

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: The Lubber House
Other names/site number: KECL 483
Name of related multiple property listing: N/A

2. Location

Street & number: 1205 Lee Street
City or town: Covington State: Kentucky County: Kenton
Not For Publication: NA Vicinity: NA

3. State/Federal Agency Certification

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

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title: Craig Potts/SHPO Date _____ Kentucky Heritage Council/State Historic Preservation Office State or Federal agency/bureau or Tribal Government</p>

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title :</p>	<p>_____ State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

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Number of contributing resources previously listed in the National Register NA

6. Function or Use

Historic Functions

DOMESTIC/multiple dwelling

Current Functions

Vacant/Not Habitable/Not in use

7. Description

Architectural Classification

Mid to Late 19th Century Italianate Style

Materials:

Principal exterior materials of the property: Brick_____

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Narrative Description

Summary Paragraph

The Lubber House (KECL 482) is a 2½-story brick building located on a corner lot at the intersection of Lee Street and Martin Luther King Jr. Boulevard (formerly 12th Street) in Covington, seat of Kenton County, Kentucky. The Lubber House was built in ca. 1877 and has maintained its historic footprint. The Lubber House is a side-gabled brick dwelling with pediment hood moldings and stone sills. The projecting sills on the front façade are supported by corbelling brackets. The windows on the north façade have smooth stone lintels and sills. The roof line supports box gutters. The cornice consists of single hung brackets with alternating panel and window configuration. The building's tall and narrow design along with façade detail recalls the Italianate style, which was popular for both residential and commercial buildings between 1850 and 1890. The Lubber House is in Northern Kentucky and its Italianate style is ubiquitous throughout the city of Covington and represents a major period of development within Covington during the mid to late 19th century. The area proposed for the National Register listing is 0.08 acres and includes one contributing building.



Lubber House, Covington (Kenton County) KY Latitude: 39.076412° Longitude: -84.515347°

Geographic Setting

Kenton County lies in the Outer Bluegrass region of the Commonwealth of Kentucky. Kenton County is situated in the northern part of the state and is a part of the Cincinnati metropolitan area. Its topography is characterized by rolling hills and valleys. The county is located at the confluence of the Licking River and Ohio River. The northern border of Kenton County is formed by the Ohio River, which provides a natural boundary. Much of the county's interior is made up of rolling hills, which gradually rise from the river valleys and river flats. According to

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United States Census Bureau, the county has a total area of 164 square miles of which 160 square miles is land and 4.1 square miles is water. The elevation in the county ranges from 455 to 960 feet above sea level.

Covington is the oldest and largest city within Kenton County. Covington sits at the northern border of the county and directly across the Ohio river from Cincinnati. The proximity of Covington to a major city like Cincinnati had a significant influence on the culture, economy, and development. Covington's proximity to Cincinnati and the Ohio river attracted significant German immigration to Covington in the mid to late 19th Century.

Exterior Description

The Lubber House faces east and has a neighboring building on its south side. On its north side is a walking ramp, retaining wall, and then Martin Luther King Jr. Blvd (formerly 12th Street). The building measures 21' across and 124' lengthwise. The foundation is visible and is a wet-masonry limestone. A single stone water course separates the stone foundation from the brick upper stories on the front façade. The roof line supports box gutters and downspouts. The cornice consists of single hung brackets with alternating panel and window configuration.



The Lubber House, Kenton County, Kentucky, east (front) facade

The building is a two story, two-bay organization of its front (east) façade: one door and one window on the first floor and two windows on the second floor that align with the first floor. The projecting sills on the front façade are supported by corbelling brackets. The second story

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windows on the front façade are one-over-one, double hung wood sash and the first-floor window is a two-over-two double hung wood sash. The transom above the single front panel door has an oval pane of glass inset. This dwelling remains on its original foundation as part of the Federal Highway Administration/Kentucky Heritage Council Memorandum of Agreement to mitigate the Adverse Effects to the properties located along 12th street in Covington, Kentucky.

The north side has 5 window openings spaced in regular intervals on the second floor. The first floor has 4 windows that align with the second-floor windows, and a side entrance door that aligns with the other second-floor window. Two third-floor windows sit in between the first three windows that are located on the second floor. The third-floor also includes one small window whose sashes slide horizontally. The windows on the north façade have smooth stone lintels and sills. The third-floor windows are one-over-one, double hung sashes. The first-floor windows are six-over-six double hung sashes. The second-floor windows are a combination of one-over-one and six-over-six double hung sashes. The door is a non-historic wood door. The north side addition includes two one-over-one double-hung sash windows on the second floor and two doors on the first floor. The doors are modern aluminum frame with glass windows in the upper part of the door.



The Lubber House, Kenton County, Kentucky, north (side) facade

The west side has two non-historic window openings. One on the first floor and one on the second floor. Both are one-over-one double hung sash windows. On its west side is a small backyard followed by a small wooded area. This side's exterior covering is non-historic composition board.

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The Lubber House, Kenton County, Kentucky, west (rear) facade

The south side of the property has five windows. The addition has two windows, one on the first floor and one on the second floor. Both are one-over-one double-hung sashes. The other two windows are located on third floor. One is a one-over-one double-hung sash window and the other is a small horizontal sliding window. The fifth and final window on the southside is a circular window that has a cross in the middle. The window is located in the building's stairwell.



The Lubber House, Kenton County, Kentucky, south (side) facade

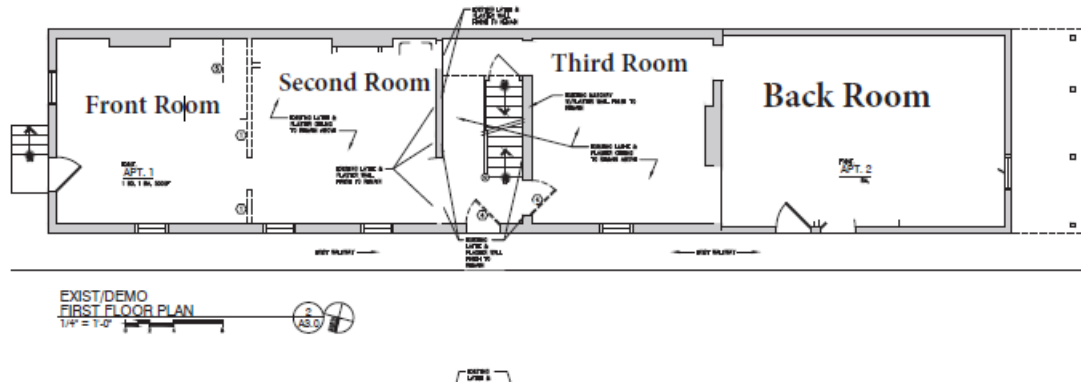
Interior Description

The interior of the building is uninhabitable. Additionally, it is unsafe for entry in parts of due to the damage and lack of stability of the floor. The first floor includes 4 rooms and 1 bathroom.

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Two rooms in the front part of the building followed by a staircase in the middle followed by two rooms and 1 bathroom in the back part of the building. The second floor has 4 rooms as well. Two rooms in the front part of the building followed by a narrower room/hallway that was used as a kitchen and bathroom to a grander room. The third floor includes one bathroom and one room. None of the bathrooms are functional.



First Floor Plan. Front of building toward Lee Street



The Lubber House, Kenton County, Kentucky, first floor front room

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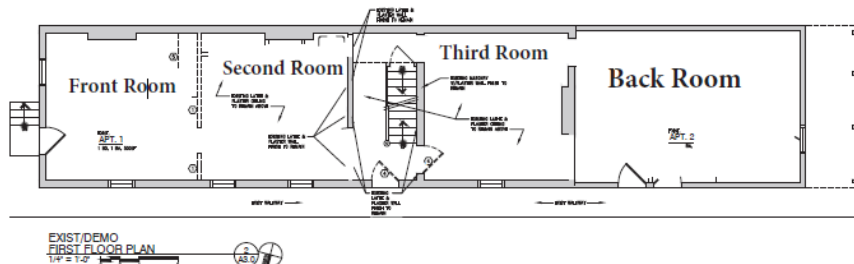
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The Lubber House, Kenton County, Kentucky, first floor front room



The Lubber House, Kenton County, Kentucky, first floor second room



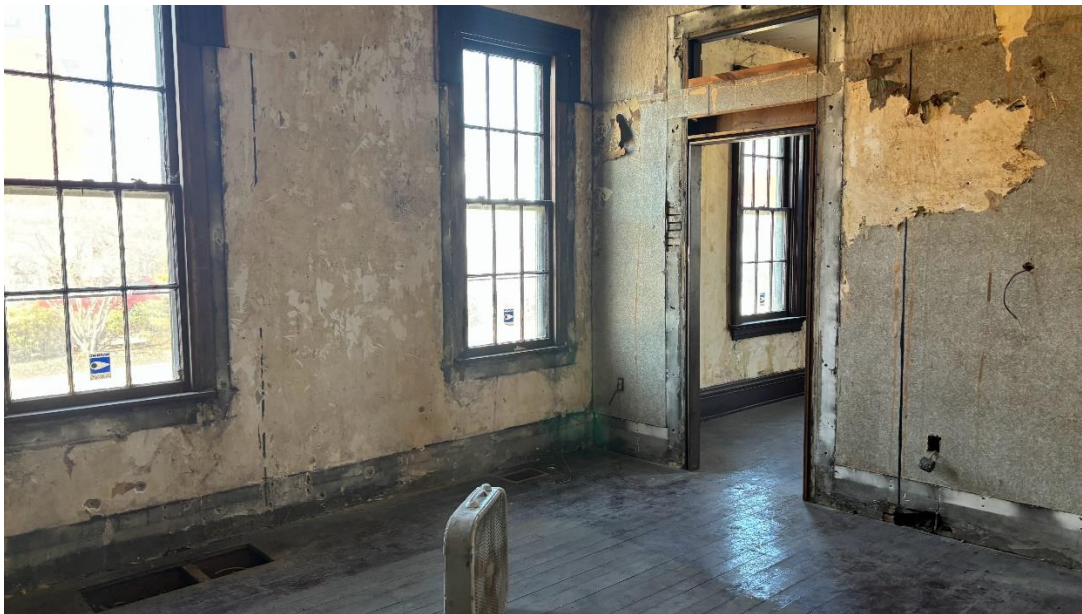
First Floor Plan

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The Lubber House, Kenton County, Kentucky, first floor second room



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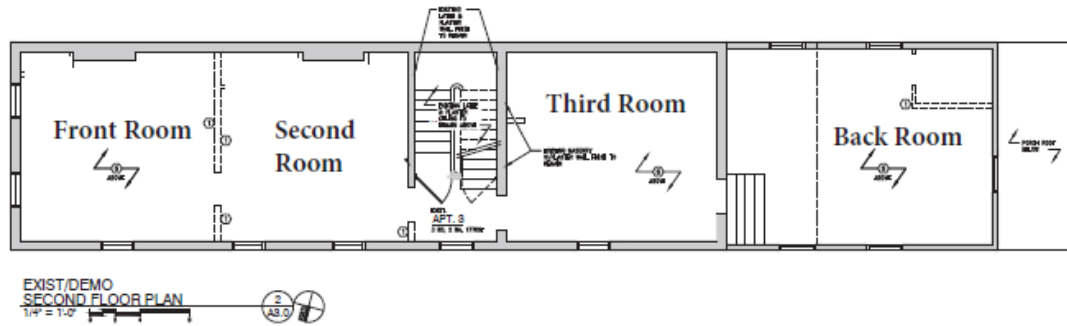
The Lubber House, Kenton County, Kentucky, first floor third room



The Lubber House, Kenton County, Kentucky, first floor third room

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Second Floor Plan



The Lubber House, Kenton County, Kentucky, second floor front room



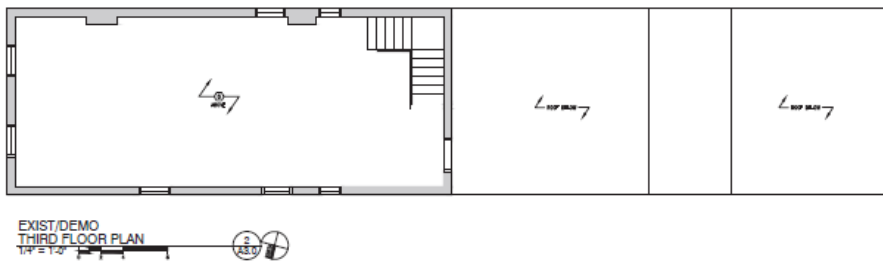
The Lubber House, Kenton County, Kentucky, second floor second room

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The Lubber House, Kenton County, Kentucky, second floor back room



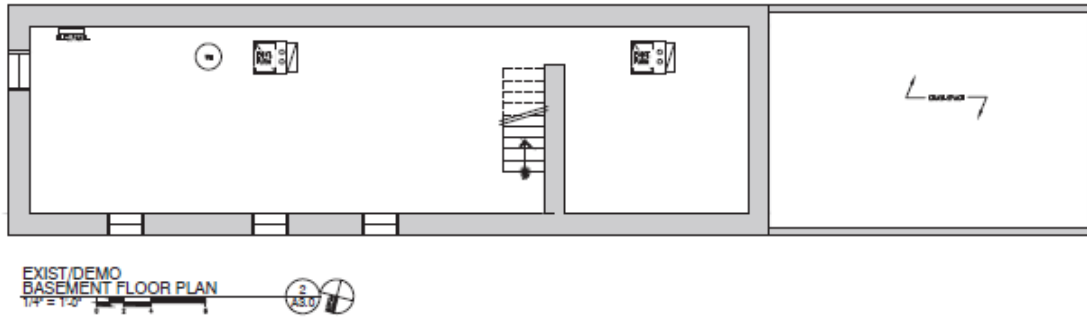
Third Floor Plan



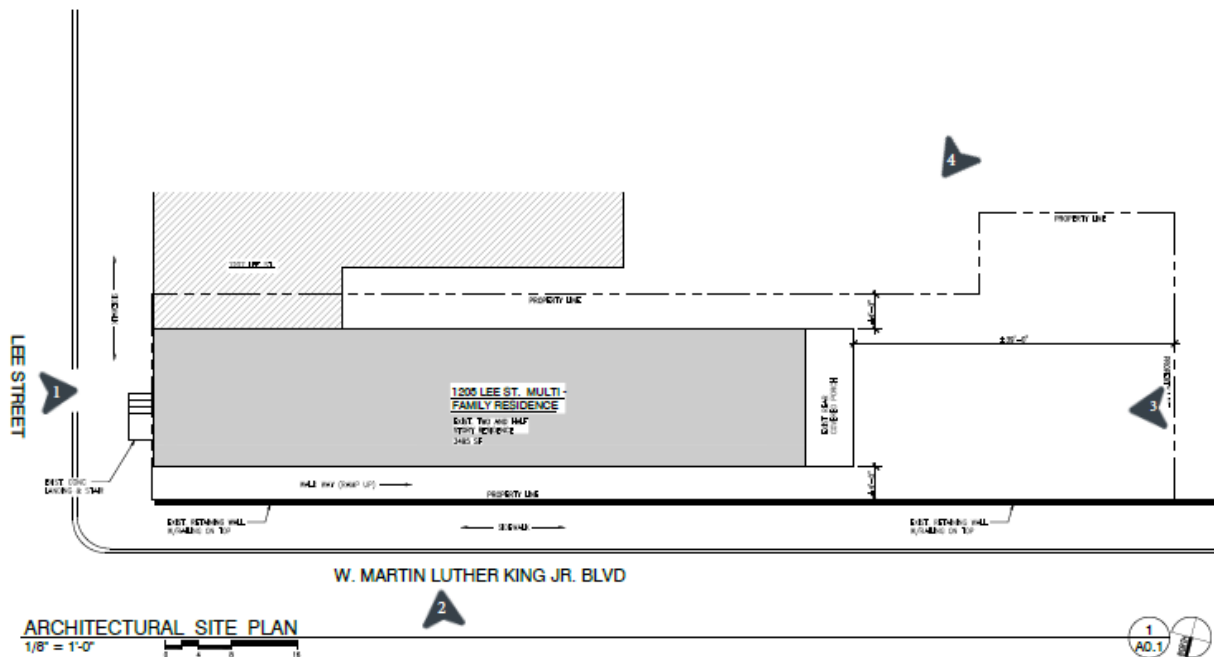
The Lubber House, Kenton County, Kentucky, third floor

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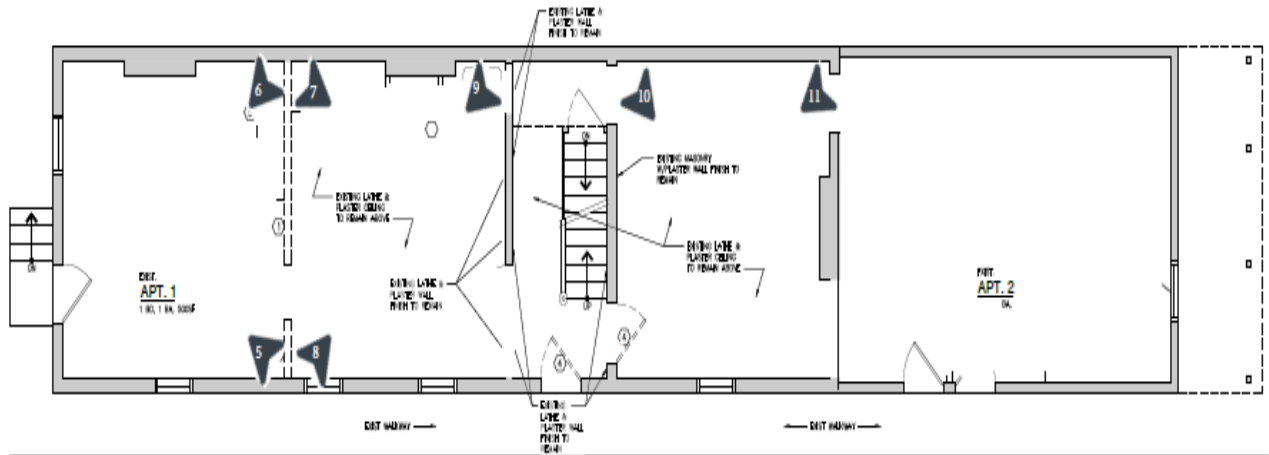
Basement Plan (no photos from basement embedded in form)



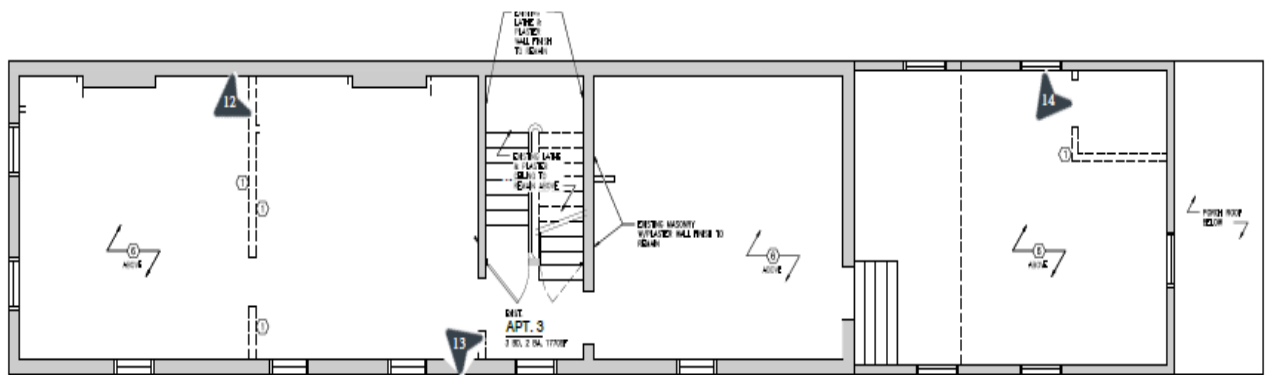
Basic Site Plan

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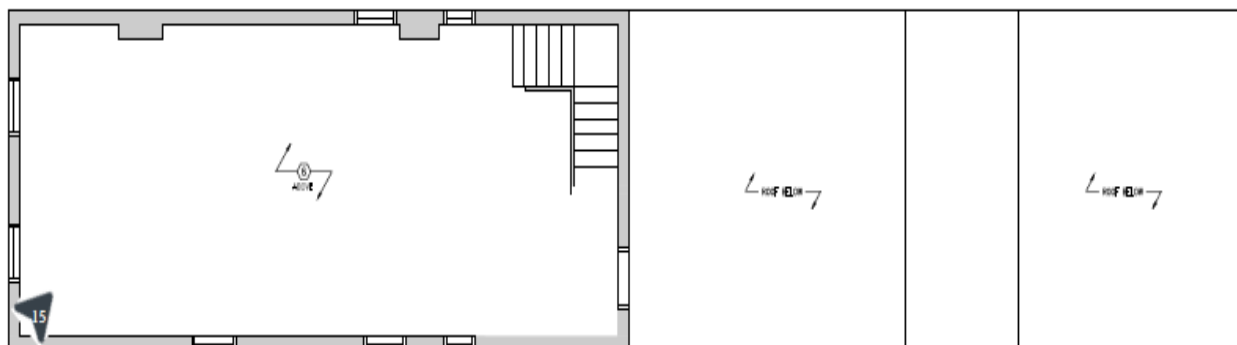
EXIST/DEMO
FIRST FLOOR PLAN
1/4" = 1'-0"



EXIST/DEMO
SECOND FLOOR PLAN
1/4" = 1'-0"

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EXIST/DEMO
THIRD FLOOR PLAN
1/4" = 1'-0"
0 2 4 8
2
AS.0

Uses of the Building

The Lubber House was built circa 1877. George Wolke, a German immigrant was the owner of the property when it was constructed. The property was historically used a German boarding house. Many of the residents that lived there came to the U.S. directly from Germany and the house appears to have been used as a half-way home for newly migrated immigrants to acclimate before moving out on their own. The property has been unoccupied and uninhabitable for at least 17 years. The overall condition is poor.

The Lubber House was one of four buildings that were preserved and not torn down in Covington during the KY 1120 (12th Street) Improvement Project. The Lubber House was preserved due to its high quality of exterior architectural features and its historic significance in the City of Covington 12th Street corridor.

The building is located on a corner lot in one of the main corridors of Covington. Martin Luther King Jr. Blvd was formerly known as 12th Steet. The area is highly trafficked and the ability to renovate and redevelop this building would improve the visual setting of the community, increase housing availability, and would restore the building to be a desirable place to live as it was for most of its history.

This nomination is prepared and documents the building's dilapidated current condition. The owner of the building, who authored the nomination, intends to rehabilitate the structure, and historic preservation tax credit applications will provide documentation of the building's rehabilitated state. At present, those changes are in the planning stage.

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The plan for this building is to redevelop it into a three-unit multifamily apartment building. The plans are for two 1-bedroom 1-bathroom units on the first floor and then a large 3-bedroom 2.5-bathroom unit on the second and third floors. The building owner could implement those redevelopment plans while keeping its historic structure in place. The plans call for both interior and exterior renovation to restore the building to its historic design quality.

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8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

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

Areas of Significance

Ethnic History: German

Period of Significance

1877-1910

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Significant Dates

ca. 1877

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Summary Paragraph

The Lubber House (KECL 483) meets National Register Criterion A. The Lubber House has been evaluated within the historic context “German Immigration to Covington, Kentucky, and Greater Cincinnati, Ohio, 1830-1920.” The property is historically significant for its association with events that have contributed the broad patterns of American immigrant history. Given The Lubber House was owned by a German immigrant and was utilized as a boarding house for recently-migrated German immigrants, to aide with their integration and assimilation into American Society, the property played a significant role in shaping the economy and culture in the greater Cincinnati area, and particularly Covington, Kentucky.

Historic Context: German Immigration to Covington and Greater Cincinnati, 1830-1920

The city of Covington began its life as a result of travel on the Licking River and the Ohio River, which form its eastern and northern boundary, respectively. Thomas Kennedy built a home on “the point” in the 1780s and started a ferry service across the Ohio River to Cincinnati. The settlement which developed was called Kennedy’s Ferry. Kennedy sold 150 acres in 1815 to a group of investors who platted the land and sold lots at public auction. The town was named for General Leonard Covington who was killed in the War of 1812. The original boundaries of Covington also included Washington Street on the west and 6th Street on the south.

Covington’s growth was slow for the first fifteen years, hampered by floods and the national financial panic of 1819. By 1830, Cincinnati was one of the nation’s fastest growing cities and Covington benefited. A steam ferry service was initiated in 1833 to connect the two cities. As a result, major industries such as Covington Iron Works and the McNickle Mill were started. By the time Covington was incorporated as a city in 1834, most of the original city lots had been purchased. In 1841, the City of Covington began to annex land to the south and east, including the Helentown and Emery-Price neighborhoods.

Thousands of German immigrants came to the United States and settled in the Cincinnati and Covington area during the 19th and early 20th centuries. Germans sought escape from their homelands due to social and economic hardships, including poverty, famine, political unrest, and in pursuit of religious freedom and economic opportunity. Cincinnati was a booming city in the mid-19th century with rapid growth and promise of opportunity. German immigrants were enticed by advertisements that promoted the bustling city and towns on both sides of the Ohio River, steady work, rich lands, and the comparison of the Ohio River Valley to the Rhine River in Germany.

In 1800 there were only 53 German immigrants living in Cincinnati (6% of the population). However, from 1840 through the early 1900s, the German population in Cincinnati & Covington accelerated rapidly. By 1840, the German-born population in Cincinnati numbered 3,440 out of 46,282 (7.4%). By 1870, the German-born population increased to 49,446 out of a total population of 216,239 (22.9%). By the turn of the century, the German-descended population in Cincinnati grew to 109,875. In the 1910 Census, information was included for the first time

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regarding the first language of Americans. At this time, there were 125,466 in Cincinnati who claimed German as their first language. In 1917 the German-speaking population was estimated at 127,000 or ~35% of the population (Gorbach:9).

Many Germans found employment in Cincinnati and Covington's growing industries, such as brewing, manufacturing, and trade. One of the primary industries that attracted German immigrants to Cincinnati and Covington was brewing. Beer brewing was a familiar trade among many Germans, and they brought their expertise to Cincinnati and Covington, contributing to the establishment of numerous breweries in the city. These breweries not only provided employment opportunities for German immigrants but also played a significant role in Cincinnati and Covington's economy and cultural identity. Names like Christian Moerlein, Bavarian Brewing Company, Helmbold Brothers Brewing Company, and George Wiedemann Brewing Company became synonymous with Cincinnati and Covington's brewing heritage, reflecting the German influence in the city's beer culture. The Cincinnati Chamber of Commerce issued its annual report in 1872 which estimated that more than thirty breweries throughout Cincinnati employed over 1,300 people, paying out \$1.2 million in wages. The German Pioneer Society opined that Cincinnati's brewers paid more federal tax on beer than the total monetary value of the city's brewing output fifty years prior (Alberts:167).

In addition to brewing, German immigrants in Covington were involved in various other industries, including manufacturing, trade, and commerce. They established businesses ranging from butcher shops and bakeries to furniture stores and cigar factories, contributing to the city's economic growth and diversity. German entrepreneurs played a crucial role in developing Cincinnati and Covington's commercial infrastructure, establishing markets, shops, and trading networks that catered not only to the local German community but also to the broader population.

The German immigrants who settled in Cincinnati and Covington also brought with them their cultural traditions, language, and customs, enriching the city's social fabric. They formed tight-knit communities, centered around churches, social clubs, and mutual aid societies, which served as vital support networks for newcomers adjusting to life in America. German-language newspapers, schools, and theaters flourished in Cincinnati and Covington, helping to preserve and promote German culture among successive generations of immigrants.

Religion was another important aspect of German immigration to Cincinnati and Covington, with many immigrants practicing Catholicism and Protestant denominations. Churches played a central role in the lives of German immigrants, serving as not only places of worship but also hubs of social activity and community solidarity. German-speaking congregations, such as St. John Catholic Church and Mother of God Parish ("Mutter Gottes"), provided spiritual guidance and a sense of belonging to Covington's German community.

German immigration and assimilation into American society wasn't without its problems. German immigrants faced discrimination in the mid-19th century as the Nativists felt the population dynamics were changing the culture and threatening how things used to be. This cultural clash was perhaps best depicted in the different approaches to Sunday activity. On the

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one hand, there was the notion of the Puritan Sunday, and on the other the Continental Sunday, in the perspective of German Americans (Tolzmann: 37). The Puritans held that the Sabbath should be observed with no business and or social activities, whereas the Germans held that Sunday afternoons were time for social functions, festivities and picnics, and that businesses, such as beer gardens should be open for the entire family to enjoy (Tolzmann: 38).

World War I brought some of the latent nativist sympathies to the forefront, resulting in what was described as the anti-German hysteria (Tolzmann: 74). Carl Wittke has described the anti-German crusade as “a violent, concerted, and hysterical effort to eradicate everything of German origin in the United States. Loyal Americans of German extraction became the victims of a *fuor Americanus* which can only be described as pathological (Wittke: 267).”

Anti-German rallies were held, German street names in Cincinnati and Covington were pressured to be changed. Churches were advised to eliminate all German services. Petitions were sent to the Governor of Kentucky and Ohio to ban German instruction in all schools including universities. German organizations were pressured to shut down or change their name like the Covington Turngemeinde which changed its name to the Covington Turners Society. Further, many German citizens changed their last names to avoid discrimination or to prove their patriotism. German press was shut down and German language used in public became targets of attack or discrimination (Tolzmann:75).

The First World War was a tragic period for German-Americans, and one which subjected them to many wrongs and injustices. Following the war was prohibition which shut down many German social institutions that centered around drinking and closed breweries, as well. Breweries and drinking were a significant part of German life. Prohibition ended the institutions and social clubs that brought German people together – the beer garden and the social club where Germans had kept their language and culture alive all those years. (Tolzmann: 76) The National German-American Alliance folded in 1918, leading to the demise of what had been the major national German-American organization in American history. Further German immigration basically came to a halt during this time (Tolzmann: 77).

World War II broke out in 1939 which led to more anti-German sentiments. After World War II it would take several decades before the German heritage would again become a symbol of wide-scale public pride and recognition.

In the 1970s Covington began to make a concerted effort to revitalize the city and restore and preserve its German heritage. What had become the target of hostility during the World Wars came to be recognized as that which gave Covington and Cincinnati its distinctive character and Old-World Charm (Tolzmann:78). Mainstrasse Village was formally dedicated in 1979 and it was created to honor its history and heritage with a real population of German descents still living in the area, running the town, and contributing to its progress.

Despite facing challenges such as language barriers, discrimination, and cultural assimilation, German immigrants in Covington persevered and made significant contributions to the city's growth and prosperity. Their industriousness, entrepreneurial spirit, and cultural heritage left an

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indelible mark on Cincinnati and Covington, shaping its identity as a vibrant and diverse urban center. Today, the legacy of German immigration is visible throughout Cincinnati and Covington, from its historic architecture and neighborhood names to its annual festivals (Maifest, Goettafest, Oktoberfest) and culinary traditions. Over 50% of Covington residents have German ancestry and Dr Tolzman of the German American Hall of Fame named Covington as one of the three main centers of German heritage in America. Today German influence continues to be celebrated and honored by residents and visitors alike, serving as a reminder of the enduring impact of immigrants on the fabric of American society.

The Role of Boarding Houses as Bridges to Assimilation of German Immigrants, 1830-1920

Boarding houses have a long and rich history in the United States, which can be traced to early colonial settlements, where inns and taverns often served as places where travelers and newcomers found lodging and meals. Unlike inns, boarding houses offered longer-term lodging, often for weeks, months, or even years. Boarding houses offered German immigrants a more private and “home-like” quarters compared with inns that were more public and social in nature. The formalization and widespread popularity of boarding houses as a distinct type of accommodation for urban dwellers really took off in the 19th century as urbanization and industrialization led to increased migration to cities for work and opportunities.

German boarding houses began appearing in the United States during the mid-19th century, primarily in cities with significant German immigrant populations. The largest waves of German immigration occurred between the 1830s and 1890s, with many Germans settling in cities such as New York, Philadelphia, Baltimore, Cincinnati, St. Louis, and Milwaukee. These boarding houses served as community hubs for new immigrants, offering affordable lodging, meals, and a sense of familiarity and cultural connection.

In the 1800s, city directories were important resources for locating businesses, services, and residences. Boarding houses were typically recognized and listed in these directories, often with their own subsection, with specific details to help people find suitable lodging. Normally the name of the boarding house (if it had one) was listed along with the name of the proprietor or owner. Some directories included brief descriptions that specifically identified boarding houses for Germans.

Boarding houses played a crucial role in accommodating German immigrants coming into Cincinnati and Covington during the 19th century. These establishments provided temporary lodging, meals, and a sense of community for newcomers as they settled into their new lives in America. Boarding houses were especially important for German immigrants, who often arrived in large numbers and needed affordable and accessible housing options as they sought employment and established themselves in their new surroundings. In both Cincinnati and Covington, boarding houses emerged as an essential element of the immigrant experience, offering a variety of services and amenities tailored to the needs of German newcomers.

Many German immigrants arrived in Cincinnati and Covington with limited financial resources, making affordable housing a top priority. Boarding houses provided an economical alternative to renting or purchasing a home, allowing immigrants to stretch their limited funds while they

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searched for employment and saved money to establish their households. Boarding houses catering to German immigrants provided a familiar and supportive environment where newcomers could find comfort amid the challenges of adjusting to a new country and culture.

German-speaking proprietors and fellow boarders helped ease the transition by offering language assistance, cultural guidance, and camaraderie, fostering a sense of belonging and solidarity among immigrants. Boarding houses served as hubs of social activity and community building, bringing together immigrants from diverse backgrounds to share experiences, resources, and support networks. Shared meals, social gatherings, and cultural events provided opportunities for boarders to forge friendships, exchange information, and navigate the complexities of life in America together.

Boarding houses often served as a gateway to essential services for German immigrants, connecting them with employment opportunities, educational resources, healthcare facilities, and other support services available in the community. Proprietors and fellow boarders could offer guidance and referrals to help newcomers navigate unfamiliar systems and access the assistance they needed to thrive in their new environment. Boarding houses were adaptable and flexible, accommodating the changing needs and circumstances of German immigrants as they progressed on their journey to integration and assimilation. Whether immigrants stayed for a few weeks, months, or years, boarding houses provided a stable and accommodating environment where individuals and families could adjust to the rhythms of American life at their own pace. Boarding houses were integral components of the immigrant experience, helping to lay the foundation for the successful assimilation of German immigrants into American society.

As cities developed more diverse housing options and social norms shifted towards individualized living spaces, the popularity of boarding houses declined in the 21st Century. The German boarding house specifically quit being significant when the United States went to war against Germany in World War I and German immigration was essentially halted. The US officially joined the War in 1917. This is when anti-German hysteria broke out and German culture including boarding houses became subject to discrimination and protests.

History of the Lubber House

With the influx of German immigrants pouring into Cincinnati and Covington, George Wolke, a German immigrant who had migrated to the area earlier in the 19th century, built the boarding house to meet the demands of the new arrivals to the area.

Where an average German boarding house may have been a small dwelling, with a couple rooms housing from 4-8 boarders, the Lubber House was a much more imposing structure. It occupied a corner block location and rose 3 floors in height. Its several rooms housed 15-20 German immigrants at a time between ~1877-1910. The Lubber House also had the characteristics of a significant boarding house because of its desirable location. The Lubber House was located close to some of Covington's largest employers which was advantageous to the boarders that were seeking employment opportunities. The Lubber House was within walking distance of the Bavarian Brewery, once the largest brewery in Kentucky and the largest employer in Covington. The Lubber House was also just two houses down from the Hellmann Lumber Mill (NR listed,

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150000084), one of the largest employers in the Southwest Covington neighborhood. The Lubber House was also conveniently located to several community churches such Mutter Gottes and Cathedral Basilica of the Assumption, as well as near the Covington Turner Society Hall.

Evaluation of the Significance of the Lubber House within the context German Immigration to Covington and Greater Cincinnati, 1830-1920

The Lubber House made a significant impact upon its early residents' lives from its earliest days. While The Lubber House provided new German immigrants an affordable place to live as well as resources to help them adapt and assimilate to their new environment, the Lubber House was more than just a place to live. It was a place of possibility. It was a place of opportunity. It was a place of what could be. It was a place where the new German immigrants could dream of a better life and pursue the American dream while also still honoring their native German roots.

The Lubber House is significant because it's a signpost of what America was in its past time. It was a time in American history where the United States generally encouraged immigration to the country and there were abundant opportunities for those who sought the journey in industrializing towns such as Cincinnati and Covington. The Lubber House was one of those places that played a vital role in the growth and development of Covington and Cincinnati by providing housing to German immigrants who participated in the local community and ultimately shaped its economy and culture.

Though the building has been abandoned for many years, it remains one of the prominent buildings in the 12th street corridor of Covington. Current plans exist for redevelopment of the building, further indicating its significance.

Evaluation of the Integrity Between the Significance of The Lubber House and Its Current Physical Condition Today

To be eligible for the National Register under Criterion A, for associations with important events in the local past, a property must have sufficient physical intactness to enable a person in the present to recognize the property's identity and to perceive it as a product of its historic time. A property that has integrity of location, setting, design and materials will be said to have the qualities that support an integrity between the physical property's current condition and our estimate of its historical value, i.e., our historic associations. With an integrity of associations, the property will meet the terms of Criterion A.

The Lubber House has integrity of **location** and **setting**. The building has been in its current location since ~1877, when it was erected. Being in one of the main corridors of Covington, the Lubber House remains near residential, commercial, and cultural buildings. Additionally, The Lubber House is in one of the most trafficked areas in Covington making it one of the most visible properties in the community. This conspicuous location made the building a welcome signpost for its tenants seeking to orient themselves to this new place of residence.

The Lubber House retains integrity of **materials** and **design**. The Lubber House has retained much of its exterior physical design and materials on its north and east sides. The west and part of the south exterior side have been changed on the building's addition. Those changes are less

The Lubber House

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visible because they are on the less public sides of the structure. The more public faces, the north and east sides, remain more intact, giving the viewer on those sides of the building an accurate impression of its historic appearance.

With this building retaining integrity of location, setting, materials, and design, it can be said to have integrity of **associations**, which makes it eligible for listing in the National Register of Historic Places. The building is a reminder of what the German immigrant experience was like when they came to the Cincinnati & Covington area in the 19th century. It's also a reminder how vital German boarding houses were to the community and how it helped enable German immigrants to assimilate into society.

9. Major Bibliographical References

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City of Covinton

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City of Covington

1880-2019 City Directories

Gorbach, August B.

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Kenton County

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Personal Interview with Rebecca Horn Turner. February 28, 2024.

Powell, Helen

1995 "Cultural Resource Survey Analysis, 12th Street (KY 1120), Covington, Kentucky, Item No 6-273.00"

Tolzmann, Don Heinrich

1998 Covington's German Heritage

Tolzmann, Don Heinrich

1994 Cincinnati's German Heritage

The Lubber House
Name of Property

Kenton County, Kentucky
County and State

Turner, Rebecca Horn

2010 "Baseline Documentation KY 1120 (12th Street) Improvement Project Item No 6-273.00"

United States Census

1880-1920 Department of Commerce and Labor-Bureau of The Census

Wittke, Carl

1957 The German-Language Press in America. University of Kentucky, 1957, p.267.

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): KECL 483

10. Geographical Data

Acreage of Property 0.08 Acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

The Lubber House
Name of Property

Kenton County, Kentucky
County and State

11. Form Prepared By

name/title: Jordan Wyatt/Co-Owner _____
organization: 1205 Lee St, L.L.C _____
street & number: 604 Lake Watch Ct _____
city or town: Highland Heights _____
state: KY _____ zip code: 41076 _____
e-mail: jordan@fcpartners.us _____
telephone: 859-250-5024 _____
date: _____

Photographs

Photo Log

Name of Property: The Lubber House
City or Vicinity: Covington
County: Kenton
State: Kentucky
Photographer: Curtis Brock, Co-Owner
Date Photographed: March 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15: Front (East side), camera facing west
- 2 of 15: (North side), camera facing south
- 3 of 15: West side, camera facing east
- 4 of 15: South side, camera facing north east
- 5 of 15: First floor front room (floor angle), camera facing south east
- 6 of 15: First floor front room (floor angle), camera facing north east
- 7 of 15: First floor 2nd room (floor angle), camera facing north west
- 8 of 15: First floor 2nd room (floor angle), camera facing south west
- 9 of 15: First floor 2nd room (floor angle), camera facing north east
- 10 of 15: First floor 3rd room (floor angle), camera facing north west
- 11 of 15: First floor 3rd room (floor angle), camera facing north east
- 12 of 15: Second floor front room (floor angle), camera facing north east
- 13 of 15: Second floor 2nd room (floor angle), camera facing south east
- 14 of 15: Second floor back room (floor angle), camera facing north east
- 15 of 15: Third floor (floor angle), camera facing south west

The Lubber House
Name of Property

Kenton County, Kentucky
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The Lubber House
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Kenton County, Kentucky
County and State



Lubber House
Kenton County KY

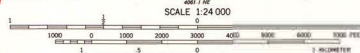
Detail of site location on USGS Quad map

The Lubber House
Name of Property

Kenton County, Kentucky
County and State



Mapped, edited, and published by the Geological Survey
Control by USGS, NAD83, NAD83, and the city of Cincinnati
Topography by photogrammetric methods from aerial photographs taken 1949, and
as part of the Cincinnati Flood Control Study and 1953. Revised from
aerial photographs taken 1977. Field checked 1978. Map edited 1981
Photographic projection: 10,000-foot grid based on Kentucky coordinate system,
north zone, and Ohio coordinate system, south zone
100-meter Universal Transverse Mercator grid, zone 16
1983 North American Datum
To place on the coordinate North American Datum 1983
Place the projection 3 meters south of
the datum line between vertical lines and level lines where
generalized horizontal and vertical lines are shown
Ohio area into public domain by the National Geographic Society
The National Geographic Society is not responsible for the
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subscription of the Symmes Purchase



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS
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DENVER COLORADO 80202 OR RESTON VIRGINIA 20192
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A COLOR EDITION OF THIS TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and/or red ink compiled in cooperation
with State of Kentucky agencies from aerial photographs taken 1984
and other sources. Contours not checked. This information not field checked
Map dated 1987
Purple line indicates extension of urban areas

COVINGTON, KY.-OHIO
7.5 MINUTE QUADRANGLE
39084-AS-TF-024
1981
PHOTOENLARGED 1987
DMA, GPO & S&W, WASHINGTON, D.C.

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