmann Lumber first appeared in City Directories in 1879 and they appear on the 1886 Sanborn Maps. They were very typical of many of the other lumber yards in the total lot size of their operation as well as in their simple, utilitarian buildings to house the lumber and machines. When Hellmann Lumber and Manufacturing Company first opened, they were one of the southernmost lumberyards in the city limits of Covington, serving the quickly expanding city. The lumberyards in Covington, while located near train or river transportation, were still integrated into neighborhoods, often being located next to residential or other businesses. As the city grew southward, many of the lumber yards in the north part of Covington closed down and their land was converted into other uses; Hellmann Lumber and Manufacturing Company remained open and operating. This endurance as a business is a source of significance. It encourages us to explain the business's tenure as resulting from its reputation and relying on long-term relationships with its primary customers, Covington's builders.

In the 1940s and 1950s, as the automobile opened up areas and suburban development exploded, Hellmann Lumber and Manufacturing Company remained relevant by continuing to carry dimensional Lumber but also began carrying other materials, such as non-wood siding materials, to cater to the current building trends. While the period of significance ends in 1960s, Hellmann Lumber and Manufacturing Company continued to operate the business at the location on 12th Street until 2005. At that time they were only one of 2 lumber yards in the city limits of Covington.

The Hellmann Lumber and Manufacturing Company building is significant as it is strongly associated with the lumber yard industry in Covington from the 1880s to the 1960s. The building is representative of the type of warehouse architecture used in this industry and is the last remaining lumberyard building in the northern part of Covington. Its operation as a lumber-yard prospered and was

sustained over the lifetime of the business, as the city continued to expand and even when suburban development began.

Evaluation of the integrity of the significance of Hellmann Lumber & Manufacturing Company in relation to its current physical condition

The Hellman Lumber and Manufacturing Company meets Criterion A and has been interpreted within the historic context "Lumberyards in Covington, Kentucky, 1880-1960." This context identifies what are the typical attributes of a Covington lumber yard. These include physical qualities, such as size, location, and building type. Other qualities, such as length of the lumber yard's functional life, and it relation to the city's growth, were considered factors that signified importance. Because Hellmann Lumber and Manufacturing Company was the only lumber company from the turn of the century to sustain through the rest of the century, it provides an excellent example of a lumberyard in urban Covington. The integrity factors that inform us of this status are integrity of location, design, setting, materials, feeling and association.

The Hellman Lumber and Manufacturing Company possess integrity of **location** in that in remains on its original site at 12th and Fisk Street. This location is important for showing how the company established itself in the part of the city where construction was occurring in the late-19th century. Its location within the city, as well as its location along an important travel route, give us important information about Covington's commercial opportunities as the 20th century opened.

It retains integrity of **setting,** as it is still in an urban setting with other buildings adjacent to the building on surrounding blocks. While the road adjacent has been expanded into a boulevard, 12th Street (now Martin Luther King Boulevard), has long been a main transportation route in the city.

The building retains integrity of **design.** On the exterior, the building maintains its original configuration of the warehouse buildings built 1886-1894. While the office portion of the complex was demolished during the expansion of the 12th Street corridor, the warehouse and planing/milling portion of the building remains intact. Further, these buildings were not originally connected as is shown on Sanborn Maps as well as through the painted advertisements on the north façade of the building. Additionally, the building retains the brick and frame structure and materials, which provide it a sufficient integrity of **materials**.

Integrity of **feeling** is defined as a property's expression of the aesthetic or historic sense of a particular period of time. The building in its current condition is very similar to what the building would have looked like during its Period of Significance. There are still built-in shelving and remnants of machines and tools throughout the building. As the building was a warehouse and workshop, it was a very utilitarian space, with little ornamentation other than the open structure.

If a property related to its context possesses integrity of location, design, setting, materials, and feeling, it will be said to have integrity of **association**. The view that a property possesses integrity of association is equivalent to conceiving the property as eligible for listing on the National Register. The Hellmann Lumber and Manufacturing Company has a long standing association with the lumberyard

industry in Covington. Even after almost 10 years since the company has left the building and Covington, locals still refer to the building as Hellmann Lumber. Hellmann Lumber serves as a reminder to Covington of the urban and neighborhood lumberyard where many in Covington went to get the supplies for building and construction projects in Covington.

9. Major Bibliographical References

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Eilerman, Charles B. Historic. Covington: Proposed Subjects for Marking and Registration. Covington, Kentucky: Privately printed, 1973.

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Macintire, William. State Level I Documentation KY 1120 (Twelfth Street/MLK Blvd), Covington, Kentucky, KYTC Project No: 6-273.00. Unpublished report. Kentucky Heritage Council, Frankfort, Kentucky. 2013.

Sanborn Insurance maps of Covington, Kentucky. New York: Sanborn Map Company, 1886, 1894, 1909 updated to 1949.

Schiffer, Thomas. The Big Flood in Boone County. Boone County Kentucky: Privately Printed. 2012.

Sesquicentennial. City of Covington 1915-1965. Covington, Kentucky: T.W. Printing, 1965.

Williams City Directories. 1880-1964.

Interviews:

Hellmann, Don. Former owner of Hellmann Lumber Company.

Wainscott, Mary Ann. Sister and Daughter to former owners of Hellmann Lumber Company.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
_X_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:

_X_State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Hellmann Lumber & Manufacturing Company
Name of Property

Kenton Co, Kentucky
County and State

Historic Resources Survey Number (if assigned): KECL-814

10. Geographical Data

Acreage of Property .19

UTM References
Quad Name: Covington
Coordinates calculated via ArcGIS Explorer
Coordinates according to NAD 27: Zone 16; Easting 715 010.88; Northing 4327 987.74

Coordinates according to NAD 83:

	Zone	Easting	Northing		Zone	Easting	Northing
1	**16**	**715 005.36**	**4328 195.80**	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)

BEGINNING at a point 54.00 feet right of 12th Street centerline station 18+19.08; thence North 78 degrees 50 minutes 59 seconds East, 58.02 feet to a point 54.00 feet right of 12th Street centerline station 18+7710; then South 10 degrees 58 minutes 09 seconds East, 10.00 feet to a point 64.00 feet right of 12th Street centerline station 18+77.07; thence North 78 degrees 50 minutes 59 seconds East, 10.00 feet to a point 64.00 feet right of 12th Street centerline station 18+87.07, said point also being in the West existing right of way line of Fisk Street; thence with the existing right of way line South 11 degrees 06 minutes 38 seconds East, 114.05 feet to a point 178.05 feet right of 12th Street centerline station18+86.99; thence South 78 degrees 53 minutes 22 seconds West, 68.00 feet to a point 178.00 feet right of 12th Street centerline station 18+18.99; thence North 11 degrees 06 minutes 38 seconds West, 124.00 feet to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for Hellmann Lumber & Manufacturing Company was chosen as the existing boundaries of the parcel.

11. Form Prepared By

name/title Beth Johnson

organization City of Covington date 6/17/2014

street & number 20 W Pike Street telephone 859-292-2171

Hellmann Lumber & Manufacturing Company
Name of Property

Kenton Co, Kentucky
County and State

city or town Covington state KY zip code 41011

e-mail bjohnson@covingtonky.gov

Additional Documentation

Submit the following items with the completed form:

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

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:	Hellmann Lumber and Manufacturing Company
City or Vicinity:	Covington
County:	Kenton
State:	KY
Photographer:	Beth Johnson
Date Photographed:	July, 2014
Location of Orignal Digital Files:	20 W Pike Street Covington KY, 4014
Number of Photographs:	23

KY_Kenton County_Hellmann Lumber_0001
North façade (right) and East Façade (left), camera facing southwest.

KY_Kenton County_Hellmann Lumber_0002
North Façade, camera facing south.

KY_Kenton County_Hellmann Lumber_0003
North façade (left) and west façade (right), camera facing southeast

KY_Kenton County_Hellmann Lumber_0004
West Façade, camera facing southeast

KY_Kenton County_Hellmann Lumber_0005
West façade (left) and south façade (right), camera facing northeast

KY_Kenton County_Hellmann Lumber_0006
South façade (left) and east façade (right), camera facing northwest

KY_Kenton County_Hellmann Lumber_0007
East Façade, camera facing west.

KY_Kenton County_Hellmann Lumber_0008
Roof top structure on east façade, camera facing west

KY_Kenton County_Hellmann Lumber_0009
North façade on left, street view, camera facing west.

KY_Kenton County_Hellmann Lumber_0010
Interior shot, first floor standing in the center of the room facing south.

KY_Kenton County_Hellmann Lumber_0011
Interior shot, first floor standing in the center of the room facing north.

KY_Kenton County_Hellmann Lumber_0012
Interior shot, first floor standing in the center of the room facing southeast

KY_Kenton County_Hellmann Lumber_0013
Interior shot, first floor basement stairway facing north

KY_Kenton County_Hellmann Lumber_0014
Interior shot, first floor office area in northeast corner facing northeast.

KY_Kenton County_Hellmann Lumber_0015
Interior shot, first floor facing southwest

KY_Kenton County_Hellmann Lumber_0016
Interior shot, first floor facing northwest

KY_Kenton County_Hellmann Lumber_0017
Interior shot, second floor facing northwest

KY_Kenton County_Hellmann Lumber_0018
Interior shot, second floor northwest corner room facing northwest

KY_Kenton County_Hellmann Lumber_0019
Interior shot, second floor facing southeast

KY_Kenton County_Hellmann Lumber_0020
Interior shot, second floor facing northeast

KY_Kenton County_Hellmann Lumber_0021
Interior shot, second floor facing east

KY_Kenton County_Hellmann Lumber_0022
Interior shot, second floor facing northwest

KY_Kenton County_Hellmann Lumber_0023
Interior shot, second floor facing southwest

Property Owner:

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

Hellmann Lumber & Manufacturing Company
Name of Property

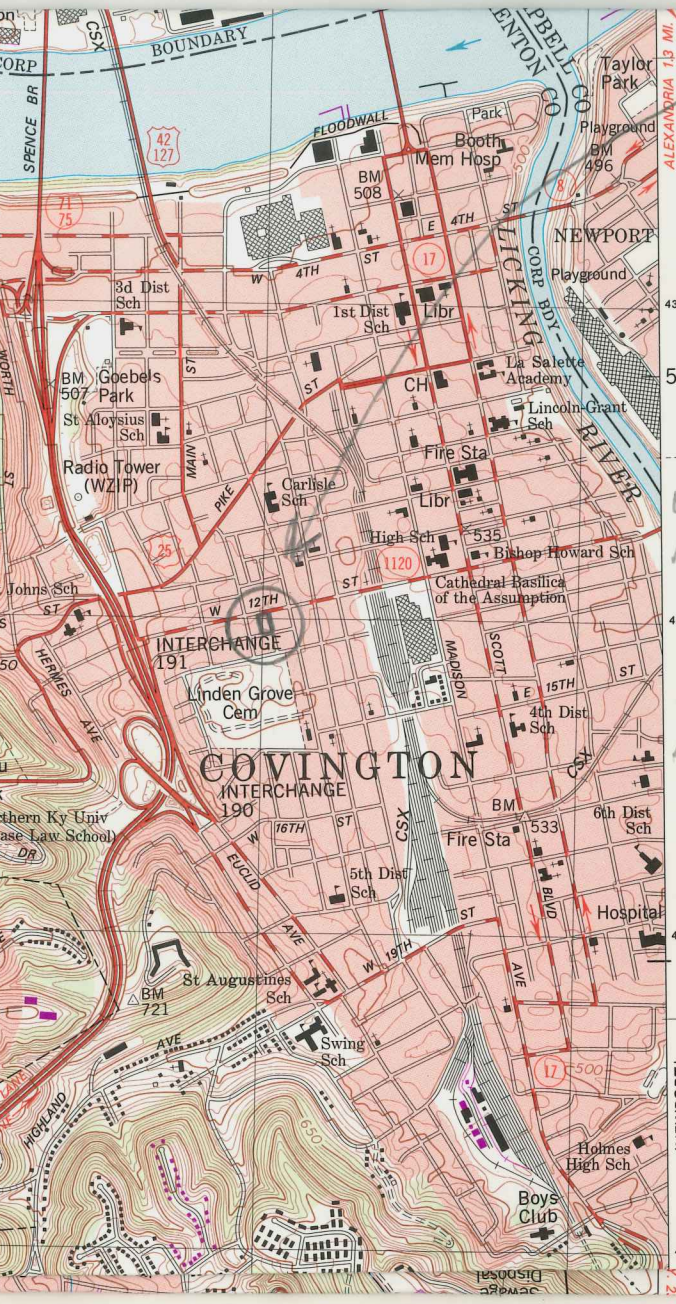
Kenton Co, Kentucky
County and State

name Center for Great Neighborhoods

street & number 1650 Russell St telephone 859-491-2220

city or town Covington state KY zip code 41011

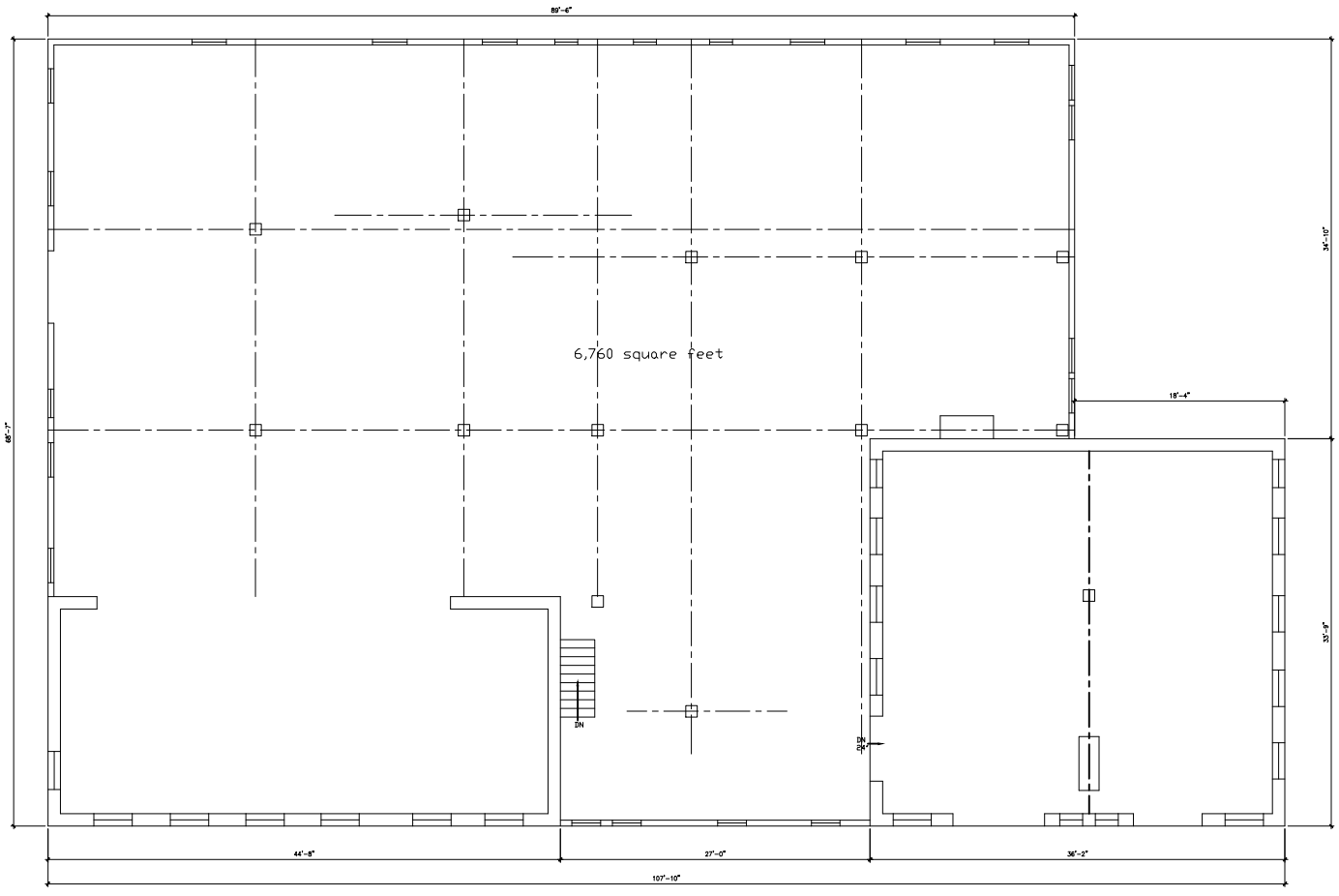
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Hellmann Lumber and Manufacturing Company
Kenton Co., KY
Covington Quad
Zone 16

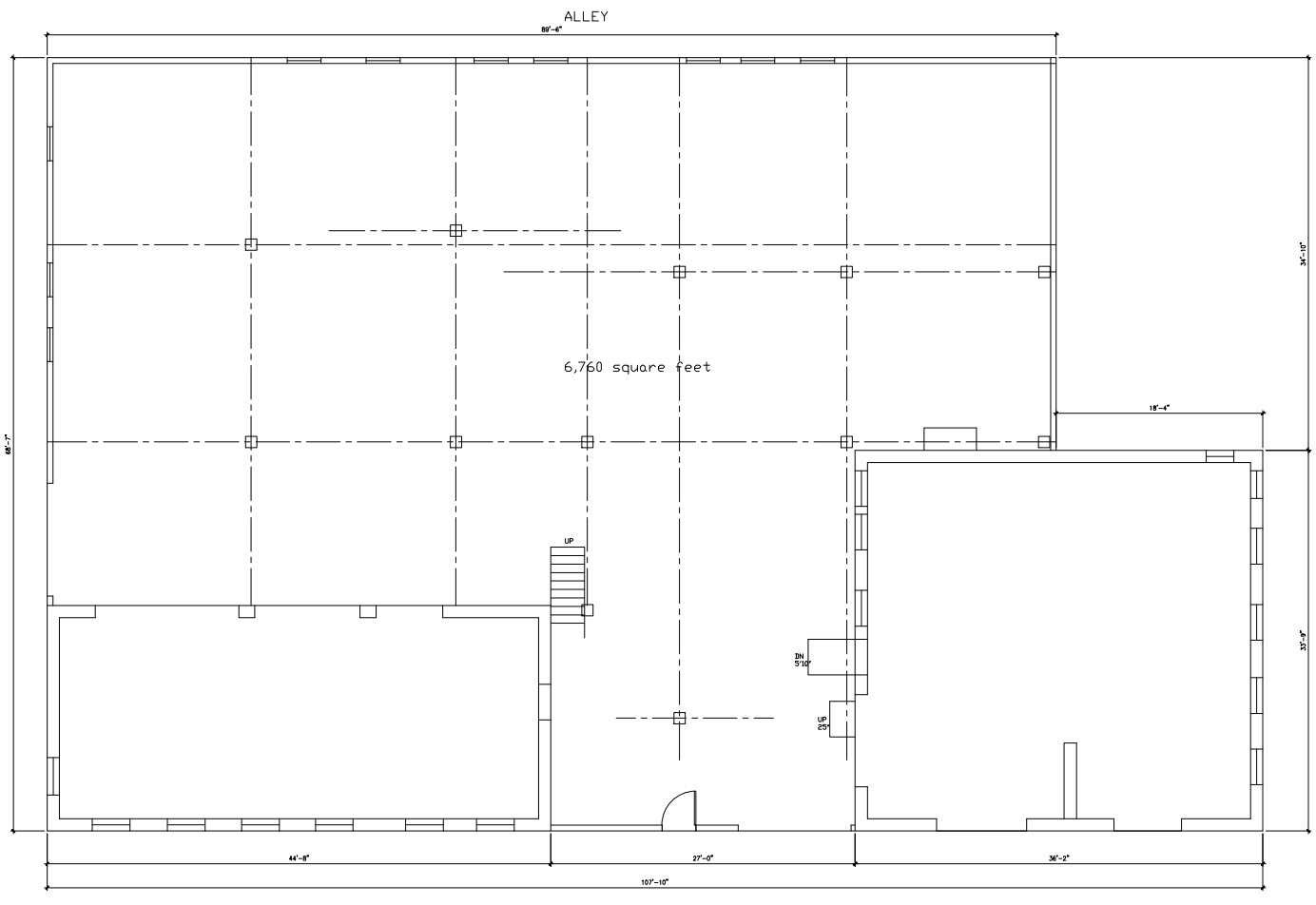
Coordinates NAD 27
Easting 715010.88
Northing 4327987.74

Coordinates NAD 83
Easting 715005.36
Northing 4328195.60



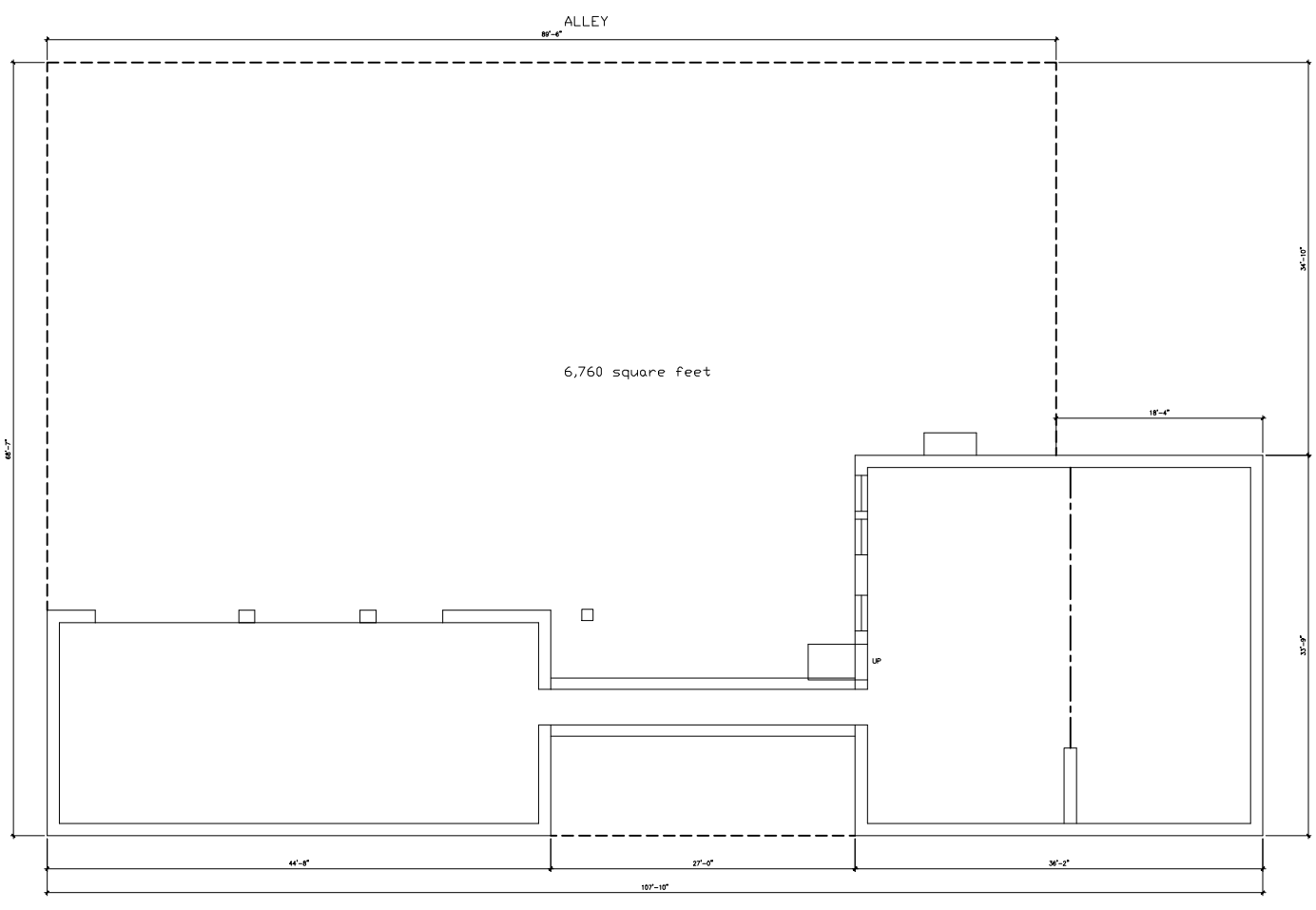
SECOND

0 4' 8' 16'



FIRST

0 4' 8' 16'



BASEMENT

0 4' 8' 16'

KCPVA Parcel Locator Viewer Map

parcel

Rec	PIDN	OWNER	ADDRESS	GIS_SQFT	GIS_ACRE
1	054-22-19-004.00	CENTER FOR GREAT NEIGHBORHOODS OF COVINGTON INC	321-23 12TH ST W	8357	0.19

Hellmann Lumber Site Map

Legend

Building
- Building
- Pool
- Tank
- Concrete Pad

Roads
- Paved Road
- Upaved Road
- Bridges
- Paved Parking
- Unpaved Parking
- Railroad

Recreation
- Ball Fields
- Tennis Courts
- Playground/ General Rec
- Tee/Green
- Trail

Boundaries
- Parcel
- City
- Zoning

Topography
- Index Contour
- Intermediate Contour
- Drainage
- Creek/ Lake

N

0 90 180
Feet

Printed On: 6/17/2014
Source: linkgis.org

Parcel data provided by CCPVA, PCPVA and LINK-GIS. For planning purposes only.

2332 Royal Drive
Ft. Mitchell, KY 41017
859-331-8980
Office hours M-F 8-5
www.linkgis.org

Hellmann Lumber Site Map

Legend

Building
- Building
- Pool
- Tank
- Concrete Pad

Roads
- Paved Road
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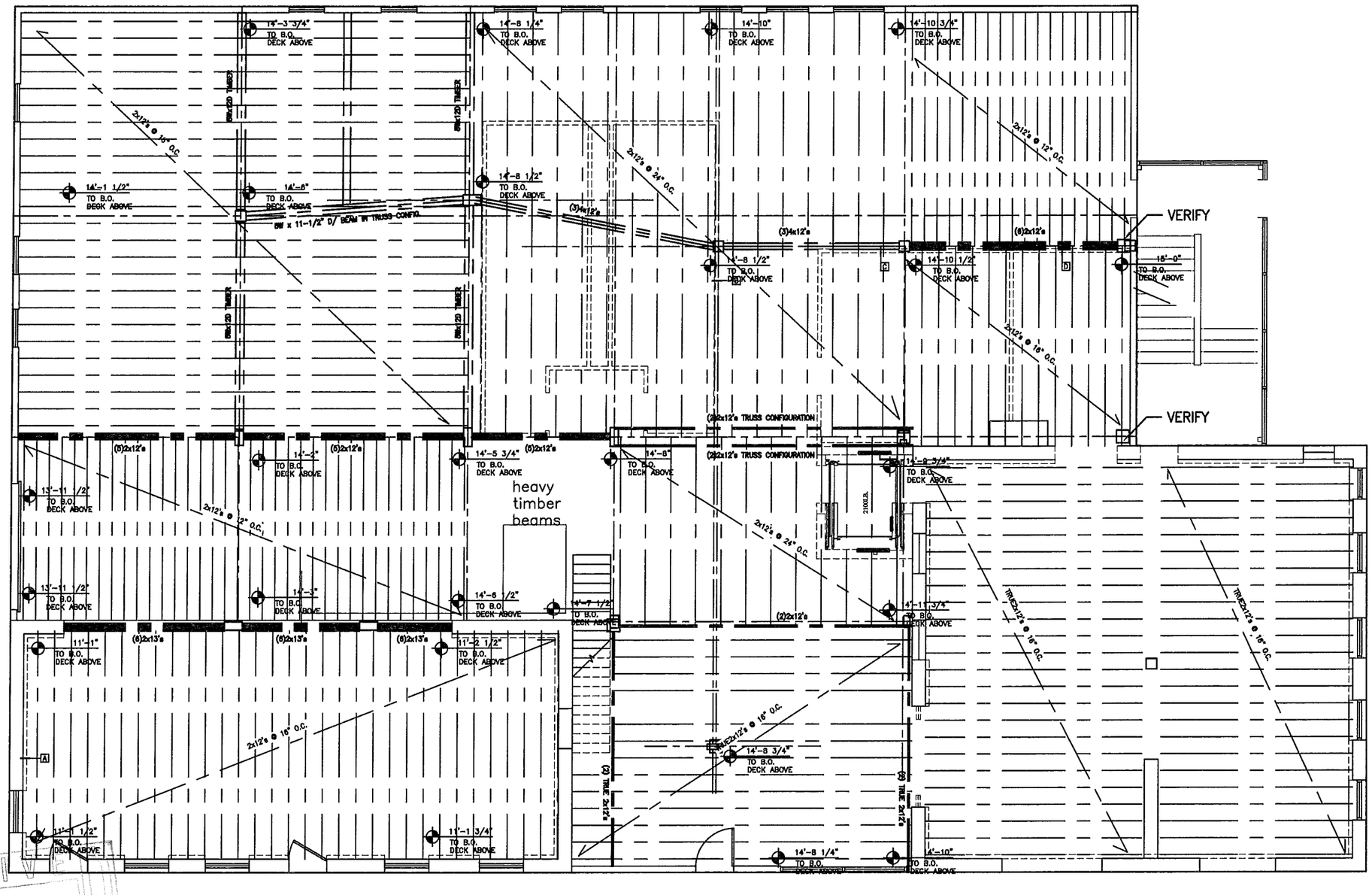

SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

PLAN NORTH

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HELLMANN LUMBER BUILDING

321 W. MARTIN LUTHER KING JR. BLVD
COVINGTON, KY 41011

Hub + Weber
Architects, PLC

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Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com

Issued: 09.10.14

Revised:

SECOND FLOOR FRAMING PLAN

S101

1401.006

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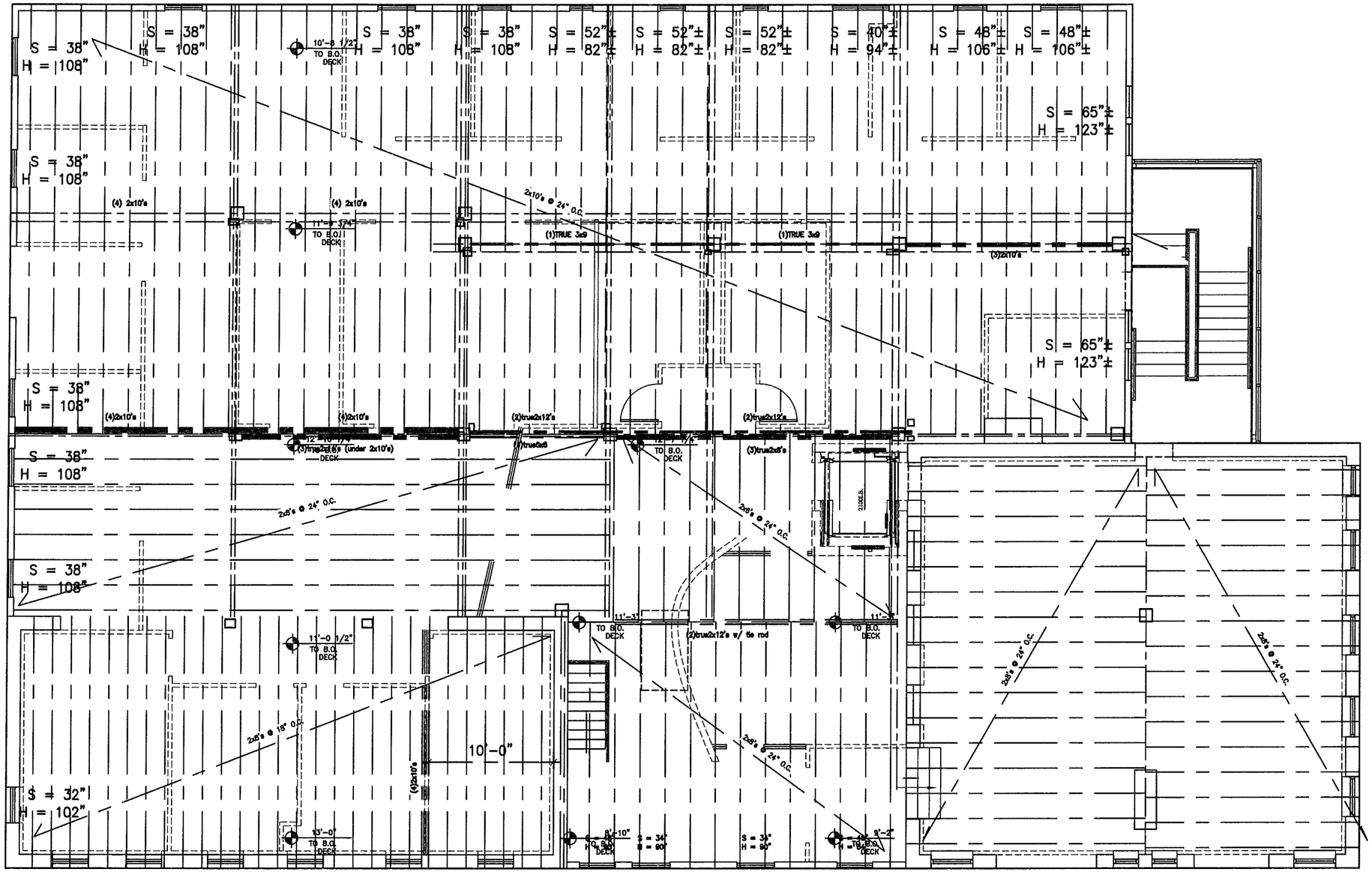

ROOF FRAMING PLAN

1/4" = 1'-0"

PLAN NORTH

RENOVATION

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COVINGTON, KY 41011

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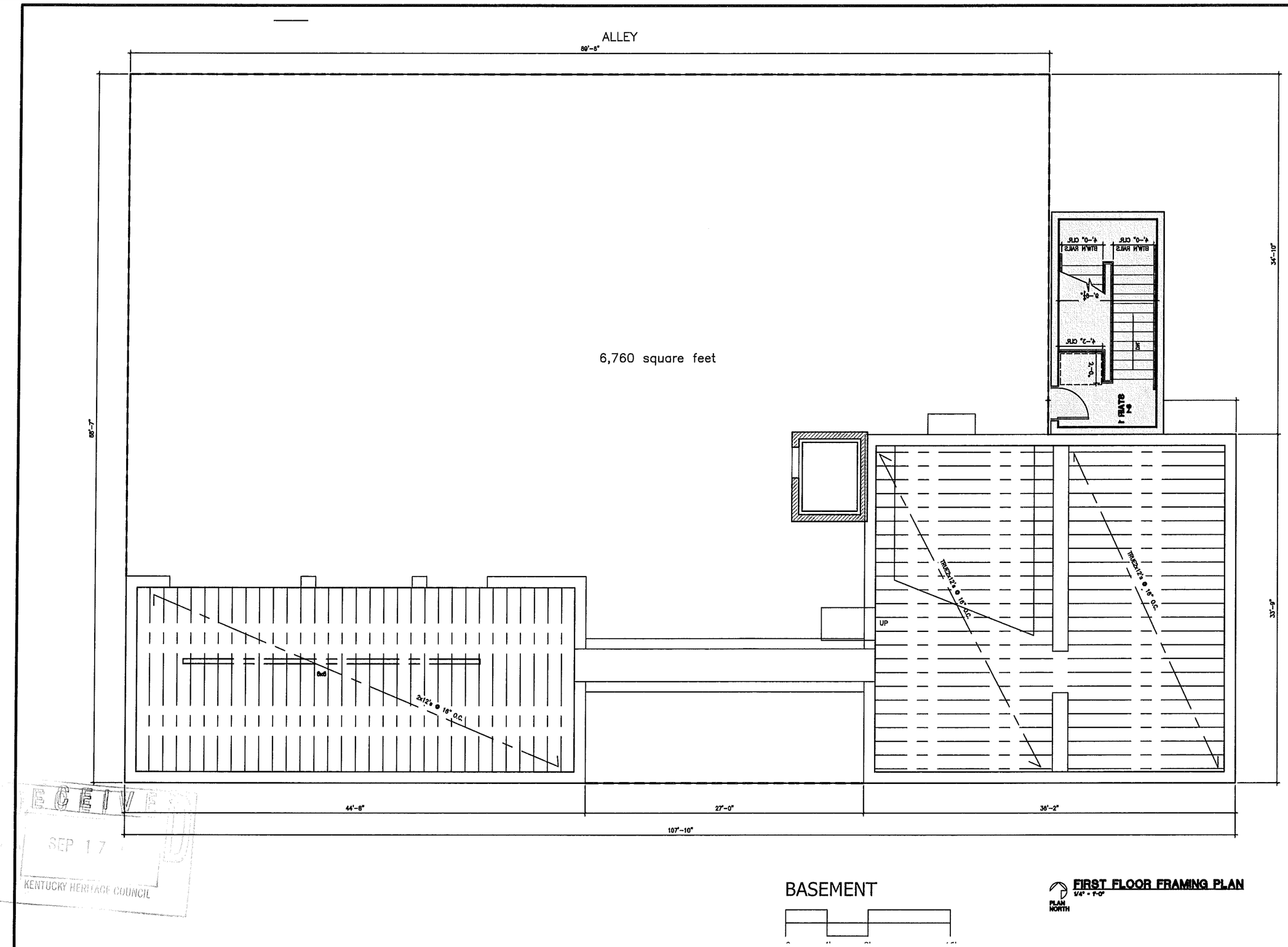

BASEMENT

FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

PLAN NORTH

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FIRST FLOOR
FRAMING PLAN

S100

1401.006

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CO.
SHEETROCK

LUMBER
MILLWORK
PLYWOOD
HELLMA MBER
AND CO.
SHEETROCK

LUMBER
HELLMA
AND
WEBER
CO.
ELMWOOD
PITTSBURGH

WALNUT

EXIT