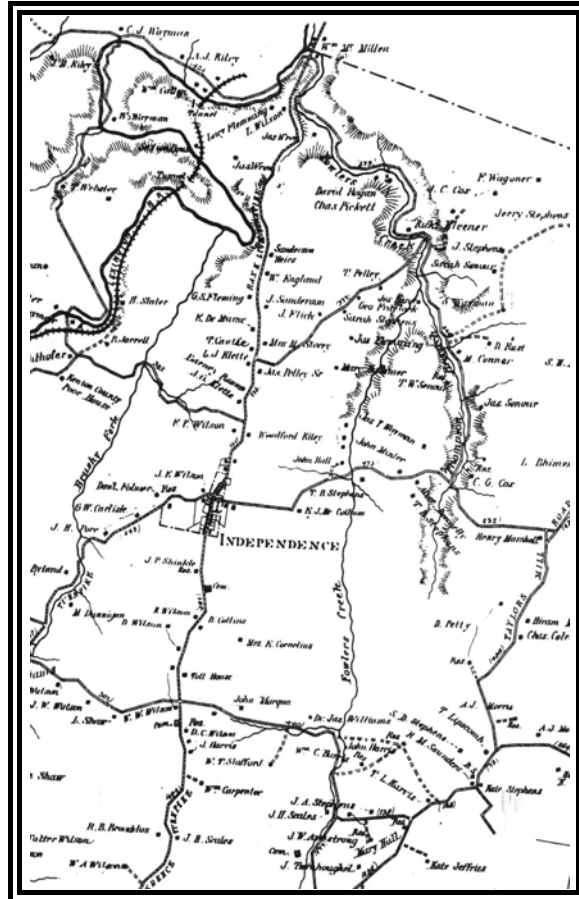


KENTON COUNTY, KENTUCKY HISTORIC RESOURCES SURVEY

RESEARCH DESIGN REPORT

(KYSHPO Grant Agreement FY01-00-HP-203)



Prepared for
Northern Kentucky Area Planning Commission
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and
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2000

Research Design, Survey Methodology and Criteria & Guidelines for the Selection of Resources

The present Historic Resources Survey is the first undertaken by the Northern Kentucky Area Planning Commission. As such, it marks the beginning of the development of a comprehensive data base, which, if properly used, will enable both the public and the private sector to arrive at informed decisions regarding future development within the County. Historic preservation and cultural resource management should *always* be important components in the short- and long-range municipal and area-wide planning process. This survey, and those which will follow, will provide decision-makers with professionally-compiled information regarding those properties in Kenton County whose preservation should be advocated.

The survey project was instituted by the Commission using funds from the Kentucky State Historic Preservation Office-sponsored survey and planning grant program. The project began the assembly of a professionally-prepared survey of significant historic architecture within the geographically-large Kenton County cities of Independence and Taylor Mill and the much smaller city of Fairview; depending upon the extent of resources found within these three political subdivisions, additional survey work may be undertaken in unincorporated areas of the County.

Requests for Proposals were circulated in the summer of 2000 and the Commission selected Taylor & Taylor Associates, Inc., of Brookville, Pennsylvania, to undertake the project. This firm was extremely familiar with the historic character of Northern Kentucky, having completed a survey of historic buildings in the Kenton County city of Erlanger in 1998 and in 2000 a National Register of Historic Places Multiple Property Documentation Form and a series of individual nominations for Boone County, immediately adjacent to Kenton County.

The initial meeting with David L. Taylor, principal of the firm of Taylor & Taylor Associates, Inc. occurred at the offices of the Northern Kentucky Area Planning Commission at Fort Mitchell on October 4, 2000. In attendance were NKAPC planners Larisa Keith and Keith Logsdon and GIS Applications Programmer Emily Nordloh. A telephone conference call was held with Kentucky Heritage Council Survey Coordinator William Macintire who provides the SHPO oversight for the project but could not attend the meeting due to a scheduling conflict.

At the meeting, the scope of the survey was discussed at length and the general survey area was established and agreed upon, conforming to the City's Request for Proposals and to the quantities set forth in the contract with the consulting firm. Based upon the overall character of the area, the survey will include a high proportion of single-family residences, some farmsteads and individual agricultural properties, and a few commercial and/or institutional buildings.

The documentation will involve the preparation of KHC-91-1 forms for each property. Research will involve the perusal of public records,

consultation with

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local historical sources, the study of the Kenton County Public Library's local history collection and relevant items at the Frankfort-based Kentucky Historical Society, the investigation of historic photos, maps, and atlases, the study of city directories and newspaper files, and oral history interviews. The consultant will also receive copies of relevant Kentucky Heritage Council files.

Unfortunately, a dearth of written material exists about the heritage of Kenton County in general; most of the written material deals with Covington. The D. J. Lake & Co. Atlas of Boone, Kenton, and Campbell Counties, Kentucky (1883) was published prior to any major development beyond of Covington and Newport. Conversations with representatives of the Map Division of the Library of Congress revealed that Sanborn Fire Insurance Maps were never prepared for any of the areas to be surveyed. The consultant was informed that the Kentucky Heritage Council's bibliographic data base contains no reference material relevant to the project. The best sources appear to be two local historical booklets, one focusing on Independence and the other dealing with Taylor Mill; both will be cited fully in the Bibliography which will appear in the final *Survey Report*. Oral history interviews will be conducted throughout the project as needed.

It is the intent of the Northern Kentucky Area Planning Commission that this survey be the initial phase of a series of projects which, over time, will provide better documentation of the diverse character of the cultural

resources of the northern Kentucky environs, whose cultural geography is seriously threatened by the suburban sprawl which is occurring throughout the region. It is hoped that such survey activities will encourage the preservation of the region's important landmark properties and historic districts.

In general terms, this survey has as its principal goal the recordation of those properties in Independence, Taylor Mill, Fairview, and a limited area of unincorporated Kenton County which

- are most significant to the historic and/or architectural heritage of the region,
- retain integrity of design and setting, and/or
- conform to one or more of the National Register of Historic Places Criteria for Evaluation (individually or as contributing components in a potential historic district)

Within the context of these criteria, the following items were examined for each of the subject properties:

Architectural Significance

- Evaluation of the building within the context of a period of construction, style of architecture, or particular method of construction and/or building type
- Examination of the defining physical characteristics of a building including its scale, massing, rhythm, texture, ornamentation, and overall craftsmanship
- The role of the building as the product of a prominent locally-, regionally-, or nationally-important architect or master builder

Historical Significance

- Assessment of the value of the building within the context of the region's cultural history, including its social, political, educational, religious heritage
- Evaluation of the building within the framework of broad movements within American history as manifest in Kenton County
- Examination of a building which is associated with an individual important to the history of each city, the region, or the nation

Integrity

- Assessment of the building's ability to convey its own sense of time, place, or historic identity based upon considerations such as:

architectural integrity: the physical appearance of the building, including the retention of those character-defining features which enable a property to represent its historic identity¹

integrity of setting: the effect of changes

¹Note: the actual condition of a property (e.g., serious deterioration, lack of maintenance, or building code deficiencies) is not sufficient reason for a property to be ineligible for designation of unworthy of recordation, unless the deterioration is so severe that the property's ability to convey its sense of history is irreparably compromised.

which have occurred to the setting of a property including alterations in land use, relocation of public rights-of-way, loss of documented character-defining historic vegetation and landscapes, new construction in close proximity, character of landscape features such as fences, waterways, etc.

The inventory forms will be produced using a data base model developed by Commission GIS Programmer Emily Nordloh, allowing the inventory to be entered into the Commission's GIS data base. It is hoped that the development of this data base inventory format can serve as a model for other similar activities across the Commonwealth. Digital images will also be prepared for each surveyed property for integration into the GIS data base. Contact prints made from black-and-white negatives will be attached to the inventory forms using double-sided archival tape. As historic photos are found, they will be scanned or photo-copied onto continuation sheets. Although not a requirement of the contract, the consultant will produce the inventory forms on acid-free paper to ensure their long-term archival stability.

The consultant will also facilitate two meetings regarding the survey. One will be a public forum dealing specifically with the project and will provide information to area residents about the project. This meeting will also solicit information from area citizens regarding their historic properties. The second event will be a Community Historic Preservation Workshop which will focus upon the benefits of historic preservation, the National

Register of Historic Places, illustrating techniques for successful historic rehabilitation activities, the session will also highlight financial incentives available for the sensitive rehabilitation of historic buildings. Both events will take place at the historic Kenton County Court House in Independence.

Extent and Property Types of Survey Area

The contract between the Northern Kentucky Area Planning Commission and Taylor & Taylor Associates, Inc. calls for the survey of historic structures in the cities of Taylor Mill and Independence and in selected unincorporated areas of Kenton County. As a result of the above-referenced October, 2000 project meeting, a specific geographic area was confirmed as the principal focus of the survey; a map is included with this *Report* showing the extent of that area.

Based upon the initial investigation by the consultant, it can be expected that approximately eighty properties will be surveyed in the city of Independence and that approximately sixty will be surveyed in the city of Taylor Mill. Based upon a windshield survey, it is estimated that one property will be surveyed from the city of Fairview.

It is anticipated that the following property types are found within the survey area:

- nineteenth-centuryresidential building
- twentieth-century residential building
- nineteenth-centurycommercial building
- twentieth century commercial building
- religious building
- educational building
- farmstead
- individual agricultural building

Should additional property types be identified in the course of the survey, this list will be modified prior to the completion of the project and the preparation of the *Survey Summary Report*.

Historic Context for Independence, Taylor Mill, etc.

The predominate historic context for the cities of Independence, Taylor Mill, and Fairview is that of once-rural northern Kentucky communities whose rural landscape was altered drastically during the last quarter of the twentieth century in the advent of significant and broad-based Cincinnati-driven suburban sprawl.

Politically, Kenton County lies in northern Kentucky, across the Ohio River from Cincinnati. The County is in the Cincinnati Metropolitan Statistical Area and the Northern Kentucky Area Development District. The fifth-class city of Independence lies in the geographical center of the county at the junction of Kentucky Routes 17 and 2045. Taylor Mill is a city of the fourth class, located in the northeastern quadrant of Kenton County, on Kentucky Route 16, immediately south of the city of Covington.

Kenton County in general is linked to the Middle Ordovician geological period and its principal tectonic feature is its location straddling the Cincinnati Arch, which extends in a southeasterly direction from Boone County, on the Ohio River, and then turns to the south until it exits Kentucky in Monroe County. Richard Ulack's *Atlas of Kentucky* notes that known archaeological sites in Kenton County include fewer than twenty from each of the Archaic (9000 B.C.-1000 B.C.), Woodland (1000 B.C.-900 A.D.), and Late Prehistoric (900 A.D.-1750 A.D.) Periods.² The [present survey is not archaeology-oriented and will not result in the survey of any

²Ulack, Richard, editor-in-chief *Atlas of Kentucky* (Lexington: University of Kentucky Press, 1998), p. 50.

archaeological sites.

Initial settlement of the northern Kentucky area did not occur until a fort could be built on the present-day site of Cincinnati. Kentucky was originally part of Virginia, and its land ownership patterns were governed initially by Virginia's statutes. Kenton County, containing 163 square miles, was erected from Campbell County in 1840 and became the nineteenth Kentucky county in the order of formation. At the time of the formation of the county, the act of establishment required that a county seat be established as close to the geographical center of the county as was feasible.

Land at a crossroads was donated by settler John McCollum, whose name is still borne by one of the intersecting roads. A Greek Revival-style court house was begun in 1840, but even before the new seat of government was completed three years later, residents and business leaders from the more settled northern reaches of the county began to clamor for a conveniently-located county seat. Eventually, a second county seat was established at Covington; all of the principal county offices moved to Covington and the Independence court house maintained only auxiliary offices.

Taylor Mill was originally part of a 5,000-acre patent tract issued in 1790 to Raliegh Colston by Virginia Governor Beverly Randolph. Its earliest settlement dates from 1795, when Jacob Foster established a grist mill and sawmill on Banklick Creek. Fifteen years later, James Taylor, the founder of the city of Newport, acquired Foster's business and the road leading from the mill to Covington and the Ohio River became known as Taylor's Mill Road. The mills ceased to operate in the late 1850s or early 1860s, by which

time the name was firmly established and remains in use.

The Covington and Taylor Mill Turnpike Road Company was established in 1848 and operated a toll road between Covington and Pendleton County. Despite the opening of this roadway, settlement in the Taylor Mill area was slow until 1902, when a new subdivision, Forest Hills, was laid out near Banklick Creek. Soon other residential subdivisions were laid out, and the Taylor Mill area began to assume the appearance of a residential subdivision of Covington and Cincinnati. By the 1920s, the settlement included Forest Hills School, the St. Anthony Roman Catholic Church, and an eight-acre park. Forest Hills School and the historic properties associated with the St. Anthony Parish will be surveyed in the course of this project.

Following the development of Forest Hills, other similar neighborhoods were created. These include Winston Park (1929), Sunny Acres (1953), and Taylor Mill (1957). Sunny Acres and Taylor Mill merged in 1959, Winston Park annexed Forest Hills in 1962 only to be annexed itself by Taylor Mill ten years later. The city of Taylor Mill annexed the lands extending to the Licking River in 1988, to create the municipal boundaries which exist at the time of the survey.

In the 1970s, Interstate 275 cut an east-to-west swath through the northern portion of Taylor Mill. The accessibility of the area was significantly heightened, resulting in a frenzy of residential development which remains unabated at the time of the survey. Large subdivisions with upper-income homes have replaced the formerly agricultural landscape of

the area. The population of Taylor Mill was 3,253 in 1970, 4,509 in 1980, and 5,530 in 1990.

To avoid the powerful moves of annexation by Covington in the 1960s, Independence incorporated as a city and itself annexed the greater part of the central third of Kenton County, becoming one of the largest cities in the Commonwealth by area, ranging from the Boone County line on the west to the banks of the Licking River on the east.

Like Taylor Mill, Independence has been significantly impacted by suburban residential sprawl, with farm after farm giving way to subdivision after subdivision. The unbridled growth of the area is apparent in the city's population which rose from 1,784 in 1970 to 9,310 in 1980 and 10,444 in 1990.

The historic contexts which are applicable to both Taylor Mill and Independence are *nineteenth-century agrarian development, early-to-mid-twentieth-century suburbanization, and institutional growth and maturity of the area* (evident primarily in religious and educational architecture and, with respect to Independence, to its position as county seat).

Project Schedule

It is anticipated that the following schedule will be in effect for this project:

Time	Task(s)	Compensation Due
September-October 2000	Initial site visits, preparation of <i>Research Design Report</i> , commencement of research, photography, etc.	Initial Payment: \$3,000 Submission of <i>Research Design Report</i> : \$2,000
October-December 2000	Research continues, including preparation of draft survey forms for review and approval by KHC and Commission	Submission of sixty inventory forms or one-half of the number estimated for the project: \$4,000
January- March 2001	Ongoing preparation of forms, submissions to Commission, development of draft reporting documents; submission of survey forms and <i>Survey Summary Report</i>	Submission of survey forms and <i>Survey Summary Report</i> : \$4,000
April 2001	Final reviews, revisions, approvals	Approval of all materials by Commission and KHC: \$1,750.00