

# **Newport Buena Vista Subdivision Survey Project**

**Presented by Scott Clark**

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**NEWPORT**  
KENTUCKY

# Survey Development

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## Goals

Use the survey to complete the development of a National Register Historic District Nomination.

- Creation of a district will promote future investment and economic development within the West End of the city.
- Properties within district will be eligible for Historic Rehabilitation Tax Credits.

# Survey Development

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## Goals

The majority of the historic structures within the West End of the city have not previously been surveyed.

- Determine the Architectural Types, Styles and Age of the properties within the survey boundaries.
- Survey properties within the York Street Local Historic District which were not previously surveyed.

# Survey Development

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## Financing

- The Newport Buena Vista Subdivision Survey Project was made possible by, and financed through, a matching Certified Local Government Grant provided by the Kentucky Heritage Council and the National Park Service.

# Survey Boundaries

- North - West 8<sup>th</sup>
- South - West 12<sup>th</sup>
- West - Brighton and Lowell
- East - Putnam and York



Boundaries were adjusted to accurately reflect the Buena Vista Neighborhood, while including current and future development sites along KY St. Rt. 9 and the York Street Local Historic District.

# Survey Results

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## Property Use/Function

- 1,313 Total Resources Surveyed
- 1,194 with Structures (majority residential)
- 1,062 Contributing (89%)
- 119 Vacant Parcels (12%)
- 863 Single Family Homes or Rentals
- 78% Resources Functioning as Single or Multi-Family Homes or Rentals

# Survey Results

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## Architectural Themes

Architectural Types	Periods of Construction						Total
	1825-1849	1850-1874	1875-1899	1900-1924	1925-1949	1950-1974	
NKY Townhouse			562	57	1		620
Shotgun			218	52			270
Bungalow				23	1		24
T-Plan			15	10			25
Townhouse (traditional)			34	8			42
I-House	1		11	4			16
Cumberland House		1	3	2			6
Other			74	49	15	5	143
<b>Total</b>	<b>1</b>	<b>1</b>	<b>917</b>	<b>205</b>	<b>17</b>	<b>5</b>	

# Survey Results

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## Architectural Types

- Northern Kentucky Townhouse



922 Columbia



1119 Isabella

- Shotgun



426 Hodge



1143 & 1145 Ann



# Survey Results

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## Architectural Style

Italianate - Most Prominent  
Architectural Style



215 W. 10th



1043 Columbia



920 Columbia



1020-22 Columbia

# Survey Results

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## Final Conclusions

The dominant Architectural Types, Styles and Period of Constructions represented within the Buena Vista Subdivision Survey Project contributes to a larger contextual theme.

- Represents a major period of development within Newport, and other Northern Kentucky River Cities, due to their economic and population growth within the region during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.
- Supports the District's recommendation to be listed on the National Register of Historic Places and the creation of Local Historic Districts.

# Historic Preservation's Impact on Economic Development

- Properties in historic districts appreciate significantly faster than comparable properties not in historic districts
- Increasing demand for historic housing stock contributes to the rise in the median sale price.
- Creation of a vibrant sense of community and neighborhood. “Sense of Place”

# Historic Preservation's Impact on Economic Development

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Rise in...

- Job Creation/Household Income
- Tax Base/Residential and Business
- Property Values/Housing Costs
- Heritage Tourism
- Community Investment

# Historic Preservation's Impact on Economic Development

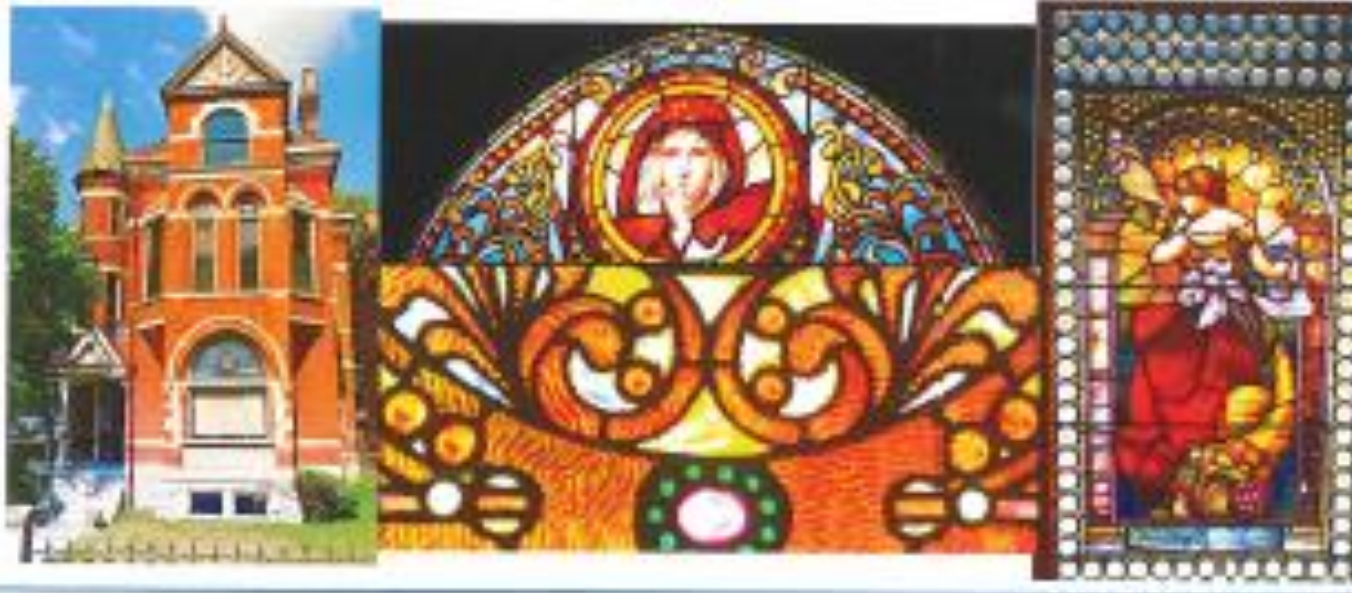
Creates a population base which lives, works, plays and shops within their own community.

“Sense of Place”- the continuously evolving local culture and stylistic presence which creates unique community experiences that can not be replicated.

**Jim Price, Thomas McIlvain House  
Mansion Hill Neighborhood, East Row Historic District  
Newport, Campbell County**

**Helen Dedman Excellence in Preservation Advocacy**

For the recovery, retrieval and return of the original, magnificent stained-glass windows and renovation of the ca. 1889 Victorian era McIlvain House in the Mansion Hill Neighborhood of Newport's East Row Historic District.





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