

## **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is a list of the nation's historic places worthy of preservation. The National Park Service administers this program to support protection efforts through the nomination of districts, sites, buildings, structures, and objects. While the list is only a recognition that the property is of significance to the nation, the state, or the community, properties listed on the Register are considered and often protected in the planning for federal or federally assisted projects. Nationally listed properties are eligible for federal tax benefits when funds are available.

The Linden Grove Cemetery District is currently the only area within the study boundaries, designated on the National Register. It is approximately 20 acres and was nominated in 2000. The Seminary Square Historic District and the Lee-Holman Historic District are primarily residential and both are located just north of the study area. These districts emphasize the historic development of the area; and, the residences in them are somewhat similar architecturally to several within the study area.

The study area contains a few properties which are listed individually on the National Register of Historic Places. These are the Bavarian Brewery, the Fifth District School, St. Augustine Church Complex, the War Between The States Veterans Monument and the Grand Army of the Republic Monument within Linden Grove Cemetery. The Fifth District School has recently been renovated and converted to senior housing.



*Linden Grove Cemetery*

## **POTENTIAL HISTORIC DISTRICTS**

The area between 12<sup>th</sup> St./Martin Luther King Jr. Blvd. and Linden Avenue was almost fully developed by the 1880s, with the majority of the building being built between 1850 and 1877. By 1894 the area directly around the Cambridge Tile Manufacturing Company that was located at 16<sup>th</sup> Street and Woodburn Avenue, had very few open lots and housing continued to be built into the early 20<sup>th</sup> Century. The 1700 block of Banklick Street and Holman Avenue represents a transition area with about half the houses being from the late 19<sup>th</sup> century and half being built after the turn of the century. In the area, different subdivisions may be inferred by the change in the grid pattern. The area bounded by Euclid Avenue, Anns Lane, 19<sup>th</sup> Street, and Monroe Street represent one of these subdivisions. Instead of the streets being laid out to continue the strict north south grid pattern, they were laid out on an angle. This subdivision was developed from the early to mid 20<sup>th</sup> century and was almost fully developed by 1953.

The entire study area, with the exception of the 12<sup>th</sup> St./Martin Luther King Jr. Blvd. corridor and area leading up to the St. Elizabeth Medical Center Covington site is eligible for nomination into the National Register of Historic Places as a district. This corridor and area leading up to the new medical center are recommended for exclusion from the recommendation to pursue a National Register district because this area is essential for much needed redevelopment in the area.

The study area is rather large for a single National Register Historic District and in the past Covington has followed the traditional neighborhood boundaries when creating historic districts. The study area has two existing neighborhoods, the Westside Neighborhood Area and the north part of the Peaselburg Neighborhood. These existing boundaries would be easily defined boundaries for National Register Districts.

This plan recommends that all or portions of the study area be surveyed and eventually added to the National Register. Dividing the area by development periods or by neighborhoods may make the nomination process less cumbersome. Map 3.1 shows the development patterns by time periods for the area. As shown on the map these areas are clearly delineated geographically within the Linden Gateway Study Area.

## **LOCAL HISTORIC PRESERVATION OVERLAY ZONES**

Local Historic Preservation Overlay Zones are local districts whose intent is to keep the historic integrity of an area. There are currently seven historic preservation overlay zones that have compliance regulations within the City of Covington. These districts include a mix of residential, commercial and institutional uses. Properties within these districts must have any exterior changes to their structure approved through the Certificate of Appropriateness process. Exterior changes must also have staff approval or the approval of the Urban Design Review Board. Changes must follow the “Covington Historic Design Guidelines” which sets standards for architectural details, new construction, public streetscape, equipment, utilities, machinery, and demolition.

Consideration should be given to the creation of a local historic overlay zone after the National Register classification is achieved. The establishment of a local overlay zone may or may not be appropriate for this community and is an approach to be discussed between residents/property owners, neighborhood leaders and city officials; however, getting the area listed on the National Register is an appropriate first step in familiarizing the area with the benefits of historic preservation. If there is an interest from the community and funding available, the topic of establishing a local overlay zone may be addressed at some point in the future.



## Map 3.1 - Historic Preservation



