

# KENTUCKY HISTORIC RESOURCES INVENTORY

Site 1

Site No. \_\_\_\_\_

1. Historic Name(s)  
 Original Owner **Maxwell House** *(Ludlow MRH)*

2. Present Name  
**27 River Road**

3. Location  
 **27 River Road**, *Ludlow*

4. Owner's Name  
**Donna Fox**

5. Owner's Address  
**27 River Road, Ludlow, Kentucky 41016**

6. Open to Public: Yes  No  X

7. Ownership: Private  P Local  State  Federal

28. ADD/County: **NKADD/Kenton** 059

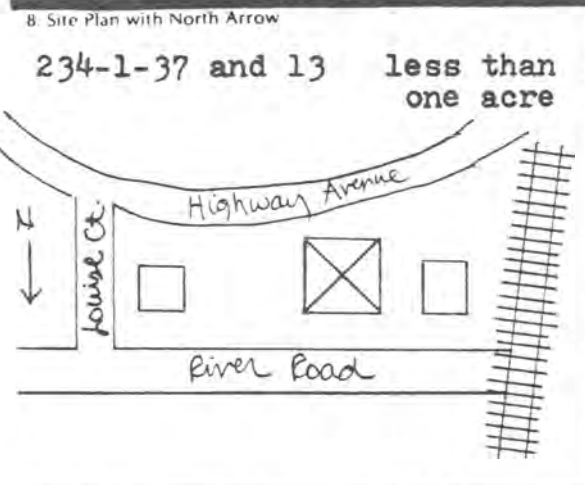
29. U.S.G.S. Quadrant (15'/75'): **Covington** | | |

30. UTM Reference:  
 Zone: 16 Easting: 712640 Northing: 4330040

31. Coordinate Accuracy:

32. Prehistoric Site:  Object  
 Historic Site:  Structure  
 Building:  Other:

33. National Register District Name: | | |



9. Architect/Builder: \_\_\_\_\_

10. Date: **c.1880, 1890** B. 15

11. Style: A. **eclectic** 1 B.

12. Original Use: **residential** A

13. Present Use: **residential**

14. Condition: **fair** C

15. Stories, No. of: **three stories** D

34. Significance of Evaluation:

35. Status: \_\_\_\_\_ Date: \_\_\_\_\_

National Landmark:   
 National Register:   
 Landmark Certificate:   
 Kentucky Survey:   
 Local Landmark:   
 HABS/HAER:

36. Historic Theme: Primary: **architecture** C  
 Secondary: \_\_\_\_\_  
 Other: \_\_\_\_\_

37. Endangered: Yes  No  X

16. Description: **Western portion appears to be older. Front facade has recent steps, door with transom, 1/1 window with plain sill and lintel. Eastern portion has square bay with triple windows, box cornice. Upper window has decorative lintel. Third story windows are arched. Jacobethan-type gable end. West facade has floor-to-ceiling double-hung windows with plain sills and lintels. East facade has 2-story bay with 1/1 windows plain sills and lintels. Dormer above bay.**  
*(Continue on back) (over)*

17. Single Pile: \_\_\_\_\_ NA \_\_\_\_\_  
 Double Pile:  X

18. Floor Plan: **side hall** L

19. Structural Fabric: **brick** A. C B.

20. Decorative Fabric: **common bond** A. E B.

21. Roof Form & Material: **hip&gable, slate**

22. Foundation Material: **rubble stone** A

23. Outbuildings:

24. Alterations: Moved  Additions  Wall Treatment  X

38. ATTACH PHOTO: see photos 73, 74, 75

Roll No. **9**  
 Picture No. **13 14 15**  
 Direction: **from N, E, S**

25. History: **Edward Maxwell bought the land from the Ludlow family c.1876; 1883 atlas map shows house identified as Maxwell's, probably built c. 1880. Western portion of house appears (over)**

26. Significance: **Good example of late 19th century riverfront home; only extant example in Ludlow.**

39. Prepared by: **Lori A. Feldman**

40. Organization: **P--NKADD**

41. Date: **4/84**

42. Revision Dates: \_\_\_\_\_ 43. Staff Review: \_\_\_\_\_

27. Source of Information: **1883 atlas map; Donna Fox**

- 16 continued: Corbeled brick chimney. Once was porch at southeast corner. Rear facade has door with transom, 1/1 windows with plain sills and lintels. Small hip dormer. Brick has been painted. Interior woodwork intact.
- 25 continued: to be older than eastern portion; possibly had frame addition to make L-plan originally, per 1883 map. Maxwell sold house and land to Joanna Mergen in 1887; seems to have been she who removed eastern original portion to build current eastern addition. Evidence may be found in construction differences and the later (c.1890) eclectic details of the eastern portion.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received 10/16/84  
date entered NOV 28 1984

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Ludlow Multiple Resource Area  
State Kenton County, KENTUCKY

accept cover form - PWA - 11-28-84

Nomination/Type of Review

Date/Signature

1. Central Ludlow Historic District

Substantive Review

for Keeper

Patrick Anderson 11/28/84

Attest

2. House at 855--857 Oak Street

Substantive Review

for Keeper

Patrick Anderson 11/28/84

Attest

3. House at 859 Oak Street

Entered in the National Register

for Keeper

Melona Byers 11/28/84

Attest

4. Ludlow Lagoon Clubhouse

Entered in the National Register

for Keeper

Melona Byers 11/28/84

Attest

5. Maxwell House

for Keeper

Melona Byers 11/28/84

Attest

6. Buildings at 117 and 119 Ash Street

Substantive Review

for Keeper

Determined-Eligible

Eligible Patrick Anderson 11/28/84

DOE/OWNER OBJECTION

Attest

7. Southern Railroad Freighthouse

Substantive Review

for Keeper

Determined-Eligible

Eligible Patrick Anderson 11/28/84

DOE/OWNER OBJECTION

Attest

8.

Keeper

Attest

9.

Keeper

Attest

10.

Keeper

Attest

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Maxwell House (Ludlow MRA)  
Kenton County  
KENTUCKY

Working No. OCT 16 1984

Fed. Reg. Date: 2/4/86

Date Due: 11/15/84 - 11/30/84

Entered in the National Register Action:  ACCEPT 11-28-84

RETURN

REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



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**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_









Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000238