

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name Independence Historic District
other names/site number See inventory
Related Multiple Property NA

2. Location

street & number Portions of Madison Pike and McCullum Pike

N/A
N/A

 not for publication
city or town Independence vicinity
state Kentucky code KY county Kenton code 117 zip code 41051

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this 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 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 local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title Craig A. Potts, State Historic Preservation Officer Date _____

Kentucky Heritage Council/State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

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 _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- Object

Contributing	Noncontributing	
46	19	buildings
	1	sites
1		structures
1		objects
48	20	Total

Metcalfe-Stevens House

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

2: Courthouse (#16) and Metcalfe-Stevens House (#30)

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- COMMERCIAL/business
- GOVERNMENT/courthouse
- RELIGION/church

Current Functions
(Enter categories from instructions.)

- DOMESTIC/single dwelling
- COMMERCIAL/business
- GOVERNMENT/courthouse
- RELIGION/church

7. Description

Architectural Classification
(Enter categories from instructions.)

- NO STYLE
- MID-19TH-CENTURY/Greek Revival
- LATE VICTORIAN-Queen Anne
- LATE 19TH & EARLY 20TH CENTURY REVIVALS/
Classical Revival
- LATE 19TH & EARLY 20TH CENTURY AMERICAN
MOVEMENTS/ Bungalow/Craftsman

Materials
(Enter categories from instructions.)

- foundation: STONE/limestone; BRICK
- walls: BRICK; WOOD/weatherboard;
SYNTHETICS
- roof: STONE/slate; METAL; ASPHALT
- other: METAL; WOOD; SYNTHETICS

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Narrative Description

Summary Paragraph

The Independence Historic District (Photos 1- 16; Figs. 1-14) is 87-acre mixed-use district located in the incorporated City of Independence, in Kenton County, Kentucky approximately eleven miles south of the county's largest city, Covington, which is on the Ohio River across from Cincinnati, Ohio. The district consists principally of detached domestic architecture and associated dependencies, a small commercial area at the core, and the 1911 (Second) Kenton County Courthouse (Photo 1) as its centerpiece. The district is surrounded on all sides by agricultural lands along with the substantial modern residential development that characterizes this part of northern Kentucky. The district is essentially flat and includes a total of 68 resources, of which 48 contribute to the district's character and 20 do not. All but one resource, a contributing historic commemorative structure (Veterans' Memorial; Photo 2) and an in-ground swimming pool, are buildings. Contributing resources are those that date from within the district's c. 1847-c. 1964 period of significance and retain integrity in its composite qualities of location, design, setting, materials, workmanship, feeling, and association.¹ Non-contributing elements are those that post-date the period of significance or have been altered to the degree that they no longer retain integrity. The district lies along Madison Pike and McCullum Pike, both of which are secondary asphalt-paved county roads. Madison Pike (Kenton County Highway 17X) runs north-south and McCullum Pike (County Highway 2045) runs east-west; they intersect in the heart of the district beside the Kenton County Court House.

General Description of the District

The Independence Historic District consists of a series of detached residential buildings and a modest commercial area that is anchored by the (Second) Kenton County Court House (Photo 3). Residential development is found on all sides of the small downtown area. These residential pockets contain single-family dwellings, one-to-two stories in height and principally of frame construction. Some of the earlier houses sit at the edge of the roadways while most homes of more recent construction have a substantial front-yard setback. For the most part, the homes are located on individually platted lots rather than as part of formal subdivisions. The largest residential parcel contains the 1914 Dr. T. T. Metcalfe House (KE-I-25; Photo 11)² at 5220 Madison Pike that anchors an active farmstead that includes several outbuildings.

The district lies along two intersecting asphalt-paved county roadways (Figures 1 and 2). Madison Pike (Co. Rd. 17X), extends north-to-south between the southern reaches of the city of Covington and the southern edge of the county near Grassy Creek. McCullum Pike (County Road 2045), extends west-to-east from Madison Pike and ends at Oliver Road, along Fowler Creek. There are no alleys in the district and few

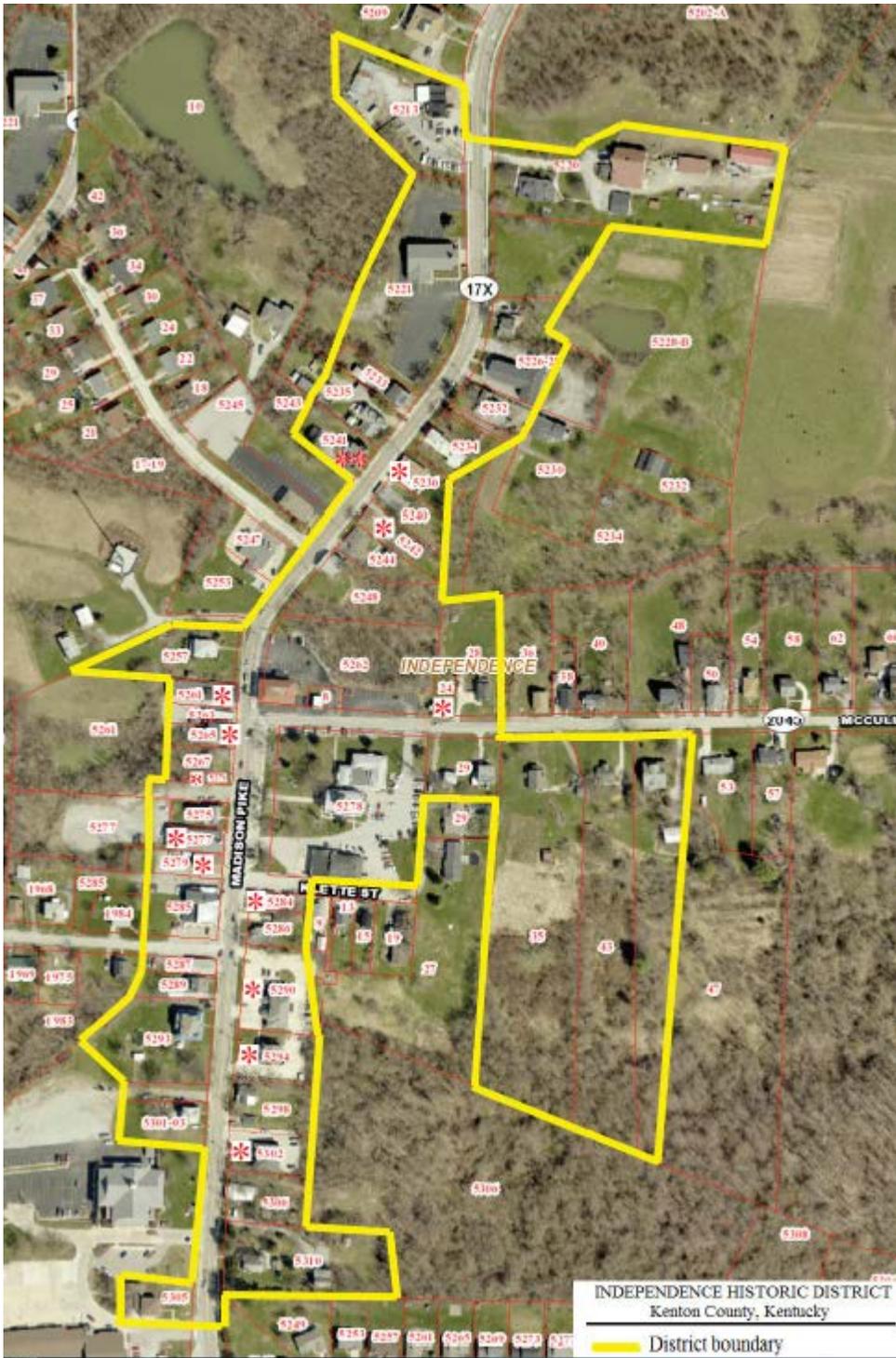
¹ The specifics of each of these qualities of integrity is explained in detail in National Register Bulletin 16A, "How to Complete the National Register Registration Form." (Washington: U. S. Department of the Interior, 1997), p. 4, that is incorporated by reference into this document.

² This coding refers to Kentucky Heritage Council Historic Resource Site Numbers.

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sidewalks. Domestic lawns are generally well tended, with plantings and mature trees. In portions of the commercial area, some buildings have been replaced by surface parking lots.



The domestic architecture found in the Independence Historic District (Photos 1, 2, 5, 6, 7, 8, 11, 13, 15; Figs, 9, 10, 12, 14) is typically one-to-two stories in height and rests on continuous foundations of sandstone or limestone. Most are of frame construction, originally clad in weatherboard, and employ front- or side-gable

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roof forms or hipped roofs; a small number are of masonry bearing-wall construction, characteristically of common bond brick. Windows are typically flat-topped, some retaining window heads and others whose decorative treatments have been removed in the course of installing non-historic siding. Some buildings retain historic brick chimneys but in other instance chimneys have been removed in the apparent course of re-roofing or retrofitting of heating systems. Many homes retain their historic porches that typically extend across the entire façade. These porches are hip- or shed-roofed and are supported by brick piers and wood posts, in some cases turned and in others of plain square form. Some porches are enclosed with railings.



Eastward-facing buildings on Madison Pike, looking South

Residential architecture in the Independence Historic District reflects several of the architectural styles popular during the c. 1847-c. 1964 period of significance. Among these are the Greek Revival, Queen Anne, Neo-Classical Revival, Colonial Revival, and Craftsman. In addition, several buildings are plain in character. If such buildings are called “vernacular,” it is from interpreting that term as used Ward Bucher’s *Dictionary of Building Preservation*: A building built without being designed by an architect or someone with similar formal training; often based on traditional or regional forms.³ This term is not to be interpreted as a pejorative, since so many more buildings built nearly everywhere reflect local building traditions and the skill of local builders rather than the work of formally-trained architects.

Greek Revival-style domestic architecture is illustrated by the c. 1847 Webster-Oxley House (KE-I-9; Photo 5; Fig. 4), 5234 Madison Pike, a 2-bay common-bond brick townhouse described in a 1986 survey as

³Ward Bucher ed., *Dictionary of Building Preservation*, (New York: John Wiley & Sons, 1996), p. 512.

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“one of northern Kentucky’s best surviving examples of the style.”⁴ It retains 6/6 windows and two double-gallery porches on the north side elevation. The approximate date of construction of this house marks the beginning of the period of significance for the district.



Webster-Oxley House



Metcalfe-Stevens House

Queen Anne-style residential architecture, with its lively profile and varied exterior finishes, was popular during the last quarter of the nineteenth century and in Independence includes the previously-listed 1887 Metcalfe-Stevens House (NR, 1998; KE-I-31; Photo 7; Fig. 5), located at 5241 Madison Pike. It is of wood construction, with an L-shaped façade and a prominent shingle-finished hexagonal tower capped by a pinnacle in the angle of the ell on the façade. Also representative of this style is the 1904 Dr. Fred W. Ray House and Office at 5293 Madison Pike (KE-I-17; Photo 6; Fig. 7), a substantial hip-roofed frame house with a hexagonal 2-story corner tower capped with locally-distinctive pressed metal shingles and a pinnacle; this house is also distinguished by a wrap-around veranda with Ionic columns, a main entry with art glass sidelights and a transom, and an art glass panel set into the front door bearing the name “Dr. F. W. Ray.”



Dr. Fred W. Ray House and Office



E.O. Mills House

⁴ Margaret Warminsky, *Telemachus Webster House*, Kentucky Historic Resources Individual Inventory Form Number KE-I-9 (Frankfort: Kentucky Heritage Council, 1986).

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The Craftsman style is a twentieth-century American design mode and draws on the influences of the English Arts-and-Crafts movement. The most common variant of the Craftsman style in America in the Bungalow, a ubiquitous design mode that is characterized by a 1½-story plan, often with a side-gable roof with an engaged front porch, and a centered dormer on the façade that permits more space and light on the upper story. Independence Bungalows appear in both brick and frame and include the Drs. T. T. Metcalfe (Photo 11) and Frank Daugherty Houses at 5220 and 5232 Madison Pike, respectively (KE-I-25 and KE-I-22), both dating from 1914. The Metcalfe Bungalow is the work of architect David Davis and was built by Northcutt Brothers. Other Bungalows in the district include the c. 1920 E. O. Mills House (KE-I-41; Photo 13; Fig. 12) at 47 McCullum Pike, along with 5301 Madison Pike (KE-I-29) and 5233 Madison Pike (KE-I-21), also dating from c. 1920.

The American Foursquare, more a house type than an architectural style, is characterized by a square, unadorned form, generally a hipped roof with a dormer, and a full front porch. The American Foursquare is represented by the c. 1910 Dr. Charles Petty House, 5310 Madison Pike (KE-I-13; Fig. 9) and the c. 1920 house at 5257 Madison Pike (KE-I-20).

Vernacular houses in the district do not characterize any particular style but do represent some of the local building traditions prevalent in northern Kentucky and Independence during the district's Period of Significance. Among these are the side-gable-roofed c. 1880 Newman Armstrong House at 5306 Madison Pike (KE-I-14; Photo 9; Fig. 10), with a modest Eastlake-derived front porch, and the gabled-ell house at 5235 Madison Pike (KE-I-23) that served as the Dunlap-Lucy School from 1894 until 1910. 5293 Madison Pike (KE-I-28) is a c. 1890 side-gable house with a center gable on the façade and an offset entry with sidelights and a transom. Gable-front vernacular houses in the district include 35 McCullum Pike (KE-I-35; c. 1920), a stucco-finished 1-story cottage at 28 McCullum Pike (KE-I-127; Photo 15) with a distinctive rock-faced stone chimney off-center on the façade, suggestive of the Arts-and-Crafts style.



Newman Armstrong House (5306 Madison Pike) 28 McCullum Pike

The district's commercial and institutional architecture occurs in both brick and frame and are built on stone and concrete block foundations. Most employ display windows on the first story and flat roofs. The commercial and institutional architecture of the Independence Historic District includes examples of the

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Italianate and Neo-Classical Revival style. The district's single Italianate-style commercial building, the c. 1902 Deposit Bank building at 5263 Madison Pike (KE-I-5; Photo 8; Fig. 8) has a pressed metal cornice with dentils and a paneled frieze. It later became the Bank of Independence and was succeeded by the 1918 bank building at 5262 Madison Pike (KE-I-19; Photo 16; Fig. 11), a Neo-Classical Revival-style bank building with a façade that includes paired columns set *in antis* on the first story, semi-circular-arched and flat-topped windows, and a red tile roof with broad eaves.



1902 Deposit Bank (5263 Madison Pike)



Bank of Independence (1918)

The largest building in the district is the Neo-Classical Revival-style (Second) Kenton County Court House (5278 Madison Pike; KE-I-1; Photo 3), a temple-form court house with a tetra-style Ionic portico and a hexagonal cupola with Doric pilasters and a bellcast copper dome. The court house was built in 1911 and replaced a c. 1840 Greek Revival-style temple-form court house on the same site. In 1927 the local Baptist congregation built a Neo-Classical Revival-style brick-finished church at 5228 Madison Pike (KE-I-24; Photo 10) with a full tetra-style Doric portico. Juxtaposed in scale to the court house is the Kenton County Fire Insurance Building, a diminutive c. 1920 2-story, 2-bay brick office building opposite the court house on McCullum Pike (KE-I-32; Photo 12; Fig. 6). An example of a mid-century modern commercial building is the former Wilson's Department Store (5285 Madison Pike; KE-I-112; Photo 14; Fig. 13), an earlier building that oral sources report was faced with brick in the 1950s.



Kenton County Courthouse at Independence



Veterans' Memorial on Courthouse Grounds

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One historic structure is found in the Independence Historic District. It is a rock-faced stone veterans' memorial (Photo 4) on the lawn of the (Second) Kenton County Court House; it is capped with an eagle and has a plaque on the front stating, "For God and country in memoriam with solemn pride and gratitude we pay tribute to those who have served their country in order that freedom shall not perish from the earth."

Characteristic of virtually all historic districts, some demolition has occurred within the district and some older buildings have been replaced by new homes, commercial buildings, and surface parking lots. Alterations to buildings typically include window replacement and the installation of non-historic siding. Such modifications are widely dispersed throughout the district and neither detract from the overall character of the district nor preclude the district from conveying its overall appearance at the end of the period of significance.

Summarizing, the Independence Historic District is a 87-acre mixed-use district located approximately eleven miles south of Covington, Kenton County's other county seat. The district consists of a series of houses, a few commercial buildings, and a historic court house with an associated veteran's memorial, all of which are located along two intersecting roadways in what was once a rural section of Kenton County.

Inventory of Resources in the District

The Independence Historic District consists of the following properties. When known, historic dates are given; dates of construction that are approximate are preceded by "c." denoting *circa*. Exact dates are drawn from primary source materials, the Kenton County Property Evaluation Administrator's website⁵, datestones, etc. The location of each property is shown on the district map that accompanies the nomination and all properties shown on the map and in the inventory below are considered to contribute to the character of the district unless their description is followed by an "(NC)," indicating that they are non-contributing

- 1- **5305 Madison Pike** (KEI-107; Rectory, St. Cecilia's Roman Catholic Church; 1950): 4-bay brick-finished hip-roofed Colonial Revival-style religious residence, with the main entrance off-center, featuring a single-leaf entry door enframed within sidelights and shielded by a stylized frontispiece. A 1-story hip-roofed addition has been built onto the north elevation. This building serves the local Roman Catholic parish; the campus also includes a modern school and church, which are not included within the district.
- 2- **5310 Madison Pike** (KEI-13; Dr. Charles M. Petty House; c. 1910 Fig. 9): 2½-story frame American Foursquare finished in non-historic siding, with a slate hipped roof and hipped dormers front and rear. 2-bay façade with a front porch supported by red brick piers and enclosed with operable 1/1 windows. Dr. Petty (1866-1957) was an Independence native who began his practice here in 1896 and practiced into his nineties. He lived here with his wife Myrtle (1877-1929); he remarried after her death and his second wife insisted that he build a detached building for his sons to sleep separate from her daughters.

Rear, 5310 Madison Pike (c. 1930): single-story side-gable-roofed frame building with an interior gable-end red brick chimney on the south elevation. A single-leaf entry door and a 1/1 window are on the façade. This was built as sleeping quarters for the sons of Dr. Charles Petty who lived in the main house.

Rear, 5310 Madison Pike: 1-bay frame privy with a side-gable roof (c. 1915)

⁵ www.kentonpva.com, accessed January, 2014.

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Rear, 5310 Madison Pike: frame barn finished in vertical boards, with a hinged entry door offset on the west side of the north elevation (c. 1920)

Rear, 5310 Madison Pike: 1-story gable-front garage of frame construction with a gable roof of standing –seam metal and hinged garage doors on the west elevation (c. 1920)

Rear, 5310 Madison Pike: small-scale rearward-sloping shed-roofed frame dependency that may have served as a chicken house

Rear, 5310 Madison Pike: 1-story gambrel-roofed modular dependence that appears fewer than 50 years of age (c. 2000; non-contributing)

- 3- **5306 Madison Pike** (KEI-14; Newman Armstrong House; c. 1880; Photo 9; Fig. 10): 1-story side-gable roofed vernacular house of frame construction, clad in insul-brick, with a 3-bay façade and a centered entry with a single-leaf entry door with a 3-light transom. Extending across the façade is a hip-roofed porch supported by turned wood posts and trimmed with Eastlake-style brackets, sawn trim and drip pendants. Windows are flat-topped, 1/1; a historic photo (Fig. 10) indicates that the original windows were 6/6, with exterior operable sash. Newman Armstrong (1880-1964) was listed in Census data as a farmer and deputy sheriff and by the 1940 Census as a detective.
- 4- **5302 Madison Pike** (KEI-133; c. 2006): 1½-story modern office building, finished in red brick, with a hipped roof capped with a cupola and penetrated by gable dormers, incorporating an engaged porch supported by Doric columns (non-contributing).
- 5- **5301 Madison Pike** (KEI-29; c. 1920): 1½-story frame Craftsman-style Bungalow with side-gable roof and a prominent centered gable dormer, along with an engaged porch supported by replacement metal columns. The first story of the façade is asymmetrically massed with a single-leaf offset entry door. Side elevations have windows in the pediments of the gables.
- 6- **5298 Madison Pike** (KEI-110; c. 1920): modest gabled ell frame vernacular cottage with a shed-roofed rear addition. Shed-roofed porch in the angle of the ell on the façade with replacement cast metal support posts and a poured concrete floor.

Garage: contributing building
- 7- **5294 Madison Pike** (KEI-134; 2003): red-brick-finished modern commercial building with a side gable roof, a projecting gable-end ell on the south side of the façade, and a prominent semi-hexagonal tower on the northwest corner. Fewer than 50 years of age (non-contributing)
- 8- **5293 Madison Pike** (KEI-17; Dr. Fred Ray Home and Office; 1904; Photo 6; Fig. 7): This was the home of local physician Dr. Fred Ray (1872-1965), who also maintained his office here. A native of Staffordshire, England, he emigrated in 1888 and became a naturalized U. S. citizen in 1900. He lived here with his wife, Emma (1876-1952). This is among the community's finest Queen Anne-style residences and incorporates the characteristic Queen Anne-style tower as well as a wrap-around veranda with center gable, wood balustrade with turned

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balusters, and Corinthian columns. An art glass transom and sidelights enframe the main door, which also includes name of Dr. Ray set in art glass.

Rear, 5293 Madison Pike: in-ground swimming pool behind main house, fewer than fifty years of age (non-contributing structure)

- 9- 5290 Madison Pike** (KEI-135; 2006) 1½-story Neo-Colonial Revival-style office building finished in red brick, with a multiple roof system and paired 1-story bay windows on the façade. Fewer than 50 years of age (non-contributing)
- 10- 5289 Madison Pike** (KEI-28; c. 1880; Photo 1): Modest side-gable-roofed 1½-story vernacular cottage of frame construction with a center gable on the façade and a hip-roofed front porch supported by Doric columns. A cantilevered addition is present on the west elevation. Side-passage plan with a double-run stair with a square newel and original interior woodwork.
- 11- 5287 Madison Pike** (KEI-111; c. 1940/mid-1950s): This is a single-story gable-end-oriented commercial building with the rear section of concrete block and the front section finished in red brick, with a 3-bay façade and a centered entry flanked by undersized sliding windows. The present owner reported that the original building was built in the late 1940s and that the brick façade extension was added in the mid-1950s by the present owner's uncle, Eugene Schereer, as a waiting room for Dr. Franklin Daugherty, whose offices occupied the building.
- 12- 5286 Madison Pike** (KEI-18; c. 1900; Fig. 14) modest 1 ½-story vernacular cottage of frame construction, clad in non-historic siding, with a center gable and a forward-projecting entry bay containing a single-leaf entry door. A shed-roofed porch extends across the façade, supported by Doric columns. An addition and a small modern deck are on the rear. The building served as the community's first telephone exchange in 1907 when local service was established. The phone service was known as a "sleeping post," with no calls at night.
- 13- 5285 Madison Pike** (KEI-112; Wilson's Department Store Building; 1954 Photo 14; Fig. 13): This is a 1- and 2-story commercial building of frame construction, with a 1950s "boomtown" front of red brick. The first story is penetrated by four oversized single-light display windows along with a single-leaf entry door and a double-leaf entry door. The upper façade has larger 3-part windows and smaller 1/1 conventional windows. The building was occupied by Caroline "Carrie" Shoborg (1878-1951) who ran a grocery and until the late 1970s the building was Charles Wilson's Department Store, among the last of its kind in this part of the county. Portions were also used as a hardware store and bakery. It has been converted for office use with residential occupancy above. The present owner reported that it was faced with brick in the 1950s.
- 14- 5284 Madison Pike** (KEI-109; 1954) This building has undergone alterations: the application of non-historic siding, the introduction of replacement windows and re-design of the storefront. Still, the historic store function and identity are still apparent.
- 15- 5279 Madison Pike** (KEI-136; 1967). One-story modern office building built of brick, with a gable-front roof and a recessed entry that occupies part of the façade. Fewer than 50 years of age (non-contributing)
- 16- 5272 Madison Pike** [KEI-1; [Second] Kenton County Court House; 1911-1912; Photo 3) This is a Colonial Revival-style court house, rectangular in form, with a multiple gable roof system incorporating a hexagonal cupola in the center, with colonettes set *in antis* and a bellcast metal roof. The façade is dominated by a full

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tetrastyle Ionic pediment with KENTON COUNTY COURT HOUSE along the fascia; it is further trimmed with a dentil band and features a full return of the cornice. The 3-bay façade has a centered entry with glass double-leaf entry doors with a 7-light transom, all enframed within a modest frontispiece. A 1-story wing with a compatible modern rear addition extends northward.

Appended to the building to the right of the main entry is a bronze plaque bearing the following inscription:

KENTON COUNTY COURT HOUSE ERECTED MCMXI BY
KENTON COUNTY FISCAL COURT
HON. WALTER W. CLEARY, COUNTY JUDGE
COUNTY COMMISSIONERS
J. R. JAMESON, ROWEN SHERIDAN, JAMES P. FARRELL
FRANK J. HANLON, COUNTY ATTORNEY, JOHN B DILLON, COUNTY CLERK
T. T. METCALF, COUNTY TREASURER, JOHN T. BOSKE, COUNTY SHERIFF
ROBERTSON AND FAHRENSTOCK, ARCHITECTS
NORTHCUTT BROS., CONTRACTORS

Veterans' Memorial (Photo 4): An undated stone structure built of smooth-dressed block that is stepped inward and tapered from bottom to top and is capped with an eagle with unfurled wings. Inset into the face of the structure is a bronze plaque with a star at the top beneath which is the inscription:

FOR GOD AND COUNTRY
IN MEMORIAM
WITH SOLEMN PRIDE
AND GRATITUDE WE PAY
TRIBUTE TO THOSE WHO
HAVE SERVED THEIR COUNTRY
IN ORDER THAT
FREEDOM SHALL NOT
PERISH FROM THE EARTH

Above the plaque is a metal casing that contains two non-functioning receptacles for light bulbs. Uncounted landscape features in the court house lawn include a flagpole, a flat stone set flush with the ground with a plaque acknowledging the 1992 dedication of a Kentucky coffee tree, and a pole-mounted metal Commonwealth of Kentucky historical plaque commemorating Kenton County.

17- 5278 Madison Pike (KEI-137; Independence Fire Hall): This property consists of a 2-story hip-roofed rear section and a 1-story red brick finished 4-bay front section that contains garage bays. The building is modest in its detail and an exterior hose drying structure is appended to the north elevation.

18- 5277 Madison Pike (KEI-113; Mt. Zion Baptist Church; 1930s/1970s): Originally Petit Motors, a Dodge car and truck dealer, this is a rock-faced concrete block building to which has been added a non-historic red brick façade including a boomtown front capped with a steeple and a gable-end-oriented porch supported by four modern metal columns. It has been remodeled for use as a church and its integrity has been compromised by the non-historic façade. (non-contributing)

19- 5275 Madison Pike (KEI-131; Fleming-Jaeger House; c. 1880): 2-story T-shaped side-gable-roofed painted brick house with a standing-seam metal roof and a central chimney of red brick. Paired Italianate-style brackets are under the eaves and windows are flat-topped, set singly and in pairs. Census data indicates this to have been a

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boarding house operated by George S. Fleming (1853-1912) who farmed for his early life and moved into the village in 1896; his death certificate listed him as a hotel keeper. It was later the home of Al Jaeger, who served as the postmaster of Independence; the post office was located in a portion of the building.

- 20- 5271 Madison Pike** (KEI-108) vacant lot, formerly occupied by a small 1-story gable-front commercial building that housed the Sportsman Club; it was razed in late 1960s. (non-contributing)
- 21- 5267 Madison Pike** (KEI-27; c. 1960): Diminutive 1-story frame commercial/office building with a front gable roof and a 2-bay façade with a 2-unit window and a single-leaf entry door on the north side. The original flat parapet of a boomtown front has been replaced by a pent roof. It is the former location of Art O'Brien's Insurance Agency, that was here from 1960 until 1990.
- 22- 5265 Madison Pike** (KEI-114; c. 1890): The former Odd Fellows Hall, this building was originally 3 stories in height, with a Mansard roof penetrated by a series of gable dormers on all sides. A 1976 fire destroyed the Mansard roof. It presently has a shallow-pitched hipped roof. Its fenestration and storefront have been significantly altered, with a loss of integrity. (non-contributing)
- 23- 5263 Madison Pike** (KEI-5; c. 1902; Photo 8; Fig. 8): Built as the Deposit Bank, this small 1-bay brick commercial building incorporates a display window and a single-leaf entry door on the façade. Above the façade is an inset stone bearing the name DEPOSIT BANK, above which is the original pressed metal cornice. The bank was founded in 1902 and over the years underwent several name changes. It remained here until 1917 when a new building (KE-I-26) was build diagonally across the street. Later uses included the Independence Hardware.
- 24- 5262 Madison Pike** (KEI-19; Bank of Independence; 1918-1919; Photo 16; Fig. 11): 2-story bank building, finished in brick and stone, with a symmetrical façade with columns set *in antis*. Locally distinctive red tile hipped roof. A drive-through canopy has been erected on the south elevation. This building was erected for the Bank of Independence, which began as Deposit Bank and was the first financial institution to serve the Independence community. The bank was organized in 1902 and, this building replaced an earlier, considerably smaller building located diagonally across the street. The building's tile roof and Neo-Classical institutional design is unique within downtown Independence.
- 25- 5261 Madison Pike** (KEI-115; c. 1900): This is a former commercial/residential building with a 2-story gable-front southern section and a newer 1-story northern section. The upper portions are finished in non-historic siding and the first story is clad in a red-brick veneer. These major incompatible additions and alterations result in a substantial compromise of integrity. (non-noncontributing)
- 26- 5257 Madison Pike** (KEI-20; c. 1920): 2-story frame American Foursquare with a hipped roof and a gable-end-oriented front porch. 2-bay façade with the main entrance offset on the north, with a single-leaf entry door enframed within sidelights. Windows are flat-topped, 4/1 and 6/1.
- 27- 5248 Madison Pike** (KEI-126; c. 1900) Seemingly formerly a commercial/residential building, judging from double-leaf doors on south side of façade. A sunroom is present in the northwest corner of the façade. The building has a front-gable roof and a hip-roofed porch supported by red brick piers. A substantial gable wall dormer is present on north elevation, with one window replaced by a door, now lacking a stair

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Rear, 5248 Madison Pike (KE-I-126; c. 1920): 1-story gable-front frame garage with paired hinged doors that have 6-light upper paneled and solid lower panels.

28- 5244 Madison Pike (KEI-139; c. 1920): 1½-story frame building finished in asbestos shingle siding, with a low-pitched side gambrel roof and an engaged front porch supported by replacement cast metal posts. Three-bay façade with centered entry. Windows are flat-topped, set singly and in pairs, including a three-part window on the south side of the façade. An offset louvered gable is present on the north side of the façade.

Rear, 5244 Madison Pike: (KEI- 139; c. 1920): 2-car garage of frame construction behind main house

29- 5242 Madison Pike (KEI-124; c. 1960): 1-story Minimal Traditional house of frame construction with the façade clad in brick and the side elevations is vinyl siding, resulting in a loss of integrity (non-contributing)

30- 5241 Madison Pike (KEI-3; c. 1887; Metcalfe-Stevens House; Photo 7; Fig. 5): Queen Anne-style house of wood construction, with an L-shaped façade and a lively profile that includes a pinnacle-capped hexagonal corner tower in the angle of the ell on the façade and a 1-story projecting shed-roofed bay window on the north side of the façade. Windows are flat-topped, with multi-light “Queen Anne”-style upper sash. The house was built for Dr. Tilford. T. Metcalfe, who acquired the lot in payment for medical bills owed to him by the previous owners, W. A. and Mary Yattis. A brick house mentioned in that conveyance is not extant. Metcalfe was a recognized community leader, serving as Kenton County Treasurer from the early twentieth century until his death in 1915. In 1908, the Metcalfes sold the house to the St. Cecilia’s Roman Catholic Parish for use as a rectory, a function which it retained until the Diocese sold the property in 1914 to Howard and Bessie Stevens, in whose family the property remained for decades. Stevens (1884-1969) was a member of a pioneer Kenton County family and followed Dr. Metcalf as County Treasurer. In 1910 he became cashier of the Bank of Independence, in 1914 was named president of the institution, and one year later acquired this home. Individually listed in the National Register (NR 1998)

Rear, 5241 Madison Pike (KE-I-3); c. 2000): Non-historic 1-story gable-front garage that replaced a deteriorated 2-story carriage house (non-contributing)

31- 5240 Madison Pike (KEI-123; c. 1920): 1-story vernacular frame 3-bay side-gable cottage with a centered single-leaf entry door, a shed-roofed front porch, and several rear additions.

32- 5236 Madison Pike (KEI-122; c. 1970): 1-story gable-front frame house, clad in vinyl siding, with a recessed corner porch on the south side of the façade. The property appears to be less than fifty years of age. (non-contributing)

33- 5235 Madison Pike (KEI-23; c. 1880; Dunlap-Lacy House and School): Gabled ell vernacular house of one story, frame construction, with a shed-roofed porch in the angle of the ell on the south side of the façade. In February 1894, the Rev. and Mrs. George. W. Dunlap organized a private high school here. Rev. Dunlap was a Presbyterian minister, well educated and especially interested in Latin. Among its more illustrious graduates was Hon. Orie Solomon Ware (1882-1974), who graduated in 1899 from “a private academy of Prof. George W. Dunlap.”⁶ And later graduated from the Cincinnati College of Law in 1903 and went on to be a circuit judge and member of Congress. Active in Democratic politics, he was a delegate to all Democratic State conventions

⁶ *Biographical Directory of the United States Congress, 1774-2005* (Washington: U. S. Government Printing Office, 2005), 2117.

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between 1910-1939.⁷ The school was sold to C. V. Lucy and his mother who operated it until it was taken over by the county. In February of 1910, the County Board opened a county high school. Mr. Lucy's private high school in Independence was taken over by the County Board and Lucy became the first principal of what would become Independence High School, in a building completed in 1911. After the school closed, for many years this was the home of Lena Mills.

Rear, 5235 Madison Pike (KEI-23; c. 1930): 1-story gable-front frame garage with hinged garage doors

34- 5234 Madison Pike (KEI-9; Webster-Oxley House; c. 1847; Photo 5; Fig. 4): The oldest property in the historic district, this 2-bay Greek Revival-style brick house has two double-gallery porches, one recessed, on the north elevation. It was likely built under the ownership of Telemachus and Melinda Webster. It may date to as early as 1839, the year that they were married. They held the property until 1867, when they sold it to B. L. and Sarah McGlasson for \$1,800. In 1878, the Glassons relocated to Madison, Indiana, on the Ohio River between Cincinnati and Louisville, and conveyed the property to Margaret Oxley, wife of F. G. Oxley. The Oxleys had come from Louisiana and operated a barrel factory in Cincinnati; this was their summer home. In 1907, the house and eight acres were sold to Dt. T. T. Metcalfe who in 1910 built a Bungalow several hundred yards to the north (KE-I-25). A 1-story commercial block was added to the south elevation. Earlier survey data indicates that local historical sources suggest that it was once a tavern and it is thought that the commercial addition was constructed under the ownership of Elbert Bagby who acquired the property from Dr. Metcalfe in 1913 for \$6,000. Bagby lost the property in a lawsuit filed by the Bavarian Brewing Co. of Covington and the Bank of Independence.

35- 5233 Madison Pike (KEI-21; c. 1920): 1½-story side-gable frame Bungalow with a 3-bay shed dormer centered on façade over an engaged recessed front porch supported by replacement turned wood posts, characteristic of the style. Main entrance is off-center on the façade, with a single-leaf entry door. Windows are flat-topped, 1/1, without notable ornament.

Rear, 5233 Madison Pike (KE-I-21; c. 1990): gable-front metal garage building, appearing to be less than 50 years of age (non-contributing)

36- 5232 Madison Pike (KEI-22; Dr. Frank Daugherty House and Office; c. 1930): 1½-story side-gable brick finished Bungalow with a substantial gable dormer centered on the façade a side-gable porte-cochere on the north elevation. Built as the home/office of Dr. Frank A. Daugherty (1898-1945) and his wife Virginia (1903-1989).

37- 5228 Madison Pike (KEI-24; 1927; Independence Baptist Church; Photo 10): This is a red brick-finished temple-form Colonial Revival-style church with a full tetrastyle Doric portico on the façade that incorporates a full return of the cornice and a small lunette in the Pediment. Fenestration is round-arched, with religious art glass and the main entrance is centered on the façade, with a flat-topped double-leaf entry door with a transom, enframed within a frontispiece. A red brick-finished addition is built at right angles to the original church on the rear, with flat-topped windows retaining historic steel frame sash. The building was built initially for the congregation of the Independence Baptist Church; when this congregation relocated, the Grace congregation took over the church. The "Kentucky Post" of April 29, 1928 reported that at the dedication of the new church a Dr. Powell of Louisville would speak and that "a free chicken dinner is to be served and the event is to be one of the most important in the church life of the community." The parsonage (KE-I-121) stands to the north and shares the lot with the church.

⁷ http://en.wikipedia.org/wiki/Orie_Solomon_Ware, accessed December 30, 2011.

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38- 5226 Madison Pike (KEI-121; c. 1927): The parsonage for the Independence Baptist Church which is adjacent to the south, this is a Period Cottage of frame construction, with a substantial battered red brick chimney offset on the façade and a shed dormer on the south elevation. A gable-front 1-2toyr projecting bay is on the south side of the façade and the main entry is on the north side of the facade, with a single-leaf entry with a Craftsman-style wood door.

39- 5221 Madison Pike (KEI-140; 1967; Independence Christian Church): Neo-Colonial Revival-style red brick-finished church building with brick quoins, an undersized pedimented portico, and a short steeple centered on the front of the gable roof. The façade is four bays in width, with a centered entry enframed with a frontispiece with a broken pediment. The building is less than fifty years of age (non-contributing)

40- 5220 Madison Pike (KEI-25; Dr. T. T. Metcalfe Bungalow; 1907; Photo 11): Built by contractor Northcutt Brothers from designs by architect David D. Davis, this is a substantial 1½-story Craftsman style Bungalow of frame construction, with a side-gable roof and a gable dormer centered on the façade. An engaged front porch extends across the façade. It is said that a series of basement windows were installed to allow natural light into the basement where the owner would conduct autopsies. This was the home of Dr. Tilford T. Metcalf (1860-1914), a leading figure in Independence for years. He studied medicine under Independence physician J. M. Chambers and graduated from the Medical College at Cincinnati in 1883. After entering practice in Independence he also became a stock farmer and owned three farms. He served as Kenton County Treasurer and was an organizer of several banks on whose boards he sat. After his death, his wife retained ownership until 1944, when it was sold to Sandford Roberts.

Rear, 5220 Madison Pike (KEI-25): substantial frame barn finished in vertical board siding, with a shed-roofed addition on the south elevation.

Rear, 5220 Madison Pike (KEI-25): 1-story milk house

Rear, 5220 Madison Pike (KEI-25): smooth-dressed concrete book 3-bay garage with a gable-end orientation and three overhead garage doors. Appears less than 50 years of age (non-contributing)

Several other small-scale agricultural dependencies are present on this site; they are treated as uncounted landscape features.

41- 5213 Madison Pike (KEI-132; Chapman Service Station; 1952) This modest example of roadside architecture consists of a smooth-dressed concrete block flat-roofed service station with a 2-story unit and a 1-story unit incorporating three service bays, an office with display windows, etc. Two of the garage openings housed service bays and the third a lube rack. The business was operated by Donald Chapman for many years, selling Shell gasoline and repairing automobiles.

Rear, 5213 Madison Pike (KEI-132; c. 1970): concrete block storage building lacking architectural significance or historical association (non-contributing)

Rear, 5213 Madison Pike (KEI-132; c. 1970): concrete block storage building lacking architectural significance or historical association (non-contributing)

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42- 8 McCullum Pike (KEI-32; Kenton County Fire Insurance Co.; c. 1929; Photo 12; Fig. 6): Small-scale single-story flat-roofed 3-bay office building with display windows flanking a single-leaf entry door on the façade. Side elevations are two bays in width. The roofline features a stepped parapet gable. This small office building was built for a local insurance company that still is its owner/occupant.

43- 24 McCullum Pike (KEI-141; c. 1900): Vernacular 1-story frame gable-front house with additions and major alterations, including a variety of non-historic surface finishes, window replacement, etc., with loss of integrity. (non-contributing)

44- 28 McCullum Pike (KEI-127; c. 1927; Photo 15): Vernacular cottage finished in rough stucco, with front chimney of stone and a 3-bay façade with the main entrance offset on the west side of the façade, with a single-leaf entry door that is shielded by a hip-roofed porch. Windows are flat-topped, set within segmental-arched openings.

Side, 28 McCullum Pike: 1-bay frame gable-front garage with an overhead garage door.

45- 35 McCullum Pike (KEI-129; c. 1920): 1½-story frame gable-front Craftsman-style cottage with a hip-roofed front porch supported by brick posts and enclosed within a solid brick railing. A substantial exterior red brick chimney is present on east elevation. The property has 3 additional contributing resources on it, including a barn and a garage.

46- 43 McCullum Pike (KEI-128; c. 1920): Modest, architecturally undistinguished 3-bay side-gable single-story vernacular house with what appears to be an enclosed gable-end-oriented front porch.

Rear, 43 McCullum Pike: Gable-end-oriented 1-bay brick garage adjacent with hinged garage doors.

47- 47 McCullum Pike (KEI-41; E. O. Mills House; c. 1920; Photo 13): Local example of the side-gable Bungalow built in frame, with a recessed engaged porch that is supported by brick piers. The house has a 3-bay façade with a centered entry flanked by sidelights. Windows are flat-topped, set singly and in groups. Gable dormers are present on the façade and rear and an interior gable-end brick chimney is on the west elevation. Built by William and Kenneth Galloway, well-know local homebuilders, for Edward O. Mills (1873-1933) was listed in the Census first as a farmer and in 1930, just before his death, as a road contractor. He lived here with his wife, Millie, and their children Edward, listed in 1930 as a mechanic at a garage, daughter, Marge, a telephone operator, his brother-in-law, Rhode Sweeney, a private-duty nurse, and a boarder, Thomas Gabbard, who was a teacher in the public schools. It was later the home of William Straw (1913-1995), a County Extension Office employee, who developed the Aristocrat Pear.

Rear, 47 McCullum Pike: metal garage, less than 50 years of age (non-contributing)

48- 29 McCullum Pike (KEI-138 c. 1990). This is a wood frame, vinyl clad house rising from a poured concrete foundation. Part of the basement level is a garage. The house faces north, has vinyl-clad windows in a 6-over-6 double-hung sash configuration. The house has light vinyl shutters, and a low-slope side-gable roof. (non-contributing)

Rear, 29 McCullum Pike: A small 2-car garage, apparently built during the Period of Significance, sits behind the house. It has a rectangular plan and gable roof. The opening for vehicles occurs in the gable side, which faces west toward the back parking lot of the courthouse. The building's walls are covered with wide-reveal aluminum siding and the roof is covered in sheet metal.

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Inventory #	Survey #	Address	C Building	NC Building	Other
1	KEI-107	5305 Madison Pike	1		
2	KEI-13	5310 Madison Pike	5	1	NC Structure
3	KEI-14	5306 Madison Pike	1		
4	KEI-133	5302 Madison Pike		1	
5	KEI-29	5301 Madison Pike	1		
6	KEI-110	5298 Madison Pike	2		
7	KEI-134	5294 Madison Pike		1	
8	KEI-17	5293 Madison Pike	1		
9	KEI-135	5290 Madison Pike		1	
10	KEI-28	5289 Madison Pike	1		
11	KEI-111	5287 Madison Pike	1		
12	KEI-18	5286 Madison Pike	1		
13	KEI-112	5285 Madison Pike	1		
14	KEI-109	5284 Madison Pike	1		
15	KEI-136	5279 Madison Pike		1	
16**	KEI-1	5272 Madison Pike	1		1 Cont. Object
17	KEI-137	5278 Madison Pike	1		
18	KEI-113	5277 Madison Pike		1	
19	KEI-131	5275 Madison Pike	1		
20	KEI-108	5271 Madison Pike			Non-Cont. site
21	KEI-27	5267 Madison Pike	1		
22	KEI-114	5265 Madison Pike		1	
23	KEI-5	5263 Madison Pike	1		
24	KEI-19	5262 Madison Pike	1		
25	KEI-115	5261 Madison Pike		1	
26	KEI-20	5257 Madison Pike	1		
27	KEI-126	5248 Madison Pike	2		
28	KEI-139	5244 Madison Pike	2		
29	KEI-124	5242 Madison Pike		1	
30**	KEI-3	5241 Madison Pike	1	1	
31	KEI-123	5240 Madison Pike	1		
32	KEI-122	5236 Madison Pike		1	
33	KEI-23	5235 Madison Pike	2		
34	KEI-9	5234 Madison Pike	1		
35	KEI-21	5233 Madison Pike	1	1	
36	KEI-22	5232 Madison Pike	1		
37	KEI-24	5228 Madison Pike	1		
38	KEI-121	5226 Madison Pike	1		
39	KEI-140	5221 Madison Pike		1	
40	KEI-25	5220 Madison Pike		1	
41	KEI-132	5213 Madison Pike	1	2	
42	KEI-32	8 McCullum Place	1		
43	KEI-141	24 McCullum Pike		1	
44	KEI-127	28 McCullum Pike	2		
45	KEI-129	35 McCullum Pike	4		
46	KEI-128	43 McCullum Pike	2		
47	KEI-41	47 McCullum Pike	1	1	
48	KEI-138	29 McCullum Pike	1	1	
Totals			43	20	3 other items

**Previously listed resource

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8. Statement of Significance

Applicable National Register Criteria

Areas of Significance

(Enter categories from instructions.)

POLITICS/GOVERNMENT

Period of Significance

c. 1847-1966

Significant Dates

1911

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Davis, David D., architect

Galloway, Kenneth, builder

Northcutt Brothers, builders

Robertson & Fahrenstock, architects

Weber, C. C. and E. A., architects

- 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

Property is:

- 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.

Period of Significance (justification) The c. 1847-1964 period of significance begins with the date of construction of the district's earliest property, the Webster-Oxley House (KE-I-9), and extends to 1966, corresponding with the National Register 50-year guideline and also reflecting the fact that construction in the district and its position as a regional commercial center continued into the mid-1960s.

Criteria Considerations: N/A

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Statement of Significance

Summary Paragraph

The Independence Historic District meets National Register Criterion A. The district is locally significant within the context “County Seats in Boone, Campbell, and Kenton Counties, Kentucky, 1794-1965.” Kenton County was established from portions of Campbell County in 1840. The establishment of a county in 19th-century Kentucky often became a way to solve political tensions in the larger parent county. That is, one town somewhere in a county would begin to accrue political power through its outsized economic strength, leading that town to campaign to be named the new county seat. Voters in that county knew that transferring the seat of county political power to that stronger town would put the other communities in the county at an even greater disadvantage for county-funded projects such as roads, schools, and other services. The solution frequently was to split the larger county into two smaller ones. But by 1840, Kentucky was in danger of fragmenting itself into too many small counties. Kenton County was Kentucky’s 90th to form, and its Commissioners chose a centrally-located county seat, conforming to the prevailing belief, that anyone in the county should be able to reach the courthouse on horseback and return home the same day.⁸ From the start, this choice was challenged. Residents of the significantly larger community of Covington, eleven miles north and on the Ohio River, quickly grew dissatisfied with their rugged trek to the county seat. They launched several attempts to win the county seat from Independence, but failed. A creative solution was offered—a dual county seat for governmental administration. Voters approved this option in 1860. In 1867 and 1905, moves to designate Covington as the sole seat of government failed, leaving the dual system intact to this day.⁹ This episode underlines the importance of county seats overall, and shows a rare solution to a local political problem. Maintaining the seat in Independence was a choice to create a balance between Kenton County’s rural and urban values. Covington’s continued growth from its proximity to Cincinnati only added further pressure to move government offices there, yet voters continued to support a balanced county administration, thus avoiding the temptation to split Kenton into two counties. This unusual step is found in only one other Kentucky county—Campbell, next door. Campbell County has a similar pair of towns—rural Alexandria, and the more urban Newport, across from Cincinnati, parallel to the case with Independence and Covington.

⁸Gailen Bridges and Debra Bridges, *Images of America: Independence* (Charleston, South Carolina: Arcadia Publishing Company, 2011), p. 7.

⁹ In Kentucky, only Kenton County and Campbell County, east of Kenton County, has two county seats, Covington and Independence and Newport and Alexandria.

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Historic Context: County Seats in Boone, Campbell, and Kenton Counties, Kentucky, 1792-1965

Early County Development within Kentucky

Kentucky's pattern of counties separating into smaller new governing bodies dates back to before the Commonwealth's formation on June 4, 1792. The region which would become Kentucky, until 1780, was the Kentucky County of Virginia. In 1780, that large county split into three counties—Jefferson, Lincoln, and Fayette—due to the influx of settlers into the region and the need for governing institutions within the western frontier of Virginia.¹⁰ This precedence of Kentucky's residents separating from a larger political unit, to create two or more smaller ones, defines one layer of the Commonwealth's history. This political impulse affects the choice of the new count's seat. In a very rare set of instances, as in Kentucky's Kenton and Campbell Counties, two county seats are designated. This choice happened in only 2 of Kentucky's 120 counties, and nationwide, only 1.11% of the counties or county equivalents have dual county seats, totaling 35 counties from 10 states.

Historically, Kentuckians created new counties because of the difficulties which surrounded traveling to the current county seats, but by the second half of the 19th century, local politicians and prominent businessmen influenced the creation of new counties and their county seats. If residents became displeased with their county government and its location they could, in essence, "secede" and create a new county.¹¹ Fred J. Hood states in his book, *Kentucky, Its History and Heritage*, "So vital were the courts to Kentuckians, that any group of them which experienced the slightest inconvenience in reaching the county seat inevitably petitioned the state legislature for the creation of a new county."¹² Hood continues to say that "so many of these petitions were granted that by 1850 there were one hundred counties in Kentucky, nearly the largest number per square mile and per capita of any state in the Union."¹³ Kentucky's systematic ritual of "county proliferation," became common practice until it was outlawed by the Kentucky General Assembly in 1891, limiting the ability of the legislation to establish counties.¹⁴ Due to this practice, Kentucky has the third most counties of any state totaling 120, only fewer than Texas and Georgia.

Land speculation and other economic factors also heavily influenced the creation of a new county. Landowners knew the value of their land would increase if it was located within a county seat. Kentucky's residents also new the political and economic benefits to living within a

¹⁰John A. Kleber, *The Kentucky Encyclopedia* (Lexington: The University Press of Kentucky, 1993), accesses February 16, 2016.

<http://www.kyenc.org/about/print/overview.html>,

¹¹ Ibid.

¹² Fred J. Hood, *Kentucky, Its History and Heritage* (St. Louis: Forum Press, 1978), 77.

¹³ Ibid.

¹⁴ Kleber, <http://www.kyenc.org/about/print/overview.html>, Accessed 2/16/2016.

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county seat, particularly the benefits that came with obtaining a position in county governments, political and monetarily. One example of land speculation and the influence it had on county development is when a farmer in Trigg County went to the Kentucky legislature, shortly after the conclusion of the Civil War, asking to form a new county from his and a neighboring property with the purpose of honoring his daughter Henrietta.¹⁵ Opponents to the creation of the proposed county of Henrietta “prevailed” through a special election and a measure of the General Assembly, accusing the farmer of attempting to “sell off town lots at inflated prices” because his farmland was “infertile.”¹⁶

Northern Kentucky’s Early County Seat Development

Historically, counties have been more important to Kentuckians than federal or state governments have been, particularly during the 19th century when residents looked to the county for governmental and political leadership. Kentucky, during this time period, is so “county-oriented” that some “county-worshippers” advocated for the abolishment of towns, believing that they “unnecessarily” complicated local county charters.¹⁷ This occurred twice when in Fayette and in Jefferson Counties “frustrated” county politicians “staged revolts” against the city leaders, claiming that the cities of Louisville and Lexington were exceeding their political boundaries and infringing on the counties ability to govern themselves.¹⁸ Though unsuccessful, this example of the dominance of county politics within the Commonwealth shows the commitment from the residents to retain county political superiority.

For a county to retain its political advantage it needed to establish a county seat where resident could participate of all forms of political activity. A majority of Kentucky’s current counties and seats were established during the 19th century. The northernmost Bluegrass counties—Campbell, Kenton, and Boone—were mostly rural until the second half of the 20th century, but like most counties within Kentucky, were created from the division of a much larger county due to settlement, demographic, economic, and political factors and influences. Campbell County was established on December 17, 1794 from sections of Scott, Harrison, and Mason Counties. Kenton, established January 29, 1840, and Boone County, established 1798, were both created from western sections of Campbell County.

Once a county seat was established, it rarely moved, but in the case of Campbell County it moved a number of times, as the shape of Campbell shifted through the creation of Kenton and Boone Counties.

¹⁵ Robert M. Ireland, *The County in Kentucky History* (Lexington: The University Press of Kentucky, 1976), 2-3.

¹⁶ *Ibid.*, 3.

¹⁷ *Ibid.*, 28.

¹⁸ *Ibid.*

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Newport, Campbell County's largest and oldest established city, was founded on December 14, 1795 and was incorporated in 1834. The first county courts of Campbell County were established at the early frontier settlement of Wilmington, the future county seat of Boone County renamed Burlington, located 22 miles south of the Ohio River.

In 1797, Campbell County's seat was moved to Newport due to the majority of the county's population residing there and the loss of the western portion of the county through the creation of Boone County in 1796. The county seat remained in Newport until 1823, when it was moved to Visalia due to that town's central location within the county. With Visalia standing on the western banks of the Licking River in present day Kenton County, the citizens of Campbell County "were not generally satisfied" with this county seat location.¹⁹

In 1824, Newport once again became the county seat until 1840, when Kenton County was created from the western half of Campbell County. Alexandria was chosen as the new Campbell County seat with the "center idea again prevailing," but most of the court responsibilities were still held in Newport.²⁰ The shared location of Campbell County's seat was again challenged by the politicians and businessmen of Newport in 1895. The *Kentucky Post* in January 1895 called for residents of Newport, Bellevue, and Dayton, which held a majority of the county's population, to campaign for the seat to be in Newport. The editorial said, "these people, of course, pay more taxes, yes, many times more tax, than the other portion of the county," and there are "10 times more people in these three cities, who would be benefited by the change, than there are in any section of the county who would be at a disadvantage on account of the county seat being established" in Newport.²¹ The editor continued in support of moving the county seat officially to Newport stating that "persons are often at a loss to know where they should record their titles, while others are searching for records do not know whether to go to Newport or Alexandria."²² Though the county seat was not solely established in Newport, this example shows the dissatisfaction of the two-county-seat system by Campbell County's northern most citizens.

Kenton County citizens, politicians, and businessmen faced the same county seat dilemma as did Campbell County. The concern of the county seat location of Kenton County can be dated back to 1860, when the county divided into two districts, an Independence district and a Covington District, due to occurrence of disagreements "concerning jurisdictions of each

¹⁹ "Campbell County: Alexandria", *Newport Local*, December 12, 1878, 1

²⁰ Hood, 28.

²¹ "County Seat of Campbell County may yet be at Newport," *Kentucky Post*, January 9, 1895, 4.

²² *Ibid.*

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courthouse.”²³ The poor condition of the roads made Independence a more controversial choice of the seat for many residents and politicians living in Covington during the second half of the 19th century. The Independence Turnpike, also known as the Banklick Turnpike, was the main connecting artery between Covington and Independence. The turnpike was a privately-operated toll road, and was not graded. The unpaved surface was unevenly worn, making weather conditions a major factor in the town’s accessibility. This issue was slightly alleviated in 1868 when the Louisville, Cincinnati, and Lexington Railroad established an Independence rail depot two miles west of Independence.²⁴ In 1869 the *Covington Journal* published a first-hand account of the experience traveling from Covington to Independence by omnibus for a Democratic Convention, stating that the trip took approximately 2½ hours.²⁵ Eventually, the Louisville and Nashville Railroad purchased the Independence Turnpike, eliminated the toll fee, and provided stagecoach services between the two cities, but did little to alleviate the transportation concerns of the Covington residents and politicians .²⁶

Many proposals were introduced to relinquish some of Independence’s court-related responsibilities, and to relocate the county seat to Covington. The first one came in 1851 and again in 1858 when acts “were passed providing for certain terms of the County Courts to be held in Covington for the accommodation of its citizens.”²⁷ The question concerning moving the county seat from Independence to Covington surfaced many times throughout the county’s history. In 1881 a bill was introduced in a Kentucky Senate hearing which concerned this issue in a December meeting, but was rejected by the House of Representatives the following year.²⁸ This was not the end of the county seat controversy between Independence and Covington, and in 1902 and 1905, bills were reintroduced in Frankfort for the removal of Independence as the county seat. Independence was almost stripped of its county seat function in 1905 when 3300 signatures were collected from the Kenton County citizens showing support for its removal, creating a “motion for the Court to vote on the question.”²⁹ The motion was placed on the November ballot, but fell short of the required two-thirds approval votes by 150.³⁰ This court decision put rest the county seat removal and moving controversy for Kenton County when County Judge Stevens ruled that “the question cannot again be voted upon for 10 years.”³¹ The

²³ Margie Prindle, *A History of Independence Kentucky: Located in the Center of the County*. (Unknown Location: Self Published, 1992), 5.

²⁴ *Ibid.*, 11.

²⁵ “A Trip to the County Seat,” *Covington Journal*, June 26, 1869, 2.

²⁶ “Independence Urban Audit,” *Community Small Area Study* (Independence, Kentucky, 2006), 10.

²⁷ “Handsome New Courthouse at Historic Independence is Dedicated with Impressive Ceremonies; Officials Present,” *The Kentucky Post*, October 21, 1912, 1.

²⁸ “County Seat Question,” *Daily Commonwealth*, December 16, 1881. & “City,” *Daily Commonwealth*, January 19, 1882.

²⁹ “Names Secured,” *The Kentucky Post*, July 31, 1905, 2.

³⁰ “County-Seat Removal is Defeated,” *The Kentucky Post*, November 9, 1905, 2.

³¹ *Ibid.*

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issue did not come up in 1915, because the county had built a new courthouse in 1912, and transportation innovations had improved route accessibility in the meantime. A 1912 *Kentucky Post* article stated, “under the circumstances it may appear to the outsider that Independence has no great need” for a courthouse “but never the less that ambitious village continues to be the official and original county seat.”³²

Boone County, established out of Campbell County and the 13th in order of formation, was founded in 1798, and prior to the suburban revolutions of the second half of the 20th century, remained very rural, consisting of a few “isolated” urban centers scattered throughout the county, but Farming was the main source of income.”³³ Prior to post-WWII suburbanization, Burlington had become the largest urban center of Boone County. Its central location within the county made it ideal to be named the county seat in 1799, and its fortunes rose from that status. Burlington was first established as Wilmington on 74 acres donated by John Craig and Robert Johnson for the purpose of being Boone County’s county seat, and the first court house was built in 1817.³⁴ To this day, Burlington remains unattested as the county seat, except for a short lived notion to move it to Florence in 1958. That proposition had a short life, due to Kentucky statutes which state that the “question of moving the county seat” is to be “voted on only during a regular county election,” which was not to occur until 1961.³⁵ Other factors which frustrated the campaign to move the seat to Florence included the possibility of a tax rate increase of 20 cents to finance the construction of the proposed \$1 million courthouse and the “sentimental attachment” to the Burlington courthouse and its location.”³⁶

Boone County, like Campbell and Kenton County, relied on the Ohio River as a major distribution artery for the importation and exportation of its agricultural resources. Though the northern portion of these counties were significant to its development, Boone County did not develop a major urban center along this border, due to topographic and lack of interior water routes, unlike Kenton and Campbell County with the establishment of Covington and Newport. Due to these cities’ location directly south of Cincinnati, the urban makeup influenced the culture and society of the northern section of their respective counties. Though Boone County economically relied on the Ohio River and Cincinnati for the distribution of resources, it remained mostly rural, establishing a culture and society which is more reflective of rural beliefs and values.

³² “The Village of Independence,” *The Kentucky Post*, October 24, 1912, 3.

³³ Ann Lutes, *A Brief History of Boone County, Kentucky*, (Burlington: Boone County Historical Society, 1954) 9.

³⁴ *Ibid.*, 6.

³⁵ “Boone to Retain Burlington Seat,” *Kentucky Times Star*, May 8, 1958, 2A.

³⁶ *Ibid.*

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Rural Versus Urban Ideology Influence on County Seat Establishment

The development of rural versus urban ideals and beliefs had a major effect on business and political ideology, creating a division between the residents of the northern urban sections and the rest of the mostly rural counties, being one of the major driving factors of the county seat location controversy in the second half of the 19th century. In 1889 the *Kentucky State Journal* describes Newport as being one of “the most desirable residences in the south-west, and many of the business and working men of Cincinnati reside here.”³⁷ Such characterizations suggest a connection between residents of Newport and the major urban center of Cincinnati, and weaker connections with Campbell County at large. These inclinations lead county officials and developers to make political and economic decisions aligned with the urban community over the rural one. Covington, with its location directly south of Cincinnati as well, had many residents who owned businesses and worked across the Ohio River, influencing them to be more urban in orientation, creating a disconnection from the rural section of Kenton County. These reasons are why Covington and Newport residents strongly urged and supported the county seat be located within their cities. Boone County never established much of an urban political and economic bias because it remained primarily rural in nature, establishing ideals surrounding “faith, family, and farming.”³⁸ This county-wide rural ideology allowed Burlington to remain unchallenged as the county seat for 150 year. Over time, railroad access, turnpike establishment, and road improvements increased, and those improvements gave greater access to Burlington, solidifying its status as the county seat, quite differently than for Independence or Alexandria, to its east.

Evaluation of the Significance of the Independence Historic District within the context of County Seats in Boone, Campbell, and Kenton Counties, Kentucky, 1792-1965

The county level of governmental organization has been very important to Kentuckians’ sense of self, to their political sensibility, and their economic livelihood. The importance of the county to local affairs is displayed by a variety of responses that citizens have taken to balance power and economic relations within any county. In Kenton County, Independence gained importance when named the county seat, and the town was challenged many times over that status. The Independence Historic District is significant within the context of county seat development in northern Kentucky due to its ability to retain county seat status while facing the pressures and adversity from outside influences, mainly from the residents and politicians of the much larger Covington. Independence today remains a relatively small town, typical of many of Kentucky’s county seats in rural counties. The fact that the town thrived is a product of its function as a county seat. The fact that it remained the county seat, despite the growing power of

³⁷ “History, City of Newport,” *Kentucky State Journal*, April 13, 1889, 1.

³⁸ Susan M. Cabot and Michael D. Rouse, *Images of America: Boone County*, (Charleston: Arcadia Publishing, 1998), 8.

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Covington, is a product of the county's citizens continuing to identify with those rural values over the urban influences that Covington wields.

The rural meaning of Independence is not lost on the county's citizens. The towns of Newport and Covington—adjacent to each other across the Licking River and on the Ohio River across from Cincinnati—bear no resemblance to their much smaller county seat counterparts in Independence and Alexandria. Within northern Kentucky, these larger cities (Covington pop. 40,640; Newport pop. 15,273) across the Ohio River from Cincinnati have more of the appearance and character of an extension of Cincinnati, separated by a river and linked by bridges. The Independence Historic District, on the other hand, is clearly a rural county seat district, largely surrounded by undeveloped land (although recently, suburban residential and commercial development has grown as the area becomes increasingly part of the greater Cincinnati metropolitan area). The third of the northern Kentucky county seats is Burlington (pop. 15,976), which includes the Burlington Historic District, centered on the Boone County Court House, in the heart of Burlington's typically small central business district. The Burlington district remains somewhat like the small-town districts in Independence and Alexandria, even though it stands in the shadow of the Greater Cincinnati-Northern Kentucky International Airport, whose presence has contributed to significant office and commercial development encircling Burlington.

Evaluation of the Integrity of the Independence Historic District's significance in light of its current physical condition.

The Independence Historic District is significant for the way it provides an insight into the rural vs. urban tension within Kentucky's local politics. The town is a rural country county seat, sited at a crossroads, containing a 1911 court house, a small downtown commercial area with buildings dating from the turn of the twentieth century into the early 1960s, and a concentration of domestic architecture dating generally from the 1840s into the 1940s. The district's integrity between its historic identity and its current identity, within the lens of National Register Criteria A, call for the retention of the following integrity factors: location, setting, materials, and design. If the district retains all 4 of those integrity factors, then it will be said to have integrity of association, and will be considered eligible for National Register listing.

9. Major Bibliographical References

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Published Materials

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Maps

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Unpublished Materials

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National Register Nomination

Metcalfe-Stevens House. Frankfort: Kentucky Heritage Council, 2012.

Warminski, Margaret. "Newport Courthouse Square Historic District" National Register nomination. Frankfort: Kentucky Heritage Council, 2009.

Internet Sources

www.nkyviews.com/kenton/kenton_independence.htm

www.cityofindependence.org

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned):

See inventory

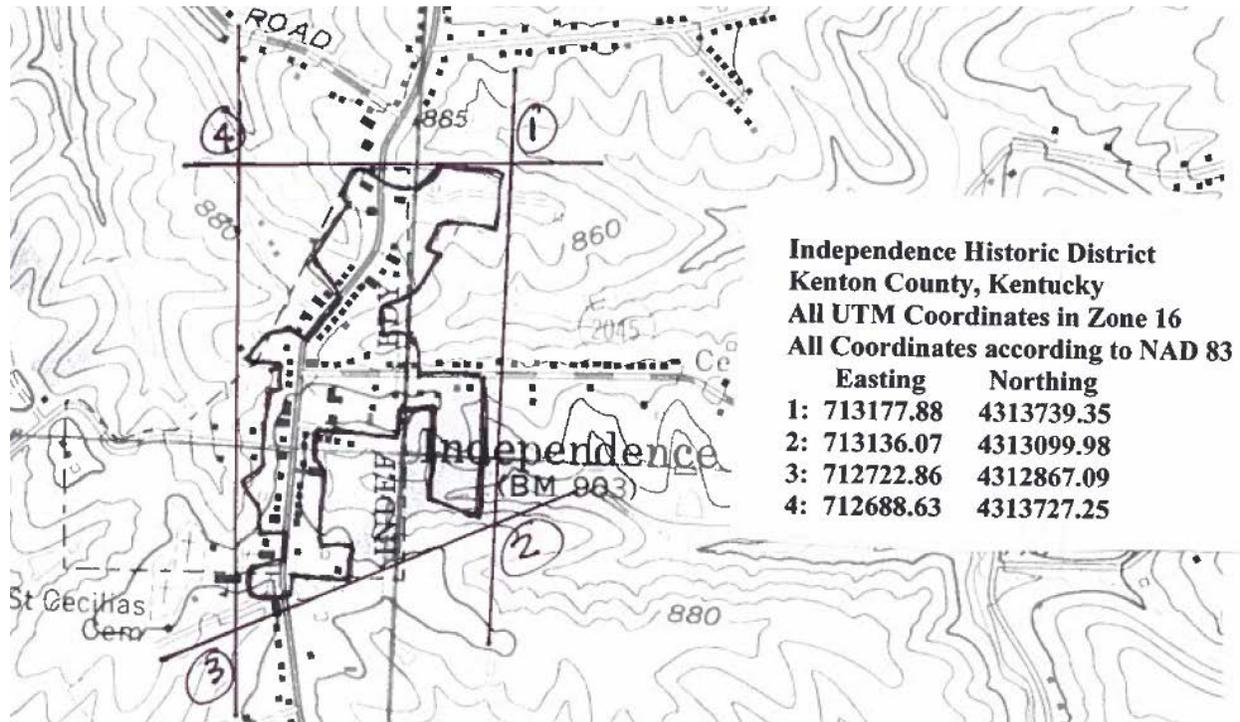
10. Geographical Data

Acreage of Property 87

(Do not include previously listed resource acreage.)

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UTM References (NAD83)

1	<u>16</u>	<u>713177.88</u>	<u>4313739.35</u>	3	<u>16</u>	<u>712722.86</u>	<u>4312867.09</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>713136.07</u>	<u>4313099.98</u>	4	<u>16</u>	<u>712688.63</u>	<u>4313727.25</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

The boundary for this district is shown on the map accompanying the nomination that is drawn from the Kenton County GIS data

Boundary Justification

These boundaries encompass the historic core of the city of Independence, an area located in close proximity to the (Second) Kenton County Court House. The areas outside the boundaries contain agricultural lands as well as buildings post-dating the period of significance of the district.

11. Form Prepared By

name/title David L. Taylor/ Christopher Harris

organization Taylor & Taylor Associates, Inc.

date March, 2016

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street & number 9 Walnut Street telephone 814-648-4900
city or town Brookville state PA zip code 15825
e-mail tta.david@gmail.com; harris65@gmail.com

Photographs:

Name of Property: Independence Historic District
City or Vicinity: Independence, Kentucky
County: Kenton
State: Kentucky
Photographer: Christopher Harris
Date Photographed: March, 2016

Description of Photograph(s) and number (Of the shots by David Taylor):

- 1 of 16. Streetscape, west side Madison Pike, looking north, with the c. 1895 Dr. Fred Ray House and Office (KE-I-17; 5293 Madison Pike;) in the foreground and the 1957 Wilson's Department Store Building (KE-I-112 ; 5285 Madison Pike) in the background.
- 2 of 16. Streetscape, south side Madison Pike, looking west, with the 1927 Independence Baptist Church (5228 Madison Pike; KE-I-24) in the foreground
- 3 of 16. 1911-1912 (Second) Kenton County Court House (5278 Madison Pike; KE-I-1), façade, looking east.
- 4 of 16. Veterans' Memorial in front of the Court House, looking east
- 5 of 16. c. 1847 Webster-Oxley House, northwest perspective, looking southeast, and showing double-gallery porch located midway back on the north elevation.
- 6 of 16. c. 1895 Dr. Fred Ray House & Office (KE-I-17; 5293 Madison Pike), southeast perspective, looking northeast and showing overall massing, corner tower, and wrap around veranda.
- 7 of 16. The previously-listed Queen Anne-style Metcalfe-Stevens House at 5241 Madison Pike (KE-I-3), façade, looking west
- 8 of 16. The c. 1902 Deposit Bank Building (KE-I-26) at 5263 Madison, façade, looking west

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- 9 of 16. The c. 1880 Newman Armstrong House, 5306 Madison Pike (KE-I-14), façade, looking east
- 10 of 16. The 1927 Independence Baptist Church (KE-I-24; 5228 Madison Pike), façade, looking south east
- 11 of 16. The 1914 Dr. T. T. Metcalf Bungalow (5220 Madison Pike; KE-I-25), façade, looking east
- 12 of 16. The c. 1929 Kenton County Fire Insurance Building (KE-I-32, at 8 McCullum Road, façade, looking north
- 13 of 16. The c. 1910 E. O. Mills Bungalow, 47 McCullum Road (KE-I-71), façade, looking south
- 14 of 16. The 1954 Wilson's Department Store Building, located at 5285 Madison Pike (KE-I-112), looking southwest and showing the red brick façade and fenestration
- 15 of 16. 24 McCullum Pike, c. 1929 (KE-I-126), façade, looking north
- 16 of 16. The 1918 Bank of Independence, 5262 Madison Pike (KE-I-19), façade, looking east and showing first-story detail, paired columns *in antis*, brick and stone finishes, fenestration, tile roof, etc.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____