



Appendices

6.4 HPO ZONES DESCRIPTIONS AND MAPS

Ohio Riverside

The Ohio Riverside Historic Preservation Overlay (HPO) Zone, with its important collection of buildings that represent a full spectrum of popular nineteenth century architectural styles, is significant as the oldest remaining residential area in Covington.

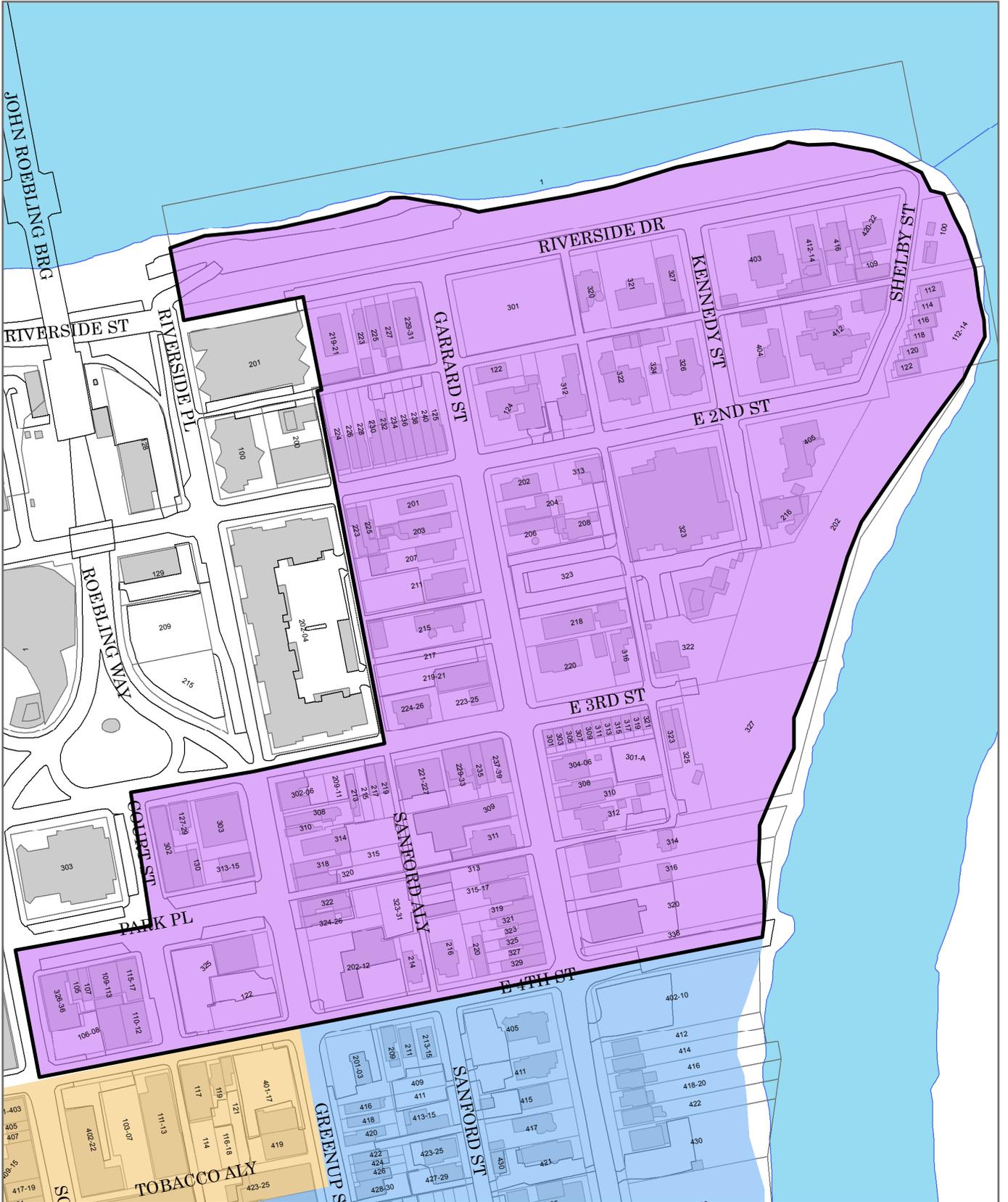
The Ohio Riverside district encompasses the area known as the “Point” at the confluence of the Licking and Ohio Rivers. In the early nineteenth century, this was both the commercial and residential center of the city. By the 1850s, the financial and commercial centers of the city began to relocate further west, and many of the original rowhouses found in the Ohio Riverside area were replaced by the grand townhouses and villas which remain today.

The buildings in the district range from imposing mansions on large lots to more modest houses on smaller lots, but all possess a wealth of architectural detail. The district contains many examples of the major architectural styles from the early nineteenth to the early twentieth centuries, including Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival, and Arts & Crafts. The ca. 1815 Carneal House at 405 East Second Street is an example of the Federal style and is characterized by a recessed double portico and tall arched windows. Ball’s Row, on the northwest corner of Third and Garrard streets, with its simply detailed openings and relatively small scale, is an example of the Greek Revival style. The Greek Revival style is also found in the paired stone-front double houses at 229-231 Riverside Drive. The Italianate style is well represented in the district, most notably in the Fallis Porter House at Second and Shelby streets. It features tall paired windows, and a deep bracketed cornice. Its two-story Neo-Classical porch is a later addition. There are numerous other examples of the Italianate style, including the R. H. Ranson House at 201 Garrard Street, noted for its ornately detailed cornice. The Second Empire style is often identified by the Mansard roof, such as found on the Lovell-Graziani House at 326 East Second Street. This building also features a cast iron porch and stone trim. The Queen Anne style, characterized by a variety of form and detail, is found in the William Ernst House at 401 Garrard Street. The details of this building include carved stone and molded brick.

Despite a variety of architecture found in the area, the Ohio Riverside District possesses a distinctive, cohesive character. It is a residential area with houses situated on large lots that lend a park-like atmosphere with green space and abundant trees. Wrought-iron fences, porch rails, brick walls, and alley ways further unify the area.



OHIO RIVERSIDE HISTORIC PRESERVATION OVERLAY ZONE





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

Licking Riverside

The Licking Riverside Historic Preservation Overlay Zone is significant as an urban residential neighborhood which first developed in the middle decades of the nineteenth century. The majority of the 1850s and 1860s development lies along Greenup Street from Fourth Street to Eighth Street and along Sanford Street north of Fifth Street. After Jonathan Hearne established his elegant Italianate style home at 502 Garrard Street in the early 1870s, the neighborhood began to develop and south along Garrard and Sanford streets and further east to the Licking River.

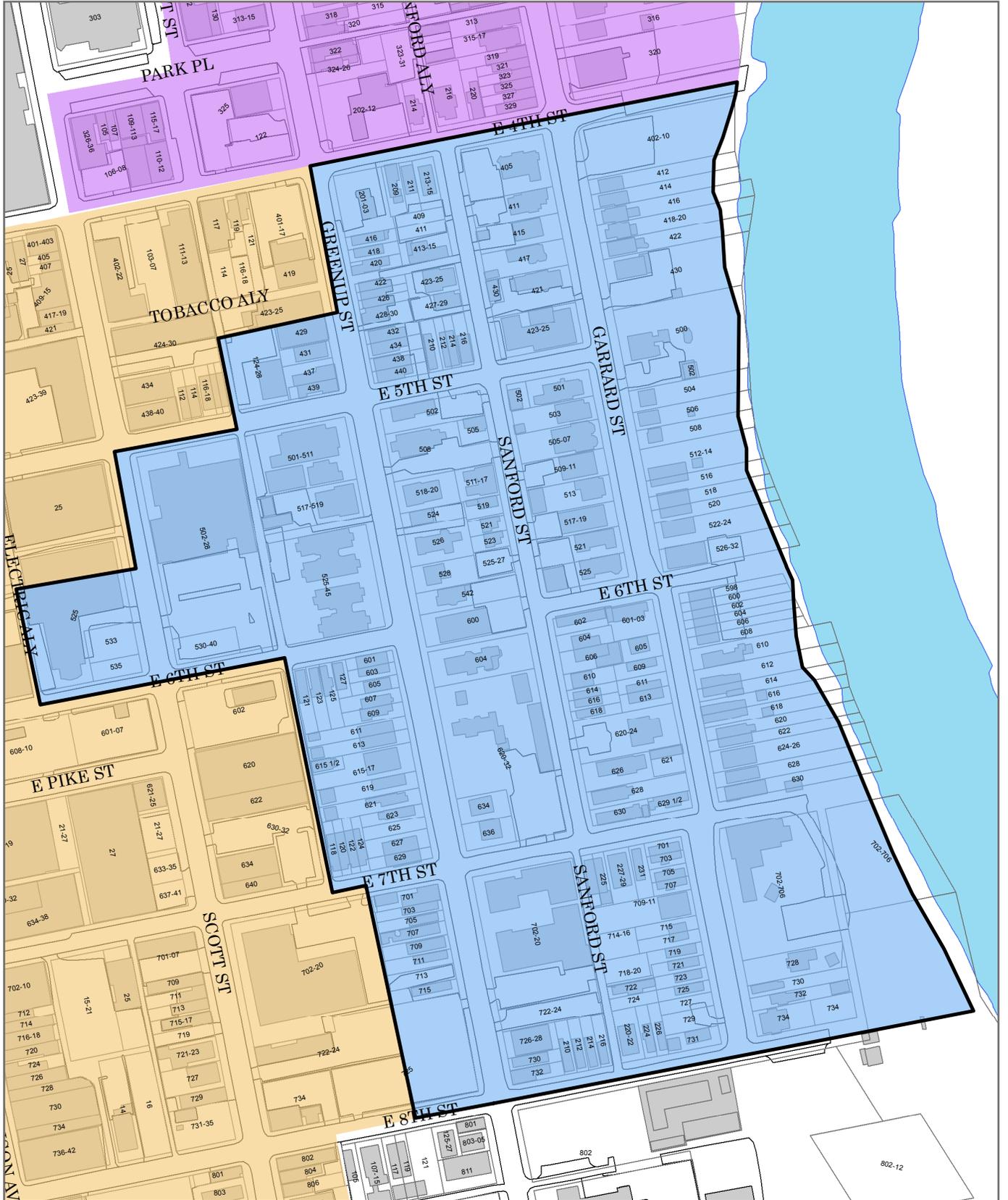
The district consists of substantial dwellings representing the major architectural styles of the late nineteenth and early twentieth centuries. There are mansions, rowhouses, apartment buildings, carriage houses, and garages built in styles ranging from the simple yet elegant Greek Revival, to the more decorative Italianate, Second Empire, Gothic Revival, and Queen Anne styles, including the more modern Colonial Revival and Arts & Crafts styles.

The Italianate style is found throughout the area, including the Covington Art Club building at 604 Greenup Street. The Second Empire style is found in the Shinkle House on Garrard Street and the Baker Hunt Foundation on Greenup Street. The Richard Ernst Mansion on Garrard Street is an example of the Queen Anne style, popular in the late nineteenth century. The Home for Aged and Indigent Women has the characteristics of the Romanesque Revival style of architecture, also dating from the late nineteenth century. The area's continued development through the early twentieth century is typified by the Walker House, also on Garrard Street. This house is one example of a bungalow, which was a common style of the 1920s.

The buildings of the Licking Riverside historic area share a common set of materials, including a great variety of stone and wood trim, pressed brick, terra cotta, slate shingles, wrought and cast iron, and colored and leaded glass. There is a general consistency of scale and character, and many of the buildings in the area have retained their architectural integrity.



LICKING RIVERSIDE HISTORIC PRESERVATION OVERLAY ZONE





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

Downtown Commercial Historic Preservation Overlay Zone

The Downtown Commercial Historic Preservation Overlay Zone is significant as it represents Covington's thriving downtown commercial core from approximately 1860 to 1950. The area includes most of the present and historic downtown commercial center of the city. Architecturally, the district consists of a remarkably intact and cohesive group of late nineteenth and early twentieth century commercial buildings.

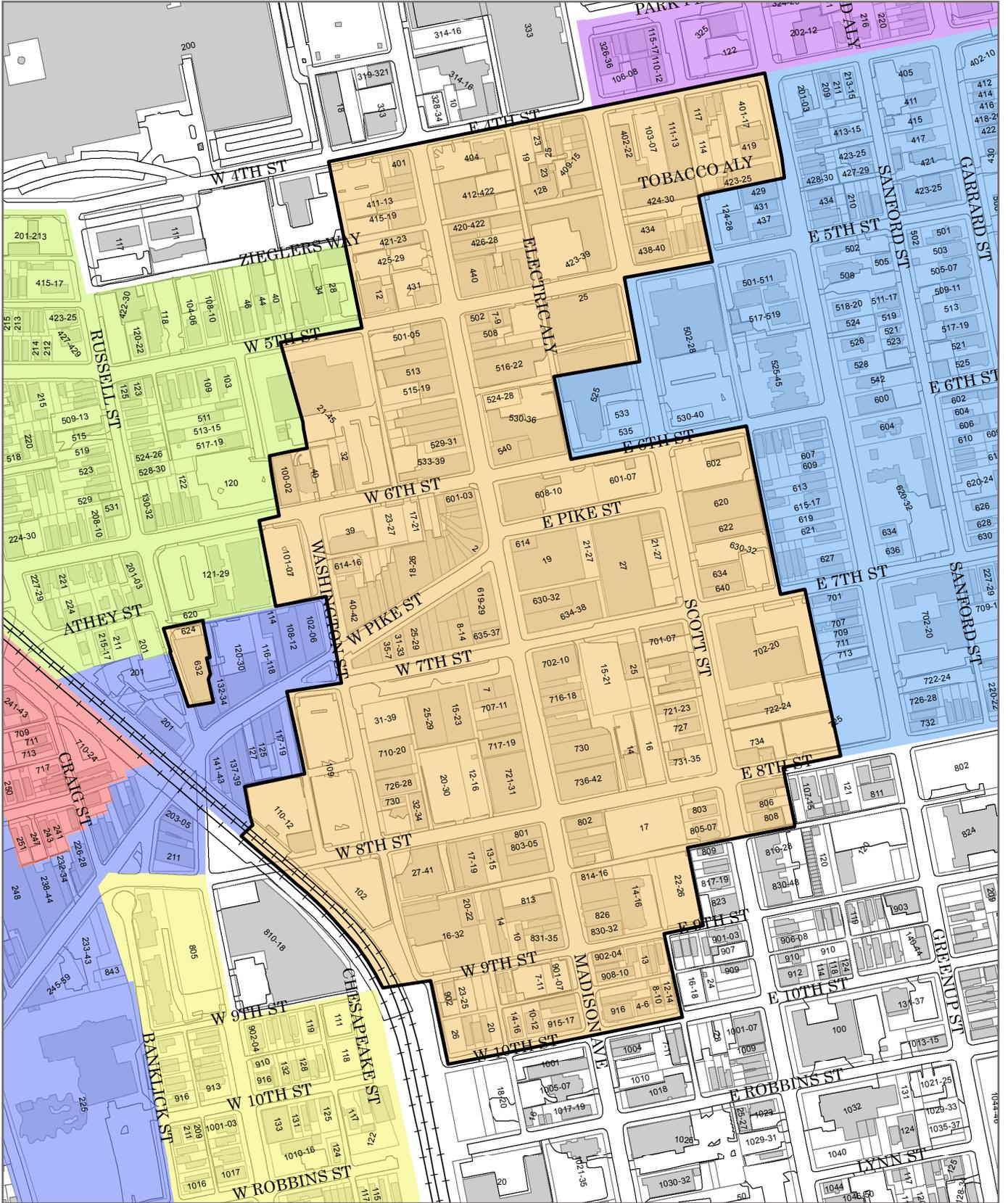
Covington's downtown developed as the commercial and industrial centers of the city primarily after the extension of the Kentucky Central Railway into the heart of the city near Pike Street and Madison Avenue in the mid 1850s, and the completion of the Cincinnati-Covington Suspension Bridge in 1867.

The architecture found in the Downtown local historic district represents many architectural styles popular from the 1850s to the 1940s. Some of the earliest buildings are the simply detailed Greek Revival style structures found along Pike Street, many of which were originally dwellings later converted to commercial use. A notable early building in the district is the Odd Fellows' Hall, at Fifth Street and Madison Avenue, which was built in 1856. Few pre-Civil War buildings remain, however, and the majority of the buildings that give Downtown its distinctive character are the three-story brick Italianates, built during the 1860s and 1870s. Many late nineteenth century commercial structures also remain, including 717 Madison Avenue, an example of the High Victorian Gothic style featuring a brick façade with stone trim, and the German National Bank Building at 609 Madison Avenue, an example of the Richardsonian Romanesque style. The Classical Revival styles of the early twentieth century are well represented in Downtown; such as the seven-story Coppins Building (now City Hall) built ca. 1909 and the 1920s C&O Railroad Depot. The Tudor Revival style YMCA building, at Madison Avenue and Pike Street, was built in 1914. Even more recent significant buildings in Downtown are the ca. 1940 Board of Education Building on West Seventh Street and the late 1940s Woolworth Store building, at the corner of West Seventh Street and Madison Avenue.

Although the age, size, and design in Downtown vary, together they form a unified whole. Buildings maintain similar front and side setbacks, and form an imposing streetscape. The area contains a rich blend of commercial/residential buildings representing the major architectural styles of the late nineteenth and early twentieth centuries adapted to commercial use. The result is a blending of diverse materials and design treatments.



DOWNTOWN COMMERCIAL HISTORIC PRESERVATION OVERLAY ZONE





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

Old Town/Mutter Gottes Historic Preservation Overlay Zone

The architecture of the Mutter Gottes or Old Town Historic Preservation Overlay Zone represents an important period in Covington’s development as a residential community. The area is significant as a residential neighborhood with a concentration of notable mid-nineteenth century residential architecture. The Mutter Gottes/Old Town area was one of the first areas of the city to develop as a result of rapid population growth between 1840 and 1860. A majority of the district was completely developed by 1877. Most of the buildings in the district were built by middle-class German immigrants who settled in Covington beginning in the 1840s.

The area consists of primarily intact mid to late nineteenth century domestic buildings with a few commercial buildings on prominent street corners. Built close to the street, on narrow lots, the structures range from modest brick and frame two-story houses along Craig and Kentucky streets to grander brick and stone residences along Covington, Fifth, and Sixth Streets. Brick streets and wrought-iron fences can be found throughout the neighborhood, contributing to the nineteenth century atmosphere.

The buildings in Mutter Gottes/Old Town illustrate the architectural styles of the decades between 1840 and 1880, including the Greek Revival and Italianate styles. The majority of the buildings are constructed in the Italianate style, characterized by ornate window hoods and bracketed cornices. Buildings that are not Italianate in detail, such as the Romanesque-influenced Koett House at 515 Russell Street, and the Gothic Revival style First Christian Church on West Fifth Street, also contribute to the overall character of the area. The Mother of God Roman Catholic Church (Mutter Gottes Kirche) is the area’s landmark building. Mother of God was the first Catholic parish established in the city (created in 1841), and the present church was built in 1871. Mother of God was designed in the Italian Renaissance style and is the oldest Roman Catholic Church in continuous use in the City of Covington.





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

Seminary Square Historic Preservation Overlay Zone

The Seminary Square Historic Preservation Overlay zone is significant as an important residential district that developed primarily in the late nineteenth century. It includes many fine examples of a variety of architectural styles representative of this era of residential development.

The residences in Seminary Square include several modest one-story brick and frame cottages, but the majority are substantial brick townhouses. Italianate is the predominant architectural style and there are numerous examples of elegant townhouses ornamented with graceful ironwork porches and balconies, including the ca. 1865 James Fisk House at 1017 Russell Street. Later townhouses were detailed with elements typical of the Second Empire and Queen Anne styles.

The oldest and perhaps most significant building in the area is the Sanford House at 1026 Russell Street, originally built in the early 1800's as a Federal style residence set in a large tract of rural land. The house and several hundred adjacent acres were purchased in 1833 by the Western Baptist Theological Institute; an organization charged with establishing the first Baptist Seminary west of the Allegheny Mountains. The Institute developed most of the land into residential subdivisions and, using the money raised by selling the lots, built a college square between Russell Street and Madison Avenue, south from Tenth Street to Twelfth Street. Several fine college buildings were constructed and the Sandford House became the home of the college president. By 1855, the Western Baptist Theological Seminary was closed as a result of controversy among the trustees and staff on the issue of slavery. A dissolution was mediated and all of the seminary's assets were divided and sold. In 1853, the Kentucky Central Railroad bisected the college square, erasing its existence; the few remaining seminary buildings became the new home of St. Elizabeth's Hospital.

After the Civil War, the neighborhood became a fashionable residential area, with its proximity to the quickly developing downtown commercial district. Many affluent and influential families moved and built their homes there. It was at this time that the Sandford House was remodeled into the Second Empire style, with the addition of a Mansard roof, an octagonal bay, and elaborate window holds.

Today, most of the buildings of Seminary Square remain intact. Even with the variety of architectural styles, there is a consistency of materials and detailing, scale, and setback, all of which contribute to the neighborhood's retention of its nineteenth century character.





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

MainStrasse Historic Preservation Overlay Zone

The MainStrasse Historic Preservation Overlay Zone is significant for its cohesive collection of urban residential and commercial architecture from the second half of the nineteenth century.

Even though the area was platted in 1830, the area did not really begin to develop until the 180s, when large numbers of German immigrants came to the Greater Cincinnati area. In the ensuing decades the neighborhood quickly grew, and the majority of buildings were built by the late 1800's. Although the area is primarily residential, commercial buildings are scattered throughout. Main Street, has historically been the commercial center of the neighborhood, and a large concentration of two- and three-story buildings with stone and cast-iron storefronts are found there. These commercial buildings are primarily Greek Revival and Italianate in style, although some later styles are also represented. Several commercial buildings can be found on Sixth Street, west of Main Street, where a nineteenth century market was located.

The West Side/ Main Strasse local historic district is comprised of approximately 800 buildings, the majority of which are residences. The most common type of house in the West Side/Main Strasse area is the "Covington-Newport Townhouse" a building type characterized by a two-bay façade with a side entrance that usually leads to a stair hall. There is a great deal of variety in architectural detail seen in the entrances, window holds, cornices, and porches of these townhouses. Although primarily Italianate, there are examples of Greek Revival, Gothic Revival, Second Empire, Queen Anne, and Romanesque styles in the district. The Covington-Newpor Townhouse is found primarily in these areas, and has been recognized as a distinctive regional house type.

The residential streets in the area are further characterized by uniform front and side yard setbacks resulting in small front yards and narrow side yards. Wrought-iron fences and cast-iron gates and fences can be found throughout, as well as brick lanes and alleys.





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6.4 HPO ZONES DESCRIPTIONS AND MAPS

Pike Street Historic Preservation Overlay Zone

The Pike Street Historic Preservation Overlay zone is significant as a main commercial and mixed use corridor into the central business district of Covington. The majority of these buildings are from the second half of the nineteenth century.

This area was platted in the 1830s and has the same makeup of German immigrants and heritage of the surrounding residential areas. The corridor is part of the original Lexington-Covington turnpike that was established by the State of Kentucky in 1819. This route eventually connected Ohio to the southern parts of Kentucky via the Roebling Suspension Bridge. As the main route into Covington from the south, Pike Street developed into an important commercial corridor and gateway.

The Pike Street Historic Preservation Overlay zone is comprised of 105 parcels with the majority of the buildings being brick Italianate style commercial and mixed use buildings that were built between 1860s and 1890s. The commercial buildings have shared walls and front onto Pike Street. They are between two and four stories tall with the average height being three stories in height. While this corridor abuts residential neighborhoods it is oriented as a gateway into the Central Business District and has the mass and scale of buildings that are more oriented toward strict commercial rather than a neighborhood commercial feel. The buildings are directly on the sidewalk and as Pike Street is an angular street, many of the buildings have façades that are angled to follow the street providing interesting uses of space on the interior.



