

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: York Street Historic District (Boundary Increase, Additional Documentation)

Other names/site number: Various, See Table Below

Name of related multiple property listing: NA

2. Location

Street & number: Various, See Table Below

City or town: Newport State: Kentucky County: Campbell

Not For Publication: Vicinity:

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/ Title: Date _____</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>56 (112 total)</u>	<u>10 (18 total)</u>	buildings
_____	<u>9 (17 total)</u>	sites
_____	_____	structures
<u>56 (112 total)</u>	<u>19 (35 total)</u>	objects
		Total

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Number of contributing resources previously listed in the National Register 56

6. Function or Use

Historic Functions

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: financial institution
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: warehouse
SOCIAL: meeting hall
RELIGION: religious facility
RECREATION AND CULTURE: sports facility
INDUSTRY/PROCESSING/EXTRACTIO
N: manufacturing facility
HEALTH CARE: clinic

Current Functions

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE/TRADE: business
COMMERCE/TRADE: professional
COMMERCE/TRADE: specialty store
COMMERCE/TRADE: warehouse
COMMERCE/TRADE: restaurant
SOCIAL: meeting hall
RECREATION AND CULTURE:
monument/marker
HEALTH CARE: clinic
LANDSCAPE: parking lot
WORK IN PROGRESS
VACANT/NOT IN USE

7. Description

Architectural Classification

MID-19TH CENTURY: Greek Revival
MID-19TH CENTURY: Gothic Revival
LATE VICTORIAN: Italianate
LATE 19TH AND EARLY 20TH
CENTURY AMERICAN MOVEMENTS:
Commercial Style
LATE 19TH AND EARLY 20TH
CENTURY AMERICAN MOVEMENTS:
Craftsman

Materials:

Principal exterior materials of the property:
Foundation: Stone, Concrete, Brick
Walls: Brick, Weatherboard, Synthetics
Roof: Metal, Asphalt, Ceramic Tile

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Narrative Description

Summary Paragraph

This nomination proposes to expand the boundaries of York Street Historic District, originally listed in 1995 (NR# 95000640). The expanded district is a mixed-use area located in the City of Newport, one of the two county seats of Campbell County. As it stands, the listed York Street Historic District is bounded on the north by the Newport Courthouse Square Historic District, on the east by the Monmouth Street Historic District, and on the west and south by the Buena Vista Historic District. This expansion seeks to enlarge the boundary of the York Street Historic District along York Street to the north, near its terminus, while also filling in blocks to the south and east that lie between the York Street District and the surrounding historic districts (Figures 1 and 2). The current district includes an area of seven acres with 56 contributing resources and 16 non-contributing resources. The area proposed for the expansion of the York Street Historic District adds approximately 14 acres (21 acres total), 56 contributing resources (112 total), and 19 non-contributing resources (35 total). These numbers include the re-classification of five resources from the original district listing to change them from non-contributing to contributing, under the new Criterion and context. While they did not possess the architectural significance and integrity to warrant listing under Criterion C as explained in the original nomination, under Criterion A they aid in telling the story of Newport's growth and expansion as well as its transition from large high-style buildings to more modest homes. Some loss of material is present in some of these buildings. Through the perspective of Criterion A and the new historic context, those physical changes will not erase our ability to recognize what is significant about the expanded district. The remaining resources and classifications from the original listing have been updated in the inventory table. While this boundary increase does evaluate the new district under a new Criterion and context, it does not seek to expand the Period of Significance.

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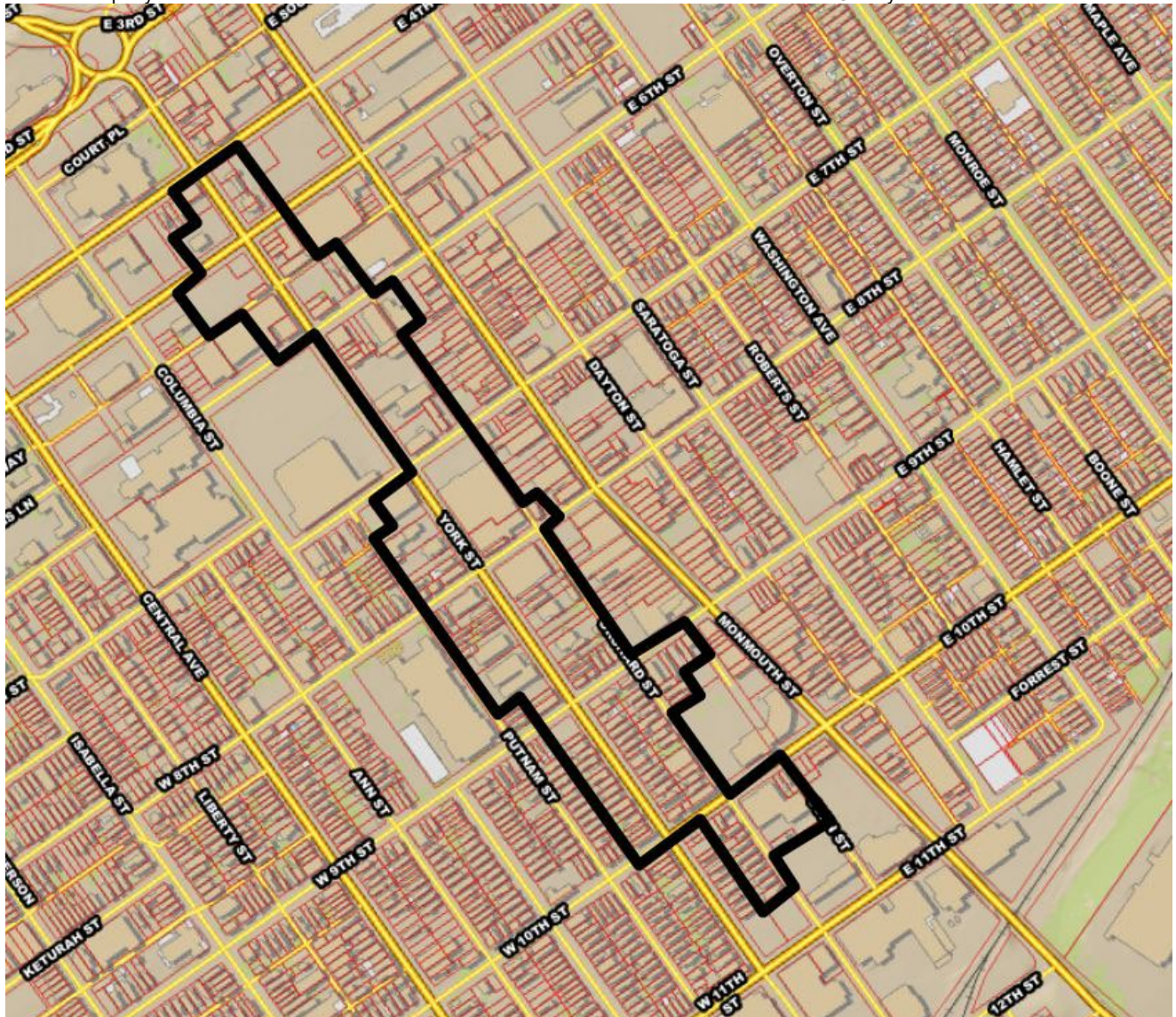


Figure 1. Boundaries of the proposed new boundaries of the York Street Historic District

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Figure 2. Existing York Street Historic District (purple) and the proposed District Boundary Expansion (green).

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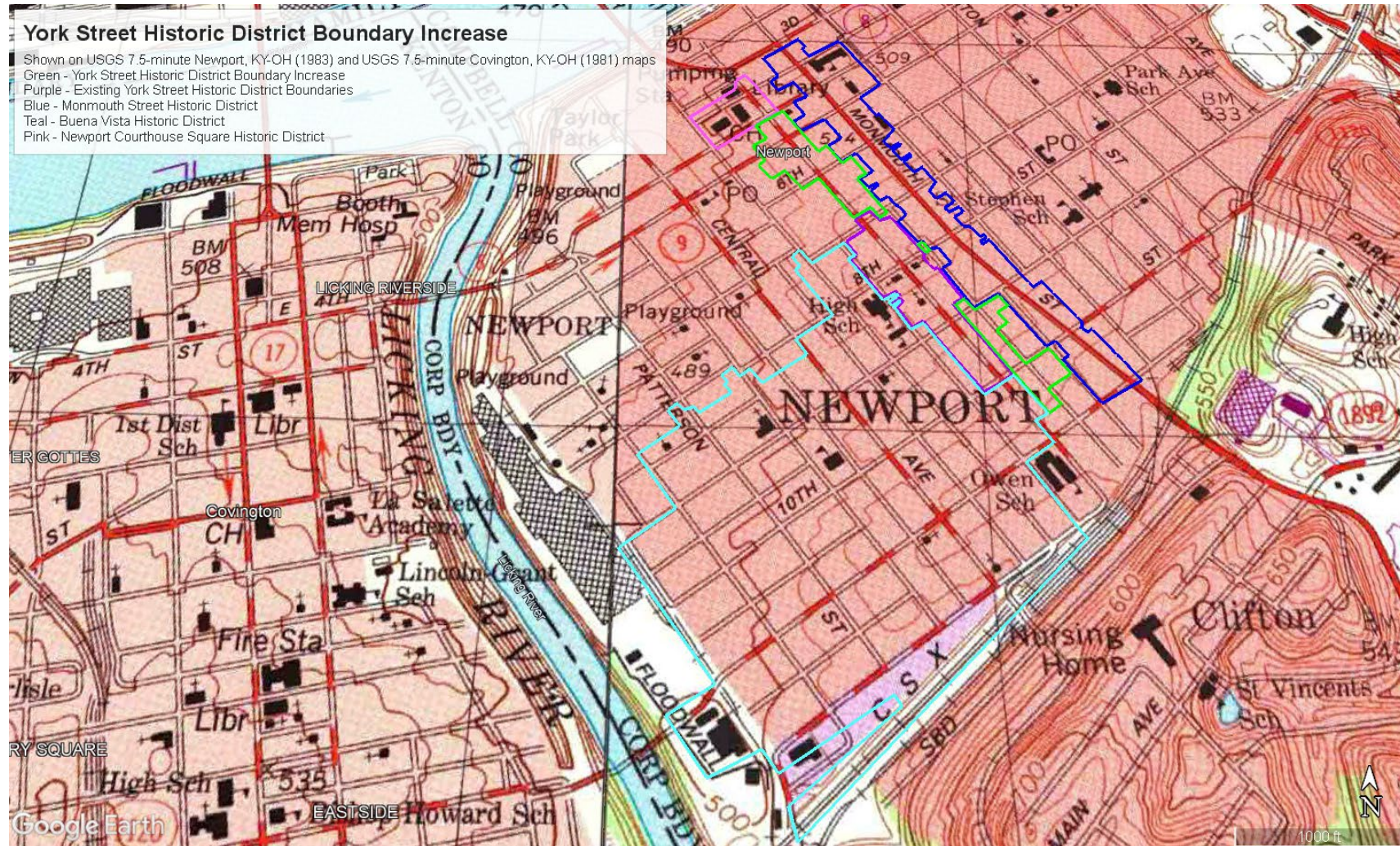


Figure 3. Boundaries of the York Street Historic District Boundary Increase and the surrounding NRHP-listed Districts, shown on USGS 7.5-minute Newport, KY-OH and 7.5-minute Covington, KY-OH (USGS 1983; USGS 1981)

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General Setting of the District as a Whole (original boundary and expansion)

The existing York Street District extends southeast from the intersection of York and W. 7th Streets and stretches a total of three blocks ending at the intersection of York and W. 10th Streets. The original York Street District encompasses a collection of architecturally significant resources from the second half of the nineteenth century through the first few decades of the twentieth century. The York Street District resources are an amalgam of residential, institutional, commercial, and religious buildings that makeup the easternmost portion of Newport's West End, just outside the central business corridor, which runs along Monmouth Street (listed in the NRHP in 1996: #96000794). The mixed-use character of the York Street District is visibly and architecturally apparent. The resources include non-residential uses in the northern portion of the district to the 900 block of York Street, to residential in the southern portion. The York Street District has undergone some changes over the years, but it has remained relatively unchanged in the thirty years since it was listed in the NRHP.

The proposed expansion of the York Street Historic District includes properties north along York Street to the existing boundary of the NRHP-listed Courthouse Square Historic District (NR #09001306) near York Street's terminus. It also extends to east along the streets that intersect York Street to encompass the resources not included in the neighboring Monmouth Street Historic District. Lastly, the proposed expansion extends south and east along both sides of Orchard Street from W. 9th Street to W. 11th Street. The overall character of the expansion mirrors that of the original listing, with a collection of commercial and industrial buildings to the north with the southern addition made up of almost entirely residential buildings. The new boundaries do not extend any further south along York Street or to the west because the existing NRHP-listed Buena Vista Historic District already covers that area (NR #100004978).

The York Street Historic District is considered the eastern boundary of Newport's West End, itself a mixed-use neighborhood adjacent to the central business district that is situated along Monmouth Street. The expansion of this district, accomplished through the addition of the contextual narrative below, intends to present an area for National Register listing that captures the history of this part of Newport more accurately than the smaller district does. Expanding the district to the north illustrates the strongly commercial and industrial nature of the West End, just as the southern extension expands the residential footprint of the district to more than just a single block.

The 1995 boundary sought to portray a certain homogeneity within the York Street District—that it was a place of high style and very intact buildings. This current nomination is organized around a more diverse view of what is the district's history and its physical character. The southern expansion of the district, on Orchard Street, shows more completely the changing use of spaces, from commercial, social/recreational, industrial, in the district's north, grander residences to its south, and finally to more modest homes at the district's new southern reach. The houses of modest appearance show a great range in size and detailing; most of them were built during the district's Period of Significance. This nomination portrays the district's identity as welcoming a wider view of uses and income levels.

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The architectural styles, materiality, and scale of the York Street District expansion parallel those qualities within the original district, making for a more complete, cohesive district. The expansion area's character resembles that of the original district, both showing a mixture of residential, commercial, social/recreational, and ecclesiastical architecture. The following, written about the district, applies to the expansion areas as well:

“built of brick laid in a common bond pattern on a foundation of cut or rock-faced stone. Many raised seam-metal roofs remain, and several buildings retain decorative slate roofs. Pressed-metal or wooden cornices with brackets ornament most residences, along with decorative hoodmolds in a variety of styles: rectangular, semi-circular, segmentally arched with keystones, and pedimented. Most houses in the district were built without porches, but the simple, classically-inspired porticoes added to several homes in the early 20th century... have since achieved significance in their own right. Throughout the district the repetition of design elements such as brackets, dentils, arches, pediments and architraves, creates a harmonious rhythm. Landscape elements like iron fences, stone walls and pillars enrich the streetscape and enhance the district's intimate scale.”¹

The resources and streetscapes in the proposed boundary offer some additional architectural features such as intact stone and brick foundations, brick streets, stone walls, and quoins give a fuller presentation of the range of resources in Newport during the Period of Significance. The proposed expansion area contains the distinctive Covington-Newport house type, which is also prominent within the original district.

In addition to the typical commercial, mixed-use, and residential buildings in the proposed expansion, there are a smattering of unique historical resources. There is a former Odd Fellows Hall (3 W 6th St), a former bowling alley (629 York St), a pool room (514 York St), an American Legion post in a preserved historic house (22 E 6th St), and a locally designated landmark along Physician's Row (17 E 6th St). All of these contribute to the sense of the district as a place of social importance within Newport.

The architectural styles and forms prominent in both the original district as well as the expansions include Italianate, Gothic Revival, Greek Revival, Shotgun, Covington-Newport house, and a scattering of other outlying styles such as Craftsman and Art Deco.

As noted in the original York Street Historic District nomination, the area has experienced some alterations over the years. These changes are also seen throughout the proposed boundary expansion. The most notable alterations over the years have resulted from development and increased suburbanization, two factors prompted by lower land prices in Newport relative to neighboring Cincinnati. While some of this non-historic development has slowed in recent years, decades of such development and divestment are still present in examples of single-family residences being converted to businesses and multi-family dwellings, the removal of buildings for parking lots, and the changing functions to meet twenty first century demands.

Many of the buildings in the boundary increase area have undergone a replacement of original exterior material, most notably in the resources' fenestration. Additionally, some resources have experienced more noticeable and severe changes, such as unsympathetic additions or

¹ York Street Historic District; section 7 pg. 2.

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replacement of exterior siding. Indeed, the choice to leave these buildings out of the original listing area was consistent with the architectural values upon which the original district was based, which demanded a relatively higher materials and design integrity. The shift in this nomination, to the values of Community Development, enables us to recognize that the district expansion area still conveys its valuable forms, features, and details that transmit the messages of Community Development. Similarly, many of the additions have been placed on rear facades and much of the non-historic siding has been installed on top of the original siding, such that an integrity exists between the significant historic theme and the appearance of the district's resources.

One of the most character-defining features of this expansion area is the juxtaposition of diverse building forms. We see large-scale commercial buildings standing next to small-scale commercial and mixed-use structures in the northern portion, high-style and upscale residential blocks in the original listing area, and a collection of more modest dwellings in the south expansion area. This collection conveys a strong sense of Newport's growth in days prior to urban Planning and Zoning provisions. The presence of revival architectural styles, which began to fall out of popularity in exchange for more Modernist treatment around the end of the Period of Significance, gave a visual coherence to the district. For example, the resource at 514 York Street exhibits an impressive, three-and-a-half-story Italianate style mixed-use façade, with a storefront on the first level and apartments or offices above. Five blocks away, 1018 Orchard Street—a modest, one-story shotgun form house—is also in the Italianate style.



514 York Street, Newport



1018 Orchard Street, Newport

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Figure 4. Boundaries of the York Street Historic District Boundary Increase showing the new proposed District's Resources. The original Boundary is outlined in Purple, all newly Contributing Resources, both in the Boundary Increase and the Reclassified Resources from the Original District, are in Blue, and Non-Contributing Resources in the Boundary Increase are shown in Green.

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Figure 5. Boundaries of the York Street Historic District Boundary Increase showing Contributing and Non-Contributing Resources, Corresponding with the Inventory Table, 1 of 2.

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Figure 6. Boundaries of the York Street Historic District Boundary Increase showing Contributing and Non-Contributing Resources, Corresponding with the Inventory Table, 2 of 2.

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Table 1. Resources within the York Street Historic District expansion

Inventory Number	KHC Site Number	Address	Year Built	Style/Form	NRHP Eligibility
1	CPN 101	4 W 4th St	1885	Gothic Revival	Contributing
2	CPN 2350	406-408 York St	NA	Parking Lot	Non-Contributing site
3	CPN 2351	403-421 York St	1999	NA	Non-Contributing
4	CPN 2352	2 W 5th St	1990	NA	Non-Contributing
5	CPN 2353	8-24 W 5th St	NA	Empty Lot	Non-Contributing site
6	CPN 2354	502 York St	NA	Empty Lot	Non-Contributing site
7	CPN 466	501 York St	1862	Commercial	Contributing
8	CPN 137	12 E 5th St	1940	Mid-20 th Century Utilitarian	Non-Contributing
9	CPN 2355	503-505 York St	1877-1884	Italianate	Contributing
10	CPN 2356	509 York St.	NA	Parking Lot	Non-Contributing site
11	CPN 102	511 York St	1850	Italianate	Contributing
12	CPN 104	514 York St	1889	Italianate	Contributing
13	CPN 2357	517-523 York St	NA	Parking Lot	Non-Contributing site
14	CPN 2358	518-522 York St	1949	Mid-Century Industrial	Non-Contributing
15	CPN 2359	3 W 6th St	1850	19th Century Commercial	Contributing
16	CPN 105	527 York St	1877	Italianate	Contributing
17	CPN 2360	529-531 York St	1903	Craftsman Commercial	Contributing
18	CPN 2361	15 E 6th St	1877	Greek Revival	Contributing
19	CPN 2362	17 E 6th St	1874	Greek Revival	Contributing
20	CPN 2363	22 E 6th St	ca. 1900	Greek Revival	Contributing
21	CPN 2364	18 E 6th St	1875	Italianate	Contributing
22	CPN 2365	16 E 6th St	ca. 1920	Art Deco	Contributing
23	CPN 2366	10 E 6th St	NA	Parking Lot	Non-Contributing
24	CPN 106	601 York St	ca. 1890	Italianate	Contributing
25	CPN 2367	607 York St	1884	Italianate	Contributing
26	CPN 107	609 York St	1880	19th Century Commercial	Contributing
27	CPN 108	611 York St	ca. 1890	Italianate	Contributing
28	CPN 110	629 York St	ca. 1920	20th Century Commercial	Contributing
28a	CPN 110a	629 York St	ca. 1940	Utilitarian Outbuilding	Non-Contributing
29	CPN 2368	15 E 7th St	1880	Italianate	Contributing
30	CPN 2369	23 E 8th St	ca. 1900	Italianate	Contributing
31	CPN 2370	11 E 9th St	1879	Italianate/Covington-Newport House	Contributing
32	CPN 2371	15 E 9th St	1884	Greek Revival/Covington-Newport House	Contributing
33	CPN 2372	19 E 9th St	ca. 1886	Italianate	Contributing
34	CPN 2373	40 E 9th St	ca. 1886	Italianate	Contributing
35	CPN 2374	38 E 9th St	1884	Italianate	Contributing

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Inventory Number	KHC Site Number	Address	Year Built	Style/Form	NRHP Eligibility
36	CPN 2375	34 E 9th St	1879	Italianate	Contributing
37	CPN 2376	30 E 9th St	1881	Italianate	Contributing
38	CPN 2377	28 9th St	NA	Empty Lot	Non-Contributing site
39	CPN 2378	26 E 9th St	1920	Reduced Italianate	Contributing
40	CPN 2379	14-22 E 9th St	ca. 1886	Italianate	Contributing
41	CPN 2380	904 Orchard St	NA	Empty Lot	Non-Contributing site
42	CPN 2381	908 Orchard St	1885	Shotgun	Contributing
43	CPN 2382	911 Orchard St	1875	No Academic Style	Non-Contributing
44	CPN 2383	912 Orchard St	1890	Italianate/Covington-Newport House	Contributing
45	CPN 2384	913 Orchard St	1875	Italianate/Covington-Newport House	Contributing
46	CPN 2385	916 Orchard St	1884	Italianate	Contributing
47	CPN 2386	917 Orchard St	ca. 1886	Shotgun	Contributing
48	CPN 2387	918 Orchard St	ca. 1886	Minimal Traditional	Contributing
49	CPN 2388	919 Orchard St	1904	No Academic Style	Non-Contributing
50	CPN 2389	920 Orchard St	1877	Italianate	Contributing
51	CPN 2390	922 Orchard St	1875	Reduced Italianate	Contributing
52	CPN 2391	926 Orchard St	1878	Italianate	Contributing
53	CPN 2392	928 Orchard St	NA	Empty Lot	Non-Contributing site
54	CPN 2393	932-934 Orchard St	1976	Utilitarian Outbuilding	Non-Contributing
55	CPN 2394	940 Orchard St	1873	Reduced Italianate	Contributing
56	CPN 2395	942 Orchard St	ca. 1900	Reduced Italianate/Covington-Newport House	Contributing
57	CPN 2396	944 Orchard St	1880	No Academic Style	Contributing
58	CPN 2397	11 E 10th St	1875	Reduced Italianate	Contributing
59	CPN 2398	12 E 10th St	ca. 1960	No Academic Style	Non-Contributing
60	CPN 2399	14 E 10th St	1877	No Academic Style/Converted Covington-Newport House	Non-Contributing
61	CPN 2400	16 E 10th St	1874	Italianate	Contributing
62	CPN 2401	36 E 10th St	1998	Contemporary	Non-Contributing
63	CPN 79a	38 E 10th St	1882	Italianate	Contributing
64	CPN 79b	40 E 10th St	1882	Italianate	Contributing
65	CPN 2402	1008 Orchard St	1877	No Academic Style	Non-Contributing
66	CPN 2403	1010 Orchard St	1877	No Academic Style	Non-Contributing
67	CPN 2404	1014 Orchard St	1875	Reduced Italianate/Converted Covington-Newport House	Contributing
68	CPN 2405	1018 Orchard St	1875	Italianate Shotgun	Contributing
69	CPN 2406	1019 Orchard St	1900	Reduced Italianate/Covington-Newport House	Contributing
70	CPN 2407	1020 Orchard St	1882	Italianate Shotgun	Contributing

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Inventory Number	KHC Site Number	Address	Year Built	Style/Form	NRHP Eligibility
71	CPN 2408	1024 Orchard St	1877	Reduced Italianate/Converted Covington-Newport House	Contributing
72	CPN 2409	1026 Orchard St	1875	Shotgun	Non-Contributing
73	CPN 2410	1028 Orchard St	ca. 1894	Italianate	Contributing
74	CPN 2411	1032 Orchard St	1883	Shotgun	Non-Contributing

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Figure 7. Resources within the Current District Boundaries that have been Re-Classified from Non-Contributing to Contributing.

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Table 2. Resources within the Original York Street Historic District that have been Re-Classified from Non-Contributing to Contributing

KHC Site Number	Address	Year Built	Style/Form	NRHP Eligibility
CPN 2412	844 York St	1913	Second Empire	Contributing
CPN 2413	846 York St	1876	Italianate	Contributing
CPN 2414	921 York St	1881	Shotgun	Contributing
CPN 2415	926 York St	1879	Italianate	Contributing
CPN 2416	947 York St	1874	Mixed-Use Italianate	Contributing

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Contributing resource at 4 W 4th St., facing south.



Contributing Resource at 601 York St., facing east.

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Streetscape of Contributing Resources along east side of York St., facing north.



Locally Designated Landmark and Contributing Resource at 17 E 6th St., facing north.

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Contributing Resource at 18 E. 6th St., facing south.



Streetscape of Contributing Resources on the north side of E. 9th St. featuring two Covington-Newport Houses, facing north.

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Two Contributing Resources on the south side of E. 10th St., facing east.



Contributing Resource at 1028 Orchard St., facing west

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Contributing Resource at 1020 Orchard St., facing west.



Contributing Resource at 1019 Orchard St., facing north. Note apparent style, the Covington-Newport House, despite replacement siding.

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Contributing Resources at 940 Orchard St., facing south.



Contributing Resource at 14-22 E 9th St., facing east.

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Historic brick portion of Orchard St., facing northwest toward E 6th St.



Contributing Resource at 22 E 6th St., facing southeast.

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Resource at 926 York St. that has been Re-classified from Non-Contributing to Contributing for the Expanded District, facing south.



Resource at 947 York St. that has been Re-classified from Non-Contributing to Contributing for the Expanded District, facing north.

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Original brick visible under replacement vinyl siding on a house in the district, facing east.



Non-Contributing Resource at 36 E 10th St., facing south.

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Non-Contributing Resource at 12 E 10th St., facing southeast.



Non-Contributing Resource at 403-421 York St., facing east.

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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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1848-1939

Significant Dates

NA

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Significant Person

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Statement of Significance Summary Paragraph

The proposed expansion for the York Street Historic District views the larger area as meeting Criterion A, focusing on an 1848-1939 Period of Significance. This larger district's significance is evaluated within the historic context, "Planning and Development in Newport, Kentucky, 1850-1940." The original York Street Historic District nomination asserted that the original district met the fourth term of Criterion C: it is a significant and distinguishable entity whose components lack individual distinction, also with an 1848-1939 Period of Significance. The proposed district expansion extends the inventory of commercial and other non-residential resources to the north and residential resources to the south, enabling the larger district to tell a more comprehensive story of Newport's development. The expanded district visually illustrates the early economic and residential growth of Newport, largely spurred by early transportation connections with Cincinnati and the increased commuter-based suburbanization. The suburbanization experienced by Newport occurred heavily during the Period of Significance and led to the construction of the resources within the district. Although some of the resources in the expanded boundary meet the same architectural standards set forth in the original nomination, the expanded district tells a different story, one of the development and sprawl of Newport, Kentucky.

Evaluation of the Significance of the Expansion Area

The resources throughout the expanded York Street district help tell the whole story of the commercial and residential development in Newport from the 1850s through the 1930s. The resources included in the boundary expansion also are consistent with the impressive collection of high-style architecture exhibited in the original district, but do not remain quite so intact architecturally. However, the resources in the proposed expansion draw their significance from the story of the town's expansion as a suburb of Cincinnati from 1848-1939.

The 1995 York Street District nomination notes, "Newport's Greek Revival residences are generally restrained in design, with simple, symmetrical, classically-inspired ornamentation."² This is best demonstrated in the houses along Physician's Row on East 6th Street. In the later decades of the nineteenth century, the Italianate style surpassed the Greek Revival style for local and nationwide popularity. The Italianate style put more emphasis on the three-dimensional ornamentation, as seen throughout the district on buildings with elaborate window crowns, decorative brackets, and attention to detail through small features like dentils and other embellishments. This can be seen on the large scale, in buildings such as 514 York Street, and on modest shotgun houses like 1018 and 1020 Orchard Street. The buildings in the proposed

² Ibid, Section 8, page 12.

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expansion area have consistent architectural styling with those in the original district area, making the entire larger York Street Historic District seem to be an area that was unified by architectural design.

The resources in the proposed boundary increase expand on the highly architectural view of the district. The 1995 nomination looked at the district's identity as insular: a collection of high-style architecture. This new nomination views the district identity as connected to the town's growth over time, while still adhering to the architectural cues that are strongest in 1995 core area. Commercial and residential buildings both populate the proposed district expansion, and together tell the story of the town's development at the edge of downtown Newport. The proposed expansion of the York Street Historic District exhibits decisions about how land is used as it declines in value the farther it is from the commercial zone. This is an era prior to formal zoning laws, and the district's informal usage zones are owner responses to land values which decline the farther that the land is from the highest-priced land in the town's commercial zone. This progression is typical in Kentucky's large towns. The resources in the northern portion of the proposed York Street Historic District expansion lie just south of the dense downtown commercial zone (listed in the National Register under the name "Newport Courthouse Square Historic District," NR #09001306). The York Street area became more affordable for owners as it extended further from the commercial zone. The part of the York Street expansion area's north, closest to the commercial zone, has somewhat less dense commercial use than in Newport's commercial core, and, thus, has a few residential users scattered within. South from there are the residences that make up the 1995 district, the haven for wealthy owners of commercial operations in the downtown. This may have been Newport's early effort to create a suburban enclave. Finally, farther to the south, streets contain more modest residences as the land values continued their decline.

The northern addition features larger, mixed-use buildings that serve commercial, manufacturing, social, as well as residential functions while exhibiting the same styles that made the original York Street District significant. For example, the Dickerson-Fennell Building, located at 7 East 4th Street, served as an office building, storefront, and social hall since its construction in the late 1800s, and also has Italianate style. This northern portion of the district demonstrates the transition between the high valued commercial real estate in the city's center to the denser high value residential use in the 1995 district area.

The southern addition to the district lies along Orchard Street, parallel to York Street, adding a more diversified and complete look at residential architecture from the late nineteenth and early twentieth century in Newport. Orchard Street and York Street contain many instances of the Covington-Newport house, which allowed an owner to maximize house volume on minimal lots. Many of these Orchard Street houses are smaller in size and/or lack some of the more elaborate embellishments seen on the houses along York Street. This southern expansion of the York Street District tells us how Newport developed and how a city before the era of planning ordinances erected its built landscape.

The boundary increase of the York Street district serves to more accurately illustrate the significance of the area, namely that that reflects the development that Newport began in the lead-up to the Civil War and continued in the years afterward. This expansion area explores the way

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that commerce and residential development is affected by its proximity to the Ohio River and Cincinnati, where the development influence was greatest. The 1995 York Street nomination states that “areas adjacent to the district were excluded on the basis of visual continuity” but that “some may, however, also be eligible.”³ This nomination seeks to expand the idea of significance past that of purely architectural substance or aesthetics, to a more comprehensive look at the development of Newport as seen in an eight-block stretch of the city. This one linear segment of the city visually tells the story of development, growth, and city planning.

Historic Context: Planning and Development in Newport, Kentucky, 1850-1940

Since the first streets were laid out in Newport in 1791, the area has seen ongoing growth. In the early years, a US Military barracks and arsenal fueled its expansion. That led to the growth in commerce, industry, and transportation resources.

Originally, Newport’s location along the Ohio River and across from Cincinnati allowed the community to thrive commercially. In the mid-nineteenth century, the city’s industries flowered, due to the large available labor pool from immigration, that Newport became one of Kentucky’s key cities. Two early industries drove this development: the lumber industry, propelled by the introduction of steam-driven sawmills along Licking River, and the iron industry, within which Newport was ranked 22nd in the country for production in 1870. During the years 1830-1870, the city’s population increased by over 2,000%. It was this unprecedented and persistent growth that led to the rise in suburbanization and sprawl outward from Downtown Newport and the Ohio River.⁴

In addition to the unparalleled growth that occurred in Newport during the mid-nineteenth century, there was another large factor that prompted the residential expansion seen in the new York Street District: the construction of a railroad bridge across the Ohio River, connecting Newport to Cincinnati. Newport leaders were unrelenting in their efforts to convince the Louisville, Cincinnati, and Lexington Railroad (LC&C) Company to cross the Ohio at Newport instead of the nearby rival town, Covington. They granted the railroad right-of-way to the riverbank in May 1868 and the cornerstone was laid less than a month later. The bridge was completed in 1872, making it only the fourth bridge crossing the Ohio River west of Pittsburgh. Six months later, the west side of the bridge was opened to vehicles and pedestrians, something that only two of the other Ohio River bridges could accommodate, causing a vast rise in development thanks to the physical link between the two cities. In the first twelve months after the chartering of the bridge, real estate values grew by 30% in Newport. In the years immediately following the bridge’s construction, Newport’s population grew at a faster pace than Cincinnati’s, and by 1880, Newport would rank as one of the country’s hundred largest cities. The Newport-Cincinnati Bridge, as it was originally known, shepherded an era of suburbanization that had heretofore not been seen.⁵

³ Ibid, Section 8 pg. 14.

⁴ Purvis, Thomas L. ed. *Newport, Kentucky: A Bicentennial History*. Otto Zimmerman & Son., Inc. Newport, Kentucky, 1996.

⁵ Ibid.

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Throughout most of the nineteenth century, Cincinnati experienced the highest growth rate of any city in the Ohio Valley. With that growth pressuring housing in Cincinnati, the construction of the Newport-Cincinnati bridge introduced an era of commuter-based suburbanization in Newport. Commuting from Newport to Cincinnati prior to the pedestrian and vehicular bridge was not very feasible, largely due to the financial requirements and time constraints of relying on the ferry. However, thanks to the bridge, “the trolley car emerged as the cheapest, safest, and most convenient method of urban transportation.”⁶ In the earliest years of the trolley, everything was horse-drawn, but by the 1880s, electric street cars were introduced. These innovations allowed residents to commute further, thus furthering the appeal of residential development and sprawl. These trolley and railway systems followed almost the entire length of the new expanded York Street District, informing the development that this area witnessed.

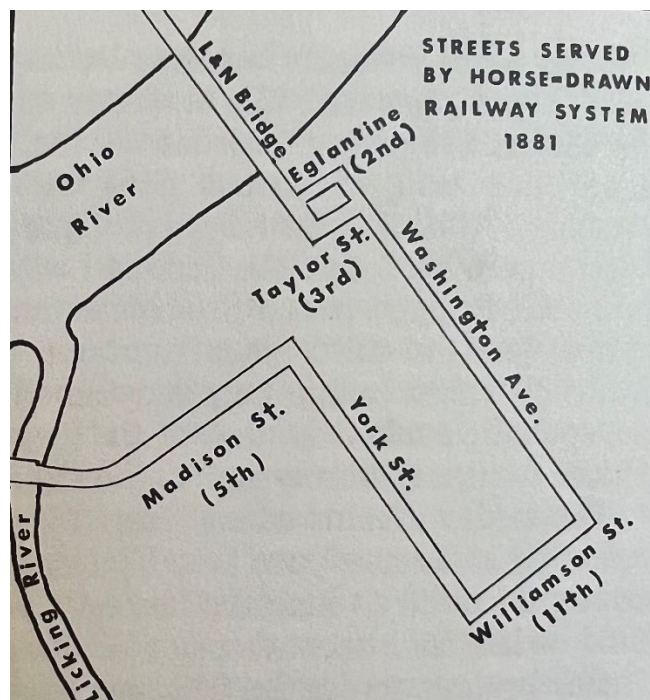


Figure 8. Route of Horse-drawn Trolleys through Newport in 1881 (Purvis 1996).

⁶ Ibid: 110.

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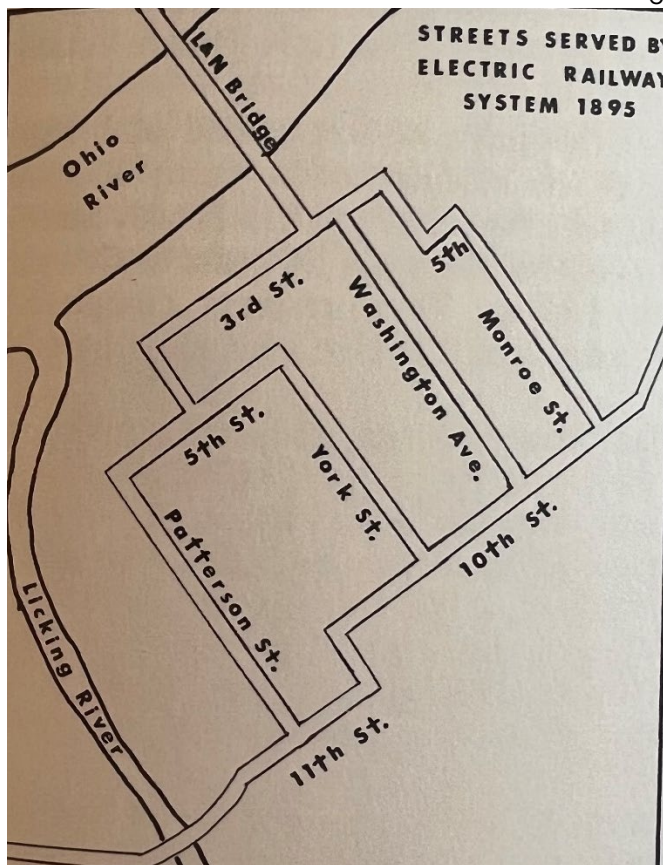


Figure 9. Routes of Electric Trolleys through Newport in 1895 (Purvis 1996).

The massive increase in the number of commuters was so significant that the Newport-Cincinnati bridge had to be closed to non-railroad use in 1891 and widened and strengthened to accommodate the higher traffic volumes. During this time, other bridge construction projects were indicative of the economic and population explosion that Newport was witnessing. Two more bridges were constructed in the late-nineteenth century in Newport, one just west of the Newport-Cincinnati bridge, known by this time as the Louisville & Nashville (L&N) bridge, and a toll bridge over the Licking River on the westernmost boundary of the city, connecting it to Covington.⁷

The impact of the L&N Railroad bridge upon mass suburbanization was immense. In the 1870s, Newport gained 5,346 new residents, the greatest increase in residents the city has experienced before or since. Moreover, the city was enjoying a reputation of attracting distinguished people and becoming a prosperous neighborhood thanks to the business opportunities afforded by the links to Cincinnati and Covington. However, during this time, workers and laborers were also prominent in the city in order to maintain the constant and extensive growth in both infrastructure and the continued industrial prowess. Thus, areas, such as those seen in the expanded York Street District, present a diverse and eclectic assortment of building types. The district displays the large-scale commercial buildings near the town center followed by the mixed-use commercial and residential buildings indicative of the city's early growth. The buildings along the main portion of York Street which was along the trolley route, and within the original district's boundaries, are

⁷ Ibid.

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indicative of the distinguished resident and successful businessmen who spearheaded the early successful development. Then, from the mid-to-late-nineteenth century through the turn of the twentieth century, the building types begin to become more modest and further removed from the city. These buildings are suggestive of the residential availability afforded to the working class as Newport suburbanized and was at the height of its growth.⁸

The construction of the L&N bridge spurred the early years of residential development in Newport, but the necessary infrastructure improvements that occurred in the years following the bridge's construction caused this development to swell. During the last two decades of the twentieth century, the number of houses in Newport increased by over 50% as the city cemented itself as not only a commuter city, but also a successful commercial and residential center.⁹

Residents began to suburbanize the areas outside Newport city limits in the early twentieth century as automobiles became more available. During these years, neighboring communities were developed and thrived amongst an influx of residents who were no longer tied to the trolley routes. Many of these communities maintained autonomy for only a few years before being annexed by Newport. It was this era in Newport's development and expansion that curtailed the construction and growth within the boundaries of the expanded York Street District, which is not far from the original, natural boundaries of Newport. By the turn of the twentieth century, all of the available lots had been developed within the district. As workers and the middle classes sought housing in newly platted neighborhoods, the York Street District area had reached its mature phase.

During the first three decades of the twentieth century, Newport was at its peak and was recognized as the third-largest city in Kentucky with a population of 30,000, and the second-largest industrial base. During these years, the land area of Newport almost doubled in size, due to the annexation of neighboring suburbs, commuting jobs continued to increase, and factory employment reached its peak. The years following this golden age of growth were drastically affected by the Depression, the flooding of the Ohio River, and World War II. It would take another few decades, until the 1960s and beyond, that Newport experienced a revitalization, one that continues into the twenty-first century.

Evaluation of the Integrity between the Significance of the expansion of the York Street Historic District and its Current Physical Condition

Each building's contribution to the district has been evaluated in terms of its overall relationship to the general integrity standards of the area as a whole and its ability to convey the significance outlined above. The task of evaluating whether a building or district is potentially eligible for NRHP listing means first evaluating its significance according to at least one National Register eligibility criteria, and then evaluating whether there is an integrity between that resource's physical condition and the sense of significance. That will call for ". . . sometimes a subjective judgment, . . . it must always be grounded in an understanding of a property's physical features and

⁸ Ibid.

⁹ Ibid.

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how they relate to its significance.”¹⁰ There are seven aspects of integrity as identified by NPS: **Location, Design, Setting, Materials, Workmanship, Feeling, Association.** As stated in *How to Apply the National Register Criteria for Evaluation*, “for a district to retain integrity as a whole, the majority of the components that make up the district’s historic character must possess integrity.”¹¹ Moreover, while the Aspects of Integrity were applied to the individual resources as they pertain to the district, importance was placed on larger issues that fundamentally affect the district in its entirety.

The York Street District expansion is in good condition overall. Although some of the buildings have been altered over the years, the overall character remains, and the district is still able to convey its significance. In many of the cases, the alterations include the addition of new siding and additions, the former which is installed on top of the original exterior material, preserving it in place, and the latter often occurring off the rear, non-street facing facades. Moreover, while there are some instances of empty lots and non-historic infill, these do not fully rob the extant resources from their ability to present a cohesive district when joined with the original York Street Historic District resources. As the resources within the district fell into various states of disrepair, homeowners selected alterations, such as replacing windows and doors and the introduction of new exterior materials, that were cost-effective remedies in the short term. These instances, especially within the district’s expanded portion, is informed by Newport’s growth and development, as explained in the contexts above. The utilization of non-historic materials over the years is emblematic of the demographic and economic change and the story of expansion that the district conveys. Furthermore, while some buildings have been lost over the years, particularly those in the commercial portion in the northern expansion, this is attributed to the growth of the automobile and the perceived necessity for increased parking. While the parking lots represent spaces where historic resources that likely would have contributed to the district once stood, they now serve as a testament of the district’s continued function as a high-traffic, commercial area, a function it has served since the late nineteenth century. A district which meets Criterion A within the theme of community planning and design as a distinguishable entity with historic significance whose components lack individual distinction must possess integrity of **Location, Design, Setting, Materials, Workmanship, Feeling, and Association** will be eligible for listing in the NRHP.

The expansion to the York Street District retains integrity of **location**. The district has had its historic identity during the Period of Significance, with few intrusions. Moreover, the northern expansion area of the district indicates that those resources were connected to the resources of the original district area. This portion also includes several social and recreational resources that are reminiscent of Newport’s storied past as a thriving city. Similarly, the area expanding the district southward consists primarily of residences, which shows the early sprawl of residential development as one traveled south out of the main business corridors during a time when a resident’s travel range was much narrower than it is today. The expanded York Street Historic District provides a unique insight into the juxtaposition and transformation of a commercial

¹⁰ United States Department of the Interior. *National Register Bulletin #15: Guidelines for Local Surveys: A Basis for Preservation Planning*. (Washington D.C.: United States Department of the Interior, 2002.)

¹¹ United States Department of the Interior. *How to Apply the National Register Criteria for Evaluation*. (Washington D.C.: United States Department of the Interior, 1995) 46.

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downtown into a middle-to-upper-class residential neighborhood, to a more modest collection of dwellings the further one moves outside of the central business and commercial area. The district's location, stretching from the outskirts of the central business area just south of the Ohio River to the last couple intact blocks of residential buildings before the railroad tracks and the steep hills to the south, separate historic Newport proper from the areas to the south. This new area to the south of the original district is integral to the district's ability to convey the developmental significance of late nineteenth century and early twentieth century Newport.

The district also retains integrity of **design**. Although the district has changed substantially in the last century, the design of most of the contributing resources is readily visible and intact. While some buildings have been lost in recent years, which affects the design of the northern part of the expansion, specifically in the form of an increased number of empty lots and modern infill, the size and scope of the remaining buildings in the northern portion combined with the density and unchanged nature of the design of the buildings in the south convey integrity of design. Furthermore, nearly all the contributing resources have a form that is evident, including pattern of fenestration and style of ornamental detailing, and the visual rhythms in the streetscapes and the layout of the district as a whole have remained the same for over one hundred years.

The district retains integrity of **setting**. The proposed York Street expansion consists of commercial buildings, mixed-use buildings, and residences, all of which have been abundant in this area for over one hundred years. Moreover, the character of the properties included therein have been relatively unchanged. The areas included in the proposed district expansion, coupled with the boundaries of the original listing, have remained the same since the resources' construction and the transformation of commercial to residential was historically observable along York and Orchard Streets stretching from 4th Street to 11th, just as it is today.

The district retains integrity of **materials**. While some of the built environment has been lost over the years, and some of the resources within the district have been altered and lost some material integrity, many of the main materials making up the historic resources and the architectural attributes and character-defining features remain materially unchanged. Moreover, many of the resources, namely the modest residential dwellings in the southern expansion, that have undergone a change in exterior materials have done so on top of the historic material, thus making the work reversible. The key features that remain on the district's contributing resources are crucial to conveying the historic significance of the district as a whole, and the material integrity of these features remains largely intact. It is these features that express the architectural styles, the characteristics of the era of construction, and the overall significance of the district.

The district retains sufficient integrity of **workmanship**. Many of the key features and characteristics present within the district continue to be reminiscent of the "artisans' labor and skill in constructing" the buildings. A large number of the resources in the district expansion, from the large-scale, multi-story buildings all the way to some of the one-story, shotgun houses, retain impressive characteristics that are representative of the era and the style. These features include elaborate ornamentation as well as seemingly more straightforward characteristics, such as stone foundations and excellent brickwork that has stood the test of time.

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Because this resource continues to possess integrity of location, setting, materials, and design, it will also be said to retain integrity of **feeling** and **association**. The historic resources in the district still convey a historic sense of the late nineteenth and early twentieth century development of Newport, from the commercial, social, and institutional buildings to the residential architecture. Moreover, the features that make up the district, from the contributing resources to the landscape and streetscape features, such as brick streets and wrought iron fencing, combine to convey the historic character of the district as a whole. Additionally, the district with its increased boundaries is largely intact and will be surrounded on three sides by other NRHP-listed historic districts that all retain sufficient integrity, thus creating a feeling and association with turn of the century life in Northern Kentucky. The district still retains several physical features that convey its identity and its historical significance. It remains in its original location and is surrounded by much of its historic setting. It retains much of its historic materials and design—these allow us to experience the district in powerful ways that give rise to our connections with the district's past. The district still provides us today with an insight into residential and commercial life in Newport in the late nineteenth and early twentieth century.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Buena Vista Historic District, Newport, Campbell County, Kentucky. National Register #100004978.

Monmouth Street Historic District, Newport, Campbell County, Kentucky, National Register #96000794.

Newport Courthouse Square Historic District, Newport, Campbell County, Kentucky, National Register #09001306.

Purvis, Thomas L. Editor and Kenneth M. Clift, Betty Maddox Daniels, Elisabeth Purser Fennell, and Michael E. Whitehead. *Newport, Kentucky: A Bicentennial History*. Otto Zimmerman & Son Co. Inc. Newport, Kentucky, 1996.

United States Department of the Interior. *National Register Bulletin #15: Guidelines for Local Surveys: A Basis for Preservation Planning*. Washington D.C.: United States Department of the Interior, 2002.

United States Department of the Interior. *How to Apply the National Register Criteria for Evaluation*. Washington D.C.: United States Department of the Interior, 1995.

United States Geological Survey (USGS). Newport, KY-OH. 7.5-minute Topographic Map. United States Geological Survey, 1983.

United States Geological Survey (USGS). Covington, KY-OH. 7.5-minute Topographic Map. United States Geological Survey, 1981.

York Street Historic District, Newport, Campbell County, Kentucky, National Register #95000640.

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

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Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 17.58 acres

Latitude/Longitude Coordinates

- | | |
|-------------------------|-----------------------|
| 1. Latitude: 39.092450 | Longitude: -84.495741 |
| 2. Latitude: 39.092067 | Longitude: -84.496436 |
| 3. Latitude: 39.091132 | Longitude: -84.496391 |
| 4. Latitude: 39.089951 | Longitude: -84.493978 |
| 5. Latitude: 39.089973 | Longitude: -84.493124 |
| 6. Latitude: 39.089196 | Longitude: -84.492256 |
| 7. Latitude: 39.087937 | Longitude: -84.491577 |
| 8. Latitude: 39.085542 | Longitude: -84.489479 |
| 9. Latitude: 39.086383 | Longitude: -84.488932 |
| 10. Latitude: 39.088137 | Longitude: -84.490505 |

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Figure 10. Latitude/Longitude Coordinates for the York Street Historic District Boundary Increase.

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

The northern expansion:

Beginning at the northeast corner of the lot associated with the building at 403-421 York St., to the northwest corner of the building at 4 W 4th St. Going south, encompassing the entire parcel at 2 W 5th St and continuing south one block, encircling only those parcels with buildings that face York Street. Then, turning east along W. 6th St to the intersection of 6th and York before turning south almost an entire block to the northern boundary of the original York Street District. The northern expansion continues east along the northern boundary of the original York Street District, encompassing the building at 15 E 7th Street before turning north and running along the western boundary of the Monmouth Street Historic District to the beginning.

The central expansion:

Encompassing the parcel where the building at 23 E 8th St is situated.

The southern expansion:

Beginning at the northwest corner of the property associated with the building at 11 E 9th St and continuing south along the eastern boundaries of the York Street and the Buena Vista Historic Districts to the surface parking lot at the northwestern corner of Orchard and 11th Streets. Then, running east to Orchard Street before turning north to the southeast corner of the building at 1019 Orchard St. before continuing east to John St, then north to 10th St, then west to the intersection of 10th and Orchard Streets, then north to the southeast corner of the building at 919 Orchard St. Then, running east along the property line of 919 Orchard St. before turning north at the southeast corner of same property, then running north to the rear of the property at 34 E 9th St. before turning east. From here, the boundary continues along the boundary of the Monmouth Street Historic District until it reaches the northeastern corner of the parcel associated with 19 E 9th St where it then turns west to the beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries for the York Street Historic District expansion were chosen to fill the gaps between the surrounding historic districts while encompassing the blocks to the north and south where the resources' functions, styles, and forms inform the new significance under Criterion A. The boundaries did not extend further to the east and west due to non-historic infill and to avoid redundancies which would be caused by the overlapping boundaries between neighboring districts.

11. Form Prepared By

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date: June 1, 2023

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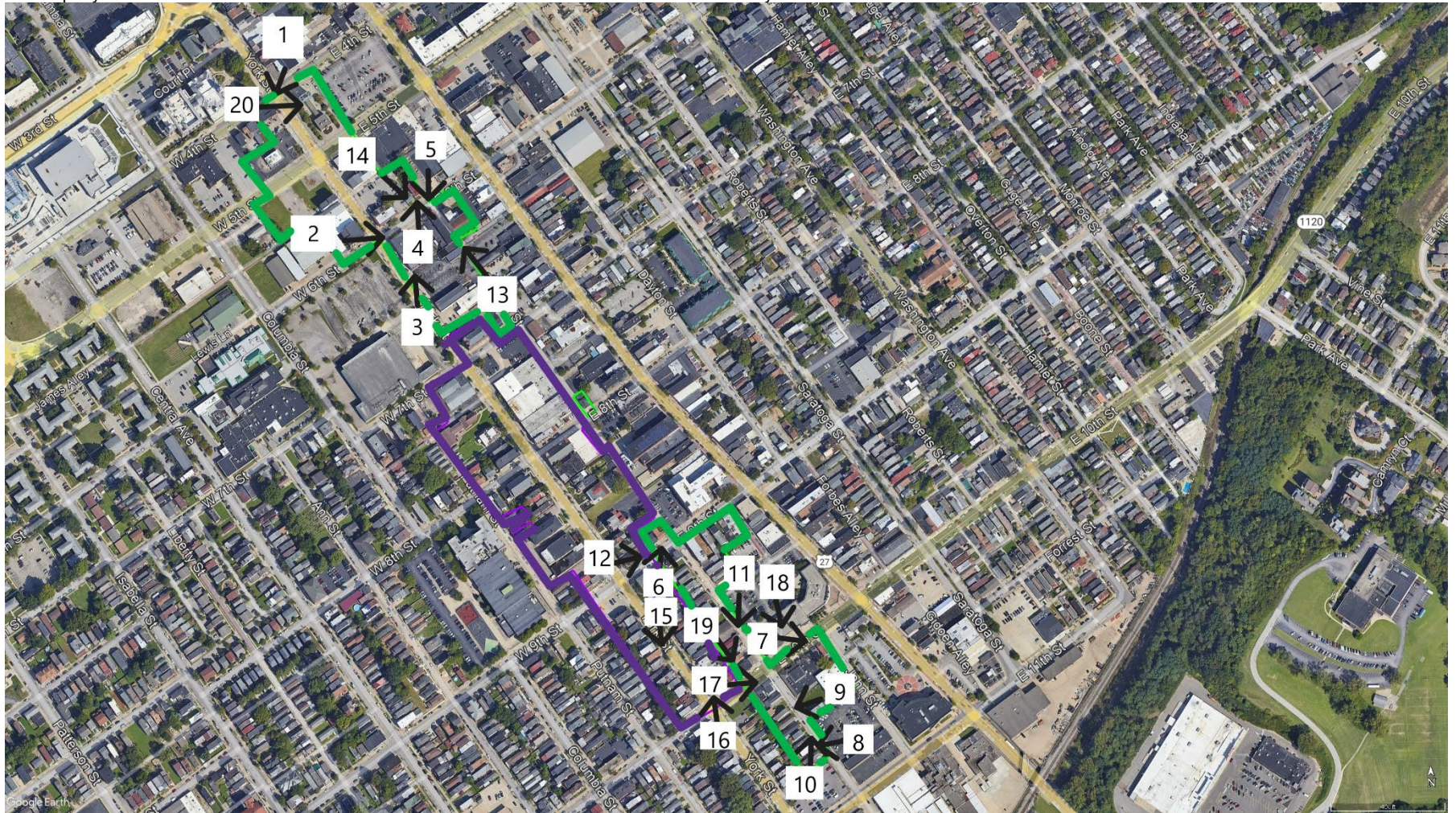


Photo Key

York Street Historic District (Boundary Increase, Additional Documentation)
Name of Property

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Photographs

Photo Log

Name of Property: York Street Historic District (Additional Documentation, Boundary Increase)
City or Vicinity: Newport
County: Campbell
State: Kentucky
Photographer: Wes Cunningham
Date Photographed: March and May 2023

- Photo 1 of 20, 4 West 4th St., camera facing south.
- Photo 2 of 20, 601 York St., camera facing east.
- Photo 3 of 20, Streetscape East Side of York Street, camera facing north.
- Photo 4 of 20, 17 East 6th St., camera facing north.
- Photo 5 of 20, Streetscape of East 9th St., camera facing north.
- Photo 6 of 20, Two Resources on East 10th St., camera facing east.
- Photo 7 of 20, 1028 Orchard St., camera facing west.
- Photo 8 of 20, 1020 Orchard St., camera facing west.
- Photo 9 of 20, 1019 Orchard St., camera facing north.
- Photo 10 of 20, 940 Orchard St., camera facing south.
- Photo 11 of 20, 14-22 East 9th St, camera facing east.
- Photo 12 of 20, Historic Brick Portion of Orchard Street, camera facing northwest.
- Photo 13 of 20, 22 East 6th St., camera facing southeast.
- Photo 14 of 20, 926 York St., camera facing south.
- Photo 15 of 20, 947 York St., camera facing north.
- Photo 16 of 20, 1121 S. Clay Street, camera facing northeast.
- Photo 17 of 20, Brick Portion of 14 East 10th St Visible under Vinyl, camera facing east.
- Photo 18 of 20, 36 East 10th St., camera facing south.
- Photo 19 of 20, 12 East 10th St., camera facing southeast.
- Photo 20 of 20, 403-421 York St., camera facing east.