

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Peaselburg Neighborhood District

other names/site number NA

Related Multiple Property NA

2. Location

street & number West 16th Street, Holman Street, West 19th Street, and Monroe Street NA not for publication

city or town Covington Vicinity

state Kentucky code KY county Kenton code 117 zip code 41014

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title Craig A. 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

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5. Classification

Ownership of Property

Category of Property

Number of Resources within Property

- private
- public - Local
- public - State
- public - Federal

- building(s)
- District
- Site
- structure
- Object

		Contributing	Noncontributing	
		541	14	buildings
		0	0	district
		3	6	site
		0	0	structure
		0	0	object
		544	20	Total

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

Number of contributing resources previously listed in the National Register

NA

5: Fifth District School (1); St. Augustine Church (4)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: BUSINESS

DOMESTIC: SINGLE DWELLING

RELIGION: CHURCH

EDUCATION: SCHOOL

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business

DOMESTIC: SINGLE DWELLING

RELIGION: CHURCH

EDUCATION: SCHOOL

7. Description

Architectural Classification

(Enter categories from instructions.)

MID 19TH CENTURY/ITALIANATE & QUEEN ANNE

LATE 19TH & 20TH CENTURY REVIVALS: COLONIAL REVIVAL, TUDOR REVIVAL, NEOCLASSICAL

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: CRAFTSMAN

MODERN MOVEMENT: MODERNE AND INTERNATIONAL STYLE

Materials

(Enter categories from instructions.)

foundation: STONE, BRICK, CONCRETE

BRICK, CONCRETE, WOOD

walls: (WEATHERBOARD)

roof: ASPHALT, TILE, METAL, SYNTHETICS

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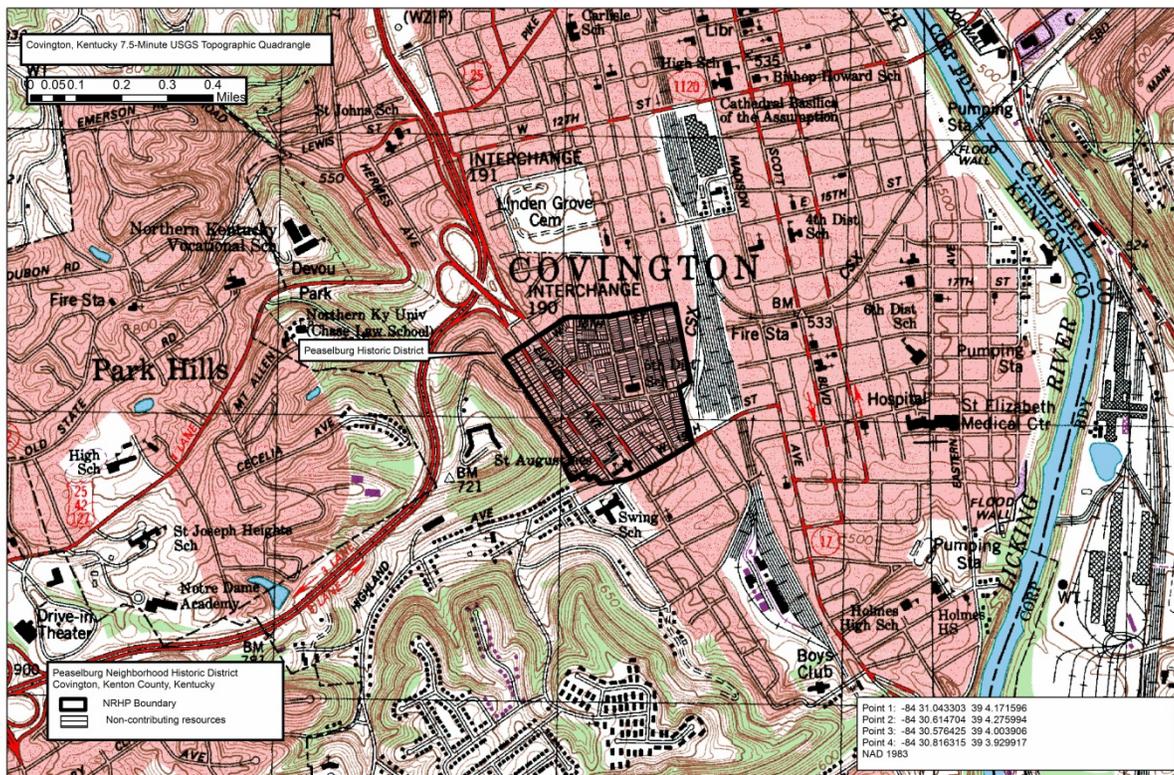
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Narrative Description

Summary Description

The Peasenburg Neighborhood Historic District lies within Covington, Kentucky's northernmost city, across the Ohio River from Cincinnati, Ohio. The proposed district contains 566 resources over approximately 70 acres.

Peasenburg is a working- and middle-class neighborhood that developed gradually from the last quarter of the 19th century through 1960. It was anchored historically by the St. Augustine Church to the south, and the Cambridge Tile Manufacturing Company, a major employer in the area, to the north. The district, a compact mixture of residential, commercial, religious, and institutional buildings, contains only 10 non-contributing resources. The district is bounded by the south side of West 16th Street on the north, the west line of Holman Street on the east, the north line of West 19th Street on the north, and the east line of Monroe Street on the west. Two properties within the district are already listed: St. Augustine Church (2005, NRIS 05001321) and Fifth District School (2005, NRIS 05001320).



Peasenburg District (shaded area)

Development of the District

In the 18th century, the Ohio River Valley was the vast west to the colonies, and later to the fledgling new country. In addition to hunters and surveyors, the area that would become Kentucky was explored by opportunists from Virginia, such as Raleigh Colston. The "scion of an old Virginia family," by 1780, Colston joined the ranks of other land speculators acquiring land in Northern Kentucky.¹ Colston's brother-in-law Colonel William Peachy, a veteran of the Revolutionary War, used his military services land grant to acquire

¹ Paul A. Tenkotte, "Gateway to the West, 1763-1830," in *Gateway City: Covington, Kentucky 1815-2015*, eds. Paul A. Tenkotte, James C. Claypool, and David E. Schroeder. (Covington: Clerisy Press, 2015), 7.

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two 5,000 acre plots in Northern Kentucky. One of these was purchased by Colston, and from that grant would come the Covington neighborhoods of Peaselburg, most of Latonia, Monte Casino, City Heights, Kuhr's Lane and the southern part of Lewisburg.²

Kenton County, created by the Kentucky legislature in 1840 from Campbell County, covers 162 square miles. Bordered on the west by Boone County, Campbell County on the east, and Grant and Pendleton Counties on the south, the county was the 19th formed in the Commonwealth. The largest city in the county (and in northern Kentucky) and one of two county seats, Covington received its charter in 1815.³

Located at the confluence of the Ohio and Licking Rivers, the city lies on a plain surrounded by hills to the south and west. The waterways facilitated Covington's growth, as did immigration. Economic conditions and religious persecution by the Prussian government encouraged many Germans to emigrate to America between 1840 and 1860. In 1840, six years after incorporation, Covington had a population of 2,026. By 1850, Kenton County was the second most populous county in the state, with 16,117 residents, and Covington was second only to Louisville in size, with 9,408 residents.⁴ Total migration to the United States increased from 23,322 people in 1830 to 369,980 in 1850.⁵

This time of growth and expansion coincides with the earliest settlement of Peaselburg. Located in the southwestern part of what is now the city of Covington, on the slopes of the hills that ring Covington, Peaselburg attracted the new immigrants, mostly German, to its much cheaper land outside of the original neighborhoods in Covington, such as Main Strasse, where a high concentration of immigrants had already settled.

Originally known as Silkyville, the area was settled by German Catholics, as well as a smattering of Irish families. The hills above the community housed the headquarters of Major General Lew Wallace during the Civil War, as part of his defense of the city of Cincinnati. Peaselburg was "little more than a small village of scattered homes" at this time.⁶

The neighborhood's name has long been a source of both legend and consternation. During the late-nineteenth century, the geese freely roamed the area. The Low-German word for their droppings is "peasel," and given the high concentration of both fowl and droppings, someone from perhaps a rival part of Covington could have issued the name pejoratively. Another source claims the area was named after a German native with the last name of Peasel. Yet another origin story relates that a great many German families living in the area grew peas, and the name sprang from that crop.⁷ The odd name was frequently noted in local newspapers from the late-19th century; articles discussed "Goose Town," and referred to the area as "that rural village."

St. Augustine Parish, a major force historically in community life in Peaselburg, was established in 1870, as the fifth German-Catholic parish in Covington. The fortunes of the church are woven in tightly with the fabric and

² Ibid, 8, 16.

³ Ron. D. Bryant. Kenton County, in *The Encyclopedia of Kentucky*, ed. John Kleber. (Lexington: The University Press of Kentucky, 1992).

⁴ John Boh. "Covington," in *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky, 2009), 507.

⁵ George Yater, *Two Hundred Years at the Falls of the Ohio: A History of Louisville and Jefferson County*. (Louisville: The Heritage Corporation, 1979), 65.

⁶ Kate Carothers. "St. Augustine Church Complex, Kenton County, Kentucky." *Nomination to the National Register of Historic Places*. Section 8, pages 1-2. Copy on file at the Kentucky Heritage Council. Listed 2005.

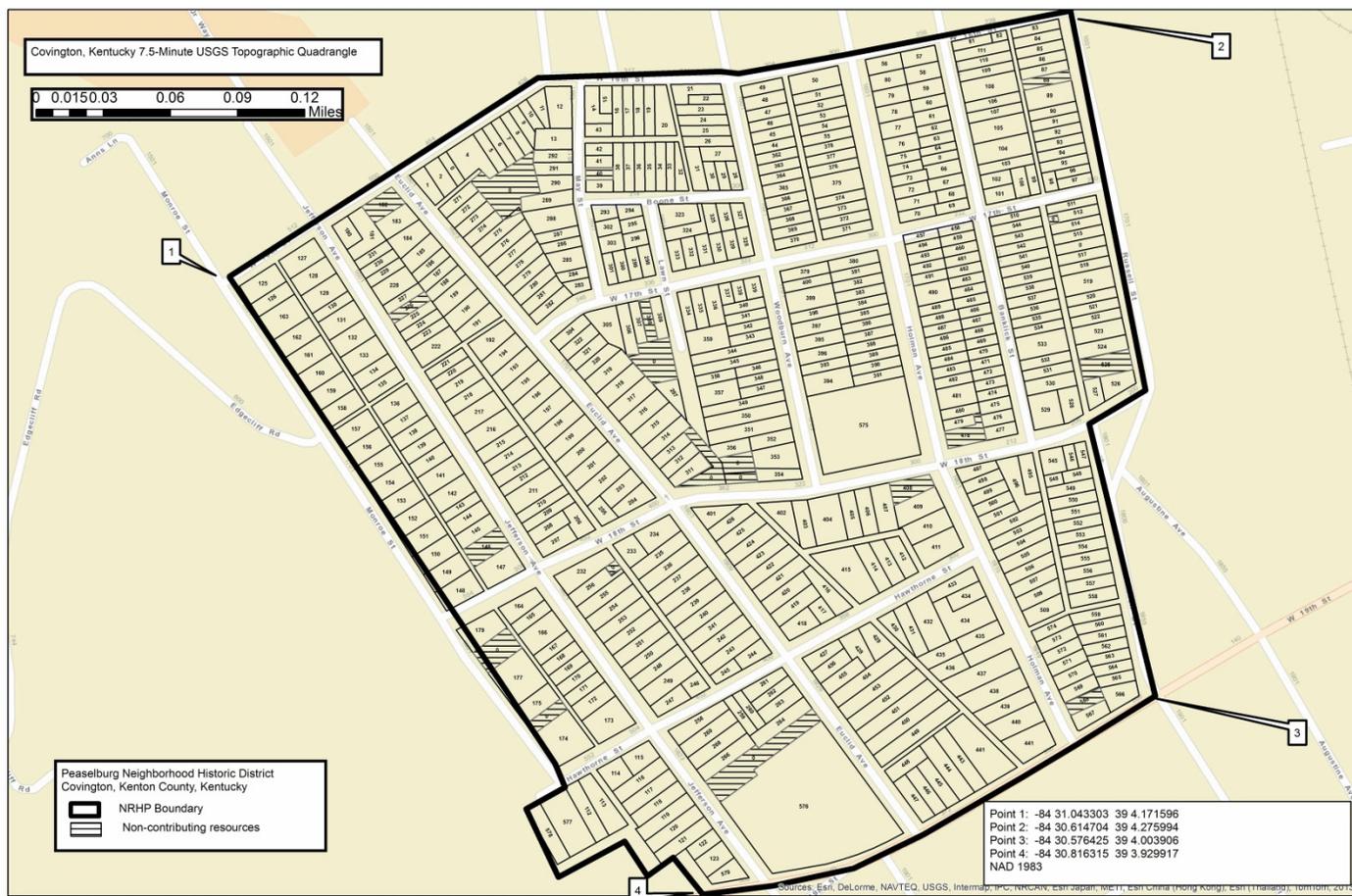
⁷ Kate Carothers. "St. Augustine Church Complex, Kenton County, Kentucky." *Nomination to the National Register of Historic Places*. Section 8, pages 1-2. Copy on file at the Kentucky Heritage Council. Listed 2005.

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development of the neighborhood; the growth and various construction phases of the parish parallel that of the rest of the neighborhood. The significance of the church in the development of the district will be further explored in Section 8 of this nomination.

Peaselburg incorporated as an independent municipality in 1880, changing its name to Central Covington. It was annexed by Covington in 1906, one of the many neighborhoods annexed by the larger city over the course of generations. Beginning in the late-19th century and continuing until 1930, overall growth in Covington and manufacturing interests in Peaselburg made the area ripe for residential development. Many streets show signs of speculative ventures in the form of repetitive house designs.



Only a portion of Peaselburg is shown on the 1894 Sanborn map of Covington. This includes 1½ blocks of the four major early streets, including Woodburn, Holman, Banklick, and Russell. Five frame single-family dwellings and one duplex are extant on Holman. Banklick, between 16th and 17th, is more evenly built out, although the numbers are low as well – only 10 frame dwellings and two brick dwellings. Russell Avenue boasts eight frame dwellings and two brick dwellings, while Woodburn Avenue appears mostly empty, with lot lines in place, but only five frame houses and one brick store.

Holman is the main thoroughfare of the Peaselburg Neighborhood District, and the buildings along the street broadcast its status as an avenue. Its development patterns show this, as the northern sections were built out quickly. By 1909, almost every parcel on Holman between West 16th and West 18th Streets had been developed. The empty parcels that remained as the 20th century progressed were claimed by the most popular

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20th century housing type: the bungalow. As a result, Holman Avenue reads like a microcosm of the district's development (Photo 19).



Holman Avenue houses



Photo 9: challenges of terrain in the district

Peaselsburg lies to the west of Madison Avenue, the major north-south thoroughfare of Covington. Of the approximately 141 buildings built in the last quarter of the 19th century, over 70 percent are located on Russell Street, Banklick Street, and Holman Street- with Holman Street having the largest concentration of 19th century buildings.

By 1909, most of the neighborhood was platted, although many blocks had undeveloped lots for decades. Development tended to move east to west, with streets like Jefferson Avenue, toward the western edge of the district boundary, developing completely in 30 years, between 1900 and 1930. Close to half of all of the development in Peaselsburg occurred during the first quarter of the 20th century – some 268 resources were constructed during that period. Of those buildings, 139 were either bungalows or American Foursquares.

The end of the Period of Significance (POS) saw the development of the neighborhood virtually complete, save for scattered infill and redevelopment.

Character of the District

The Peaselsburg Neighborhood Historic District remains predominantly residential, with a mix of commercial buildings and some institutional buildings. The range of architectural styles found in the neighborhood indicates the cycles of construction and rebuilding throughout the Period of Significance.

The hills and valleys of the neighborhood result in a variable topography, which forced builders to adapt to the terrain in creative ways (Photo 9). Some buildings dealt with this by having multiple levels: 1 or 1½ stories in the front of the house, with two to three stories at the rear of the house. For example, the frame Covington-Newport Townhouse at 1601-1603 Jefferson Avenue (NR ID 83, KECP-431) is located on a sloping corner lot. The house is three full stories at the front, with an exposed foundation, and barely 2½ stories at the rear.

Euclid Avenue, located toward the western side of the Peaselsburg neighborhood, lies in a valley, and Jefferson and Monroe Streets serve as the steps up to the steep hillside. On Monroe, the entrances to the mostly World War II-era and post-war houses are at grade, while the back lots fall sharply. Looking east over the district from Monroe reveals the undulating terrain of the district (Photo 18).

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Retaining walls are an enormous presence in the neighborhood. Walls of uncoursed mortared masonry or concrete are found along West 18th, Jefferson Avenue, and Hawthorne Street. The steep lawns are neatly bisected by long narrow flights of steps leading to the front door of the house.



Photo 18: Looking East from Monroe Street



Photo 6: An alley within the district

One factor which seems to have a bearing on the style and type of housing built in the district is the resource's placement on the neighborhood's gridiron network. The small narrow secondary streets, such as Boone, Lawn, and May, were developed primarily as working-class housing. These houses were erected quickly, to fill the need for inexpensive housing for workers. The houses tend to be modest shotguns and bungalows, on small lots, with very little setback.

Other streets that developed more slowly display a variety of housing stock, intended for a variety of demographics and pocketbooks. Jefferson, Euclid, and Woodburn, grew over several decades, and the houses include shotguns, Covington-Newport Townhouses, American Foursquares, and bungalows.

Most of the houses have very small front yards, with the exception of those developed later on sloping lots. Then, out of necessity, a long front lawn (some are in sod, and yet many have been planted with perennials) leads to the front door. There are not many street trees, with the exception of a few scattered trees along Banklick Street.

All of the streets in the district are paved, and all of the primary streets have sidewalks and curbs. Alleys were an important part of Covington's 19th-century street system. When employed, they served the rear of properties that faced a main thoroughfare. Often associated with dilapidated housing, trash, and crime, alleys were essential in providing affordable houses to the poor and access to carriage houses and rear service structures. Other service functions were also furnished from alleys, such as trash pick-up and in the twentieth century, utilities.

The alleys of the Peaselsburg Neighborhood Historic District, however, are a mixture of paved and brick cobblestone, and most do not have sidewalks or curbs (Photo 6). Alleys were an important part of the movement of the neighborhood, both before and into the automotive age. The alley behind Jefferson Avenue contains perhaps the greatest concentration of garages in the district.

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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. Woven in with the domestic architecture is an array of freestanding domestic outbuildings, the majority being carriage houses or garages located to the rear of the dwellings, usually along an alley.

Very few non-automotive outbuildings are still extant. There is a two-story brick stable located at the rear of 314 Boone Street (Inventory # 298; KECP-301). This structure was present on the 1909 Sanborn map.

Most of the garages date to the Period of Significance, and are constructed of frame or concrete block. Cladding materials include weatherboard, vinyl or aluminum siding, or brick veneer. Additional contributing outbuildings include workshops and sheds. A number of bungalows have basement garages – although these aren't technically outbuildings, they were noted on the survey list since it is a defining characteristic.

The most common changes in the district are 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 completely obscure its significance. Windows are another common alteration observed in the district; historic sash from the mid-19th century was updated in the late-19th century or early-20th, 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, are other typical alterations (usually in keeping with the scale and materials of the original house) in the district.

Architectural Styles and Building Types in the District

Italianate

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.⁸

Farm journals and pattern books disseminated the style, the advent of balloon framing helped erect 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 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.⁹

⁸ Virginia and Lee McAlester. *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 1998), 211.

⁹ Ibid.

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The influence of Italianate and other Victorian-era styles started late and lingered for over 40 years in Covington, 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.”¹⁰

The Italianate style was widely popular in Peaselburg, with many simple house forms boasting a bracketed cornice or long, narrow windows with slight hood molds. Twenty-eight buildings in the district can be described as purely Italianate – and 25 of that number are located on Holman, Banklick, and Russell Streets. Incidentally, all but one of these buildings is a Covington-Newport Townhouse. The Charles E. Jackson House (NR ID 90, KECP-011) at 1617 Russell Street, is a good example of a frame Italianate dwelling in the district, with a simple bracketed cornice. The Granville S. and Mary Vallandingham House on Banklick Street (NR ID 468, KECP-114) illustrates the style in a 1½-story brick form – again, the plan is that of a Covington-Newport Townhouse. The Vallandingham House has a bracketed cornice with frieze windows, and carved stone lintels over the elongated sash windows.

Richardsonian Romanesque

Popularized by (and named in honor of) Boston architect Henry Hobson Richardson, the style was nationally popular from 1880 to 1900, but as always, the influence persisted longer in rural areas. Wide-rounded arches and windows, and the use of stone and brick are hallmarks of the style. A sense of massiveness, punctuated by the use of different stone treatments as well as the actual scale of the building, meant that many commercial and institutional buildings adopted the style.

The Fifth District School (Photo 1, NR ID 575, KEC-170) within the Peaselburg Neighborhood Historic District, dates to 1901, and is an example of one of Covington’s “most accomplished examples of the style.”¹¹

Queen Anne

Queen Anne, one of the later style subsets of the Victorian period, 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 and by the expanding railroad network, which was “making pre-cut architectural details conveniently available through much of the nation.”¹²

Around 38 Queen Anne style dwellings are found in the district. The Louis J. Hagedorn House on Banklick Street (NR ID 58, KECP-93) typifies the expression of the style usually found in the Peaselburg Neighborhood Historic District: a spindlework entry porch, with turned posts and spindled frieze, and window surrounds accented with bullseyes. Sometimes the addition of a polygonal bay window was the only expressed trait of the style on a dwelling in the district (Photo 19).

¹⁰ William Macintire, *A Survey of Historic Sites in Rural Marion and Washington Counties, Kentucky*. (Frankfort: The Kentucky Heritage Council, 2009), 74.

¹¹ Kate Carothers. “Fifth District School.” *Nomination to the National Register of Historic Places*. Section 8, page 1. Copy on file at the Kentucky Heritage Council. Listed 2005.

¹² McAlester, 268.

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Free Classic

The Free Classic style is a transitional style between the Queen Anne and the revival styles, including Colonial Revival and Neoclassical. Many Free Classical dwellings have a form and massing similar to that of an American Foursquare, but with the addition of two-story polygonal bays, towers and other decorative details that are clearly Victorian. Details such as block modillions, dentils, Palladian windows and classical columns are common on Free Classic dwellings.

Approximately 20 Free Classic-styled dwellings are present in the district. The Frank M. Robertson House (NR ID 336, KECP-183) at 1621 Holman Street, illustrates one way the Free Classic is interpreted in the district. The form is simple, and not asymmetrically composed like many Queen Anne houses. It has arched window and simple, classically inspired trimwork.

Craftsman

The departure from the perceived excesses of the Victorian era and the growing middle class helped spread the Craftsman style. The low lines of the bungalow gave the building a solidity which offered comfort and security.

The Craftsman style's identifying features include gabled roofs, typically with wide unenclosed overhanging eaves, exposed rafter tails, braces and brackets at the gables, porches, often with battered columns, and double-hung sash windows with vertical muntins in the upper sash.

Many dwellings – around 241 – in the Peaselburg Neighborhood Historic District – have some type of Craftsman-inspired element.

The Revival Styles

The Free Classic style was a transitional style, and was nationally supplanted by the Colonial Revival style. 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."¹³

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 Dutch Colonial variant on the style often features a gambrel roof, perhaps a second-story overhang and long shed dormers.

Colonial Revival American Foursquares are one expression of the style in the district; there are around a dozen of the type with Colonial Revival characteristics.

¹³ 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 Dutch Colonial variant on the style often features a gambrel roof, perhaps a second-story overhang and long shed dormers. The Dutch Colonial style has several examples in Peaselsburg, including one built with new materials of the 20th century – rusticated concrete block. That house is found at 1820 Jefferson Avenue (NR ID 249, KECP-425). Other Dutch Colonials include 329 West 17th Street (NR ID 336, KECP-527) and its neighbor, 333 West 17th Street (NR ID 334, KECP-529).

Tudor Revival

The development of new materials such as concrete block, asphalt shingles and metal siding in the first three decades of the 20th century influenced the style of dwellings and emphasized the building's design and construction flexibility. The inexpensive nature of designs like the Tudor Revival also appealed to young couples and middle class families.¹⁴ Elements of the Tudor Revival style include a steeply pitched roof, cross gables on the façade, large chimneys (often on the façade) and details such as rounded arched entryways.

There are only around a dozen Tudor Revival-influenced dwellings in the Peaselsburg Neighborhood Historic District, including the Ralph W. and Edna Ballard House (NR ID 46, KECP-220) at 1610 Woodburn Avenue and the Cleophus and Magdalon Sullivan House (NR ID 413, KECP-545) at 310 Hawthorne Street and at 505 Hawthorne Street, the Raymond and Elise Warwood House (Photo 10, NR ID 113, KECP-561).

Building Types/Forms in the District

Side-Passage

Many of the dwellings in the district area have a side-passage plan, and are frame or brick, usually three-bays wide and one-room deep (single pile). The side-passage plan, as it evolved in Kentucky, 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.¹⁵ 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.

There are 42 side-passage plan dwellings in the district, including examples like the Charles E. Purdy House (NR ID 472, KECP-118) at 1729 Banklick Street. Well over half of all of the side-passage plan houses are of brick construction.

Shotguns

Shotguns are best described as a rectangular plan, one story high, one room wide, and three to four rooms deep.¹⁶ Theories abound about the origin of the shotgun plan; the form likely originated in West Africa and Haiti, and spread throughout the United States via New Orleans.¹⁷

¹⁴ Clark, 185.

¹⁵Gabrielle M. Lanier and Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic*. (Baltimore: The John Hopkins University Press, 1991), 32.

¹⁶ Joanne Weeter. "Shotgun Cottages," in *The Encyclopedia of Louisville*, ed. John Kleber (Lexington: University Press of Kentucky, 2001), 819.

¹⁷ John Michael Vlach "The Shotgun House: An African Architectural Legacy" in *Common Places Readings in American Vernacular Architecture*. University of Georgia Press 1986

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There are 55 shotguns in the Peaselburg Neighborhood Historic District, built between 1875 and 1910. The vast majority are of frame construction, with minimal stylistic features, typically on the porches or gables. A row of shotguns forms one perimeter of the district, along West 16th Street (Photo 13).



Photo 13: row of Shotgun houses



Photo 17: Covington-Newport townhouse type

Multi-family Dwellings

There are a number of purpose-built multi-family buildings within the district. Twenty-four resources were identified conclusively as multi-family or duplex buildings, although it is likely there are more. Additionally, it was common practice for single-family homes to accommodate a family and many non-family members.

Two examples of multi-family dwellings stand out in the neighborhood, at 1618-1620 Banklick Street (NR ID 105, KECP-71) and 1622-1624 Banklick Street (Photo 3, NR ID 104, KECP-72). Both are two-story brick buildings with six bays (door/window/door/door/window/door) across the first story façade, and a four-bay (all windows) on the second story.

Taking in boarders in single-family homes was quite common in Peaselburg. In 1910, railroad watchman John J. Linsky lived at 1826 Holman Street (KECP-166) with his two daughters, and five boarders: a storekeeper, a railroad machinist, a railroad switchman, a traveling cigar salesman, and a dress fitter. Examples include 1609-1611 May Street (NR ID 13, KECP-282), double shotgun, and duplexes at 320 West 19th Street (NR ID 443, KECP-565) and 324 West 19th Street (NR ID 445, KECP-567).

Covington/Newport Townhouse

Much like the shotgun, the Covington/Newport Townhouse (CNT) type is designed for the narrow deep lots typically found in Covington. While a shotgun is one story, however, the CNT is two-to-three stories high, though both types are just a single room wide and often many rooms deep. The entry to most shotguns is commonly on the façade; the CNT does not usually have a street façade entry. The main entrance, then, is located along the side of the house. The introduction of multiple upper stories necessitates the use of a stair, and stairhall. A group of CNT dwellings is located along Holman Avenue (Photo17, NR ID 486-488).

Bungalow

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The familiar house forms of the 19th century were joined by new types and forms in the early-20th century. The Arts and Crafts movement introduced both the Bungalow and the American Foursquare forms. The bungalow was an unpretentious design which helped increase the appearance of an average size lot through its horizontal lines and low height.¹⁸ The development of new materials such as concrete block, asphalt shingles and metal siding emphasized the design and construction flexibility of the bungalow. The inexpensive nature of this form also appealed to young couples and middle-class families.¹⁹ The bungalow became popularized through the use of plan books (Aladdin, Sears Roebuck Company) and illustrations in such magazines as *Ladies Home Journal*.²⁰

A number of bungalows have basement garages – although these aren't technically outbuildings, they were noted on the survey list since it is a defining characteristic of bungalows in the proposed district.

Bungalows in the Peaselburg neighborhood, constructed between 1920 and 1940, exhibit a wide variety of scale and detailing (Photo 14). Every budget and style in the neighborhood found an outlet in this popular housing form. There are 164 bungalows in the district.



Photo 14: bungalows in the district



Photo 5: Ranch Houses in the district

American Foursquare

The form of the American Foursquare is that of a two-story cube, usually with a hipped or pyramidal roof. The name derives from the arrangement of most examples having four principal rooms on each floor. Like the Bungalow, a front porch is almost always present. Foursquares were built in a variety of materials, including frame and brick and stone veneer, usually on a continuous foundation. Many Foursquare houses feature elements of the Craftsman style, such as exposed rafter tails, overhanging eaves, dormers on the attic story and Craftsman-style double-hung windows. Foursquares, however, could be detailed in any number of architectural styles, though the Colonial Revival and Craftsman are perhaps most popular in the Peaselburg Neighborhood Historic District. There are 66 American Foursquare dwellings in the district.

¹⁸ K.T.Jackson, *Crabgrass Frontier: The Suburbanization of the United States*. (New York: Oxford University Press, 1985), 186.

¹⁹ Clifford Edward Clark, Jr. *The American Family Home 1800-1960*. (Chapel Hill: University of North Carolina Press, 1986), 185.

²⁰ *Ibid.* 179

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Ranch House

After World War II, Covington, like the rest of the country, saw substantially different house forms and styles. The ranch house, which drew inspiration from the philosophies of Frank Lloyd Wright and the Prairie style of the first two decades of the 20th century, is seen most often along the streets that developed late in the Period of Significance (Monroe Street) and on scattered infill parcels. Though the ranch is a form, many professionals also view the ranch house as style. The key difference between the ranch and the forms that preceded it was the typical ranch had all of its rooms on one floor. Private spaces were not put on a second story, but rather placed away from the entry door and the main living spaces. The ranch popularized the “open” floor plan, with the main living spaces opening up to one another. Kitchens also witnessed great change in the ranch – “kitchens were made more public and included space for a table for the family to dine more informally than in the main dining area between the kitchen and the family or living rooms.”²¹

Stylistic characteristics of the ranch style include long, horizontal lines; asymmetrical stylistic elements, often vertical, such as chimneys; a rectangular form; picture windows; integration of the automobile into the design of the dwelling; and an emphasis on outdoor space.

By the time the ranch form became widespread in Covington, the Peaselburg neighborhood was already densely developed. Only eight ranch houses were documented in the district; over half of the ranch houses are located on Monroe Street, the western edge of the boundary (Photo 5).

Evaluation of Resources

Contributing resources in the Peaselburg Neighborhood Historic District are those which date from the 1880-1965 Period of Significance and that retain a sufficient degree of materials and design as defined below. Non-contributing resources are those constructed after the end of the POS or those resources with such severe amounts of change that they no longer help us experience the historic district. Additionally, parcels that have become vacant after 1965 are deemed non-contributing. The resources are evaluated according to National Register Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*.

The following criteria were utilized in the evaluation of properties’ **contributing** status:

- Contributing properties must date from 1880-1965, the district’s Period of Significance;
- Contributing properties must demonstrate a strong association with the historic evolution of the Peaselburg Neighborhood Historic District, most notably through location and setting;
- A level of change is expected in any historic residential district, but contributing properties must retain substantial character-defining features, such as massing, form, fenestration arrangement and stylistic detail to add to the character of the district.

All historic properties in the district have undergone alteration since their construction. The most common changes in the district include new cladding—both of walls and roof—with new materials. For the most part, the application of aluminum or vinyl siding to a historic frame dwelling does not completely obscure its

²¹ William Macintire, *A Survey of Historic Sites in Rural Marion and Washington Counties, Kentucky*. (Frankfort: The Kentucky Heritage Council, 2009), 147.

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significant identity. Windows are another common alteration observed in the district; historic wood sash from the mid-19th century was updated in the late-19th century or early 20th; the trend continues today, with the replacement of double-hung wood sash windows with aluminum or vinyl sashes. 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 or bathroom, are another typical alteration (usually in keeping with the scale and materials of the original house) in the district. As a whole, the district retains a sufficient amount of its setting, location, design, materials, workmanship and association to qualify for the National Register.

The following criteria were used to give a **non-contributing** status to individual properties:

- Properties which post-date the 1965 end of the POS;
- Vacant tracts, with the exception of those lots which were never developed, and which today function as a landscape feature;
- The presence of extensive alterations to the historic resource, which camouflage its form or render it unable to convey its identity as a historic building.

Resource Inventory

The Resource Inventory which follows describes the properties found within the Peaseburg Neighborhood Historic District.

The inventory table that follows contains a number of abbreviations. 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.

The "Type-plan" column refers to the interior floor plan or type of resource. If the plan is not known or is not applicable, then the entry is left blank. The following abbreviations are used:

CP: Central Passage	TP: T-plan
D: Duplex	APT: Apartment building
AS: Asymmetrical	SP: Side-passage
SG: Shotgun	CNT: Covington-Newport Townhouse
MF: Multi-family	DSG: Double shotgun
U: Unknown	G: Garage
BG: Bungalow	4SQ: American Foursquare
RCH: Ranch	MT: Minimal Traditional
CH: Carriage House	LP: L-Plan
CC: Cape Cod	C: Commercial
Commercial/Residential: C/R	SL: Split-level
C: Commercial	RL: Religious resource

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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:

IT: Italianate	QA: Queen Anne
VTOC: Vernacular Turn-of-Century	RR: Richardsonian Romanesque
C: Commercial	FV: Folk Victorian
STK: Stick	EL: Eastlake
CR: Colonial Revival	TR: Tudor Revival
VV: Vernacular Victorian	SE: Second Empire
DCR: Dutch Colonial Revival	R: Ranch
CRFT: Craftsman	CCRFT: Commercial Craftsman
AD: Art Deco	FC: Free Classic
MOD/INL: Modern, International	MDV: Mid-century vernacular
SR: Spanish Revival	IR: Italian Renaissance

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: Stucco

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

S: non-historic siding installed, building integrity slightly compromised
RW: replacement windows installed, building integrity slightly compromised
SA: Storefront alteration, does not compromise integrity
AD: Addition, does not compromise integrity
AW: Awnings added, does not compromise integrity
NH: non-historic building
P/E: Porch enclosed, does not compromise integrity
P/C: Porch changed, does not compromise integrity
P/R: Porch removed, does not compromise integrity
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 column labeled “OB” refers to outbuildings, if any, associated with the main resource. If there are not any outbuildings, then the entry reads “NO.” The following abbreviations are used and if the outbuilding is contributing, it is followed by a “C” for contributing. Likewise, if the outbuilding does not contribute to the significance of the district, a “NC” follows the initial code.

G: Garage	CH: Carriage House
F: Fence	O: Outbuilding
S: Shed	IG: Internal garage
CP: Carport	PFS: Prefabricated shed (non-historic)
AG: Attached garage	

The “C or NC” column refers to the status of the resource within the district. A “C” means it is contributing; a “NC” is non-contributing.

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83	KECP 4	Herman J. and Frances Herzog House	1601 Russell St	1890	CNT	VTOC	BO	NO	RW	C
84	KECP 5	Mann House	1603 Russell St	1875	CNT	IT	BO	NO	RW	C
85	KECP 6	George J. Gerwe House	1605 Russell St	1880	CNT	IT	BO	NO	NSA	C
86	KECP 7	Roy E. Clinkenbeard House	1607 Russell St	1880	CNT	IT	FR	NO	RW, S	C
84	KECP 8	H. Raymond Jackson House	1609 Russell St	1920	CNT	CRFT	FR	NO	S	C
88	KECP 9	Bert A. Major House	1611 Russell St	1920	CNT	CRFT	FR	NO	S	NC
89	KECP 10	Krieger House	1613-1615 Russell St	1910	4SQ	CR	FR	G/NC	RW, S	C
90	KECP 11	Clarence E. Jackson House	1617 Russell St	1890	CNT	IT	FR	NO	NSA	C
91	KECP 12	Vacant lot	1619 Russell St	N/A	N/A	N/A	N/A	N/A	N/A	NC
92	KECP 13	Harold H. and Lucille Hornbeck House	1621 Russell St	1920	CNT	VTOC	FR	NO	S	C
93	KECP 14	Ernest F. Kidwell House	1623 Russell St	1880	SG	VTOC	FR	NO	RW, S	C
94	KECP 15	Albert P. Cooke House	1625 Russell St	1875	CNT	IT	FR	NO	S	C
95	KECP 16	Edward Conklin House	1627 Russell St	1890	U	VTOC	FR	NO	RW, S	C
96	KECP 17	Martin Carr House	1629 Russell St	1875	SG	VTOC	FR	NO	RW, S	C
97	KECP 18		1631 Russell St	1920	U	VTOC	FR	NO	RW, S	C
511	KECP 19	James Hendrix House	1701 Russell St	1920	U	VTOC	FR	NO	RW, S	C
512-13	KECP 20	Mrs. Margaret Dixon House	1703 Russell St	1880	CNT	IT	BO	NO	NSA	C
514	KECP 21	Frank H. and Elizabeth Bushelman House	1705 Russell St	1880	CNT	IT	FR	NO	S	C
515	KECP 22	Heltemes House	1707 Russell St	1875	CNT	VTOC	FR	NO	RW, S	C
517	KECP 23	Albert H. and Eva Elliott House	1711 Russell St	1890	CNT	QA	FR	NO	RW	C
518	KECP 24	Ransom and Nannie Barnes House	1713 Russell St	1920	CNT	VTOC	FR	NO	RW, S	C
519	KECP 25	Sandman House	1715 Russell St	1890	U	SE	BO	NO	RW	C
520	KECP 26	John L. and Susie Washum House	1719 Russell St	1875	CNT	QA	FR	NO	RW, S	C
521	KECP 27	Albert A. Kramer House	1721 Russell St	1920	CNT	CRFT	FR	NO	AW	C
522	KECP 28	Thomas Eggleston House	1723 Russell St	1900	CNT	CR	BO	NO	NSA	C
523	KECP 29	Wayman House	1725 Russell St	1880	CNT	IT	FR	NO	RW, S	C
524	KECP 30	John and Sarah Scheitz House	1729 Russell St	1880	CNT	VTOC	FR	NO	RW, S	C
525	KECP 31	Elmer J. and Janet Carter House	1731 Russell St	1875	CNT	N/A	FR	NO	MUA	NC
526	KECP 32	Brink / Deering House	1735 Russell St	1880	CNT	IT	FR	NO	RW, S	C
548	KECP 33	Klare / Bedel House	1805 Russell St	1910	U	CRFT	BV	G/C	RW	C
549	KECP 34	Henry J. and Mary Kohne House	1807 Russell St	1910	U	CRFT	BV	NO	RW	C
550	KECP 35	Jennings / McEneny House	1809 Russell St	1910	U	CRFT	BV	NO	RW	C
551	KECP 36	Hardcorn / Heege House	1811 Russell St	1910	U	CRFT	BV	NO	NSA	C
552	KECP 37	Fred and Loretta Hegener House	1813 Russell St	1910	U	CRFT	BV	NO	NSA	C
553	KECP 38	Herman Schindhelm House	1815 Russell St	1910	U	CRFT	BV	NO	NSA	C
554	KECP 39	Howell / Curran House	1817 Russell St	1910	U	CRFT	BV	NO	RW	C
555	KECP 40	Fred Kreidler House	1819 Russell St	1910	U	CRFT	BV	NO	NSA	C
556	KECP 41	Bert H. and Laura Angel House	1821 Russell St	1910	U	CRFT	BV	G/C	RW	C
557	KECP 42	Moss / Lancaster House	1823 Russell St	1910	U	CRFT	BV	G/C	RW	C
558	KECP 43	Stephen and Marie Eibel House	1825 Russell St	1910	U	CRFT	BV	G/C	RW	C
559	KECP 44	John and Siddle McKane House	1827 Russell St	1910	U	CRFT	BV	NO	RW	C
560	KECP 45	May / Soden House	1829 Russell St	1910	U	CRFT	BV	NO	NSA	C
561	KECP 46	Law House	1831 Russell St	1910	U	CRFT	BV	NO	RW	C
562	KECP 47	Sanders / Niehauser House	1833 Russell St	1910	U	CRFT	BV	NO	RW	C
563	KECP 48	Borges / Sharkey House	1835 Russell St	1910	U	CRFT	BV	NO	RW	C
564	KECP 49	England / Grimminger House	1837 Russell St	1910	U	CRFT	BV	NO	NSA	C

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565	KECP 50	Schneider / Arkenau House	1839 Russell St	1910	U	CRFT	BV	NO	RW	C
566	KECP 51	Edward J. Hergot House	1841 Russell St	1910	4SQ	CRFT	BO	G/C	RW	C
82	KECP 52	Vacant Lot	211 West Sixteenth St	N/A	N/A	N/A	N/A	N/A	N/A	NC
98	KECP 53	John T. and Ida Cook House	212 West Seventeenth St	1920	BG	CRFT	FR	NO	RW, S	C
99	KECP 54	Frank C. Bell House	214 West Seventeenth St	1920	U	CRFT	FR	NO	RW, S	C
100	KECP 55	Carl B. and Anna Boullie House	216 West Seventeenth St	1920	U	CRFT	FR	NO	RW, S	C
528	KECP 56	William F. and Mary Schwarberg House	202 West Eighteenth St	1910	4SQ	CRFT	BV	NO	RW, S	C
529	KECP 57	Louise and Georgia L. Jameson House	204 West Eighteenth St	1910	4SQ	CRFT	BV	NO	NSA	C
547	KECP 58	Joseph R. and Irene Henage House	201 West Eighteenth St	1920	BG	CRFT	BV	G/C	NSA	C
546	KECP 59	Timothy P. Delaney House	203 West Eighteenth St	1920	BG	CRFT	BV	NO	RW	C
545	KECP 60	Gilbert and Mary Lewis House	205 West Eighteenth St	1920	BG	CRFT	BV	NO	RW	C
	KECP 61	Henry W. and Frances Konerman Residence	207 West Eighteenth St	1900	G/CH	VTOC	BO	N/A	NSA	C
495	KECP 62	Charles W. Wagner Grocery Store	209 West Eighteenth St	1925	C/R	CRFT	BV	NO	SA, RW	C
496	KECP 63	Ira E. and Dorothy Cart House	211 West Eighteenth St	1910	4SQ	CRFT	BV	NO	RW	C
81	KECP 64	Earl Elliott Grocery Store	1600 Banklick St	1875	C/R	N/A	BO	NO	N/A	NC
81	KECP 65	Pearl Spaulding House	1602 Banklick St	1890	CNT	VTOC	FR	NO	RW, S	C
111	KECP 66	Orland / Armstrong House	1604 Banklick St	1875	CNT	VTOC	FR	NO	RW, S	C
110	KECP 67	Elizabeth Higgins House	1606 Banklick St	1880	CNT	IT	FR	NO	S	C
109	KECP 68	Stanley L. and Dorothy Jones House	1608 Banklick St	1870	CNT	IT	FR	NO	S	C
108	KECP 69	Asa and Edmonia Ashcraft House	1610 Banklick St	1875	CNT	FV	BO	NO	S	C
106-7	KECP 70	McCarty House	1616 Banklick St	1875	CNT	IT	BO	NO	RW	C
105	KECP 71	Mearns House	1618-20 Banklick St	1875	MF	IT	BO	NO	RW	C
104	KECP 72	William L. Cardwell House	1622-24 Banklick St	1875	MF	IT	BO	NO	P/R	C
103	KECP 73	Enright / Robinson House	1626 Banklick St	1890	CNT	CRFT	FR	NO	S	C
102	KECP 74	Brent and Nan Fightmaster House	1628 Banklick St	1910	4SQ	CRFT	FR	NO	RW, S	C
101	KECP 75	Hudspeth / Marsh House	1630 Banklick St	1920	D	CRFT	FR	NO	RW, S	C
510	KECP 76	Joseph V. & Dorethea Busse House	1702 Banklick St	1890	SG	QA	BO	NO	RW	C
544	KECP 77	Hay - Simon House	1704 Banklick St	1880	CNT	QA	BO	NO	NSA	C
543	KECP 78	Jones / Browning House	1706 Banklick St	1875	CNT	IT	FR	NO	RW, S	NC
542	KECP 79	Ashcraft / Brattain House	1708 Banklick St	1890	CNT	QA	BO	NO	RW	C
541	KECP 80	White / Gillespie House	1710 Banklick St	1890	CNT	QA	BO	NO	RW	C
540	KECP 81	Curtis / Williams House	1712 Banklick St	1890	CNT	QA	BO	NO	RW	C
539	KECP 82	Nicholas G. Scully House	1714 Banklick St	1900	SG	CRFT	FR	NO	NSA	C
538	KECP 83	Frank Kordenbrock House	1716 Banklick St	1875	CNT	IT	FR	NO	RW, S	C
537	KECP 84	Aloysius and Henrietta Berling House	1718 Banklick St	1875	CNT	IT	?	NO	RW, S	NC
536	KECP 85	Edwin H. James House	1720 Banklick St	1880	CNT	QA	BO	NO	RW	C
535	KECP 86	William A. Mussman House	1722 Banklick St	1875	SG	QA	FR	NO	?	C
534	KECP 87	John S. Batchler House	1724 Banklick St	1875	SG	QA	FR	NO	RW	C
533	KECP 88	Joseph Bloemer House	1726 Banklick St	1875	SG	QA	FR	G/C	RW, S	C
532	KECP 89	George W. Hardin House	1730 Banklick St	1920	CNT	CRFT	FR	G/C	S	C
531	KECP 90	William A. and Matilda Goetz House	1732 Banklick St	1920	CNT	CRFT	FR	NO	RW, S	C
530	KECP 91	George Dillahunt House	1734 Banklick St	1875	SG	VTOC	FR	G/C	RW, S	C
57	KECP 92	Charles H. and Dora	1601 Banklick St	1920	BG	CRFT	BV	NO	NSA	C

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		Hagedorn House								
58	KECP 93	Louis Hagedorn House	1605 Banklick St	1890	LP	QA	FR	NO	NSA	C
59	KECP 94	LeMaster / Sentif House	1607 Banklick St	1880	CNT	IT	FR	G/C	RW, S	C
60	KECP 95	Rahilly House	1611 Banklick St	1910	4SQ	CRFT	BV	NO	NSA	C
61	KECP 96	Braunecker / Jansen House	1613 Banklick St	1910	4SQ	CRFT	BV	NO	RW	C
62	KECP 97	Marshall / Madden House	1615 Banklick St	1920	BG	CRFT	BV	NO	NSA	C
63	KECP 98	Mullins / Harrod House	1617 Banklick St	1920	BG	CRFT	BV	NO	NSA	C
64	KECP 99	Bethel / Jones House	1619 Banklick St	1880	D	QA	FR	NO	P/E, RW, S	C
66	KECP 100		1623 Banklick St	1910	4SQ	CRFT	FR	NO	S	C
67	KECP 101	Harbin / Elliott House	1627 Banklick St	1890	SG	VTOC	FR	NO	RW	C
68	KECP 102	Keller / Schroeder House	1629 Banklick St	1890	LP	CR	FR	NO	S	C
69	KECP 103	Terry House	1631 Banklick St	1910	BG	FC	BO	NO	RW	C
458	KECP 104	John G. Bell House	1701 Banklick St	1910	BG	CRFT	BV	NO	NSA	C
459	KECP 105	Robert J. Baker House	1703 Banklick St	1880	CNT	VTOC	FR	NO	RW, S	C
460	KECP 106	Albert J. and Theodosia Sutton House	1705 Banklick St	1880	CNT	QA	BO	NO	RW	C
461	KECP 107	Buenger House	1707 Banklick St	1880	CNT	FC	BO	G/C	NSA	C
462	KECP 108	Wilson House	1709 Banklick St	1880	CNT	QA, CRFT	BO	NO	S	C
463	KECP 109	Philip Huffman House	1711 Banklick St	1900	LP	FC	BO	NO	NSA	C
464	KECP 110	Georfe F. and Vera Hale House	1713 Banklick St	1900	LP	FC	BO	NO	NSA	C
465	KECP 111	Nelson I. Weiskind House	1715 Banklick St	1875	SG	VTOC	FR	NO	S	C
466	KECP 112	Dux House	1717 Banklick St	1880	CNT	IT	BO	NO	RW, S	C
467	KECP 113	Gesina and Margaret Oetjen House	1719 Banklick St	1880	CNT	IT	BO	NO	NSA	C
468	KECP 114	Granville S. and Mary Vallandingham House	1721 Banlick St	1880	CNT	IT	BO	NO	NSA	C
469	KECP 115	John B. Rottman House	1723 Banklick St	1890	LP	FC	BO	NO	AWN	C
470	KECP 116	Charles W. and Daisy Wintiser House	1725 Banklick St	1905	SP	CR	BO	NO	AWN	C
471	KECP 117	Carrie McCoy House	1727 Banklick St	1905	SP	CR	BO	NO	NSA	C
472	KECP 118	Charles E. Purdy House	1729 Banklick St	1905	SP	CR	BO	NO	S	C
473	KECP 119	Elmer E. Bell House	1731 Banklick St	1875	SG	VTOC	FR	NO	RW, S	C
474	KECP 120	Charles Harp House	1733 Banklick St	1875	SG	VTOC	FR	NO	RW, S	C
475	KECP 121	Harold E. and Stella Millikin House	1735 Banklick St	1910	BG	CR	BV	NO	RW	C
476	KECP 122	George W. and Ella Witherby House	1737 Banklick St	1910	BG	CR	BV	NO	RW, S	C
477	KECP 123	George E. Gegner House	1739 Banklick St	1910	BG	CR	BV	NO	RW	C
56	KECP 124	Charles H. and Alice Marsh House	1602 Holman St	1890	U	FC	BO	NO	NSA	C
80	KECP 125	Griffin C. and Cora Bagby House	1606 Holman St	1890	TP	QA	FR	NO	RW, S	C
79	KECP 126		1608-1610 Holman St	1890	U	QA	FR	NO	RW, S	C
78	KECP 127	Bruce and Bessie Kennelly House	1612 Holman St	1890	CNT	QA	BO	G/C	NSA	C
77	KECP 128	Frank R. and Catherine Meyer House	1616 Holman St	1910	SP	CR	BO	NO	NSA	C
76	KECP 129	Edward C. Boland House	1620 Holman St	1925	BG	CRFT	BV	S/NC	NSA	C
75	KECP 130		1624 Holman St	1890	SP	QA	FR	NO	RW, S	C
74	KECP 131		1626 Holman St	1890	SP	VTOC	FR	NO	RW, S	C
73	KECP 132	Henry and Mary Rademacher House	1628 Holman St	1890	SP	QA	FR	NO	S	C
72	KECP 133	James M. and Mary Waldin House	1630 Holman St	1900	U	CR	BO	NO	RW	C
71	KECP 134	Henry and Mary Rademacher House	1632 Holman St	1900	CNT	CR	BO	NO	RW	C
70	KECP 135	Henry Hoefker Grocery Store	1634 Holman St	1890	C/R	VTOC	?	NO	RW	C
457	KECP 136		1700 Holman St	1915	SP	CR	BO	G/C	RW	C
494	KECP 137		1702 Holman St	1910	SG	VTOC	FR	NO	RW, S	C
493	KECP 138	George H. Griminger	1704 Holman St	1920	BG	CRFT	BV	NO	RW	C

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492	KECP 139	Henry and Viola Wetzel House	1706 Holman St	1890	CNT	IT	BO	NO	RW	C
491	KECP 140	Robert and Elizabeth Zeedler House	1708 Holman St	1890	CNT	IT	FR	NO	S	C
490	KECP 141	Deye Houe	1710 Holman St	1915	SP	CR	BO	G/C	NSA	C
489	KECP 142	Bernard and Elizabeth Brungs House	1714 Holman St	1890	CNT	FC	BO	NO	NSA	C
488	KECP 143	Norman F. Horton House	1716 Holman St	1890	CNT	IT	BO	NO	RW, S	C
487	KECP 144	William V. and Anna Bitter House	1718 Holman St	1890	CNT	IT	FR	NO	RW	C
486	KECP 145	George and Mary Prieshoff House	1720 Holman St	1890	CNT	IT	BO	NO	NSA	C
485	KECP 146	Harry J. Lahm House	1722 Holman St	1890	LP	FC	BO	NO	NSA	C
484	KECP 147	Owen C. O'Brien House	1724 Holman St	1890	CNT	FC	BO	NO	RW	C
483	KECP 148	George A. and Dora S. Burgtorf House	1726 Holman St	1890	CNT	FC	BO	NO	RW	C
482	KECP 149	Dulona Doyne House	1728 Holman St	1890	CNT	FC	BO	NO	PA	C
481	KECP 150	Christian E. and Matilda Escher House	1730 Holman St	1890	SP	CR	BO	NO	RW	C
480	KECP 151	William and Anna Gaynor House	1734 Holman St	1890	CNT	QA	FR	NO	RW, S	C
479	KECP 152	Adolph and Louisa Elsner House	1736 Holman St	1890	U	QA	FR	NO	NSA	C
478	KECP 153	Wm Stein Hardware Store / Ray M. Eckler Barber Shop	1738 Holman St	1900	U	N/A	FR	N/A	MUA	NC
497	KECP 154	Elizabeth and Patrick Lanigan House	1802 Holman St	1920	D	CR	BO	NO	NSA	C
498	KECP 155	Maurice H. Livingston House	1804 Holman St	1920	BG	CRFT	BO	NO	RW	C
499	KECP 156	John W. Delaney House	1806 Holman St	1920	4SQ	CRFT	BO	NO	RW, S	C
500	KECP 157	Harry C. Tabeling House	1808 Holman St	1920	4SQ	CR	BO	NO	RW	C
501	KECP 158	John J. and Bertha Miller House	1810 Holman St	1920	4SQ	CR	BO	NO	P/E, RW	C
502	KECP 159	Mathias J. and Mary Meier House	1812 Holman St	1920	4SQ	CRFT	BO	NO	RW	C
503	KECP 160	Elmer H. Brake House	1814 Holman St	1900	CNT	VTOC	FR	NO	RW, S	C
504	KECP 161	Albert and Ella Brinkman House	1816 Holman St	1910	LP	CR	BO	G/C	NSA	C
505	KECP 162	Joseph F. and Mary Schulte House	1818 Holman St	1910	SP	CR	BO	G/C	NSA	C
506	KECP 163	William H. and Mary Hickman House	1820 Holman St	1900	SP	CR	BO	G/C	NSA	C
507	KECP 164	Frank C. Huelsman House	1822 Holman St	1910	SP	CR	BO	NO	P/E	C
508	KECP 165	Knoebler House	1824 Holman St	1910	SP	CR	BO	NO	RW	C
509	KECP 166	John J. Linksy House	1826 Holman St	1910	SP	CRFT	BO	G/C	NSA	C
574	KECP 167		1828 Holman St	1910	SP	CR	BO	NO	RW	C
573	KECP 168		1830 Holman St	1910	BG	CR	BV, FR	NO	RW	C
572	KECP 169		1832 Holman St	1920	BG	CR	BV	NO	RW	C
571	KECP 170		1834 Holman St	1910	4SQ	CR	BV	NO	RW	C
570	KECP 171		1836 Holman St	1910	U	CRFT	BV	NO	RW	C
569	KECP 172		1838 Holman St	1920	D	CRFT	BV	NO	RW	C
568	KECP 173		1840 Holman St	1950	RCH	R	BV	NO	RW	NC
567	KECP 174		1846 Holman St	1910	C/R	CCRFT	BO	NO	RW	C
50	KECP 175	Raymond B. Wolf Meat Market / Kroger Grocery & Baking Co.	1601 Holman St	1890	C/R	QA	BO	NO	NSA	C
51	KECP 176	George W. and Marguerite Kock House	1605 Holman St	1890	CNT	QA	BO	NO	NSA	C
52	KECP 177		1607 Holman St	1920	CNT	CRFT	FR	NO	RW	C
53	KECP 178	Jacob and Anna Gieswein House	1609 Holman St	1890	CNT	QA	BO	NO	NSA	C
54	KECP 179	J. Henry and Rosa Niemann House	1611 Holman St	1890	CNT	QA	BO	NO	NSA	C

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NR ID	KECP #	Name	Address	Date	P/T	Style	MAT	OB	CH	ST
55	KECP 180	James E. and Abbey W. Silver House	1615 Holman St	1910	SP	CRFT	BO	NO	RW	C
378	KECP 181	Bernard R. and Ella Edmonds House	1617 Holman St	1890	CNT	STK/EL	FR	NO	SD	C
377	KECP 182	Charles Connor House	1619 Holman St	1890	CNT	QA	BO	NO	RW	C
376	KECP 183	Frank W. Robertson House	1621 Holman St	1910	SP	FC	BO	NO	RW	C
375	KECP 184	Catherine Naber House	1623-1625 Holman St	1890	CNT	QA	BO	G/C	RW	C
374	KECP 185	George A. and Ellie D. Taaffe House	1627 Holman St	1890	U	QA	FR	G/NC	RW, S	C
373	KECP 186	William W. and Clara Brewer House	1629 Holman St	1890	CNT	QA	BO	G/C	RW	C
372	KECP 187	Jefferson D. and Eva Mains House	1631 Holman St	1890	SG	CRFT	FR	G/C	RW, S	C
371	KECP 188	Otto H. and Phyllis Ehrenfels House	1633 Holman St	1909	BG	DCR	BO	G/C	RW	C
380	KECP 189	Ernest A. Brady House	1701 Holman St	1910	4SQ	CR	BO	G/C	P/E	C
381	KECP 190	William and Helena Renke House	1703 Holman St	1890	CNT	SE /CR	BO	NO	NSA	C
382	KECP 191	James and Maude Thomas House	1705 Holman St	1890	LP	QA	BO	NO	NSA	C
383	KECP 192	Julius and Emma Fox House	1707 Holman St	1890	CNT	QA	BO	NO	V	C
384	KECP 193	John and Mary M. Salter House	1709 Holman St	1890	CNT	SE	BO	NO	RW	C
385	KECP 194	Oliver H. Schaub House	1711 Holman St	1920	SG	VTOC	FR	NO	S	C
386	KECP 195	Albert W. and Gertrude Jaap House	1713 Holman St	1900	SP	CR	BO	NO	RW	C
387	KECP 196	Nannie Webster	1715 Holman St	1890	CNT	IT	BO	NO	NSA	C
388	KECP 197	William and Mary Barkhan House	1717 Holman St	1890	SG	FC	BO	NO	V	C
389	KECP 198	Gus and Anna ReKate House	1719 Holman St	1890	LP	CR	BO	NO	NSA	C
390	KECP 199	George and Marguerite Lee House	1721 Holman St	1890	SG	VTOC	BO	NO	RW	C
391	KECP 200	Muntz Dry Goods Store / Holliday Confectionary	1723 Holman St	1900	C/R	VTOC	BO	NO	SA	C
408	KECP 201		1801 Holman St	1960	C	N/A	FR	NO	N/A	NC
409	KECP 202	Harrison J. and Ione Bush House	1807 Holman St	1910	4SQ	CRFT	BO	G/C	RW	C
410	KECP 203	James E. and Margaret Emerson House	1809 Holman St	1925	BG	CRFT	BO	NO	NSA	C
411	KECP 204	Shirley Theater	1813 Holman St	1930	RL	AD	CB	NO	N/A	C
433	KECP 205		1815 Holman St	1940	BG	CRFT	BO	NO	RW	C
433	KECP 206	Garage	1817 Holman St	1950	N/A	N/A	CB	NO	NSA	C
434	KECP 207	Broering House	1819 Holman St	1925	BG	CRFT	BO	NO	RW, P/E	C
435	KECP 208	Joseph E. Kampsen House	1821 Holman St	1890	CNT	CR	FR	G/C	RW	C
435	KECP 209	Garage	1821 Holman St	1950	N/A	N/A	CB	NO	NSA	C
436	KECP 210	Blanche Thatcher House	1823 Holman St	1920	U	CR	BO	G/C	RW	C
436	KECP 211	Garage	1823 Holman St	1925	N/A	N/A	BO	NO	NSA	C
437	KECP 212	John H. and Eleanor Kampsen House	1827-1829 Holman St	1925	BG	CRFT	BO	NO	S	C
438	KECP 213	Ferd J.&Stella Kroeger	1831 Holman St	1925	BG	CRFT	BO	NO	S	C
439	KECP 214	Margaret C. Lee House	1835 Holman St	1925	BG	C/CRFT	BO	NO	S	C
440	KECP 215	VACANT LOT	1837 Holman St	N/A	N/A	N/A	N/A	N/A	N/A	NC
441-2	KECP 216	Remke's Market	1841-1847 Holman St	1920	C/R	C/R	BO	NO		C
49	KECP 217	Joseph and Ann Wagner House	1602 Woodburn Ave	1930	D	CRFT	BO	G/C	NSA	C
48	KECP 218	Josie Wagner House	1604 Woodburn Ave	1930	D	CRFT	BO	G/C	RW	C
47	KECP 219	Paul R. and Cecile Selman House	1608 Woodburn Ave	1930	BG	CR	BO	NO	RW	C
46	KECP 220	Ralph W. and Edna Ballard House	1610 Woodburn Ave	1930	CC	TR	BO	G/C	RW	C
45	KECP 221	William O. and Stella	1612 Woodburn Ave	1930	CC	TR	BO	G/C	RW	C

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NR ID	KECP #	Name	Address	Date	P/T	Style	MAT	OB	CH	ST
		Cruse House								
44	KECP 222	John W. and Estelle C. Linstead House	1614 Woodburn Ave	1930	CC	TR	BO	NO	RW	C
362	KECP 223	Hobart W. Underhill House	1616 Woodburn Ave	1930	BG	CRFT	BV	G/C	RW	C
363	KECP 224	John G. and Mary Conrad House	1618 Woodburn Ave	1930	BG	CRFT	BV	G/C	RW	C
364	KECP 225	Rev. Roy and Lena Johnson House	1620 Woodburn Ave	1930	BG	CRFT	BV	G/C	S	C
365	KECP 226	Frank D. and Floy Conrad House	1622 Woodburn Ave	1930	BG	CRFT	BV	G/C	RW	C
366	KECP 227	William R. and Dora Huber House	1624 Woodburn Ave	1930	BG	CRFT	BV	G/C	NSA	C
367	KECP 228	Clarence E. and Alice Browning House	1626 Woodburn Ave	1930	BG	CRFT	BV	G/C	S	C
368	KECP 229	William F. and Florence E. Martin House	1628 Woodburn Ave	1930	BG	CRFT	BV	G/C	RW	C
369	KECP 230	Charles and Anna Leming House	1630 Woodburn Ave	1930	BG	CRFT	BV	G/C	RW	C
370	KECP 231	John P. and Rose Weber House	1632 Woodburn Ave	1960	RCH	R	BV	NO	RW	C
379	KECP 232	Deters House	1702 Woodburn Ave	1925	U	CRFT	BO	NO	RW	C
400	KECP 233	Hickey House	1704 Woodburn Ave	1900	SP	CR	BO	NO	S	C
399	KECP 234	Wilner House	1706-1708 Woodburn Ave	1900	SP	CR	BO	NO	AWN	C
398	KECP 235	Louis C. and Grace Murdock House	1710 Woodburn Ave	1900	SP	CR	BO	NO	RW	C
397	KECP 236	Deschler House	1712 Woodburn Ave	1900	SP	CR	BO	NO	RW	C
395	KECP 237	Mrs. Mary M. Salter House	1714 Woodburn Ave	1900	SP	CR	BO	NO	RW	C
396	KECP 238	Emma Fleig House	1716 Woodburn Ave	1900	SP	CR/CRFT	BO	NO	NSA	C
393	KECP 239	Howard G. Ziegenhardt House	1718 Woodburn Ave	1900	SP	CR	BO	NO	S	C
394	KECP 240	Henry J. Wenzel House	1722 Woodburn Ave	1900	SG	FC	BO	G/C	NSA	C
21	KECP 241	Cambridge Tile Company Office Building	1601 Woodburn Ave	1890	C/R	VTOC	BO	NO		C
22	KECP 242	Addie Caldwell House	1603 Woodburn Ave	1890	SG	VTOC	FR	NO	S	C
23	KECP 243	Mrs. Flora Crawford House	1605 Woodburn Ave	1875	CNT	N/A	FR	NO	RW, S	C
24	KECP 244	Wyatt W. and Fannie Wagner House	1607 Woodburn Ave	1940	U	TR	BO	NO	RW	C
25	KECP 245	Owen and Edna Floyd House	1609 Woodburn Ave	1940	U	TR	BO	G/C	RW	C
26	KECP 246	Edwin Wright House	1611 Woodburn Ave	1890	SG	VTOC	FR	G/C	RW, P/E	C
27	KECP 247	Henry B. Bryant House	1613 Woodburn Ave	1890	SG	VTOC	FR	NO	S	C
340	KECP 248	Thomas G. and Cecelia O'Neil House	1705 Woodburn Ave	1900	SP	CR	BO	NO	NSA	C
341	KECP 249	W.W. and Clara Brewer House	1707 Woodburn Ave	1920	BG	CR	BO	NO	RW	C
342	KECP 250	Henry G. and Zella Brooker House	1709 Woodburn Ave	1900	SP	CR	BO	NO	RW	C
343	KECP 251	Anna Vaughan House	1711 Woodburn Ave	1900	SP	CR	FR	NO	RW	C
344	KECP 252	Ramsey House	1713 Woodburn Ave	1920	BG	DCR	BO	NO	RW	C
345	KECP 253	Daniel C. and Eva Whalen House	1715 Woodburn Ave	1920	BG	CR	BO	NO	RW	C
346	KECP 254	Anna Pohlman House	1717 Woodburn Ave	1900	SP	CR/CRFT	BO	NO	NSA	C
348	KECP 255	Henry and Violet M Herold House	1719 Woodburn Ave	1900	SP	CR/CRFT	BO	NO	NSA	C
347	KECP 256	Gilbert F. and Grace E. Deye House	1721 Woodburn Ave	1920	SP	CR/CRFT	BO	NO	RW	C
349	KECP 257	Marie A Werning House	1723 Woodburn Ave	1920	U	CR/CRFT	BO	NO	NSA	C
350	KECP 258	George and Elizabeth Klein House	1725 Woodburn Ave	1920	SP	CR/CRFT	BO	NO	NSA	C
351	KECP 259	Mrs. Elizabeth Kathmann House	1727 Woodburn Ave	1920	SP	CR/CRFT	BO	NO	NSA	C
352	KECP 260	Anna C Rensmann House	1729 Woodburn Ave	1920	SP	CR/CRFT	BO	NO	RW	C

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353	KECP	261	Mrs Anna Brueckner House	1731 Woodburn Ave	1920	SP	CR/CRFT	BO	NO	NSA	C
354	KECP	262	J. Tandy Clark House	1735 Woodburn Ave	1920	BG	CR/CRFT	BO	NO	NSA	C
323	KECP	263	Walter T. and Ruth E. Kimmerle House	1622 Lawn Ave	1928	BG	CR	FR	G/C	RW	C
324	KECP	264	Bernard and Rose Reinersman House	1626 Lawn Ave	1930	BG	CR	FR	NO	RW	C
359	KECP	265	vacant lot	1710-1712 Lawn Ave	N/A	N/A	N/A	N/A	N/A	N/A	NC
358	KECP	266	vacant lot	1718 Lawn Ave	N/A	N/A	N/A	N/A	N/A	N/A	NC
357	KECP	267	vacant lot	1720 Lawn Ave	N/A	N/A	N/A	N/A	N/A	N/A	NC
356	KECP	268	vacant lot	1732 Lawn Ave	N/A	N/A	N/A	N/A	N/A	N/A	NC
294	KECP	269	William A. and Ida Hoseus House	1621 Lawn Ave	1930	BG	CR	BV	NO	RW	C
295	KECP	270	Carl H. and Alice H. Herold House	1623 Lawn Ave	1930	BG	CR	BV	NO	RW	C
296	KECP	271	William T. and Mary Barrett House	1625 Lawn Ave	1928	BG	CR	BV	NO	NSA	C
297	KECP	272	vacant lot	1721 Lawn Ave	N/A	N/A	N/A	N/A	N/A	N/A	C
	KECP	273	W 18th - Russell Greenspace	w 18th & Russell Sts	N/A	N/A	N/A	N/A	N/A	N/A	C
43	KECP	274	Morris J.P. and Frances J. Hatfield House	1610 May St	1890	SG	CR	FR	NO	S	C
42	KECP	275	C. Gilbert Sweeney House	1612 May St	1890	SG	VTOC	FR	NO	RW, S	C
41	KECP	276	Vacant lot	1614 May St	N/A	N/A	N/A	N/A	N/A	N/A	C
40	KECP	277	Katherine Fischer House	1616 May St	1890	SG	N/A	FR	NO	MUA	NC
39	KECP	278	Frith / Weiss House	1620 May St	1890	MF	VTOC	FR	NO	RW, S	C
293	KECP	279	George W and Mabel F Bishop House	1622 May St	1928	BG	CRFT	BO	NO	NSA	C
302	KECP	280	Harry H and Della D Brown House	1624 May St	1928	BG	CRFT	BO	NO	RW, S	C
302	KECP	281	George E and Clara E Witte House	1626 May St	1928	BG	CRFT	BO	NO	NSA	C
13	KECP	282	Fobbe/Vallandingham House	1609-1611 May St	1890	DSG	VTOC	FR	NO	RW, S	C
292	KECP	283	Theo J. and Gertrude Otte House	1613 May St	1890	SG	VTOC	FR	NO	RW, S	C
291	KECP	284	Joseph J. and Dorothy Meyer House	1615 May St	1890	CNT	VTOC, CR	FR	NO	RW, S	C
290	KECP	285	Lemarbe House	1617 May St	1920	BG	CRFT	BO	G/C	RW, S	C
289	KECP	286	Henderson/Pery House	1619 May St	1890	SG	VTOC	FR	NO	RW, S	C
288	KECP	287	Thomas D. and Wilhelmina Manning	1621 May St	1890	CNT	VTOC	FR	NO	S	C
287	KECP	288	Thomas R. and Martha H. Ratchford House	1625 May St	1920	BG	CRFT	BO	IG	RW, S	C
286	KECP	289	William A. Lockhorn House	1627 May St	1910	BG	CRFT	BO	NO	RW, S	C
285	KECP	290	Walter I. and Mary Stutler House	1629 May St	1890	CNT	QA	FR	NO	S	C
284	KECP	291	Frank and Helen Addington House	1631 May St	1920	BG	CRFT	FR	IG	RW, S	C
283	KECP	292	J.J. Thelen Delicatessan Building	1633 May St	1930	C/R	C/CRFT	BO	NO	RW	C
28	KECP	293	Ashcraft / Mann House	300 Boone St	1920	4SQ	CRFT	FR	NO	S	C
29	KECP	294	Anthony F. and Margaret Kruse House	302 Boone St	1920	4SQ	CRFT	FR	NO	S	C
30	KECP	295	Graham / Stambaugh House	304 Boone St	1920	4SQ	CRFT	FR	NO	S	C
31	KECP	296	GARAGE	304-1/2 Boone St	1920	N/A	N/A	CB	N/A	NSA	C
32	KECP	297	John H. Rodenheimer House	306 Boone St	1920	BG	CRFT	FR	NO	RW, S	C
33	KECP	298		308 Boone St	1890	SG	VTOC	FR	G/C	RW, S, P/E	C
34	KECP	299		310 Boone St	1890	SG	VTOC	FR	NO	RW, S	C
35	KECP	300		312 Boone St	1890	SG	VTOC	FR	Stable/C	S	C

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36	KECP 301		314 Boone St	1890	U	CRFT	BO	NO	NSA	C
37	KECP 302		316 Boone St	1920	U	CR	FR	NO	RW, S	C
38	KECP 303		318 Boone St	1890	SG	VTOC	FR	NO	S	C
327	KECP 304	Charles W. and Catherine E. McCabe House	301 Boone St	1930	BG	CRFT	BV	NO	NSA	C
326	KECP 305		303 Boone St	1930	BG	CRFT	BV	IG	NSA	C
325	KECP 306	Clayton E. and Irene Gerberick House	305 Boone St	1930	BG	CRFT	BV	IG	NSA	C
271	KECP 307	Otto A. & Frances Geiger House	1606 Euclid Ave	1920	4SQ	CRFT	FR	S/NC	RW, S	C
272	KECP 308	Swing/Brewer House	1608 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
273-70	KECP 309	Vogt/Mann House	1610 Euclid Ave	1920	4SQ	CRFT	FR	CP/NC	RW, S	C
274	KECP 310	Bessler/Washburn House	1612 Euclid Ave	1920	BG	CRFT	FR	NO	S	C
275	KECP 311	Kelm/Klatte House	1614 Euclid Ave	1920	BG	CRFT	FR	NO	P/E	C
276	KECP 312	Joseph D. & Gertrude Schultz House	1616 Euclid Ave	1920	4SQ	CRFT	FR	NO	P/C	C
277	KECP 313	Clayton R. & Tayce Earl Brown House	1618 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
278	KECP 314	Collopy/Beyer House	1620 Euclid Ave	1920	BG	CRFT	FR	NO	RW, S	C
279	KECP 315	Harry L. Becke House	1622 Euclid Ave	1920	4SQ	CRFT	FR	S/NC	S	C
280	KECP 316	Homer A. & Mary A. Snively House	1624 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
281	KECP 317	Digman/Urlage House	1626 Euclid Ave	1920	4SQ	CRFT	FR	NO	S	C
282	KECP 318	Armstrong/Trimpe House	1628 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
304	KECP 320	Carrell and Lydia Cherrington House	1700 Euclid Ave	1920	BG	CRFT	FR	NO	RW	C
322	KECP 321	Nuck House	1702 Euclid Ave	1920	BG	CRFT	FR	NO	RW, S	C
321	KECP 322	Edward W. and Edith M. Welsh House	1704 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
320	KECP 323	Michael and William Tinglehoff House	1706 Euclid Ave	1920	4SQ	CRFT	FR	S/NC	S	C
319	KECP 324	Akron/Moore House	1708 Euclid Ave	1920	4SQ	CRFT	FR	NO	S	C
318	KECP 325	Fred A. and Irene Hellmann House	1710 Euclid Ave	1920	4SQ	CRFT	FR	G/C	S	C
317	KECP 326	Harry L. and Annetta Bressler House	1712 Euclid Ave	1920	4SQ	CRFT	FR	G/C	RW, S	C
316	KECP 327	Clifford C. Wolf House	1714 Euclid Ave	1920	BG	CRFT	FR	G/C	RW, S	C
315	KECP 328	Roy C. and Elizabeth Dawn House	1716 Euclid Ave	1920	BG	CRFT	FR	G/C	RW, S	C
314	KECP 329	McGinnie/Savely House	1718 Euclid Ave	1920	4SQ	CRFT	FR	S/NC	RW, S	C
313	KECP 330	Fred H. and Celina Niehaus House	1720 Euclid Ave	1920	4SQ	CRFT	FR	NO	RW, S	C
312	KECP 331	Jack and Dorothy Huber House	1722 Euclid Ave	1920	BG	CRFT	FR	NO	S	C
311	KECP 332	August A. and Helen C. Hehemann House	1724 Euclid Ave	1920	BG	CRFT	FR	G/C	RW	C
401	KECP 333	Walter S. and Thekla Kuhn House	1802 Euclid Ave	1920	BG	CRFT	FR	NO		C
426	KECP 334	Christian A. and Elizabeth A. Bischoff House	1804 Euclid Ave	1920	4SQ	U	FR	NO		C
425	KECP 335	Mrs. Amelia Hucker House	1810 Euclid Ave	1920	4SQ	CRFT	FR	NO		C
424	KECP 336	Fred J. and Helen Moser House	1812 Euclid Ave	1920	BG	CRFT	FR	NO		C
423	KECP 337	Mrs. Gertrude Meier House	1814 Euclid Ave	1920	BG	CRFT	BO	NO		C
422	KECP 338	Louis J. and Lottie Grober House	1816 Euclid Ave	1920	4SQ	U	FR	NO		C
421	KECP 339	Wachs/Schneider House	1818 Euclid Ave	1920	BG	CRFT	FR	NO		C
420	KECP 340	Johnson/Jones House	1820 Euclid Ave	1920	BG	CRFT	BO	NO		C
419	KECP 341	Frank and Nellie Baltera House	1822 Euclid Ave	1920	BG	CRFT	BO	NO		C
418	KECP 342	William J. Bittner House	1824 Euclid Ave	1920	BG	CRFT	BO	NO		C

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427	KECP 343	Brownley Fischer House	1830 Euclid Ave	1920	4SQ	U	FR	NO		C
456	KECP 344	Edward P. and Frances L. Cooper House	1832 Euclid Ave	1920	BG	CRFT	FR	NO		C
455	KECP 345	Albert W. and Celia Ruckers House	1834 Euclid Ave	1920	SG	CRFT	CB	NO		C
454	KECP 346	Thomas C. and Anna Biggs House	1836 Euclid Ave	1920	BG	CRFT	BO	NO		C
453	KECP 347	Herman F. and Pauline M. Roebker House	1838 Euclid Ave	1920	BG	CRFT	BO	NO		C
452	KECP 348	Anna Zalla House	1840 Euclid Ave	1920	4SQ	CRFT	BO	NO		C
451	KECP 349	Burns/Berkley House	1842 Euclid Ave	1920	4SQ	CRFT	BO	NO		C
450	KECP 350	Remke/Cushing House	1844 Euclid Ave	1930	BG	CRFT	BO	NO		C
449	KECP 351	Kampsen House	1846 Euclid Ave	1910	BG	CRFT	BO	NO		C
448	KECP 352	Marks/Kemper House	1848 Euclid Ave	1920	BG	CRFT	BO	NO		C
183	KECP 354	Charles and Brunetta Gausepohl House	1607 Euclid Ave	1930	4SQ	CRFT	FR			C
184	KECP 355	1609 Euclid Ave	1609 Euclid Ave	1930	BG	CRFT	FR	NO	S	C
185	KECP 356	Frank A and Julia Witte House	1611 Euclid Ave	1930	4SQ	CRFT	FR	NO	NSA	C
186	KECP 357	Obie L and Marie Sothard House	1613 Euclid Ave	1930	4SQ	CRFT	FR	G/C	RW, S	C
187	KECP 358	Jesse B and Mathilda Ramey House	1615 Euclid Ave	1930	BG	CRFT	FR	G/C	S	C
188	KECP 359	1617 Euclid Ave	1617 Euclid Ave	1930	4SQ	CRFT	FR	NO	RW, S	C
189	KECP 360	Henry and Loreina Blank House	1619 Euclid Ave	1930	BG	CRFT	BV	G/C	NSA	C
190	KECP 361	Clay and Julie Engle House	1621 Euclid Ave	1930	U	CR	FR	NO	RW, S	C
191	KECP 362	Mrs Mathilda Kallmeyer House	1623 Euclid Ave	1930	BG	CRFT	FR	NO	RW, S	C
192	KECP 363	Everett Whaley House	1625 Euclid Ave	1930	BG	CRFT	FR	NO	RW, S	C
194	KECP 364	Charles B and Isabel Erion House	1627 Euclid Ave	1930	BG	CRFT	FR	C/G	S	C
193	KECP 365	Bernard H and Emma Wichman House	1701 Euclid Ave	1930	BG	CRFT	BV	G/C	NSA	C
195	KECP 366	Willard H and Anna L Bauer House	1703 Euclid Ave	1930	BG	CRFT	FR	NO	S	C
196	KECP 367	1705 Euclid Ave	1705 Euclid Ave	1930	BG	CRFT	FR	NO	RW, S	C
197	KECP 368	Beimesch/Dedden House	1707 Euclid Ave	1930	D	CRFT	FR	G/C	RW, S	C
198	KECP 369	Mrs Kathryn Bramel House	1709 Euclid Ave	1930	4SQ	CRFT	FR	G/C	S	C
199	KECP 370	Telford/Martin House	1711 Euclid Ave	1930	D	CRFT	FR	G/C	RW, S	C
200	KECP 371	O A and Margaret Fields House	1713 Euclid Ave	1930	D	CRFT	FR	NO	S	C
201	KECP 372	Basil and Bernardetta Faigle House	1715 Euclid Ave	1930	D	SR	ST	NO	NSA	C
202	KECP 373	Howard C and Mary Falk House	1717 Euclid Ave	1930	D	CRFT	FR	NO	RW, S	C
203	KECP 374	Mrs Rose Buse House	1719 Euclid Ave	1930	BG	CRFT	BO	C/G	NSA	C
204	KECP 375	Mrs Anna M Kersting House	1721 Euclid Ave	1930	4SQ	CR	FR	NO	RW, S	C
234	KECP 376	James F and Mary Arthur House	1801 Euclid Ave	1930	4SQ	CRFT	FR	G/C	RW, S	C
235	KECP 377	Edward J and Edith McGinniss House	1803 Euclid Ave	1930	BG	CRFT	BO	NO	NSA	C
236	KECP 378	Alfred J and Alma Jung House	1805 Euclid Ave	1930	4SQ	CR	FR	G/C	RW, S	C
237	KECP 379	John J and Mary T Walsh House	1807 Euclid Ave	1930	4SQ	CR	FR	S/NC	RW, S	C
238	KECP 380	Joseph and Barbara Kallmeyer House	1809 Euclid Ave	1930	4SQ	CR	FR	NO	RW, S	C
239	KECP 381	William E and Genevieve Wehrman House	1811 Euclid Ave	1930	4SQ	CR	FR	G/C	RW, S	C

Peasleburg Neighborhood Historic District

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NR ID	KECP #	Name	Address	Date	P/T	Style	MAT	OB	CH	ST
240	KECP 382	Bernard J and Clotilda Happenjans House	1815 Euclid Ave	1930	BG	CRFT	BO	NO	NSA	C
241	KECP 383	Harry B and Blanche Huesmann House	1817 Euclid Ave	1930	4SQ	CRFT	FR	NO	RW, S	C
242	KECP 384	Leo C and Lorraine Kohl House	1819 Euclid Ave	1930	BG	CRFT	FR	NO	S	C
243	KECP 385	Oris B and Rose Savely House	1821 Euclid Ave	1930	BG	CRFT	BO	NO	RW	C
244	KECP 386	Robert W and Carmelia P Geaslen House	1823 Euclid Ave	1930	BG	CRFT	BO	NO	RW	C
261	KECP 387	William J and Anna E Droege House	1829 Euclid Ave	1930	BG	CRFT	FR	NO	RW, S	C
262	KECP 388	Porter H and Hattie Aromback House	1831 Euclid Ave	1930	BG	CRFT	FR	NO	RW, S	C
263	KECP 389	Thomas A and Mary Sutton House	1833 Euclid Ave	1930	4SQ	CRFT	FR	NO	RW, S	C
264	KECP 390	Gerald T and Clara Delaney House	1835 Euclid Ave	1930	BG	CRFT	BO	NO		C
231	KECP 391	Nieberding / Woolums House	1608 Jefferson Ave	1890	SG	VTOC	FR	NO	RW, S	C
230	KECP 392	Ray and Nancy B Clayton House	1610 Jefferson Ave	1890	SG	VTOC	FR	NO	NSA	C
229	KECP 393	Perkins / Bauer House	1612 Jefferson Ave	1920	4SQ	VTOC	FR	NO	RW, S	C
228	KECP 394	William and Lillian Schroeder House	1616 Jefferson Ave	1890	LP	VTOC	FR	NO	RW, S	C
227	KECP 395	Roach / Cabage House	1620 Jefferson Ave	1920	CNT	CR	FR	NO	RW, S	C
226	KECP 396	Alfred W Pitts Building	1622 Jefferson Ave	1920	U	N/A	CB	NO		NC
225	KECP 397	Mardis / Schaber House	1624 Jefferson Ave	1910	LP	QA	FR	NO	RW, S	C
224	KECP 398	Schweitzer / Howard House	1626 Jefferson Ave	1910	SG	CRFT	BO	NO	S	C
223	KECP 399	Knorr / Kendig House	1628 Jefferson Ave	1910	SG	CR	BO	NO	S	C
222	KECP 400	Henry and Helen Goesling House	1630 Jefferson Ave	1910	4SQ	CR/CRFT	BO	G/C	NSA	C
221	KECP 401	Leroy C and Beatrice Clinkenbeard House	1702 Jefferson Ave	1910	SG	CRFT	BO	NO	NSA	C
220	KECP 402	Frances Deitmaring House	1704 Jefferson Ave	1890	CNT	VTOC	FR	NO	S	
219	KECP 403	Robert E and Phoebe Lucas House	1706 Jefferson Ave	1930	BG	CRFT	FR	NO	RW, S	C
218	KECP 404	Alex and Rose Daron House	1710 Jefferson Ave	1930	BG	TR	BO	NO	NSA	C
217	KECP 405	Frank T and Anna Schulte House	1712 Jefferson Ave	1910	CNT	CRFT	BO	NO	NSA	C
216	KECP 406	Nellie Hartje House	1716 Jefferson Ave	1910	4SQ	CRFT	BO	G/C	S	C
215	KECP 407	Howard B and Helen Austwick House	1722 Jefferson Ave	1925	BG	CRFT	FR	NO	RW, S	C
214	KECP 408	Bernard Moorman House	1724 Jefferson Ave	1925	BG	CRFT	FR	NO	RW	C
213	KECP 409	William and Minnie Oberjohn House	1726 Jefferson Ave	1925	BG	CRFT	stucco	NO	S	C
212	KECP 410	Herbert F and Ella M Wiggers House	1728 Jefferson Ave	1900	SG	QA	BO	NO	RW	C
211	KECP 411	William C Marshall House	1730 Jefferson Ave	1910	SG	QA	BO	G/C	RW, S	C
210	KECP 412	Vincent A and Elizabeth Tierney House	1734 Jefferson Ave	1900	CNT	VTOC	FR	NO	RW, S	C
209	KECP 413	Theo Wettig House	1736 Jefferson Ave	1910	SG	VTOC	FR	NO	RW, S	C
208	KECP 414	vacant lot	1738 Jefferson Ave	N/A	N/A	N/A	N/A	N/A	N/A	
207	KECP 415	Harry Deye Grocery Store	1740 Jefferson Ave	1930	C	CCRFT	BO	NO	SA	C
232	KECP 416	Anna Smith House	1802 Jefferson Ave	1910	4SQ	CRFT	BO	NO	RW	C
256	KECP 417	Cox House	1804 Jefferson Ave	1950	BG	CRFT	BO	G/C	RW, S	C
255	KECP 418	Edward R and Emma Elliott House	1806 Jefferson Ave	1910	4SQ	CRFT	BO	G/C	NSA	C

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254	KECP 419		1808 Jefferson Ave	1925	BG	CRFT	BO	G/C	S	C
253	KECP 420	Frank E Reutsch House	1810 Jefferson Ave	1930	BG	CRFT	BO	NO	NSA	C
252	KECP 421	Benjamin W and Edith Dorning House	1812 Jefferson Ave	1930	BG	CRFT	BO	G/C	NSA	C
251	KECP 422	Daniel W and Artha Baker House	1814 Jefferson Ave	1930	BG	CRFT	BO	NO	RW	C
250	KECP 423	Herron / Jolley House	1816 Jefferson Ave	1925	D	CRFT	BO	G/C	RW	C
248	KECP 424	Edward and Lillian Mardis House	1818 Jefferson Ave	1925	BG	CRFT	BO	G/C	RW	C
249	KECP 425	George H and Elizabeth Berling House	1820 Jefferson Ave	1925	BG	DCR	CB	NO	S	C
247	KECP 426	Joseph H and Mary Ostendorf House	1822 Jefferson Ave	1925	LP	CRFT	CB	NO	RW, S	C
258	KECP 427	Robert Pearson House	1828 Jefferson Ave	1925	BG	CRFT	BO	NO	S	C
269	KECP 428	Harry E Savely House	1830 Jefferson Ave	1925	BG	CRFT	BO	NO	RW, W	C
268	KECP 429	Frank J and Minnie Ebert House	1832 Jefferson Ave	1910	4SQ	CR	BO	NO	RW	C
266	KECP 430	J H Fletcher House	1834 Jefferson Ave	1910	4SQ	CR	BO	NO	NSA	C
127	KECP 431		1601-03 Jefferson Ave	1890	CNT	IT	FR	NO	S	C
128	KECP 432		1605 Jefferson Ave	1910	SG	QA	FR	S/NC	S	C
129	KECP 433		1609 Jefferson Ave	1925	BG	CRFT	FR	G/C	RW, S	C
130	KECP 434		1613 Jefferson Ave	1890	SG	VTOC	FR	NO	RW, S	C
131	KECP 435		1615 Jefferson Ave	1890	CNT	QA	FR	NO	RW, S	C
132	KECP 436		1619 Jefferson Ave	1890	SP	FC	FR	G/C	RW, S	C
133	KECP 437		1623 Jefferson Ave	1925	BG	CRFT	BO	NO	NSA	C
134	KECP 438		1627 Jefferson Ave	1925	BG	CRFT	BO	G/C	RW	C
135	KECP 439		1631 Jefferson Ave	1940	MT	CR	FR	NO	RW, S	C
136	KECP 440		1701 Jefferson Ave	1910	U	CR	FR	NO	RW, S	C
137	KECP 441		1705 Jefferson Ave	1900	SP	FC	BO	G/C	NSA	C
138	KECP 442		1707-1709 Jefferson Ave	1925	U	DCR	BO	NO	S	C
139	KECP 443		1711 Jefferson Ave	1910	SP	FC	BO	G/C	RW, P/E	C
140	KECP 444		1713 Jefferson Ave	1925	BG	CRFT	BO	IG	NSA	C
141	KECP 445		1717 Jefferson Ave	1890	CNT	FC	FR	NO	RW, S	C
142	KECP 446		1721-1723 Jefferson Ave	1890	CNT	IT	FR	NO	RW, S	C
143	KECP 447		1725 Jefferson Ave	1910	SG	CRFT	BO	IG	ADD	C
144	KECP 448		1727 Jefferson Ave	1925	BG	CRFT	BO	IG	RW	C
145	KECP 449		1731 Jefferson Ave	1925	BG	CRFT	BO	IG	NSA	C
146	KECP 450	Hamilton House	1733 Jefferson Ave	2000	SL	MOD	BO	IG		NC
147	KECP 451		1737 Jefferson Ave	1890	TP	FC	FR	G/C	RW, S	C
164	KECP 452		1801 Jefferson Ave	1925	BG	CRFT	BO	NO	NSA	C
165	KECP 453		1803 Jefferson Ave	1925	BG	CRFT	FR	NO	RW	C
166	KECP 454		1805 Jefferson Ave	1925	BG	CRFT	BO	NO	RW	C
167	KECP 455		1809 Jefferson Ave	1925	BG	CRFT	FR	NO	S	C
168	KECP 456		1811 Jefferson Ave	1925	BG	CRFT	FR	NO	RW, S	C
169	KECP 457		1813 Jefferson Ave	1925	BG	CRFT	BO	NO	NSA	C
170	KECP 458		1815 Jefferson Ave	1910	U	U	FR	NO		C
171	KECP 459		1817 Jefferson Ave	1925	BG	CRFT	FR	NO	RW, S	C
172	KECP 460		1819 Jefferson Ave	1925	D	CRFT	BO	NO	S	C
173	KECP 461		1821-1823 Jefferson Ave	1930	U	TR	BO	G/C	RW	C
115	KECP 462		1829 Jefferson Ave	1925	BG	CRFT	BO	G/C	RW	C
116	KECP 463		1831 Jefferson Ave	1930	BG	CRFT	BO	NO	RW	C
117	KECP 464		1833 Jefferson Ave	1930	BG	CRFT	FR	NO	RW, S	C
118	KECP 465		1835 Jefferson Ave	1930	BG	CRFT	FR	NO	NSA	C
119	KECP 466		1837 Jefferson Ave	1930	BG	CRFT	BO	NO	RW	C
120	KECP 467		1839 Jefferson Ave	1930	BG	CRFT	BO	NO	RW	C
121	KECP 468		1841 Jefferson Ave	1920	4SQ	CRFT	BO	NO	ADD	C
122	KECP 469		1843 Jefferson Ave	1920	4SQ	CRFT	ST	NO	NSA	C
123	KECP 470		1845 Jefferson Ave	1950	CC	CRFT	BO	IG	RW, S	C
579	KECP 471		1847-1849 Jefferson Ave	1920	D	CRFT	BO	CP/NC	NSA	C

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NR ID	KECP #	Name	Address	Date	P/T	Style	MAT	OB	CH	ST
125	KECP 472	Bogart / Kircher House	1602 Monroe St	1925	BG	CRFT	FR	IG	NSA	C
126	KECP 473	Garage	1602-A Monroe St	1950	N/A	N/A	FR	N/A	N/A	C
163	KECP 474	Becker House	1606 Monroe St	1910	4SQ	4SQ / CR	BO	NO	NSA	C
162	KECP 475	John W and Delores Cohen House	1608 Monroe St	1960	RCH	R	BO	NO	NSA	C
161	KECP 476	Wilford J and Beverly J Henn House	1610 Monroe St	1960	CC	MOD	BO	NO	RW	C
160	KECP 477	Frank L Koehne Jr House	1612 Monroe St	1960	CC	MOD	BO	NO	RW	C
159	KECP 478	Joseph J and Mary Vormbrucke House	1614 Monroe St	1960	CC	MOD	BO	NO	RW	C
158	KECP 479	Marshall M and Dorothy McIntyre House	1616 Monroe St	1960	U	U	BO	NO	S	C
157	KECP 480	Robinson House	1702 Monroe St	1920	BG	BG / CR	FR	NO	S	C
156	KECP 481	William A and Louise Pickett House	1704 Monroe St	1960	U	U	BO	NO	RW	C
155	KECP 482	Heidelberg House	1706 Monroe St	1900	LP	U	FR	CP/NC	S	C
154	KECP 483	Joseph and Annabelle Rawe House	1708 Monroe St	1960	RCH	R	BO	NO	RW	C
153	KECP 484	Roach/Schuchter House	1710 Monroe St	1930	BG	CRFT	FR	NO	S	C
152	KECP 485	Theodore and Joyce Vogt House	1712 Monroe St	1960	U	CC	FR	NO	RW	C
151	KECP 486	Raymond J. Kramer House	1714 Monroe St	1960	U	CC	FR	NO	RW	C
150	KECP 487	Ripberger House	1716 Monroe St	1890	CNT	BG	FR	G/C	RW, S	C
149	KECP 488	Kastner House	1720 Monroe St	1965	RCH	R	BO	NO	RW	C
148	KECP 489	Mays House	1722 Monroe St	1965	RCH	R	BO	IG	RW	C
178-9	KECP 490		1802-1804 Monroe St	1930	BG	CRFT	FR	NO	RW, S	C
177	KECP 491		1808-1812 Monroe St	1930	BG	CRFT	FR	NO	RW, S	C
175	KECP 492		1814 Monroe St	1960	RCH	R	BO	NO	NSA	C
20	KECP 493	Coleman/Lunsford House	309 W 16th St	1899	CNT	FV	FR	G/C	RW, S	C
19	KECP 494	Woodford W and Bertha A Meek House	311 W 16th St	1890	CNT	VTOC	FR	NO	RW, S	C
18	KECP 495	Groger/Llewellyn House	313 W 16th St	1890	SG	VTOC	FR	NO	RW, S	C
17	KECP 496	Mulally/Brinkman House	315 W 16th St	1890	SG	VTOC	FR	NO	RW, S	C
16	KECP 497	Barnes House	317 W 16th St	1890	CNT	VTOC	FR	NO	RW, S	C
15	KECP 498	Erwin G Reis House	319 W 16th St	1920	SP	CRFT	ST	NO	NSA	C
14	KECP 499	Binz/Suchanek House	321 W 16th St	1920	D	CRFT	BO	NO	RW	C
12	KECP 500		405 W 16th St	1890	CNT	FV	FR	G/C	RW, S	C
11	KECP 501	George J and Irene Schneider House	409 W 16th St	1890	SG	QA	BO	NO	NSA	C
10	KECP 502	Allen E and Zeta M Harney House	411 W 16th St	1890	SG	VTOC	BO	NO	RW	C
9	KECP 503	Fisher/Hickey House	413 W 16th St	1890	SG	QA/FC	BO	NO	RW	C
8	KECP 504	John H and Elizabeth Kemphaus House	415 W 16th St	1890	SG	FV	FR	NO	RW	C
7	KECP 505	Vincent E and Opal Lower House	417 W 16th St	1890	SG	FV/QA	BO	NO	RW	C
6	KECP 506	Gerhardt/Smith House	419 W 16th St	1890	SG	FV	BO	NO	RW, S	C
5	KECP 507	John A and Bernardette Fallon House	421 W 16th St	1920	SP	CR/CRFT	BO	NO	RW	C
4	KECP 508	Richard and Mildred Grizzell House	423 W 16th St	1910	SG	CRFT	BO	NO	NSA	C
2	KECP 509	Arabell Beagle House	431 W 16th St	1920	BG	CRFT	FR	G/C	RW, S	C
1	KECP 510	Leo A and Lillian Berkheimer House	433 W 16th St	1925	BG	CRFT	BO	G/C	RW, S	C
182	KECP 511	Frey House	503 W 16th St	1970	SL	MOD	FR	G/NC	NH	NC
181	KECP 512	William Taubken House	507 W 16th St	1930	BG	CRFT	FR	NO	S	C
180	KECP 513	Robert J and Fannie B Tuffle House	511 W 16th St	1930	BG	CRFT	FR	NO	S	C
328	KECP 514		322 W 17th S	1930	BG	CRFT	FR	NO	S, RW	C
329	KECP 515		326 W 17th S	1930	BG	CRFT	BV	IG	RW	C

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330	KECP 516		328 W 17th S	1930	BG	CRFT	BV	IG	NSA	C
331	KECP 517		330 W 17th S	1930	BG	DCR	BV	G/C	RW	C
332	KECP 518		332 W 17th St	1930	BG	DCR	BV	G/C	NSA	C
333	KECP 519		334 W 17th St	1930	BG	DCR	BV	G/C	RW	C
298	KECP 520		336 W 17th St	1930	BG	CRFT	BV	CP/NC	RW	C
299	KECP 521		338 W 17th St	1930	BG	CRFT	BV	NO	RW	C
300	KECP 522		342 W 17th St	1930	BG	CRFT	BV	NO	RW	C
301	KECP 523		344 W 17th St	1930	BG	CRFT	BV	NO	RW	C
339	KECP 524	Bledsoe / Cordrey House	321 W 17th St	1920	U	CR	BV	NO	NSA	C
338	KECP 525	Harry M and Catherine M Olhaut House	325 W 17th St	1920	U	CR	BO	NO	RW	C
337	KECP 526	Catherine and Minnie Britzwein House	327 W 17th St	1920	U	CR	BO	NO	RW	C
336	KECP 527	Santel / Stoll House	329 W 17th St	1920	BG	DCR	BO	NO	RW	C
335	KECP 528	Frank X Temmen House	331 W 17th St	1920	SP	BG / CR	BO	NO	NSA	C
334	KECP 529	Mrs Frances Waters House	333 W 17th St	1920	U	DCR	BO	G/C	RW	C
309	KECP 530	Bedinghaus / Arnold House	335 W 17th St	1910	SG	VTOC	FR	NO	RW, S	C
308	KECP 531	Fanthorp / Moster House	337 W 17th St	1910	SG	VTOC	FR	NO	RW, S	NC
307	KECP 532	Walter T Kimmerle House	339 W 17th St	1910	SG	CR	FR	NO	RW, S	C
306	KECP 533	Napier / Jaquish House	341 W 17th St	1900	U	VTOC	FR	NO	RW, S	C
305	KECP 534	Harry W and Louise Kimmerle House	343 W 17th St	1930	BG	CRFT	BV	NO	RW	C
205	KECP 535		408 W 18th St.	1930	BG	CRFT	BV	IG	RW	C
206	KECP 536	Ralph S and Virgie B Myers House	410 W 18th St.	1950	U	CC	BO	AG/C	NSA	C
233	KECP 537	Herbert and Marie Cappel House	409 W 18th St	1930	BG	CRFT	FR	IG	S	C
407	KECP 538	Esther E Lampke House	311 W 18th St	1930	BG	CRFT	BV	NO	NSA	C
406	KECP 539	Rohm / Ossege House	315 W 18th St	1925	BG	CRFT	BV	NO	NSA	C
405	KECP 540	William T and Elizabeth Rehm House	317 W 18th St	1925	BG	CRFT	BV	NO	RW	C
404	KECP 541	WilliamW and Gertrude Stein House	319 W 18th St	1930	BG	CRFT	BV	G/C	S	C
403	KECP 542	John E and Olive F Herget House	321 W 18th St	1930	4SQ	CRFT	BV	NO	RW	C
402	KECP 543		323 W 18th St	1940	BG	CR	BV	NO	RW	C
412	KECP 544		308 Hawthorne St	1950	U	MCV	BV	NO	NSA	C
413	KECP 545	Cleophus and Magdalon Sullivan	310 Hawthorne St	1938	U	TR	BO	NO	RW	C
414	KECP 546	Davis / Stephenson House	312 Hawthorne St	1930	D	CR /CRFT	FR	NO	NSA	C
415	KECP 547	Robert E and Stella Schulte House	314 Hawthorne St	1930	D	CR	FR	G/C	RW, S	C
416	KECP 548		318 Hawthorne St	1930	BG	CR	BV	NO	NSA	C
417	KECP 549	William H Toebbe House	320 Hawthorne St	1930	U	CR	BV	IG	RW	C
245	KECP 550	Palmer / Altemuehle House	408 Hawthorne St	1930	BG	CRFT	FR	IG	AD, RW, S	C
246	KECP 551	Selby / Menefee House	412 Hawthorne St	1930	BG	CRFT	BV	IG	NSA	C
174	KECP 552		504 Hawthorne St	1960	RCH	R	BV	IG	NSA	C
432	KECP 553		309-311 Hawthorne St	1925	MF	CRFT	BV	S/NC	RW	C
431	KECP 554	Mrs Elizabeth Reinke House	313 Hawthorne St	1925	BG	CRFT	FR	NO	S	C
430	KECP 555	Fred H and Ethel B Furst House	315 Hawthorne St	1925	BG	CRFT	FR	NO	RW	C
429	KECP 556	Louis H and Marie Maschinot House	317 Hawthorne St	1930	U	TR	BV	NO	NSA	C
428	KECP 557		319 Hawthorne St	1930	BG	CRFT	BV	NO	RW	C
260	KECP 558	Charles E and Florence Baker House	409 Hawthorne St	1925	BG	CRFT	FR	IG	NSA	C

Peasenburg Neighborhood Historic District
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NR ID	KECP #		Name	Address	Date	P/T	Style	MAT	OB	CH	ST
259	KECP	559	Joseph B and Dorothy Vogelpohl House	411 Hawthorne St	1925	BG	CRFT	FR	IG	NSA	C
114	KECP	560	Mitchel M and Clara M Jackson House	497 Hawthorne St	1938	U	TR	BV	NO	RW	C
113	KECP	561	Raymond and Elsie Warwood House	505 Hawthorne St	1930	U	TR	BV	NO	RW	C
112	KECP	562	William H and Josephine Toebe House	507 Hawthorne St	1920	4SQ	CR	FR	NO	RW, S	C
577	KECP	563	Louis H ans Alma Langenbrunner House	509 Hawthorne St	1930	U	TR	FR	NO	RW, S	C
578	KECP	564	Herman Sauer House	511-515 Hawthorne St	1930	BG	CRFT	FR	NO	RW, S	C
443	KECP	565	Norbert B. Schulte Office	320 W 19th St	1925	D	CR	BV	NO	NSA	C
444	KECP	566	Dux/Otten House	322 W 19th St	1925	BG	CRFT	BV	NO	NSA	C
445	KECP	567	Nageleisen/Rechtin	324 W 19th St	1925	D	CR	BV	NO	RW	C
446	KECP	568	Beckman House	326 W 19th St	1925	D	CR	BV	NO	RW	C
447	KECP	569	William J. Kemper Grocery Store	330 W 19th St	1890	C/R	IT	BO	NO	RW	C
575	KECW	170	Fifth District School	1735 Holman Ave	1901	School	RR	BO	NO	NSA	C
576	KEC	351	St. Augustine Church Complex	1839 Euclid Ave	1914	RL	IR	BO	NO	NSA	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.)

Community Development and Planning

Period of Significance

1880-1965

Significant Dates

1880, 1907

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

The period of significance, 1880-1965, for the Peaselburg Neighborhood Historic District, spans the time from the city's incorporation and one of the earliest dates of known construction in the neighborhood, to 1965, 50 years from the time of proposed listing.

Criteria Considerations NA

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Statement of Significance

Summary Paragraph

The Peaselburg Neighborhood Historic District meets National Register Criterion A, and is locally significant in the Area of Planning and Community Development. Peaselburg, from its beginnings as a rural village, to its formation as a city and growth during the late-19th and early-20th century, to its annexation by Covington, tells the story of the dynamics played out across Kenton County, and indeed, the Commonwealth. The struggles of Peaselburg to act independently as a city, yet still benefit from the growth and development of Covington, mirror the rivalry/symbiotic relationship between Covington and Newport, and their often-fraught 19th-century relationship with Cincinnati, Ohio. Even as Peaselburg was absorbed into Covington, Peaselburg's identity and flavor persisted—an identity derived from its origin, topography, and social institutions. This is in no small part due to the strength and influence of Covington's numerous neighborhoods—most of which started as separate villages or planned developments.

Peaselburg is significant within the larger growth and development of Covington for the strong identity and physical character expressed both *before* and *after* annexation by Covington. Although the neighborhood's roots lie within the development of the village of Peaselburg in the late-19th century, Peaselburg is the product of two attempts at "community building" and this path of development makes it significant within the annexation history of Covington. Unlike other neighborhoods in Covington, Peaselburg did not have attractions like a racetrack or the status of being a streetcar suburb for Covington – it remained an inwardly focused, working-class neighborhood after annexation, focused on its parish church, school, and neighborhood interests. Peaselburg developed into a residential suburb for Covington, and benefitted greatly from its annexation (as illustrated by the amount of growth and development post-annexation), but it retained the identity and development patterns of its brief stint as an independent city. Close to half of all of the development in Peaselburg occurred during the first quarter of the 20th century – some 268 resources were constructed during that period, which was after annexation by Covington.

Several themes emerge during consideration of Peaselburg's significance with the development of the area and of Covington: transportation, education, religion, and industry/manufacturing. These themes connect the neighborhood with the larger local context, "Growth and Development of Covington, Kentucky, 1840-1960," in which the district's significance is evaluated.

Covington, once positioned as a rival to the Queen City, moved through a phase of development not unlike that of its many neighborhoods, including Peaselburg. As explored by Paul A. Tenkotte in his dissertation *Rival Cities to Suburbs: Covington and Newport, Kentucky, 1790-1890*, these two northern Kentucky cities were perceived as rivals to Cincinnati's influence before 1850, but then moved into a status as "suburbs" of the larger Ohio city, and finally, during the 1860s and 1870s, entered into a mutually advantageous relationship, while maintaining their own identities, or as Tenkotte terms it, "home rule," and while benefiting from a symbiotic, if still delicately balanced, existence. Covington played out these same steps in its dealings with the smaller cities and neighborhoods on its own side of the river.

Historic Context: Growth and Development of Covington, Kentucky 1840-1960

Research Design

Covington's historic neighborhoods have been well documented over the years, and Peaselburg is surrounded on three sides by already-listed NRHP Districts. These include:

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- Wallace Woods Area Residential Historic District (NRIS 83002807), East of proposed district
- Helentown Historic District (NRIS 86003481), Northeast of proposed district
- Lee-Holman Historic District (NRIS 9600098), North of proposed district
- West Side-Main Strasse Historic District (NRIS 8300360), North of proposed district
- Lewisburg Historic District (NRIS 93001165), Northwest of proposed district
- Ritte's East Historic District (NRIS 14000459), South of proposed district

These nominations provide a wide overview of the powerful force of Covington's fiercely distinct neighborhoods. The context was developed from these nominations, as well as from the two individually listed sites, St. Augustine Church and the Fifth District School, within the boundaries of the proposed district.

Historic Background of Covington

Covington rests in a valley of the Licking River, and the original town plat of 1815 contained the city from the Ohio River south to Sixth Street, and from the Licking River west to Washington Street.²² In 1830, the city's population was enumerated at 734 residents. A city charter was granted to Covington in 1834. Covington's annexation practices began only six years after incorporation. In 1840, the city annexed "Largely unoccupied land" to the south, and more land to the west in 1850.²³ This increased the city limits southwards to the south side of 12th Street, and on the west three blocks to the west side of Main Street.²⁴

Around 1825, the Western Baptist Education Society (Seminary Square, NRIS 80001647) purchased 350 acres of land south of the original town of Covington. Setting aside 22 acres for a cemetery (Linden Grove Cemetery, NRIS 00001600, located north of the proposed district), the Baptists then began to subdivide their holdings to raise money for the development of a seminary. In 1841, Covington annexed the seminary's holdings between 8th and 12th Streets, and in 1843, the institute's three subdivisions. The population of the city in 1840 had grown to 2,000 residents, but their ranks would quickly grow with a nationwide stream of European immigrants.

It was to the Main Strasse Area that the great flood of immigrants in the 1840s first flocked. Later, these people dispersed throughout the city in search of cheaper land. West Side/Main Strasse Historic District was the second major addition to the original city of Covington. Annexation added to the city's numbers; in the 1850 census, Covington's population stood at 9,000 residents, almost five times that of a decade earlier.

A new city charter in 1850 – and additional annexation – further increased the city's size. Covington consumed several parts of Lewisburg, Austinburg, and "220 acres of agricultural land belonging to Richard Southgate."²⁵

While an 1877 map of Covington shows that much of the current neighborhood of Peaselburg was included as part of Covington, some of Peaselburg's important streets—Euclid Avenue, Jefferson Avenue, and Monroe Avenue—had not yet been laid out.²⁶

²² Main Strasse District

²³ Joseph F. Gastright, "Covington," in *The Encyclopedia of Northern Kentucky*, eds. Paul A. Tenkotte and James C. Claypool. (Lexington: The University Press of Kentucky, 2009), 234.

²⁴ Paul A. Tenkotte. "Gateway to the North, 1867-99," in *Gateway City: Covington, Kentucky 1815-2015*, eds. Paul A. Tenkotte. James C. Claypool, and David E. Schroeder. (Covington: Clerisy Press, 2015), 77.

²⁵ Ibid, 78.

²⁶ Ibid. 77.

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By 1880, Covington was being described as “the most densely populated city in the country,” and had settled into a comfortable relationship with adjacent Newport and Cincinnati. Internal discord still existed within Covington’s neighborhoods, however, as neighborhoods sought to retain autonomy from Covington. Peaseburg, while prospering post-annexation, still managed to retain its identity even as it became part of the larger city.

Development of Peaseburg

Growing into a City

Annexation was a contentious issue in Covington in the last quarter of the 19th century. A “fear of association” was shared among many of Covington’s neighborhoods, and the prevailing sentiment seemed to be the retention of identity, plus an inherent distrust that the annexed areas would have to pay Covington’s debt and even be subjected to additional “city dirt and pollution.”²⁷

Peaseburg, already a small diffuse village, slowly developed into a small town. Thanks to the influx of mostly German settlers, the establishment of a parish, and creation of a public school, there were enough residents and public support that by 1880 it sought incorporation.

There isn’t much suggestion in the newspapers of the day, while always tinged with a sardonic wit, that other areas were the butt of as many jokes as the former village of Peaseburg. At least once a week, the various weeklies and dailies contained a brief mention of Peaseburg, and often editorial notes were scathing. As long as Peaseburg contented itself with its own slightly rural character, Covington (or at least its representatives in the press) weren’t threatened.

In June 1876, discussion in the local papers once again focused on Peaseburg’s name and the prospect of it changing. Some citizens were lobbying for the name of “Wolfsburg” in honor of resident John Wolf, a former legislator. Objections noted in a news article included that the strangers moving in would “think the village was so named on account of the ‘wolves’ (bad boys) who make it a practice of inroading upon vineyards and orchards, stealing fruit and destroying shrubbery.”²⁸

The origins of the neighborhood’s name typically figured in these tirades in the papers. The following from the fall of 1876 is common:

The outside world, always ready for vain mockery, believe the Pease part of the name of a certain burg to be merely a joke at its expense – about as respectable, for instance, as ‘Measeburg’ would be. If they don’t know the place they don’t want to know it, regarding the place as a sort of ‘Goosetown’ or ‘Hardscrabble.’ Now if the burghers who allow their burg to be known by the prefix of Pease; can show any good reason why that name should be respected and honored, they ought to do it without delay. If they don’t respect their own home, other people will not likely to do so...They can easily find a good Christian name for their burg.²⁹

²⁷ Tenkotte. “Gateway to the North, 1867-99,” 76.

²⁸ *The Ticket Triweekly*. Thursday, June 29, 1876. Volume 6, number 24, page 3.

²⁹ *The Ticket Triweekly*. Thursday, September 28, 1876. Volume 7, number 10, page 3.

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A December 30, 1879, article in the *Daily Commonwealth* reported that “the residents of Peaselsburg propose to ask the Legislature to incorporate their burg at its coming session.” The paper likely reflected the mood of Covington at large, as sly jabs continued at the neighborhood’s march towards becoming a city, noting their (the paper’s) suggestion for a new name “Jessetown” would be accepted.³⁰ Peaselsburg, perhaps gladly, surrendered its former moniker, becoming known as **Central Covington** in 1880. That did not wholly quiet the snubs from the press, as the *Daily Commonwealth* made clear in May 1880, writing “the citizens of Central Covington, late Peaselsburg, indignantly deny all connection with the small city of Newport, although it is a fact that the former place was so incorporated as to lead all to think it an offshoot of Newport.”³¹

A June 3, 1880 article in the *Daily Commonwealth* noted that “the first city election of our new sister city, Central Covington, alias ‘Peaselsburg,’ will be held next Saturday. Two full tickets are in the field, and friends of both are confident of success, of course. The officers to be elected are a Police Judge and five Trustees, who afterwards elect a Marshall.”³²

Throughout the 1890s, the sly asides in the newspapers continued, but with less frequency. Central Covington/Peaselsburg improved its streets and roads, and development continued. There was great discussion about a possible annexation of Milldale (Latonia), but the city leaders voted against it. Milldale leaders wanted to secure their water supply, and Central Covington’s main water supply was fed by Covington’s waterworks.

The trustees decided against annexation, feeling that Central Covington/Peaselsburg would “derive no benefits from the move, and that Milldale residents might outvote them in city matters.”³³ There wasn’t a sense of solidarity among the small cities and neighborhoods in the Covington vicinity— “political autonomy was a matter of utmost importance in the sustenance of a community’s character.”³⁴ Throughout Peaselsburg’s tenure as an incorporated city, it was treated as a part of Covington in the city directories—not as a separate community.

Nearby Wallace Woods, however, was annexed by Central Covington/Peaselsburg, but this appears to have been an amiable agreement between the two communities. The heirs of the nearby estate of Wallace Woods conceded to annexation by Central Covington in 1894, because their lower tax rates were more amendable than those administered by the City of Covington. Apparently the voters of Wallace Woods weren’t as threatening to the leaders of Central Covington as those of Milldale.

In 1895, Covington attempted to annex Central Covington/Peaselsburg, but the effort failed. The community remained an independent municipality until 1906, when an erupted sewer line flooded the majority of homes and businesses in Central Covington.

Covington had begun actively campaigning for “annexation of it neighboring cities” under Mayor Rhein in 1906.³⁵ Staggered by the damage, and unable to rebuild while maintaining the rest of its infrastructure, Peaselsburg/aka Central Covington agreed to annexation by Covington in 1907 in exchange for rebuilding help.

³⁰ *The Daily Commonwealth*. Covington, Kentucky. Thursday, December 30, 1870. Volume 2, number 187, page 1.

³¹ *The Daily Commonwealth*, Covington, Kentucky. Tuesday, May 4, 1880. Volume 2, number 282, page 1.

³² *The Daily Commonwealth*. Covington, Kentucky. Thursday, June 3, 1880. Volume 3, number 6, page 1.

³³ Tenkotte, “Gateway to the North, 1867-99,” 79.

³⁴ *Ibid.*

³⁵ Joseph Gastwright and Walter Langsam. “Wallace Woods Areaa Residential Historic District.” *Nomination to the National Register of Historic Places*. Section 8, page 5. Copy on file at the Kentucky Heritage Council. Listed 1983.

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Only a portion of Peaselburg is shown on the 1894 Sanborn map of Covington, and development is sparse along the block and a half of the four streets shown. Most dwellings are frame, single-family homes. By 1909, most of the neighborhood was platted, and with the infrastructure provided by Covington and the completion of St. Augustine Church in 1914, residential development soared.

Religion

It is not overstatement to say that Peaselburg's development is intertwined with that of the local Catholic parish. Even before the completion of the current church, the parish helped shape the lives of its congregation, who in turn, built and lived in the neighborhood. German immigrants sought some continuity in their new homeland, and the Catholic Church provided a stable framework of church, community, and education.

Petitions for a new parish church were coming from the German Catholic population in Peaselburg by the 1860s, even though the area was sparsely settled. The Bishop of the Covington Diocese conceded and St. Augustine Church became the fifth German parish established in Covington. By 1870, a "new combination church and school was established on what is today St. Augustine."³⁶

The school at St. Augustine was "an integral part of the community." The Sisters of Notre Dame were invited by Covington's second Bishop, Augustus Maria Toebe, in 1875 to staff a school in the parish. The school remains open to this day.³⁷

Above Peaselburg, on Prospect Hill, was located the Monte Casino Vineyards, formerly the Thompson Winery. Benedictine priests and brothers from Latrobe, Pennsylvania, bought the land in 1877.

Much like the struggles of Peaselburg in the late-19th century to define its identity and succeed as a city, the St. Augustine Parish "got off to a rocky start."³⁸ L. Neumeier was the first pastor, and was succeeded by Reverend Joseph Goebbels a year later. Gobbels' involvement in Peaselburg extended far beyond typical parish activities. Concerned over the debt incurred during construction of the church and school, he invested in a wire nail factory and brick factory, and encouraged his parishioners to do the same.³⁹

Goebbels traveled to Germany to purchase the necessary equipment for the nail factory. When both businesses failed, the parish and its parishioners were devastated. The parish, forced into bankruptcy, sold the church grounds.

The parish spent the rest of the 19th century recovering from these economic conditions. A corporation, called the Roman Catholic German Church of Central Covington, was organized in 1881 to prevent any future financial calamities. The corporation enforced a policy that the parish could not incur debts of more than \$15,000. Through this mechanism, the corporation was able to buy back the church and "reimbursed parishioners for their loss in the failed business ventures as much as possible."⁴⁰

Between 1883 and 1911, Father Paul Abeln worked to bring the parish back to a sound financial footing, and collected funds for the construction of a new church building. Although Abeln died in 1911, he successfully

³⁶ Carothers, St. Augustine Church Complex, Section 8, page 3.

³⁷ Ibid, page 5.

³⁸ Ibid, page 3.

³⁹ Carothers, St. Augustine Church Complex, Section 8, page 3.

⁴⁰ Ibid.

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raised \$34,000 toward a new church building. The parcel at the corner of Jefferson and 19th Streets was purchased on May 7, 1912, and construction began the next year.

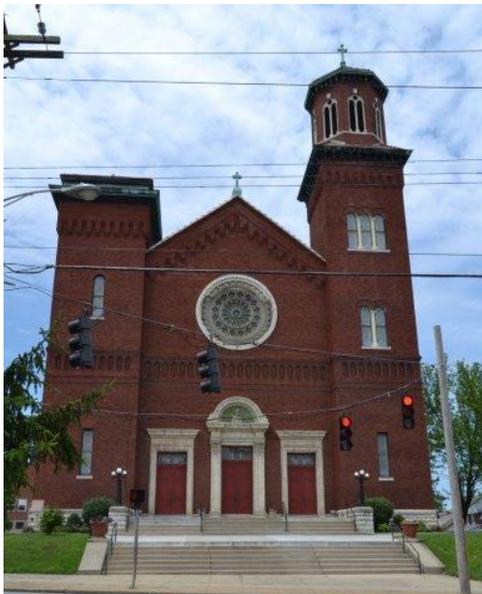


Photo 7: St. Augustine Church



Photo 1: Fifth District School

St. Augustine Church (Photo 7, NR ID 576, KEC-351), designed in the Italian Renaissance Style, was dedicated by Bishop Camillus P. Maes on December 20, 1914. The church stands 60 feet high and is 160 feet long, and its dedication involved local bands and a procession from the old church to the new. Even without its size, the church was slated to become a landmark in the city, and inspired confidence not only in the parish, but in the community as well. That confidence in the “reborn” parish church laid the groundwork for Peaseburg’s continued development and the sense of the neighborhood remaining a tight-knit working class area, despite being part of Covington.

Education

Prior to becoming an official city, Peaseburg looked to institutions to solidify its identity – and perhaps make a stronger argument for incorporation. The church was one such institution, and a neighborhood school was another. Although schooling was already provided for the parishioners of St. Augustine, the upheaval experienced by the church no doubt encouraged community leaders to plan for a secular school.

A growing community needed a free public school, and during the 1870s, the residents were “being agitated by the educational problem.”⁴¹ Peaseburg’s leaders believed a community needed a school in addition to retail establishments, and they set out to find a suitable location and the funds necessary to pay for construction. A meeting to solicit subscriptions “to the cause was held in late February 1876 at Hueninghake’s Grocery, and \$200 was pledged, while Mr. John Wolf and Mr. William Eifert offered “to donate a piece of ground of dimensions sufficient to erect a commodious school house.”⁴²

The school was completed by the summer of 1876, on the east side of Franklin Street, south of Pleasant Street. Little is known about this building, but it was apparently a frame building. Despite the construction of the

⁴¹ *The Ticket TriWeekly*. Tuesday, March 7, 1876, Volume 5, number 27, page 3.

⁴² *Ibid.*

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school, and its planned fall opening, agitation lingered in the community. An election was held to choose a school trustee, with one of the donors of the land for the school, William Eifert, selected. Afterwards, Eifert “set up the beer” and the “entire burg expanded itself with merriment and festivity.”⁴³

This revelry apparently disturbed the pastor of St. Augustine Church, for he railed in a sermon the next morning that the election was a fraud and “child of the Evil One.”⁴⁴ Father Goebbels was no supporter of free public schools, as he declared that “persons who sent their children to free schools were but educating them for the brothels and penitentiaries of the land.” At these fiery words, several members of the congregation apparently rose and walked out.

Although Father Goebbels was no supporter of secular education, the Franklin Street school served the needs of the community until the end of the 19th century, along with the parochial school as the predecessor to St. Augustine. In 1897, increased development and population growth prompted the Peaselsburg School Board to begin discussions about the construction of new schools.

Land for a new school in the southwestern part of the city – at the corner of 18th and Holman Streets – was acquired in 1901. A Covington architectural firm, Schofield & Rabe, was hired to design the new school building, which would become the Fifth District School (Photo 1, NR ID 575, KECW-170). Construction took around a year, and a grand opening was held to great fanfare on September 3, 1902. Dignitaries spoke, a brass band played, and members of the community toured the brick two-story Richardsonian Romanesque school.

The Fifth District School operated as an elementary school until 1972. Due to re-districting, the building then functioned as an alternative school and adult education center. It was sold by the Covington Board of Education in 2001, and rehabilitated into senior apartments later that decade.

Transportation

Transportation improvements, as much a force as the institution of the church, helped shape the neighborhoods of Covington. Peaselsburg would not have been able to seek incorporation as a city had it not been for transportation improvements sought by Covington in their rivalry with Cincinnati. Roads, bridges, and railroads all contributed to the growth of the economy of Covington, and in turn, aided the development of Peaselsburg. Ironically, though Peaselsburg lavished great attention on its infrastructure during its early days as a city, it was unable to maintain its roadways, which was one reason the city agreed to annexation. The positive effects of being annexed by Covington led to transportation improvements that made possible the second wave of the development of Peaselsburg.

Roads

As early as 1819, roads designed to connect Covington to the interior of Kentucky snaked around Peaselsburg. The Covington and Lexington Turnpike began at Banklick Street, near the Linden Grove Cemetery, and passed over Willow Run Creek before it climbed the hills to the southwest. Maintenance of the road was haphazard.

In 1834, the same year Covington was designated as a city, the Kentucky General Assembly chartered the Covington and Lexington Turnpike Company, which follows the route of the current day US 25. Linking to the Bluegrass was seen as vitally important to the urban agenda of Covington. Livestock from Bluegrass farms

⁴³ The Ticket Triweekly. Thursday, July 6, 1876. Volume 6, number 26, page

⁴⁴ Ibid.

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supplied the pork and beef packing industries of Cincinnati, and the business interests of both Northern Kentucky and the Inner Bluegrass saw improved overland routes as vitally important. Thus, most of the \$300,000 in common stock was bought by groups from Covington.⁴⁵

A good portion of the turnpike was finished by 1849, though it had been re-routed away from Banklick St, and instead commenced off of Pike Street in Covington. Without a bridge, though, to Cincinnati, the finished road was lacking.

Although Covington and Newport by this time had ceded their efforts to outdo their northern neighbor, the need for a productive relationship with Cincinnati was tantamount. From the beginning, Covington's development mirrored that of the Ohio city, with even the north-south streets laid out in Covington to align with the road network across the river.

Bridges

Although roads and railroads began to link Covington with the Inner Bluegrass in the 1850s, without a crossing across the river, the city could not benefit from the proximity of Cincinnati. Charters were granted for a bridge by the Kentucky and Ohio legislatures in 1845 and 1849, respectively, but little action took place until the middle of the 1850s.

John A. Roebling, a bridge designer from Pennsylvania, was hired for the project, but various political delays and the Civil War meant that the bridge wasn't completed and opened until 1867. But with this link into the heart of Cincinnati, Covington began to grow and develop in earnest. All of its neighborhoods and nearby small towns prospered as well.

Railroads

Fourteen railroads operated with the city of Cincinnati in the 19th century, making the Queen City the third busiest rail center in the country by 1890. Four of these railroads served Northern Kentucky.

The completion of the Covington & Lexington Railroad, later to be known as the Kentucky Central, in 1853, physically shaped Peaselburg. The axis formed by the railroad and its associated industries defined the eastern edge of Peaselburg – and over 100 residents were employed, directly or indirectly, by the railroad. Frank Moss, the yardmaster for the L&N Railroad, lived at 1812 Russell St (KECP-42) in 1928. Railroad conductor James M. Waldin and his wife Mary lived at 1630 Holman St (KECP-133) in 1910.

The line later became part of the Louisville and Nashville Railroad, and today, CSX.

Industry and Manufacturing

Peaselburg's location on the southern edge of Covington, and proximity to Willow Run Creek, meant that its later development offered up larger, cheaper parcels for businesses and industries. One of the most important

⁴⁵ Paul A. Tenkotte. *Rival Cities to suburbs: Covington and Newport, Kentucky, 1790-1890*. (PhD diss, University of Cincinnati, 1989), 88.

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forces in Peaselsburg's development, as neighborhood anchor and major employer, was the Cambridge Tile Company.

The Cambridge Tile Company, started in 1887 by Cincinnati businessman August Koch, was a major force in the development of Peaselsburg. But German craftsmen began their own tile-making business in the neighborhood prior to the huge plant locating on Woodburn Avenue. In 1888-89, the Monte Casino Art Tile and Enamel Brick Company was located at the northwest corner of Sixteenth Street and Holman.⁴⁶ Run by J.J. Busse and Henry Binz, the business was located at the J.J. Busse and Sons brickyards.

Demand for decorative tiles for hearths and fireplaces in houses in the late-19th century was high. Samples from the Monte Casino Company apparently inspired Koch. Cambridge Tile was located in Cincinnati for at least two years, but by 1891 the Covington city directory listed the "Cambridge Tile Manufacturing Company, manufacturer of enameled and Majolica tile, at the northwest corner of Sixteen and Woodburn."⁴⁷

The company encompassed nearly the whole block, with a number of structures and 20 large kilns. The same site that seemed so enticing in the 19th century proved too small by the end of the 1920s – Peaselsburg had grown up around the company. In a series of threats, backdowns, and maneuverings by Covington, the Cambridge Tile Company closed, and moved operations to Ohio in 1929. Five hundred men, many of them living in Peaselsburg, lost their jobs.

But other opportunities, including work at nearby foundries, and the railroad, beckoned. The Cambridge Tile Company was torn down in 1930, and new construction quickly followed. A May 1931 article in the *Kentucky Post* remarked that "11 new homes have been built in the past few months on the site of the old Cambridge Tile Company property."⁴⁸

In addition to the Cambridge Tile Company, the area around Peaselsburg was home to a number of brickyards, including Benhoof & Sampling, Bernar Heving, Clemon Schweinfuss, Joseph Wieghaus, and T. W. Spinks. Other large employers included the Overman and Schrader Cordage Company. Their factory was located between Russell and Banklick Streets, on West 15th Street, outside of the district boundaries.

Evaluating the Significance of the Peaselsburg Neighborhood Historic District within its historic context:

The Peaselsburg Neighborhood District is significant within the context of the *Growth and Development of Covington, Kentucky 1840-1960* for illustrating the way in which communities, originally formed mostly of immigrant groups, created a cohesive neighborhood identity centered largely on the parish church, a local school, and commercial/manufacturing interests. Despite derisive comments from the press and other municipalities, the rural community developed into a working-class community with its own parish church, school, entertainment options, and a burgeoning built environment.

This strong sense of identity propelled Peaselsburg to seek a larger public identity and recognition as a city, at a time when the area was still sparsely built out. But size alone did not determine – or hinder – the strength of a

⁴⁶ John Boh. "The Cambridge Tile Manufacturing Company," in *the Bulletin of the Kenton County Historical Society*. (Covington, KY: The Kenton County Historical Society, November/December 2009), 2.

⁴⁷ John Boh. "The Cambridge Tile Manufacturing Company," in *the Bulletin of the Kenton County Historical Society*. (Covington, KY: The Kenton County Historical Society, November/December 2009), 2.

⁴⁸ "Homes Replace Old Industrial Property." *The Kentucky Post*, May 17, 1931, page 12.

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community's cohesiveness. The terrain of Peaselsburg channeled some of the community's development, just as the railroad running on the east side of the neighborhood also had an impact on jobs. Earlier development (and the Linden Grove Cemetery) marked West Sixteenth Street as the stopping point of the city of Covington (and earlier the Western Baptist Education Society). The topography and manmade infrastructure is one facet in Peaselsburg's distinctive identity since annexation.

The physical pattern of development is remarkably intact in that there is a consistency in setback and lot size, and the mixture of building types and architectural styles from different time periods block-by-block tell the story of a community that developed gradually. Despite some changes to individual buildings (most notably window replacement), the feeling incurred by the neighborhood is one of a tight-knit community, historically anchored by its ethnic identity, church, and school.

Peaselsburg's significance within the city of Covington lies within its own *commonness* – rather than being uniquely significant within the development of Covington, it expresses the typical trends of a working class neighborhood within its POS. Peaselsburg, unlike Latonia, Austinburg, or Lewisburg, did not overly benefit from outside developers, or attractions like the Latonia Racetrack, nor did it experience the mid-19th century development and land speculation of many of Covington's neighborhoods.

The village of Peaselsburg, then the city Central Covington, and then the working class neighborhood of Peaselsburg, retained its insular identity, *especially* after annexation in 1907. Peaselsburg, like the Mainstrasse area which congregates around Mutter Gottes church, was a city of immigrants, clustered around a parish church and later, a public school. While the Mainstrasse area developed in the last quarter of the 19th century, with "homes...built primarily by German immigrants...[that] reflect architectural trends native to their homeland,"⁴⁹ Peaselsburg came about through a second wave of building, with a combination of immigrants and the children of immigrants. Well over three-quarters of the building stock in Peaselsburg dates to after 1900, and most of that occurred after annexation in 1907.

Like the efforts of Covington and Newport to compete with Cincinnati in the 19th century, the leaders of Peaselsburg sought many avenues to have their own "home rule." The establishment of the church, the public school, and the adjacent manufacturing interests follow the pattern seen in many communities. Peaselsburg, unable to keep pace with development and deal with disaster from its own coffers, ceded to rule by Covington. There was no sense of neighborhood boundaries blurring, however, and the neighborhood still retains a sense of self-sufficiency and firmly established identity, even as it prospered greatly after being taken in by the larger city.

Evaluating the integrity between the Significance of Peaselsburg Neighborhood Historic District and the physical reality of the neighborhood today

The Peaselsburg Neighborhood Historic District, as a whole, retains all seven aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Individual resources within the district may, of course, possess higher integrity in certain factors more than others. The process of reviewing the inventory of resources within the district included evaluating certain factors more closely than others, since the resources are but a section of a larger more cohesive entity. Resources must retain integrity of feeling and

⁴⁹ Clare Norwood and Lisa Gillham. "Ritte's East Historic District." National Register nomination. Copy on file at the Kentucky Heritage Council, Frankfort. 2013.

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association, design and workmanship to be considered contributing. All of the aspects of integrity, however, combine to make the Peaselsburg Neighborhood Historic District the special and historic area noted in this nomination.

Location

The Peaselsburg Neighborhood Historic District has flourished throughout the Period of Significance. The resources retain their relationship to the street network and to the terrain that characterizes Peaselsburg. Throughout the Period of Significance, the location of the district was highly desirable to working and middle class residents.

Setting

The setting of the Peaselsburg Neighborhood Historic District enables a visitor to gain a sense of the layers of history, building and rebuilding, and responses to city and national trends found in houses, commercial buildings, churches and schools. The integrity of setting enables the different patterns of development and architecture to work together to create a highly cohesive neighborhood, the sense of that community is enhanced by the integrity of setting, which in turn allows the story of this culturally rich neighborhood.

The district retains a high level of integrity of setting. There are very few vacant lots, and correspondingly, not many non-contributing buildings. The dense built environment, the presence of the church complex and the former Fifth District school, all provide a very clear illustration of how Peaselsburg developed a unique identity apart from that of the larger city of Covington. Some isolated demolition has resulted in a few vacant lots, and some non-historic resources in the district. These changes do not, however, completely intrude upon the sense of the Peaselsburg Neighborhood Historic District as a single unified entity nor do they fully change the experience of the district as a cohesive, yet diverse, neighborhood.

Design

The resources in the Peaselsburg Neighborhood Historic District have a medium level of integrity of design. 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.

Materials

The integrity of materials within the district is medium. 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, with the vast majority of resources retaining original proportions and placement of openings.

Workmanship

Workmanship of buildings should reveal the influences, tools, and skills of the day. The workmanship of the contributing resources in the Peaselsburg Neighborhood Historic District reveals how local builders responded to popular national trends in a variety of ways. The homes are a mixture of frame and brick, with familiar forms accented with stylistic details of the period. Speculation led to the construction of groups of modest homes on several streets in the district, but these small homes were not the product of cookie cutter building techniques, but detailed individually. The 1800 block of Russell Street, for example, with its row of 1920 brick bungalows, all feature colorful brickwork and individualized features.

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Feeling and Association

The Peaselsburg Historic District is still clearly associated with its origins and history of development, from the late-19th century through the middle twentieth century. The intact materials, design and setting of the district allow someone moving through that landscape, either as a pedestrian or in a vehicle, to observe the passage of time as expressed by the built environment, and experience the way Peaselsburg grew and evolved, all the while expressing its own unique identity.

9. Major Bibliographical References

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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: _____

Historic Resources Survey Number (if assigned): _____ See District Inventory, pages 15-28 _____

10. Geographical Data

Acreeage of Property 70 acres

UTM References

1	<u>16</u>	<u>715389</u>	<u>4327634</u>	3	<u>16</u>	<u>715064</u>	<u>4327013</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>714767</u>	<u>4327422</u>	4	<u>16</u>	<u>715465</u>	<u>4327140</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

The Peaselsburg Neighborhood Historic District boundary begins in the northeast, at the corner of West 16th and Russell Streets (UTM Point 1), on the west side of the street, and moves west, taking in the south side of West 16th Street to the intersection with Monroe Street. The boundary then goes south, taking in the parcels on the east side of Monroe Street, moving in a straight line down Hawthorne Street, where it moves along the west side of the parcel at 507 Hawthorne Street, and then along the back property lines of 507 and 505 Hawthorne Street, until it runs into the rear parcel lines of the west side of Jefferson Avenue. The boundary then proceeds south to the intersection with West 19th Street, encompassing those properties on the north side of West 19th

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Street, with the exception of the parcel located at 1847-1849 Jefferson Avenue, to the intersection of West 19th Street and Russell Street, and then north to the beginning point.

Boundary Justification

This area encompasses the blocks traditionally associated with the neighborhood of Peaselburg, and reflects the two phases of development of the area both before and after annexation by Covington.

11. Form Prepared By

name/title Janie-Rice Brother, Senior Architectural Historian
organization Kentucky Archaeological Survey date _____
St & number 1020A Export St telephone 859-257-1944
city or town Lexington state KY zip code 40506-9854
e-mail janie-rice.brother@uky.edu

Photographs:

Name of Property: Peaselburg Neighborhood Historic District
City or Vicinity: Covington
County: Kenton County
State: Kentucky
Photographer: Janie-Rice Brother
Date Photographed: June 2015

Description of Photograph(s) and number:

1. The Fifth District School (NR ID 575, KECW-170) at 1735 Holman Avenue. Looking northwest.
2. Bungalows and Craftsman style dwellings along the east side of Jefferson Avenue, (1828, 1830, and 1832 Jefferson, NR ID 258, 269, 268). Looking northwest.
3. Double house at 1622-1624 Banklick Street (NR ID 104, KECF-72).
4. Streetscape of the west side of Holman Avenue, showing 1721, 1719, 1717 and 1715 Holman (NR ID 390, 389, 388, 387).
5. Two ranch houses illustrating the last phase of historic development in the district along Monroe Street, NR ID 149 and 148, 1720 and 1722 Monroe Street, KECF-488 and 489. Looking northeast.
6. A brick alley on the south side of West 18th Street. Former dwelling/carriage house and garage (NR ID 495, KECF-61).
7. Façade of St. Augustine Church, facing north. (NR ID 576, KEC-351).
8. Looking north down the 1700 block of Banklick Street.

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9. The prevailing topography of the district is evident in this photo of the west side of Jefferson Street, showing from left to right, 1835, 1833, and 1831 Jefferson (NR ID 118, 117, 116). Looking southwest.
10. An American Foursquare flanked by two Tudor Revival dwellings on Hawthorn Avenue. From left to right, 505, 507, and 509 Hawthorn (NR ID 113, 112, 577). Facing southwest.
11. Two shotguns at 1728 and 1730 Jefferson Avenue (NR ID 482, 481), facing northeast.
12. Streetscape along west side of Euclid Avenue, showing a built environment of primarily two-story, frame, front gable dwellings. From left to right, 1713, 1711 and 1709 Euclid Avenue (NR ID 200, 199, 198). Facing northwest.
13. Brick and frame shotguns on the south side of West 16th Street, showing from left to right, 409, 411, and 413 West 16th Street (NR ID 11, 10, 9). Facing southwest.
14. Bungalows on the west side of Woodburn Avenue. From left to right, 1620, 1622, and 1624 Woodburn (NR ID 364, 365, 366). Facing northwest.
15. Speculative bungalows along Russell Street (west side of street), facing southwest.
16. Covington-Newport townhouses and a side-passage dwelling along Russell Street. From left to right 1607, 1605, and 1603 (NR ID 86, 85, 84). Facing southwest.
17. Covington-Newport townhouses along Holman Street. From left to right 1716, 1718, and 1720 Holman (NR ID 488, 487, 486).
18. Looking down W. 18th Street from Monroe, toward Jefferson Avenue. Facing east.
19. Streetscape of Holman Avenue, showing the variety of residential architecture in the district. From left to right, 1602-1624 Holman Avenue (NR ID 56, 80, 79, 78, 77, 76, 75). Facing southwest.

Property Owner:

name _____

St & number _____ telephone _____

city or town _____ state KY zip code _____