

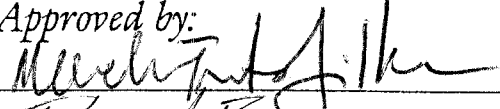
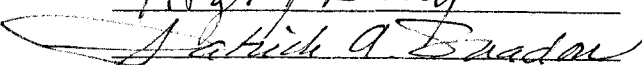
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I, Dyah Kartikawening,  
hereby submit this as part of the requirements for the degree of:  
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in the School of Planning

It is entitled DEFINING HISTORIC CHARACTER AND A SENSE OF  
PLACE IN CREATING LOCAL HISTORIC DISTRICT: LUDLOW, KENTUCKY.

Approved by:

  
Robert Barry  


Menelaos Triantafyllou



**University of Cincinnati**

**DEFINING HISTORIC CHARACTER AND A SENSE OF PLACE  
IN CREATING LOCAL HISTORIC DISTRICTS:  
LUDLOW, KENTUCKY**

**A thesis submitted to the**

Division of Research and Advanced Studies  
of the University of Cincinnati

in partial fulfillment of the  
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**MASTER OF COMMUNITY PLANNING**

in the School of Planning  
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by

**Dyah Kartikawening**

B.Arch, Gadjah Mada University, Yogyakarta, Indonesia, 2000

Committee Members:

Chair: Menelaos Triantafillou

Faculty Member: Roger Barry

Reader: Patrick Snadon

UMI Number: EP26314

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## **ABSTRACT**

This research focuses on defining historic character and the sense of place in creating local historic districts, in Ludlow, Kentucky. An observational study and interviews are conducted. This research identified the significance of the historic districts based on the sense of place. Finding the community's opinion of their neighborhood is important to raise the community awareness of historic preservation.

Historic preservation could be one of the strategies to gain economic benefits for the community. Creating historic district will benefit the community economically, such as gaining governmental commitment, functioning as an investment catalyst, increasing property values, and maintaining the community identity.

Ludlow is located on the south-side of the Ohio River in Kenton County, Kentucky. The city benefits from its strategic location to Cincinnati, but it has its own unique character. This project will be concluded with the analysis sense of place from the local community, and physical condition inventory of the area.

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# CHAPTER 1 INTRODUCTION

## 1.1. Problem Statement

Historic preservation is one of the strategies to gain economic benefits for the community by capitalizing on areas of the local historical importance and cultural significances. Historic preservation will benefit the community economically in several key advantages areas such as gaining the government commitment to preserve the area; functioning as a catalyst for investment; increasing property values; and protecting the stability of market from fluctuations. Famous examples from Savannah Georgia, Charleston South Carolina, and New Orleans Louisiana testified to the potential for preservation and economic development in a city.

Historic district preservation has become one of the trends for historic preservation efforts in the United States, especially after the establishment of the Historic Preservation Act of 1966. After 47 years, there are 2,500 historic districts with 250,000 buildings that are protected. Among these districts, there are similarities that sometimes create identity repetition.

The question for this effort, therefore, is how to establish a historic district based on its genuine local character that will emphasize the unique sense of place of the district. The sense of place becomes important, as a way to define - *genius loci* - the spirit of place.

This research will elaborate the sense of place and historic character in creating local historic districts in the City of Ludlow, Kentucky. The City of Ludlow has a similar concern about its historic character. Many problems such as population declines, abandoned historic spaces, demolitions of historic buildings, and new developments, have triggered the city to start the local historic districts nomination to protect the city and to utilize its potential historic character. The

city has established a Historic Preservation Commission that will be responsible to prepare the local historic districts nominations.

This research will identify the significance of the historic districts based on the sense of place that will represent the history of the community based on their own perspectives towards the city, and the sense of place measured by a visitor. The community perspectives towards their city and their neighborhood are influenced by their connection with time and place. Finding the community's opinion of their neighborhood is important as to raise the community awareness as a starting point to maintaining the character of the city.

## **1.2. Thesis Development**

The City of Ludlow collaborated with the School of Architecture in the Urban Design Studio in Winter Quarter 2002. The purpose of the studio was to provide Ludlow with some early guidance on ways to positively affect the change agents in their city, and to provide students with ways to understand, interpret, and design the urban framework of an American town. Twenty seven students were involved, with five creative urban design proposals to develop the potential character of the city. The activities of the studio were:

1. Analysis and mapping of the city
2. Visionary proposal for a revitalized town
3. Town meeting with local residents and evaluation/application of community feedback
4. Design and development of scenarios for Ludlow
5. Public presentation and exhibition of design proposals.

These strategies and plans includes the Ludlow Trades Guild, The Lagoon Revitalization, River Commons, Historic City Tours, Park and Entertainment Barges, Train Museum and Industrial Park, River Rooms, Anchoring Ludlow, Historic Ludlow, and the City Hall Plan (Greinau, 2002).

These designs and plans created by the students proved that Ludlow has existing historical potential that will enable the city to develop while preserving its historic character. The

needs of historic districts designation is an urgent one because of the threat to historic fabric that comes along with rapid development in the city. In April 2003, the Barrell Factory (originally Post and Co Tinware Factory), one of the oldest buildings in the city was demolished by the owner.

## **CHAPTER 2 LITERATURE REVIEW**

The literature review was completed to explore the aspects of sense of place and historic preservation. The literature review was categorized into:

1. Historic preservation
2. Sense of place
3. Sense of place in historic preservation

### **2.1. Historic Preservation**

Historic preservation is an effort to maintain the trace of historical values in the community through building preservation, cultural preservation, and preservation of the other urban fabrics. Historic preservation is a careful management of a community's historic resources; avoidance of wasted resources by careful planning and use; and the thrifty use of those resources (Rypkema 1994, p. 5).

Historic preservation in the United States was started in 1816 by the "patriotic movement", with the successful effort of saving the Independence Hall (Old State House) in Philadelphia from demolition. Ann Pamela Cunningham with the Mount Vernon Ladies Association saved the legacy of George Washington, Mount Vernon, in 1853. This indicates that the early movement was supported by the individual and community interest rather than government initiative.

The interest of the government at that time was focused on the preservation of natural resources. For example, the federal government established Yellowstone National Park in 1872,

protected the Civil War battlefield sites, and established the Casa Grande ruin in Arizona as the nation's first national monument (Tyler 2000, p.35).

As mentioned above, the early preservation movement was focused on single buildings. The first attempt to preserve a district was the Williamsburg restoration in Virginia (Tyler 2000, 38). The movement has been growing into preserving multiple or groups of historic buildings. The higher needs of preservation in historic district occurred because the historic values are not only found in the buildings, but also in the district that composed part of the overall urban fabric.

The movement continued with the establishment of the National Trust for Historic Preservation in 1949 and the passage of National Historic Preservation Act in 1966 (Tyler 2000, p. 33). Today, the preservation movement has been growing in direction of preserving historic districts that incorporate not only buildings but also characteristics that reflect the cultural dynamics of the community.

Historic preservation should be seen as one of the solutions of aging urban communities rather than an effort that would require high investment. Many communities will gain benefit of historic preservation for its economic development. Georgia, Washington D.C., Oregon, Rhode Island, are some of the areas that have implemented historic preservation and have gained economic benefit from it.

Rypkema, 2001 mentioned several points of economic analysis of historic preservation as follows:

The economic analysis of historic preservation takes place on number of levels: (1) historic preservation as economic development; (2) preservation economics as public policy; (3) historic preservation as downtown revitalization; (4) the preservation economics of housing and neighborhoods; (5) historic preservation as neighborhood business district revitalization; (6) historic preservation as tourism strategy; (7) historic preservation and building economics, and (8) historic preservation and the economics of the 21<sup>st</sup> century. (2001, p.6)

However, historic preservation efforts sometimes require high commitment of budget in the targeted area. Establishing historic districts will help the government and the private sectors obtain funding to preserve the area.

### **2.1.1. Historic District Preservation**

Historic district preservation efforts started in 1931 by the establishment of the Charleston, South Carolina Historic District. In this stage, the regulatory powers available to agencies to administer historic district were limited and not legally enforceable. The idea of preserving historic districts is to maintain historic character (aesthetics), and to justify regulatory controls (e.g. building codes) (Tyler 2000, pg.60). In 1954, the Supreme Court established the right of local government to “tear down” an old building. The purpose of this regulation was to improve neighborhood character through a program that called urban renewal. This initiative totally destroyed the character of many neighborhoods because it demolished a neighborhood and created a new one that had no connections with the neighborhoods’ history.

Tyler, 2000, defined several reasons to establish historic districts: (1) to protect historic properties, (2) to control of new development, (3) to save the structure of deteriorating existing buildings and recognize the historic integrity inherent in the district, (4) to gain redevelopment incentive, (5) to stabilize property values; there might be a benefit, with historic district designation, such as the right to oppose demolitions and to protect an area against unwarranted and unnecessary clearance activities, and (5) to promote public relations. These reasons addressed the physical and economic benefit of the community. Beyond those reasons, preserving historic district will also enhance the community pride, maintain the community character, and maintain the community identity.

Historic district preservation is considered to be an effort to protect the entire environment, including buildings and other significant properties. The regulations controlled every alteration and demolition in each property and urban fabric. This process was sometimes negatively viewed as an attempt to freeze the rights of the owner to alter their properties. Therefore, the historic district preservation effort is really dependent on the awareness and understanding of the historic district by the community. Preservation of a historic district does not mean that a new development and changes are totally prohibited. There are certain degrees

of alterations, and regulations of new development that will also encourage the continuance of the architectural trends in the district (Maddex 1983, p.55).

Historic district preservation effort is really dependent on the willingness of the community to understand that preservation is really needed to maintain the character of the area, and that maintaining the character is one of the ways to maintain the identity of the district.

The significance of historic district can be measured from the collection of buildings, structures, sites, objects, and spaces that possess integrity of location, design, setting, materials, feeling, and association (Murtagh 1975, p.56). Above all, the significance of historic district to the community and its region is also dependent on the significance of the sense of place.

The designation of historic districts is not an ultimate but a foundation of a conservation effort. Continuous maintenance should be performed after the designation, with the active participation and involvement of residents and local government. The local government needs to make sure that all other regulations and plans in the city (such as traffic flows and parking areas) are planned to maintain the character of the historic district.

### **2.1.2. Types of Historic District Designation**

There are two types of historic district designation in the United States: the National Register District and Local Historic District. Although there is no state-level historic district, the State has played an active role since 1956 by starting a state preservation programs including enabling legislation, easement law, and construction mechanisms (Duerksen 1983, pp.8).

#### *1. Federal Level Historic District*

The National Registry of Historic District defines a historic district as: “a geographically definable area, urban or rural, possessing a significant concentration, linkage or continuity of sites which united by past events or aesthetically by plan or physical development” (Hayden 1988, p.10). The National Register of Historic Places designated a historic district at the federal

level. This designation enables the property owners to claim tax write-offs for certified rehabilitation and also offers protection to building from alteration or demolition due to the federally funded projects. However, it does not have design controls on the district development (Maddex 1983, p.55).

The National Register for Historic Places made requirements in establishing historic district include several reasons such as (Tyler, 2000):

1. A grouping of historic structures together has more importance and significance than the structures do individually
2. A district should have at least one unifying element or theme that ties together all or most of the structures within its boundaries and that justifies its creation
3. A concentrated assemblage of historic structure represents and architectural period or style
4. Creating a historic district will give the property owners controls and incentives that encourage retention or restoration of the district's historic integrity

The process to be registered as a national register district needs to be done through both state and national levels. The proposal will be reviewed by the State Historic Preservation Officer before approval in Washington, D.C. by the Department of the Interior's Heritage Conservation and Recreation Service and the Secretary of the Interior (Hayden 1988, p.10).

At the federal level, the National Historic Preservation Acts identified and listed historic resources. The law is also determines the effect of listing; determines the eligibility; and the effects of historic district preservation. In the state level, the State Enabling Authority for Local Government Preservation Programs establishes the Historic District and Landmark Preservation Enabling Acts. The acts is defined as: the objectives, the process for designating and administering districts, grants of power, the authority, and to improving regulatory enabling law (Hayden 1988, p.10).

One of the preliminary efforts of the designation of historic districts is the delineation of their boundaries. In the Federal Level historic district designation, the historic district boundaries were defined by the National Trust for historic preservation as follows:

1. *Historic*: boundaries of an original settlement or early planned community; concentration of early buildings and sites
2. *Visual*: determinations or influences of an architectural survey; changes in the visual character of an area; topographic considerations; gateways, entrances and vistas to and from a district
3. *Physical*: railroads, expressway, and major highways; major urban spaces; rivers, marshlands, and other natural features; major changes in land use; walls, embankments, fence lines
4. *Surveyed Lines And Lines Of Convenience*: Legally established boundary lines; streets and other local rights-of-way; property lines; uniform setback lines; other lines of convenience
5. *Political Considerations*: Views of government, institutions, private citizens and property owners
6. *Socioeconomic*: ability of residents to pay for improvements; desire to conform to district regulation

Source: *National Trust for Historic Preservation, 1976.*

## *2. Local Level Historic District.*

Being listed in the National Register of Historic Places is not a guarantee that historic properties will be protected. The local level is the most powerful historic district designation process, because it affects the private and public actions (Hayden 1998, p.13). The local or municipal process in creating a local historic district and providing a regulatory method to protect a community's historic character is one of the strongest mechanisms to ensure that

preservation occurs, because a city or a town could designate an area as a historic district and have a full control on the design, architectural features, and development (Maddex 1983, p.55).

In the local historic district designation, the community participation is critical in the entire preservation effort. The successfulness of historic district preservation lies on the community awareness in appreciating their histories and physical condition. The final decision of whether a district will be preserved or not lies in the public hearing with the community; without the agreement from the community, the designation process would not be continued.

The local historic district designation is also closely related with zoning authority and regulations that will determine the authority and the procedures governing the creation of historic districts.

The next steps in designating historic districts are to conduct a survey of local architectural, historical, and cultural resources; to develop the preservation objectives; to analyze the cultural, social, economic, educational, and related benefits; to establish the local law and a historic district commission/board; to define the boundaries of the district; to prepare the preservation plan; and to adopt ordinance designating the district and granting the historic district commission that will review new construction, demolition proposals, exterior alterations, additions, and other changes (Maddex 1983, p.57).

Once the district has been designated, property owners within the boundaries cannot demolish, move, or alter the features without permission of the historic preservation commission. The local government began to experiment with the land use and zoning regulatory power following the growth of cities and other areas. Government also started to experiment with regulation to preserve the character of neighborhood, such as limiting the building height.

At the local level, the decision making lies in the hands of the community, who will be the main actor of historic preservation efforts. This process is not limited to the steps of defining historic districts based on their understanding of the history of the local area. In addition to the importance of local community awareness, historic district preservation should be an integral

part of the city planning and policies of economic and social development in the city (Irwin 2003, p.254). Historic preservation should also address all relevant aspects such as archaeology, architecture, techniques, sociology and economics.

### **2.1.2. Case Study**

The case study part of the research will discuss the historic district designation process in the City of Covington Kentucky. The purpose of presenting the case study is to learn about the process of a local historic district designation. The City of Covington was selected because of several reasons, such as: (1) it has previously designated seven local historic districts, and (2) it is located at the same county as the City of Ludlow, therefore, it went through the same procedure that the City of Ludlow could learn from.

The City of Covington, named after General Leonard Covington from the Civil War battle, is located adjacent to Ludlow, to the south side of Cincinnati, and connected by the Suspension Bridge crossing the Ohio River. The city that has approximately 43,370 populations is one of the suburban cities of Cincinnati in Northern Kentucky. It grew with recreational facilities that served the needs of Cincinnati people (Tenkotte 1989, pg.3).

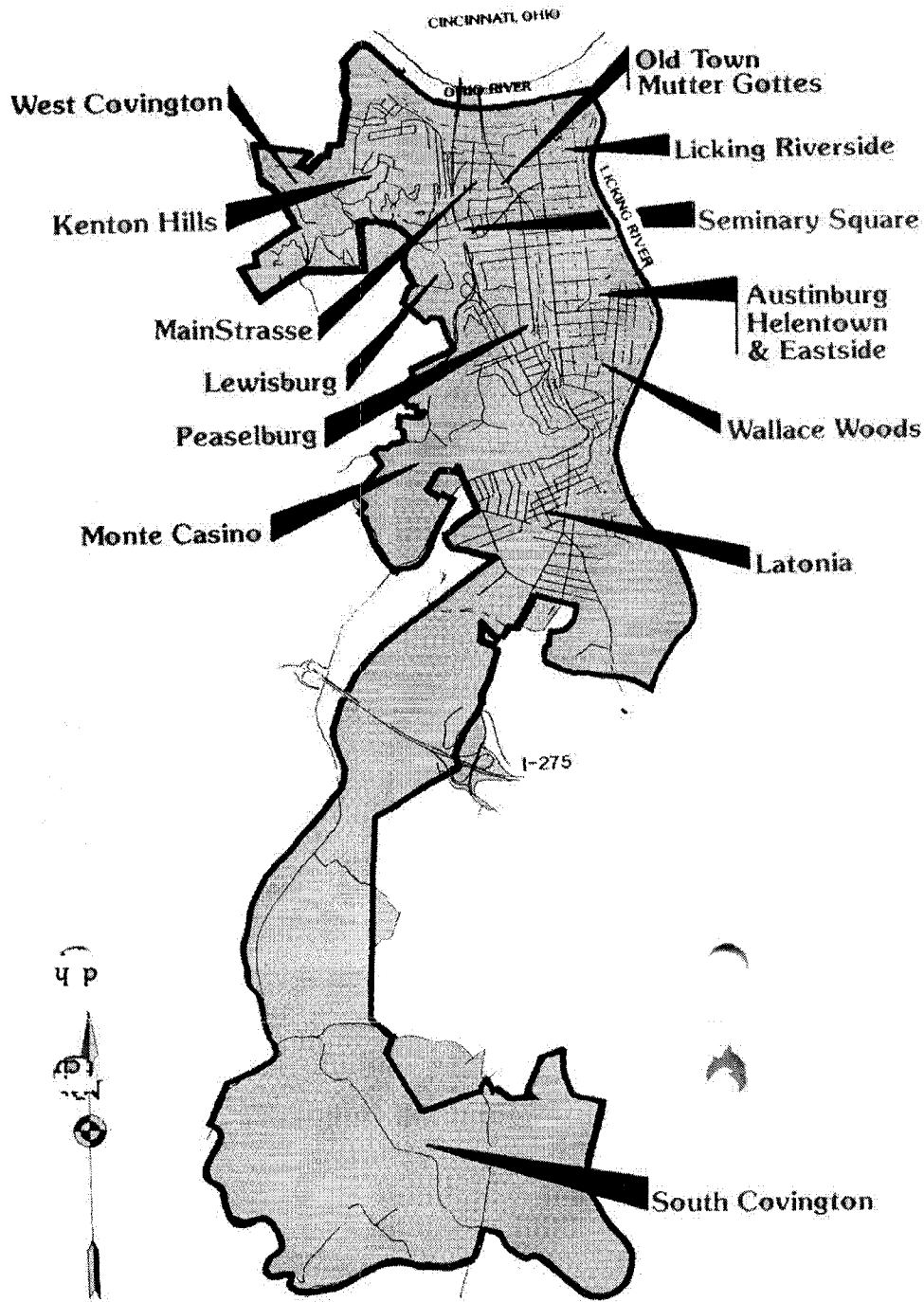
Covington has seven historic districts, designated by the National Register of Historic Places. The main focus of the establishment of the historic district in Covington was to attract new residents, by promoting historic houses, with historic character. The distinct architectural character varies from brick Italianate houses to Covington Townhouses with German style. Each neighborhood has its own character. The revolving focus was tourism. This activity is started to grow after the people started to come to and reside in Covington. All kinds of festivals became a strong attraction in these neighborhoods, and became a magnet of businesses such as: restaurants, cafés, hotels, and the other service businesses.

The historic districts in Covington are (figure 2.1):

1. MainStrasse represented a neighborhood with German heritage Character. Most of the houses were built around 1880. It was registered by the National Register Historic District in 1983. Mainstrasse attracted tourists and visitors around Cincinnati Metropolitan area for its festivals and concerts that usually held at the park in the center of the neighborhood.
2. Wallace Woods was registered by the National Register Historic District in August 1983. The neighborhood is characterized by large homes for it was originally the site of three large country estates.
3. Lewisburg was registered by the National Register District in 1993. The district is characterized by buildings that were built in the beginning of the 1840s, hilly terrain and a range of architectural styles.
4. Latonia is a National Register Historic District that has a character of Victorian homes and bungalows of mid 1940-s. The district was named after a racetrack that existed between 1880 and 1930.
5. Seminary Square was registered by the National Register of Historic District in 1980. It was named after the Western Baptist Theological Institute which owned most of the properties in the beginning of 1840. It retains the character of an affluent urban community with a strategic location to the interstate highway and downtown Cincinnati.
6. Licking Riverside was registered in the National Register Historic District in 1975. The district is located at the juncture of the Licking and Ohio River and is the oldest residential section in the city.
7. Helentown Austinburg and Eastside: Most of the houses in this district were built before 1900 and registered in the National Register of Historic Places.

*Source: Covington Neighborhood Profile: City of Covington Economic Development Department, 2003.*

Figure 2.1. Covington Kentucky Historic Districts



Source: Covington Neighborhood Profile, City of Covington Kentucky, 2000

### *Historic District Designation Process*

The process of historic district designation started from a proposal that the Department of Transportation would build a new bridge on Fifth Street (Licking River Historic District) that would reduce traffic from the I-275 (Langsam, 2003). Several community members rejected the plan and contacted Prof. Langsam, as a Kentucky Heritage Council Officer, to start to develop a National Register Nomination so it will stop the bridge plan. An example of this impact was the demolition plan for a historic brick building, the Herne House at the end of Fifth Street. This issue was rejected by the community and they began the effort to save the district and create a historic district.

The process to protect the historic districts by following the designation process from the National Register of Historic District was relatively fast. The City of Covington hired Walter Langsam, formerly of the Kentucky Heritage Council, to help the community prepare the nomination. The preparation time took 6-months for each historic district.

The City of Covington historic preservation efforts were driven by grass-roots level community, organizing of local people, who tried to protect their neighborhood from development. The efforts were successful because of the support from the local community and also by the Kentucky Heritage Council. The availability of funding was crucial because it also drove the community motivation. The earlier preservation efforts were declining since the 1980s because of the lack of funding from the state government.

## **2.2. Sense of Place**

Merriam-Webster dictionary defines place as (a) physical environment, (b) a way for admission or transit, (c) physical surroundings. The question of place in relation with humans has a significant value to community identity. The discussion of sense of place began in the 1970s as direction opposed to modernism that created homogenous places without identity. Modernization and technology development had generated society with uniformity and a lack of

identity. This type of development drew the identity crisis that continues to bring more problems such as suburban sprawl.

Christian Norberg-Schultz 1984, in the *Genius Loci*, defined place as a space that has a distinct character. He mentioned that the genius loci or the spirit of place has been recognized as a concrete reality man has to face and come to terms within his daily life.

Prince 1961, mentioned that the significance of place in human experience reveals in the existence of the person at the same time with the depth of his freedom and reality (p.22). It means that place is attached to a person, and the depth is varies, depending on their experience in the place. The concept of sense of place is closely related with the existence of place and the concept of place. Lukerman, 1964 in Relph, 1976, mentioned that there are six major components on the analysis of the concept of place:

1. The idea of location. Location is related to the other things and therefore place is fundamental. Location is specific and unique; it has a certain characteristics that cannot be found elsewhere. The concept of place is related with these unique characteristics. The experience of a place remains as a memory in one's mind and feeling. This idea is also distinguished the difference between space and place.
2. Place involves an integration of elements of nature and culture. In this component, Lukerman mentioned that the place has its own order, special ensemble that distinguishes it from other places. It has a unique entity. This definition is referring to the first component, but touching a more indepth understanding of a place viewed through the elements of nature and culture. Natural characteristics such as land surface, geological format, soil layers, plants, and habitat that living on a place is unique. And the interaction between the natural characteristics and men developed culture that is also attached with the place. This integration creates the uniqueness of a place.

3. Place as a part of network of circulation. Place is interconnected by a system of spatial interactions and transfers. Every place although unique, is a part of a bigger network connected with other places.
4. Places are localized, but they are parts of larger areas and are focuses in a system of localization
5. Places have a distinct historical component. Places are emerging or becoming; with historical and cultural change, new elements are added and old element disappear.
6. Places have meaning, they are characterized by the beliefs of man.

People then interpret place based on experience, relationship to place, and so on that creates the sense of place.

Yi-Fu Tuan had conducted researches and studies of place in relation with human identity structures through place since the 1970s. In his book *Topophilia*, Tuan explained how human identity is structured through place, emphasizes the way, which one's individual and collective identities are bound to place as multiple scales. The term *topophilia* is to refer to the affective bond between people and place (Adams, 41). Tuan also describes the significance of space and place in the environment. By defining the boundary between public and private space, identify the occupants and give the man status, and establish a long lasting relationship between the man and the place (J. Jackson, 1997, 309). Therefore, there is a close relationship between man and his place and his identity.

Tuan also mentioned that historicity of a city is not dependent on how old the city is, but also how the city can sustain and recreate their image of place (Tuan, p.174). That a historic city is also open to changes, to anything that happened over time. It is referred to the concept of conservation rather than preservation that creates sustainability rather than museum-like preservation.

Adams, 2001, defines place as experience and identity. His theory is supported by Tim Creswell that mankind do not live in an abstract framework of geometric spatial relationships,

but they live in the world of meaning, exist in and surrounded by places. A place is living in the people's memory, as a place that has its own characteristics and builds their identities.

Sense of place is a way to trace the existing of place. Kunstler 1993, describes the sense of place as the idea that people and things exist in some sort of continuity; people belong to the world physically and chronologically; and that they know where they are (p.118). Sense of place is one's attachment to and one's conception of their environment (Altman and Low, 1992). J. Erzen, 2000, mentioned that place is the meaning that is invested in geography, as a result of relationship. Therefore, a place has an identity and creates an identity to a space. The relationship between men and place maintain the identity of place. When they are lost, the identity is lost.

There is no scientific approach to define the sense of place. Yi Fu Tuan 1976 distinguished two different groups that view place. Sense of place can be defined from two perspectives, the insider and the outsider. Tuan defined the insider as people who are actually living in that place, and the outsider is people who did not know anything about the place, visitor, or people who are accidentally passing by the area.

J.B. Jackson has described the "sense of place" as one of the ways in which we identify the peculiar characteristics of landscape and its habitants (Hough 1990, p.1). In the context of city, the sense of place is the way people identify the place where they lived. The sense of place is related with the history, physical characteristics, and various periods. However, the existence of sense of place by the outsider view is also important as a balance of the insider view that might only have a positive reaction from the inhabitants.

Kevin Lynch measured the sense of place by the image-ability of place. The image-ability of place contains several elements such as paths, edges, districts, nodes, and landmarks (Lynch 1960, p.47-48). He emphasizes the importance of moment of arrival in the city, and the suitability of place with its surrounding.

James S. Duncan and Nancy G. Duncan, in their study *The Sense of Place as a Positional Good: Locating Bedford in Space and Time*, describe place as experience. Another study was done by Paul C. Adams titled *Peripatetic Imagery and Peripatetic Sense of Place*. He used the peripatetic sense of place, meaning the sense of place “within walking distance”. Adams mentioned that walking through a place is to become involved in that place with sight, hearing, touch, smell, the kinetic sense/proprioception, and taste. These theories are closely related with the Place Theory defined by Lukerman that emphasizes the importance of experiencing places to understand the sense of place.

Furthermore, Adams mentioned the variations of sensations, as trivial as they may seem to a person habituated to mechanized transportation, are the basis of a close connection to place and are likely to be recalled with great fondness when one thinks back on the place one has loved (Adams 2001, p.189). Further, Giddens 1984 described that the loss of peripatetic sense of place is part of a long-term historical transformation featuring three general components: urbanization, increasing spatial flows of commodities, people, information, and capital, and a growing spatial interdependence that manifests itself through dissociation – the stretching out of human interactions and projects across space.

Place is not static, it is dependent on the balance-imbalance of social values. Place could be either man-made or synthetic, depressed or hopeful. The characteristic of places is balance, to keep its sustainability. It is the result of the interaction between people who work in the place (community involvement) and the usage of place. This interaction is also built by the way people think about the place, combine with the feelings of the people who designed them.

A place has a layer of being; it includes substance and life that has a relationship with time (Christopher Day, 2002). Every place has its own time, and the characteristics of place could be changed over time, depending on how people (in their time) interact with the place. The way people appreciate and use a place is also influenced by the characteristics of place.

Furthermore, Jane Howarth mentioned that a place can be violated even though it is worthy of respect.

The scale of places varies, from the size of a country or a region to a neighborhood (Arefi 1999, p.180). This definition could be defined with the significant meaning of a place related to another scale that attached with it. For example, a neighborhood could be a place for a city, because it has a significant history for the city. Its existence is important to maintain the identity, and the character of the city.

### **2.3. Local Historic District Designation: The Connection between Historic Character and the Sense of Place**

Exploring the sense of place before preserving a geographical entity is a crucial step that needs to be accommodated. Preserving a place without exploring these criteria will only create a place that could be found anywhere. For town preservation in the United States, it would become an "everywhere small town America".

Sense of place is what makes a place unique, different from any other places, hence, that make the place worth being preserved. It is dealing with the sense of identity of the place, the connection between the community and the place that creates relationship for several periods of time, and creates the character that can only be found in that place. The character of the place, its identity and the sense of place created a unique entity that contributes to the place itself, and to the region as a place of the past that needs to be protected in order to maintain the identity of the entire community.

The sense of place theme in historic preservation answers the searches of identity. The theme manifests itself in preservation projects in the federal, regional, and local identity (Arefi 1999, p.184). Yi-Fu Tuan, 1979, mentioned that the length of time of the city existence does not determine its historicity. However, the sustainability of facts that exists from generations to generations of citizens will recreate the image of the place (Tuan 1979, p.174).

The community appreciation of the sense of place is one of the key points of historic preservation. Preserving a historic district requires commitment from the local people who own the properties. By declaring a neighborhood as a historic district, the community will have to give up part of their rights, to alter, to change their own properties, according to the historic guidelines, in order to maintain the historic characteristics of the area. In return, they will get benefits provided by the local government through taxes, and easements, and so forth. Therefore, historic district preservation will not succeed without the participation of the community. If the community appreciates its own neighborhood, it means that they will be willing to support the preservation effort, and hence, enhances the chance for success.

The sense of place enriches the historic character; the process of how a place developed its historic character goes along with the development of the sense of place by its inhabitants and visitors. The sense of place and historic character relationship will be achieved through several methods of observation. Roger Trancik mentioned that there are three major approaches in urban design, they are: figure ground theory, linkage theory, and place theory (Trancik 1986, p.98). Furthermore, Trancik mentioned that the essence of place theory in spatial design lies in understanding the cultural and human characteristics of physical space. In abstract, physical terms, space is bounded or purposeful void with the potential of physically linking things; it only becomes place when it is given a contextual meaning derived from cultural or regional content (Trancik 1986, p.112). This theory defined the relationship between the sense of place and historic district character.

#### *Historic District based on the Physical Character*

The assessment of the physical character of the area conveys the sense of time, place, and identity upon consideration such as:

1. Architectural Significance.

Architectural significance evaluation includes the evaluation of buildings within the context of a period of construction, style of architecture, and the method of construction. Buildings will be evaluated within the context of a period of construction, style of architecture, or particular method of construction and/or building type, including its scale, massing, rhythm, texture, ornamentation, and overall craftsmanship.

2. Architectural Integrity.

Architectural integrity of the physical appearance of the building and the features that enable a property to represent its historic identity

3. Historical Significance

The historical significance assesses the value of the building within the context of the region's cultural history, including its social, political, educational, and religious heritage, and its association with an individual important to the history of the city and the region.

4. Setting

The changes of setting that have occurred to the setting of property including the alteration of land use, loss of documented character defining historic vegetation and landscapes, and the character of landscape features such as waterways.

Source: Northern Kentucky Area Planning Commission 2003

The ICOMOS Charter for the Conservation of Historic Towns and Urban Areas produced a document as a result of a 12-year study on the character of historic towns, defined several qualifications that would be used to define the authenticity of an urban area or town. These qualifications will be used as criteria of observations in this study to define the historic district based on the historic character of the area. These criteria are described as follows:

1. Urban pattern is defined by lots and streets. The observation will be done by using the form of lots and streets.
2. The relationship between buildings, green and open space.

3. The formal appearance, interior and exterior of building as defined by scale, style, construction, materials, color, and decoration.
4. The relationship between the urban area and the surrounding setting
5. The various functions of the urban area over time

*Source: Conservation of Historic Towns, The ICOMOS Charter for Conservation of Historic Towns and Urban Areas. Irwin, J.Kirk, 2003.*

#### *Historic District Based on the Sense of Place from the Insider View*

The insider is an individual that has been living in the area for more than 20 years. It is assumed that the insider will have a good sense of place of the area through his/her experience in daily life throughout time. The sense of place of the insider view represented the sense of place of the community that will determine the community aspect as a source of historic districts nominations.

#### *Historic District Based on the Outsider View*

The outsider is individual who does not live in the area or visitors, which tend to have a more detached and more visual view compared to the insiders or the inhabitants, but somehow have known the area. The outsiders do not have a long term connection experience with the place, but his/her interpretations of the place are dependent on the visual form of the place.

## **CHAPTER 3**

### **THE CITY OF LUDLOW: ITS HISTORY AND DEVELOPMENT**

The City of Ludlow was plotted by Israel Ludlow Jr. in 1864. The city's growth was triggered by the development of the Southern Railroad and the construction of a bridge across the Ohio River in 1873. The city then developed as an industrial area related to the railroad business, and the river transportation. Along with the economic development, the city started to provide entertainment facilities that served Cincinnati and its surroundings. The Lagoon Park (1894) was one of the major recreational facilities that were complete with dance hall and amusement rides.

Ludlow has a cluster of the early 19<sup>th</sup> century housing, a railway and bridge connected to Cincinnati, the lagoon recreation area, Victorian houses, and commercial districts; the development continued with the new settlements of working class people in the 1970s. The size of Ludlow and its location adjacent to the Ohio River creates a strong sense of community that distinguishes the city from its surrounding cities.

The movement of people to the suburbs in 1930s also influenced the population of Ludlow that continues to decline. The current population of Ludlow is 4,400 it declined from 6,500 in 1970s. Other declines that also influence Ludlow are the entertainment facility that cannot sustain itself, and is abandoned, and decayed. Ludlow Train Station, the Lagoon Park, historic houses, and riverfront areas are part of the historical fabric that continues to decline. Those resources were important as a part of Ludlow history that layered the character of the city.

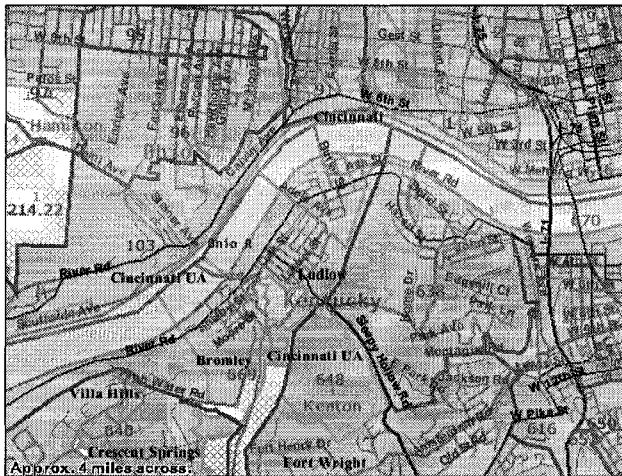
The City of Ludlow has recently formed a historic preservation committee and has written a historic district ordinance that the City Council passed. The City of Ludlow has

established the boundaries of the local historic district based on the guidelines of the National Register of Historic District. In the 1970s, the National Register of Historic Places created boundaries for the Ludlow Historic District. However, this document was not implemented and consequently, it will be necessary to be redefined since there have been several changes in the city since the 1970s.

### 3.1. The City of Ludlow, Kentucky

Ludlow, Kentucky (figure 3.1), a city with a population of approximately 4,400 (U.S. Bureau of Census 2000), is located on the south side of the Ohio River in Northern Kentucky (Kenton County). The city is located adjacent to the City of Covington Kentucky at the east, The City of Independence Kentucky at the South, The Ohio River and Cincinnati at the North, and The City of Bromley Kentucky at the West. The city is governed by a mayor and six council persons.

**Figure 3.1. Location of The City of Ludlow Kentucky**



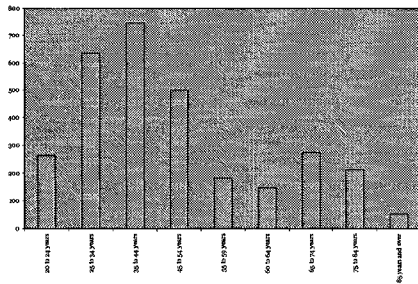
Source: Northern Kentucky Area Planning Commission 2003

### 3.2. Current Profile

#### 3.2.1. Current Population

The population of Ludlow is dominated by Caucasians 4,341 (figure 3.2) with a small number of other races such as African American, American Indian, and Asian. Among the population, there are thirty-three people with Hispanic ethnicity. Table 3.1 shows the homogeneity of the population in Ludlow that also shows the characteristics of Ludlow as a suburban population in the Cincinnati region.

**Figure 3.2. Population Composition in 2000**



Source: U.S. Bureau of Census 2000

**Table 3.1. Population Composition by Race**

No	Race	Number
1.	Racially Mixed	8
2.	White/ Caucasian	4341
3.	Black/African American	17
4.	American Indian and Alaska	4
5.	Asian	6

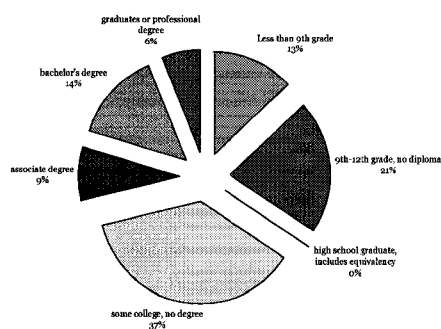
Source: U.S. Bureau of Census 2000

#### 3.2.2. Educational Attainment

There are 215 people who had less than 9<sup>th</sup> grade education (13,0%), 9<sup>th</sup> – 12<sup>th</sup> grade but no diploma 356(21.5%), high school graduate (includes equivalency 1,115 (67.3%), some college no degree 606 (36.3%), associate degree (142 (8.6%), bachelor’s degree 238 (14.1%),

graduate or professional degree 99 (6%). The population is dominated by the high-school graduate.

**Figure 3.3. Education Attainment, population 25 years and over**



Source: U.S. Bureau of Census 2000

### 3.3. History

#### 3.3.1. Early Development 1804

The influence of Cincinnati in the city of Ludlow is evident. The city was developed by Israel Ludlow, the son of Colonel Ludlow, who laid out Cincinnati the first time. The early development phase of the City of Ludlow can be traced to the late 18<sup>th</sup> century, but incorporated in 1864. The development of Ludlow included park and recreational areas, historically significant buildings, open spaces, and public transportation means. The city once had a lagoon entertainment center which served the region, a railway station that accommodated the commute from and to Cincinnati, and a ferry that is still operating now. Currently, Ludlow has several historic buildings and neighborhoods offering a sense of small town character.

The first house built in Ludlow was Elmwood Hall, located on Forest Avenue. The house was owned by Thomas D. Carneal, a member of Kentucky Legislature. He once owned Highland Cemetery, but then exchanged his land with Thomas Sandford who owned 1200 acres from the Ohio River Southward to Devou Park, East to West Street and west to Lagoon Avenue.

The early development included by the development of Elmwood Hall in 1818 by Thomas D. Carneal, who bought the land from Thomas Sanford. The house was not ready to be occupied until 1821 (1964 Centennial Souvenir Program for the City of Ludlow Kentucky). Other early houses were Somerset Hall and the Bentley home at Elm and Butler Street.

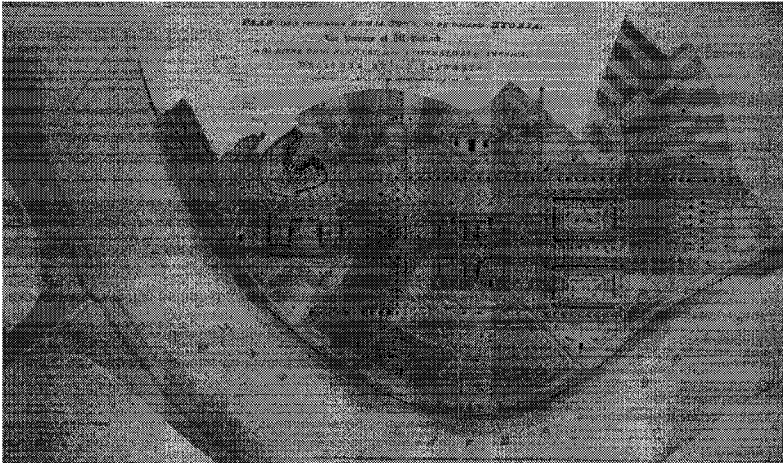
### **3.3.2. Plan of Hygeia**

In the 1850s the cities around Cincinnati in Northern Kentucky such as Newport, Ludlow, and Covington had a suburban and pastoral character. One of the advantages of those cities was the commuting distance from the cosmopolitan city, Cincinnati. William Bullock bought the Elmwood Hall estate from Thomas Carneal. He returned to England, hired John B. Papworth (1775-1847), a British architect and designer to draw a plan for the Elmwood Hall estate. The city was called Hygeia (figure 3.4), a rural town with the idea of health, named from a Greek god of health (Tenkotte, 1989. p. 233).

Papworth and Bullock were disciples of an English architectural and design movement of the Romantic Age, the Picturesque movement, that exalted the Gothic style as well as rural ways of life (Tenkotte, 1989. p.234). The plan had a Baroque character, with geometry of radial boulevards, curvilinear roads and public squares. The plan was made to create a city for commercial, recreational, residential and agricultural pursuits in a self-sufficient way. The Hygeia plan differed from the other typical plans for American Cities, but resembled utopian communities such as New Harmony, Shaker, and Amana, but was devoted only to basic "quality of life" of the individuals (Tenkotte, 199.p.238).

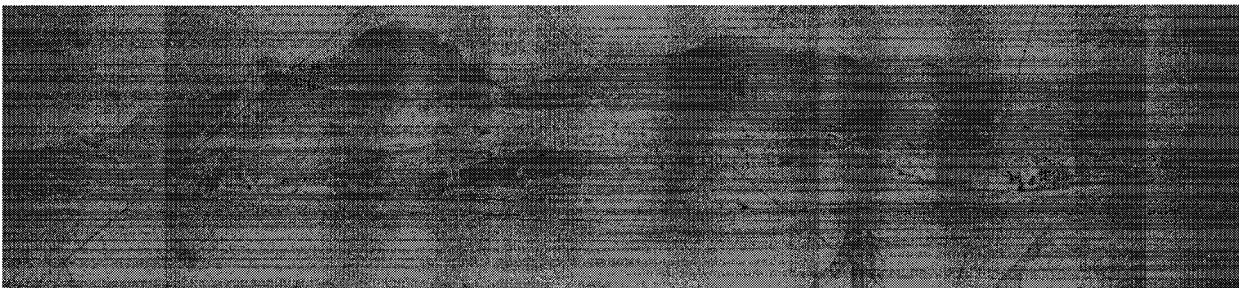
Even though un-built, the Hygeia plan was significant in the history of the City of Ludlow, because it was planned for the city and envisioned the character of the city as one created for the purpose of "quality of life" that would distinguish the city from the other cities in Northern Kentucky. Bullock then sold his land to Israel Ludlow in 1830.

**Figure 3.4. Plan of Hygeia, Ludlow, Kentucky 1827**



*Source: Royal Institute of British Architects Drawings Collection, London*

**Figure 3.5. View of Ludlow from Cincinnati**



*Source: Royal Institute of British Architects Drawings Collection, London*

### **3.3.3. Ferry Service Location to and from Cincinnati 1864**

The close connection of the City of Ludlow and Cincinnati was shown through the ferry transportation development. All the workers who lived in Northern Kentucky (Ludlow, Newport, and Covington) used ferry as the only transportation means because none of the bridges that connected Cincinnati and Northern Kentucky existed. The only ferry operated was called Fifth Street Ferry because of its landing location in Cincinnati. This ferry was not in a good condition because it had Covington ferry as a competitor. The ferry was not maintained well; had rates double the Covington ferry, and had no dependable schedule (Hunnicuttt 1935, p.8). Because of

the high demand for ferrying, the irregular schedule created a problem in the city. In 1880s, the ferry company was sued because of this problem.

Hunnicut 1935, p. 17, defined Ludlow character as follows:

It was not a city because there is a great city across the river.

It was not a countryside, because the houses were closely assembled, and the streets were finely established.

It was not a village, for the houses were too lofty.

It was an inhabited place where citizens sought comfort, peace, and the pursuit of happiness. Working people. Simple people.

### **3.3.4. The City Charter, 1864**

The first commissioners of Ludlow, A.B. Latta, Erasmus Gets, and John F. Hooper, conducted the election to form the first government. A month after the charter was granted, the commissioners held the election on the fourth Saturday in March 1864 at the Feed Store of George Blinn on Ash Street (Hunnicut 1935, p.19). From the fifty three voters, A.B. Latta was elected for President of Council, Thomas Hamilton for Marshall, James Downey for council, and Amos Winters as Mayor. At the time of the city was chartered, the population boomed to 1,500.

### **3.3.5. Street Development and Subdivision**

Street development in Ludlow was influenced by the ownership of the land, subdivision, and the early residents (figure 3.6). The subdivision period is also defined the periods of housing development in the city. Below are the record of subdivision periods in Ludlow:

1. Original Plat 1846: The original plat was the land owned by Israel Ludlow, Jr.
2. Kenner 1846: Ludlow family sold portion of their holdings to George Kenner, brother in-law of Israel Ludlow, Jr. He then sold the property to James Goodloe.
3. Helen Ludlow's 1866
4. Jenkins 1869: Henry Jenkins was a Cincinnati jeweler who bought the Elmwood Hall from James Goodloe
5. Ludlow Second 1869

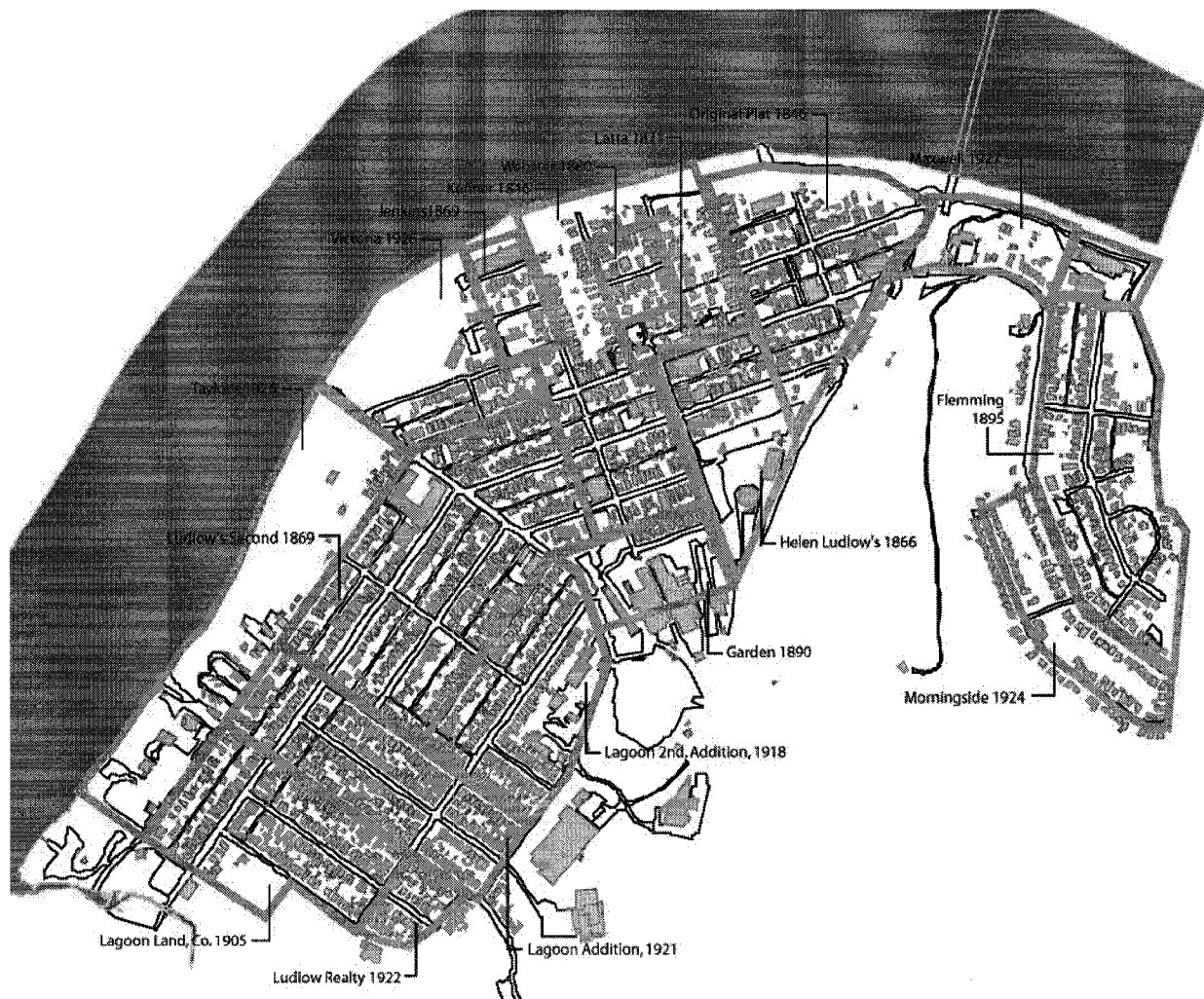
6. Webster 1880
7. Garden 1890
8. Flemming 1895
9. Lagoon Land Co. 1905
10. Lagoon 2<sup>nd</sup> addition 1918
11. Lagoon Addition 1921
12. Ludlow Realty 1922
13. Morningside 1924
14. Victoria 1926
15. Taylor's 1926
16. Maxwell 1927
17. unknown

Street names identified the connection of the people with the area, Most of the street names in Ludlow were taken from the names of the early dwellers in the area:

- Carneal Street, was named after the founder of Elmwood Hall, Thomas Carneal. This street was used by William Bullock in the Hygeia City Plan (see picture in figure ...).
- Kenner street, was named after George Kenner
- Butler and George street were named after the sons of George Kenner. George Street was then changed into Euclid Avenue.
- Closson Court was named after the Closson family, who lived at Somerset Hall
- Somerset avenue took its name from Somerset Hall
- Hooper Street was named after John F. Hooper, first auditor of the city
- Latta Avenue, named after the First President of Council, G.T. Latta.
- Hay Street, was named after William B. Hay, one of Ludlow's earliest settlers, and one of the first councilman in 1864.

*Source: Hunnicutt 1935, pg.7*

**Figure 3.6 Subdivision Development**



Source: Redrawn from original in Collection of Kenton County Public Library, Covington, Kentucky (no date)

The uniqueness of Ludlow is that most of the historic buildings are still in existence today. These buildings represented development in each periods of time. Several buildings have been renovated because of the fire or flood damage in 1930s. These buildings, either residential or public, represented the development of the city and the community.

1. Elmwood Hall:

Elmwood Hall is the first residential building in Ludlow, it was built in 1818 by Thomas Carneal.

2. Somerset Hall: Kenner-Closson House) 1840s, William Kenner built this as a summer home.  
The longest residential porch in Kentucky
3. Presbyterian Church, 1870
4. Lodge Hall, 1880s
5. Lagoon Clubhouse, 1894
6. First Christian Church, 1896
7. Methodist Church, 1889
8. Baptist Church, 1891
9. Latta House, 1902
10. St. James - St. Boniface 1915
11. Ludlow High School 1932
12. First Nazarene Church 1941
13. Historic Theatre Ludlow 1945
14. Bentley House
15. Flinn Store

### **3.3.6. Southern Railroad and Ohio River Bridge Construction 1873**

In October 1873, the Cincinnati Southern Railroad was proposed to connect Cincinnati and Chattanooga. The railroad would pass Ludlow through Traverse Street and continued by the bridge to Cincinnati (Hunnicut 1935, p.35). This railroad then solved the ferry problem. The construction of the railroad had a significant influence in the development of the city. Many people came to work on the project, and then settled in Ludlow. Businesses, housing, subdivision, were rapidly developed in Ludlow during the railroad construction. The population was increased to 1500 in 1874. In 1880, the Pullman Company opened its business, along with tinware factory that located on Lower River Road and West Street.

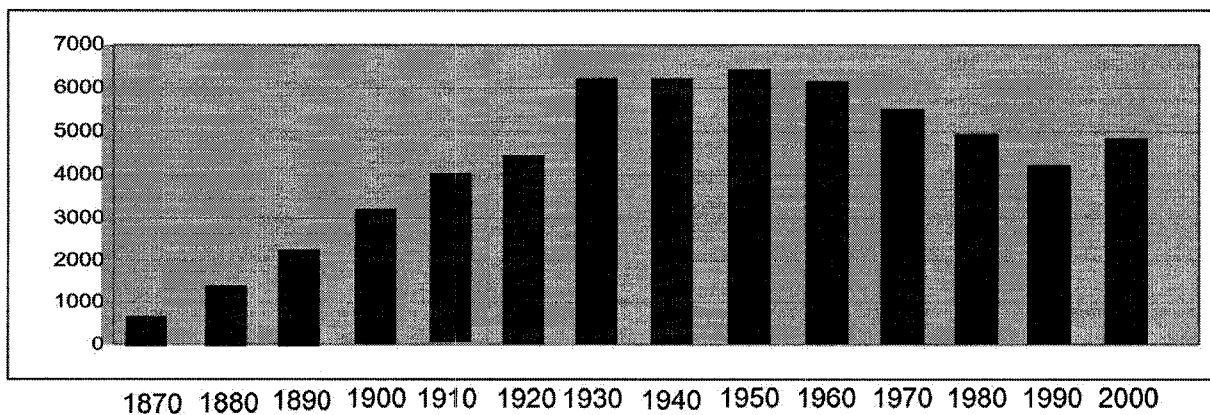
### 3.3.7. The Connection between Ludlow and Covington 1846

Covington Turnpike was established to connect Covington and the City of Ludlow. The turnpike connected Kenton County with the City of Ludlow. It brought development to the City of Florence because of the easy transportation. The turnpike went out of business and the street name was shortened to Pike.

### 3.3.8. Population

The population of Ludlow has been experiencing rising and declines since its establishment. In

**Figure 3.7. Population Dynamics**



Source: U.S. Bureau of Census

### 3.3.9. Business District Development

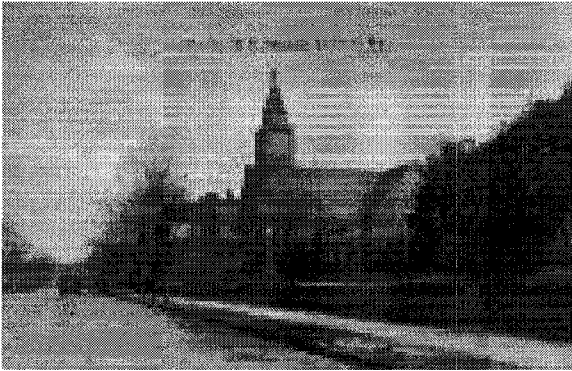
Small businesses that served the needs of the community included general stores, sewing supplies stores, post office, drug store, feed store, lumberyards building materials supply, and saw mill. The first business district was located on Ash Street and Carneal Street, and expanded to Elm Street and Kenner Street, such O'Dorsey's Candy Company, Harry Feirock's Poultry, MacDonalds Confectionary, Newman's Bakery and Quaint Dry Goods. Along with these small businesses, light industries that served the community rose also, such as

Trumbull Electric Company and The Magnus Bearing Company, in 1926. The next expansion of the business district was to Locust Street and Adela Avenue.

### **3.3.10. Churches**

The influence of German, Irish, and Catholic heritage was also shown in the Ludlow heritage, along with the surrounding cities such as Cincinnati, Covington, and Newport. There were five major churches in Ludlow, such as Wesley Methodist Church (figure 3.7), Christian Church, James Catholic Church, St. Bonafice Church, and Presbyterian Church.

**Figure 3.8. Wesley Church in Ludlow**



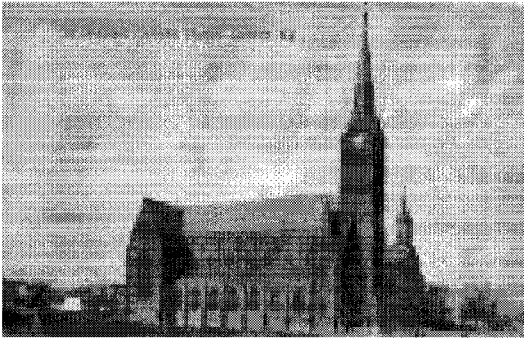
Source: [www.ludlow.org](http://www.ludlow.org), accessed on April 27 2003

**Figure 3.9. First Baptist Church**



Source: [www.ludlow.org](http://www.ludlow.org), accessed on April 27 2003

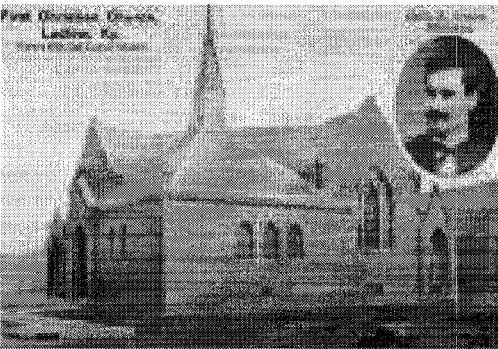
**Figure 3.9. St. Boniface, Ludlow.**



Source: [www.ludlow.org](http://www.ludlow.org)

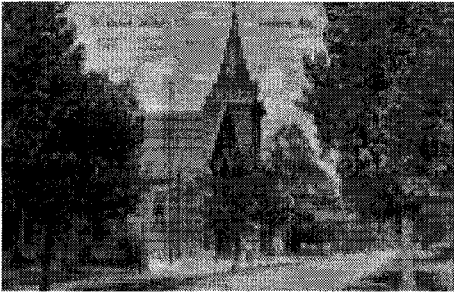
St. Boniface was built in 1871, the first floor was used as a school while the upper floor was used as a church. The church had gone through several developments, in 1892, it was ruined by the tornado and built again in 1916. The church purchased a house and a lot in the rear of church in 1928 to serve as a parish rectory. The church has about 200 family members now (Ryan 2003).

**Figure 3.10. First Christian Church**



Source: [www.ludlow.org](http://www.ludlow.org)

**Figure 3.12. St. James Parish**



Source: [www.ludlow.org](http://www.ludlow.org)

The majority of the communities in Ludlow were Catholic with strong German and Irish influences. St. James was the church with the biggest congregation.

### **3.3.11. Entertainment Decades, 1890-1920s**

The creation of entertainment became the character of Ludlow for several decades, 1890s– 1920s. The city was not created for this reason, but later this character emerged because of the rural condition of Ludlow, and its strategic location that can be reached from Cincinnati and the surrounding cities.

Entertainment was started in Ludlow because of its location near the riverfront. The Lagoon was built on April 17, 1894, by the Lagoon Company: facilities; lake, sandy beaches, walkways, and amphitheater (figure 3.12 and 3.13). The visitors came from Cincinnati, Covington, and the surrounding cities, by using the railroad and the streetcars. Many activities such as dining, boating, walking in the park, and festivals were held in the Lagoon. People were also iceskated in the Lagoon when it was frozen in the winter.

**Figure 3.13. The Lagoon Club House**



Source: [www.ludlow.org](http://www.ludlow.org)

**Figure 3.14. The Lagoon Park Entrance**



Source: [www.ludlow.org](http://www.ludlow.org)

The Lagoon was destroyed by the fire and tornado in 1915. In 1928, several acres of land were given to the city by William Ludlow. The city then built several recreational facilities for the youth such as: park: the city also created a city park board, purchased playground equipment, a shelter house, swimming pool and fish pond. (Hunnicut 1935, p.42)

## CHAPTER 4 METHODOLOGY

### 4.1. Theory

The research question is to define historic districts through the historic character and the sense of place of the area in the City of Ludlow, Kentucky. The research seeks to explore the connection between historic district preservation and the sense of place through observation and interviews with the local residents and the visitors.

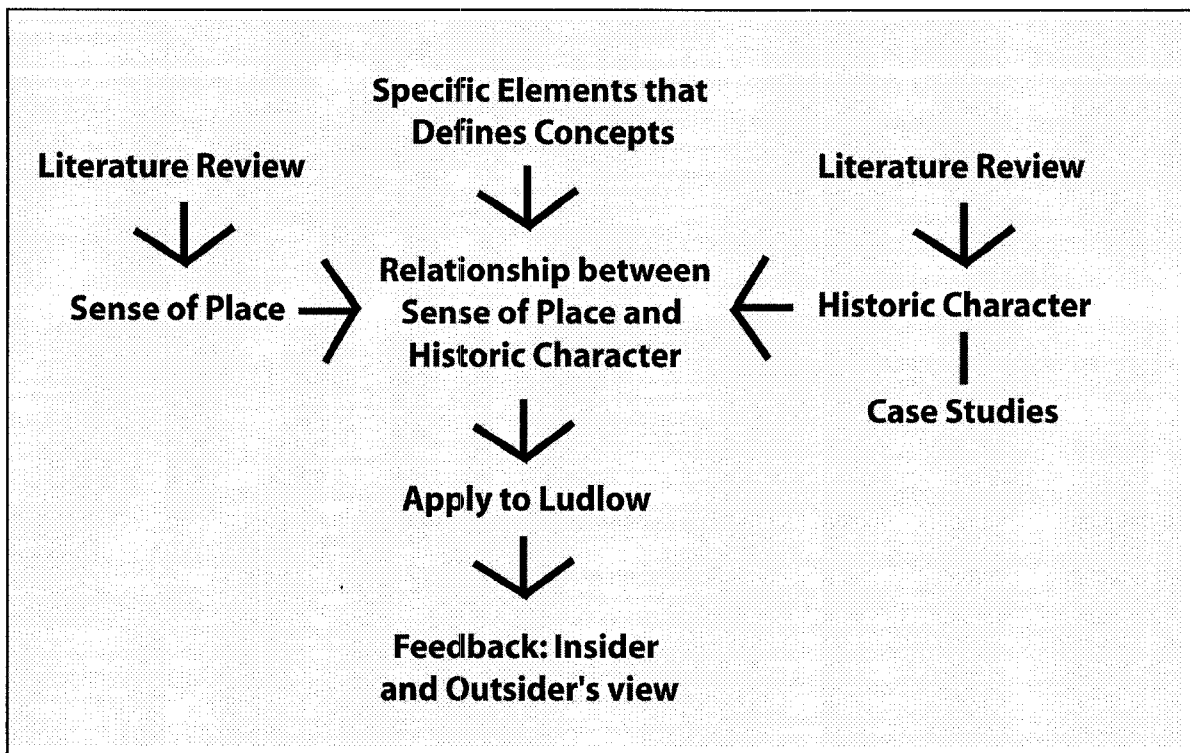
Several research strategies were used in this research:

1. To define the historic district based on the historic character, the research strategy is field research, to find the physical character of the area, through architectural styles and historical literature reviews. Detailed observation along with photographs and sketches were done to define the historic character of Ludlow.

2. To define the historic district based on the sense of place:

Interviews will be done with several people to find out how they value the place based on their experience and connection to the neighborhood. Every person sense of place has different levels, based on their experience and their connection to the neighborhood. These interviews will perform as a preliminary effort to enhance the community awareness of the historicity of the neighborhoods.

**Figure 4.1. Conceptual Framework**



Source: Author 2003

## **4.2 Research Methodology**

### **4.2.1. Observation**

The purpose of the observation is to understand the connection between the sense of place and historic character in the area. The methodology approach that is used in this observation will be an adaptation of the place theory from Gordon Cullen Methods: Perspective Sequence of Townscapes, is one of urban design analysis methods using place theory defined by Roger Trancik. The purpose of this analysis is not for design reasons, but to define the historic characters of each part of the city. The analysis was made through graphic illustration to define the experience of moving through urban spaces to capture the unique sense of place from the street level.

**Tabel 4.1. The relationship of the Sense of Place and Historic Character through Observation**

No	Observation	Sense of Place	Historic Character
1.	Street level point of view	Sense of place will be achieved through activities such as walking around to town, finding feelings such as <i>entering, here, there, inside the place</i> , etc.	Will be seen through the serial vision
2.	Positioning observer in the environment	Sense of place will be achieved through the feeling to be in the neighborhood, in the street, etc.	Will be seen through the scale of the buildings compare to the observer (grandeurs or small), enclosure, exposure, integration of elements of nature and culture,
3.	Looking through the content	Sense of place will be achieved through the feeling of being in certain periods of time and history	Will be seen through architectural style, color, texture, historical changes, etc.
4.	Looking through the activities	Sense of place will be achieved at the place where people conduct their activities in certain point of location at a certain time	Will be seen through park, gathering places, playground, etc.

Source: Adaptation from Cullen and Lukerman in Relph 1976

Detailed observations will be recorded by using photographs and sketches. The result of this observation will be displayed in the analysis in a map of building characters that will show buildings significance in the areas. The purpose of this observation is to define the historic district boundaries through the physical characters of the neighborhood. The city was built through layered of time that developed each boundary in each part of the neighborhood. Each period of time has its own character that defined by the urban fabric of the city that was built at that time.

Each character represents the history of the city that creates its identity and therefore created the sense of the place that distinguished the city from the others. Assumptions will be made to define the neighborhood boundaries based on the historical timeline of the

neighborhood. Based on these assumptions, several nodes will be defined as case studies to explore the sense of place in each node to define the boundaries based on the history.

#### **4.2.2. In-Depth Interview**

Depth interview is a common method used in the qualitative research. In-depth interview is unstructured, with variable length and can be extended into repeat interviews at later dates. The purpose of depth interviews is to find out the individual experience of events in his/her lives that will bring to their sense of place of the city. Depth interview provides freedom for respondents to steer conversation on the main subject.

Depth interview will be done to examine the concept of the sense of place based on the insider's view. The insider is person who lives in Ludlow or had lived in Ludlow for more than 20 years. Stories, experience, and description, will be used to draw a sense of place map, as an input to define the historic district boundaries of the city.

## **CHAPTER 5 FINDINGS AND ANALYSIS**

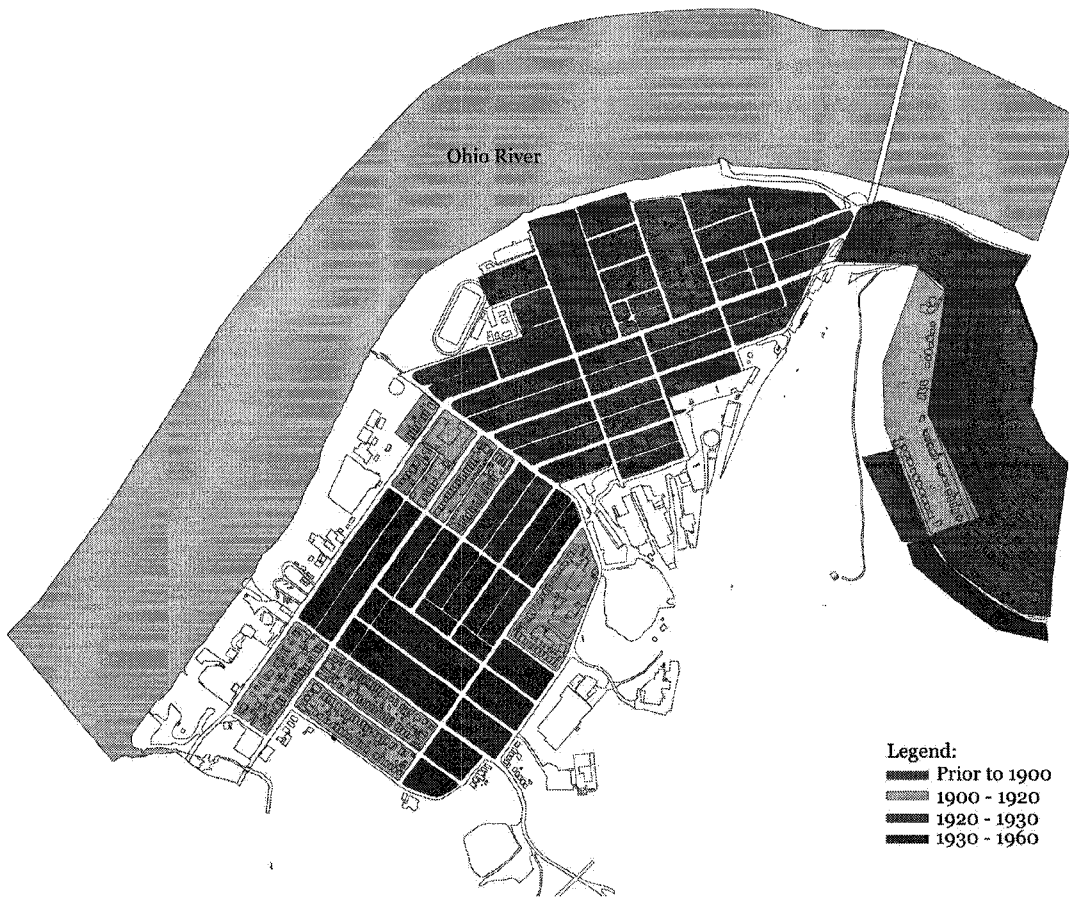
### **5.1. Historic Districts Based on Historic Character**

#### **5.1.1. Architectural Significance**

Architectural significance includes the evaluation of buildings within the context of a period of construction, style of architecture, and method of construction. The Ludlow Comprehensive Plan in 1969 surveyed the year built in the city. This data is useful as a preliminary survey of the architectural styles, especially housing, in Ludlow. The figure 5.1 below described the building ages in Ludlow as it were surveyed in 1969.

The oldest area is located in the central city; most of the buildings were built prior to 1900, at the beginning of the city establishment. The second oldest area is scattered around the former Lagoon location; most of the buildings were built from 1900 – 1920s. The next development was located at the western side of the city, along with the development of the Southern Railroad. The newest area is located at the east side of the city; most of the buildings were built around and after 1960s.

**Figure 5.1. Housing Style Observation**



Source: *The City of Ludlow Comprehensive Plan 1969*

### **5.1.2. Architectural Integrity.**

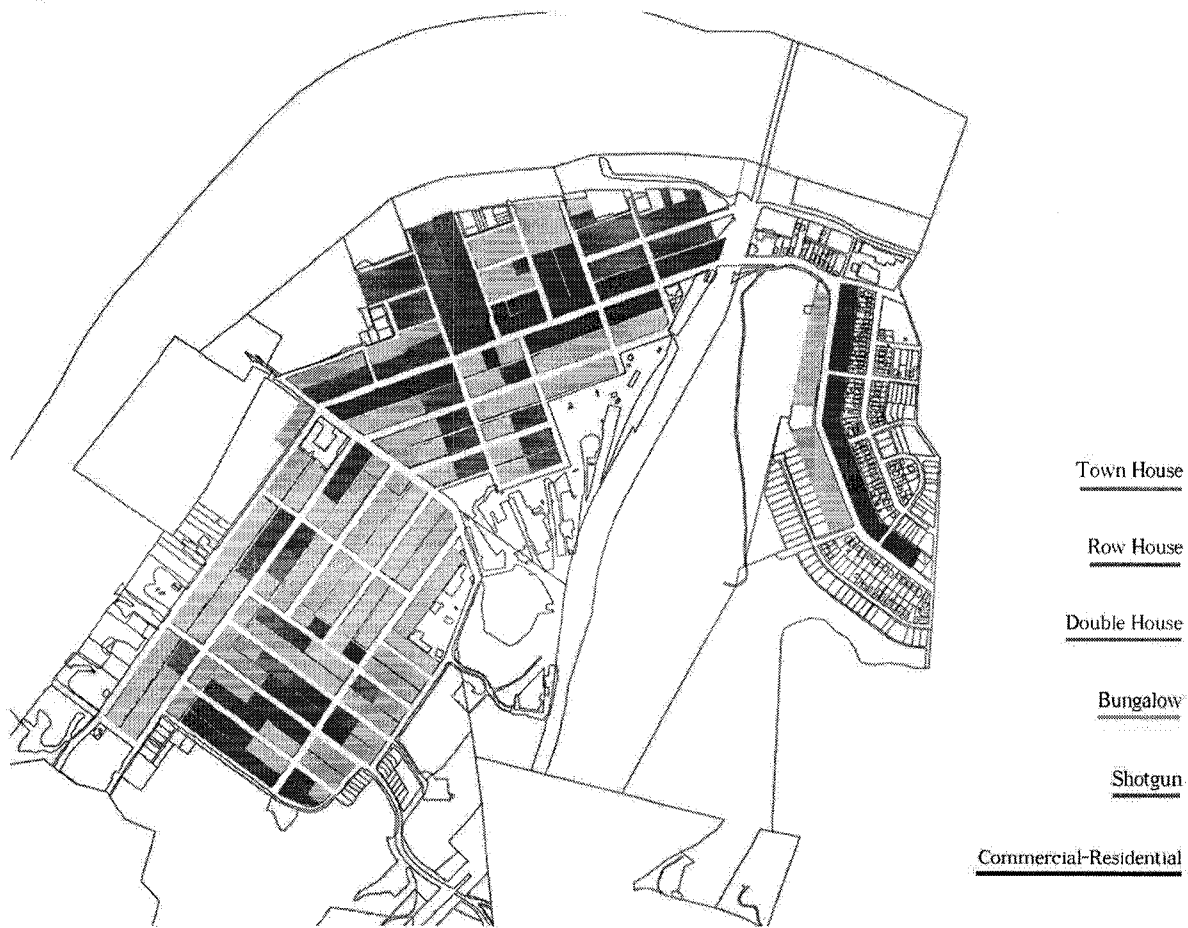
Architectural integrity is the physical appearance of the building and the features that enable a property to represent its historic identity. The observation of the architectural identity is through examination of building development, additions, and alterations. There are three categories of architectural integrity that will determine the level of preservation in each building:

- high integrity: originality more than 60%
- medium integrity: originality 30 – 60%
- low integrity: originality below 30%

### 5.1.3. Architectural Style

Ludlow is characterized as a city with mainly residential houses, several building types dominated the area such as: row house, double house, detached town house, commercial residential, shotgun house, and bungalow. The Urban Design Studio, SAID and SOP Winter 2002 tried to investigate the building fabrics characteristics by determining those styles based on Steven Holl's typology on the North American Architecture, as described in the figure 5.3. The main character of Ludlow is residential, complement with commercial and other services.

**Figure 5.2. Analysis of Building Fabrics**



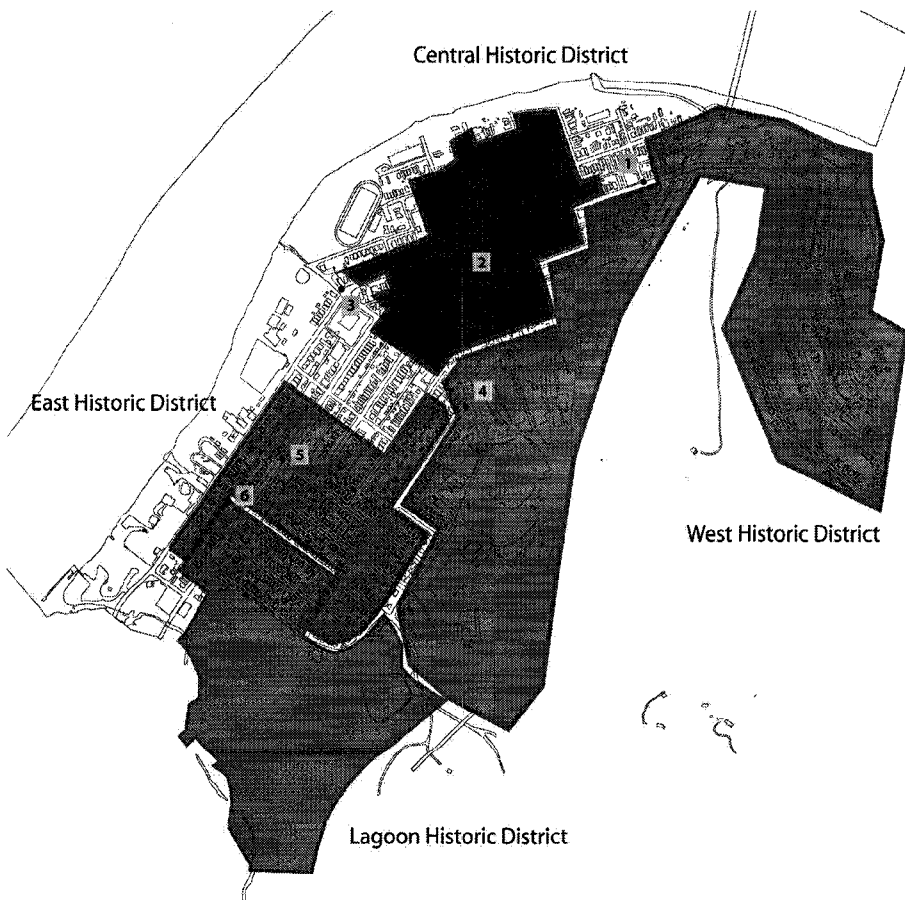
Source: SAID, and SOP, Urban Design Studio, 2002

#### 5.1.4. Physical Observation

The purpose of this observation is to define the historic district boundaries through the physical characters of the neighborhood. The city was built through layered of time that developed each boundary in each part of the neighborhood. Each period of time has its own character that defined by the urban fabric of the city that was built at that time.

Each character represents the history of the city that creates its identity and therefore created the sense of the place that distinguished the city from the others. Assumptions will be made to define the neighborhood boundaries based on the historical timeline of the neighborhood. Based on these assumptions, several nodes defined to explore the neighborhood character on each boundary (figure 5.3).

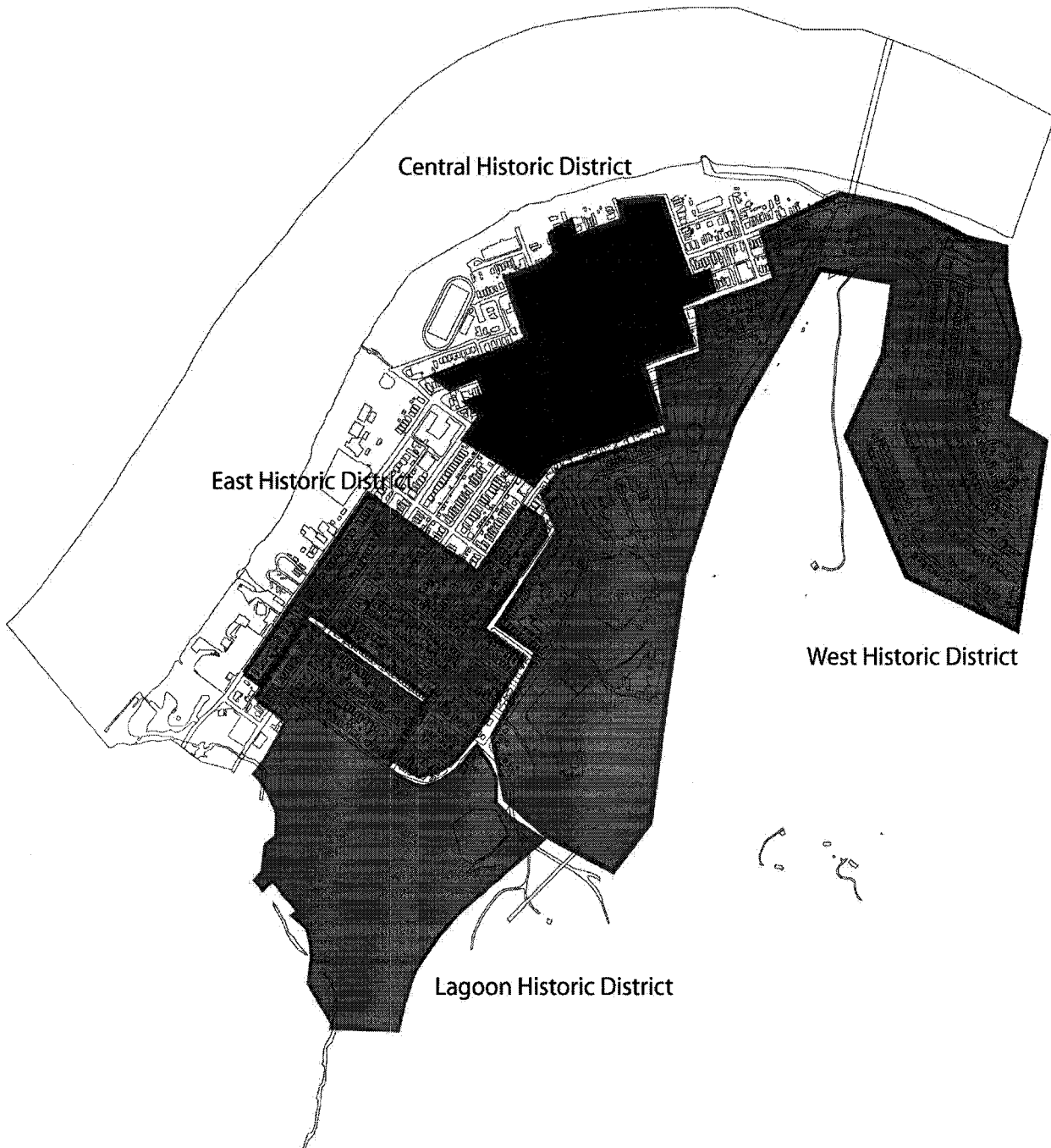
**Figure 5.3. Map of Observation Nodes**



Source: Author, 2003

Based on the evaluation of architectural significance and architectural integrity, the historic district boundaries were proposed, as follows:

**Figure 5.4. Historic District based on the Historic Character**

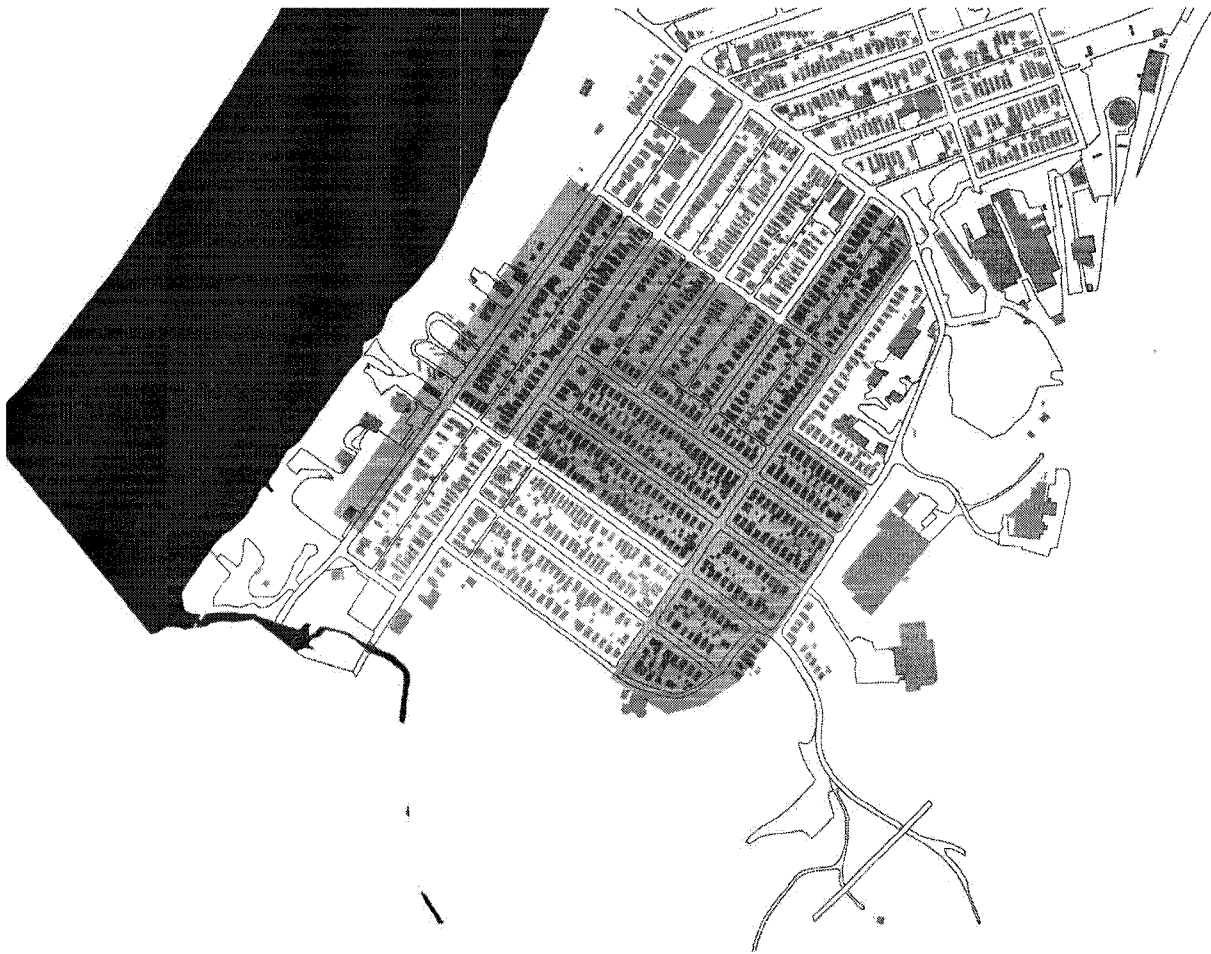


Historic Districts based on the historic character are categorized as follows:

### 1. The Central Historic District

The central historic district is the adaptation of a district that was designated by the National Register of Historic Places in 1969. This district is the oldest district in the City of Ludlow, and consists of structures and buildings that were built mostly prior to 1900. The adaptation adds the several blocks of buildings to that districts that built in the similar period. This district was also performed as a historic business district that generated the early development of Ludlow.

**Figure 5.5. The Central Historic District**

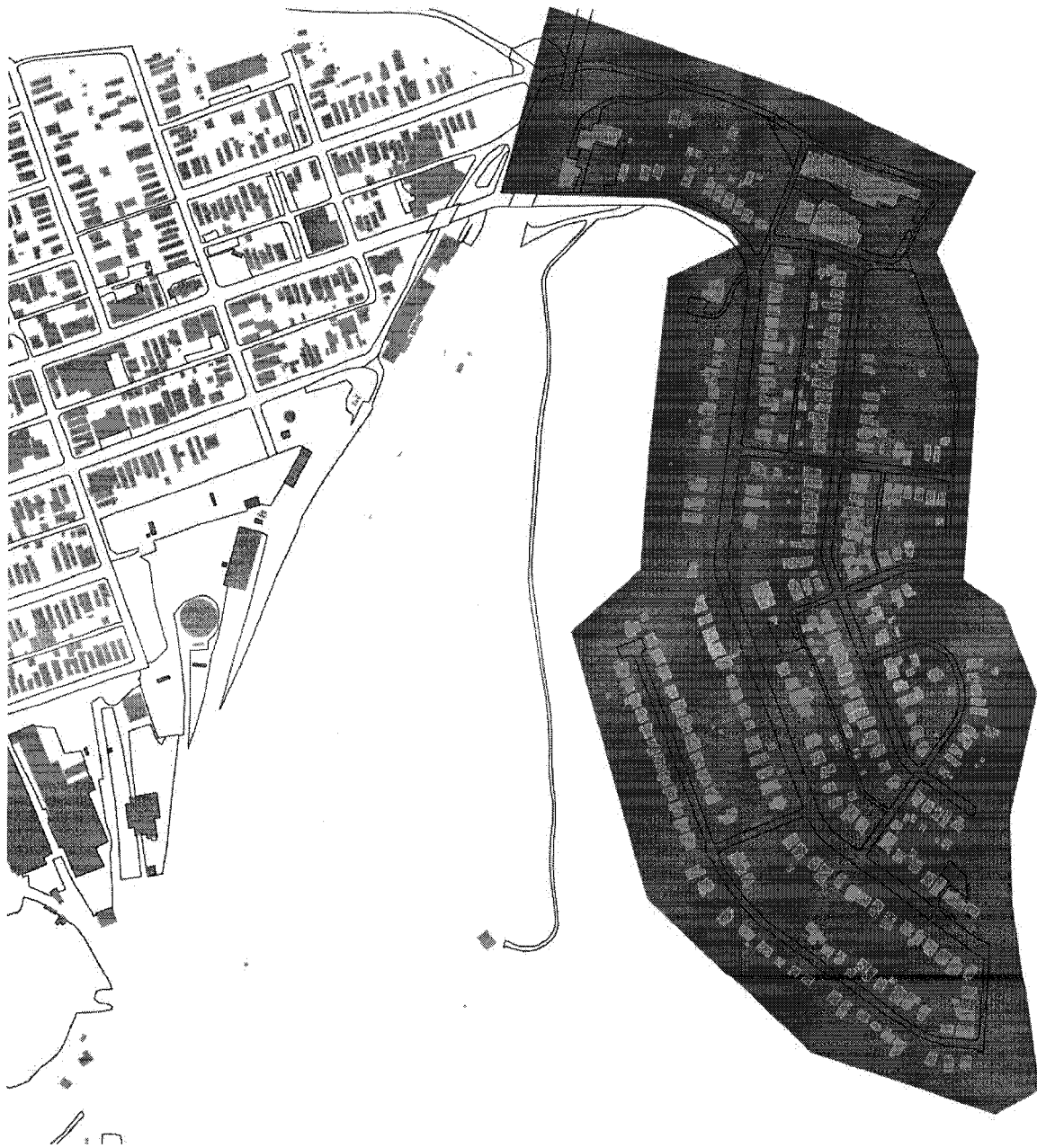


Source: Author, 2003

## 2. The West Historic District

The West Historic District is dominated by buildings mostly built in 1900-1930s. The district development was influenced by the development of the Southern Railroad that created jobs for people that came from all over the place and later houses in Ludlow. This district has an early 20<sup>th</sup> century character.

**Figure 5.6. The West Historic District**



Source: Author, 2003

### 3. The Lagoon Historic District

The Lagoon Historic District represented the character of Ludlow in 1890 – 1915, when Ludlow served as an entertainment area for the cities and areas surrounding. At this period, entertainment became the most important activity that generated visitors and development in the area. Although this district contains remains only a few buildings and the historical site of the Lagoon, now mostly empty and underdeveloped, its existence is important as a part of the history of Ludlow. The main purpose of this historic district creation, therefore, is to manage the future development so that it will maintain the historical values of this area.

**Figure 5.7. The Lagoon Historic District**

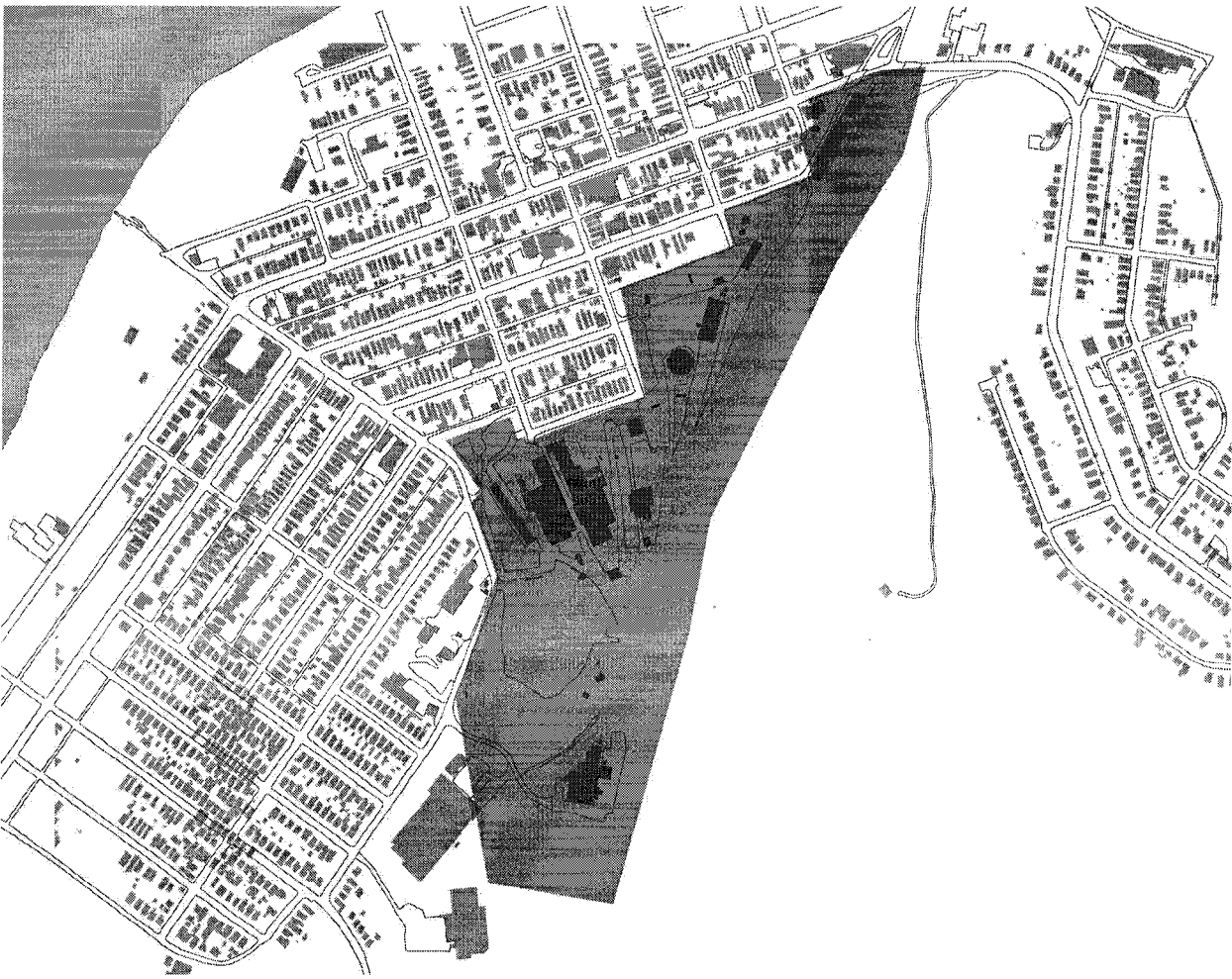


*Source: Author, 2003*

#### 4. The Railroad Historic District

The Railroad Historic District is located at railroads of the Southern Railroad in Ludlow. Most of the buildings in this area have vanished, but this area is significant as a part of Ludlow's history that shaped the City and brought residents to come settle in there. The main purpose of the historic district creation is both to preserve the few remaining historic structures and future development so that it will maintain the historical values of this area.

**Figure 5.8. The Railroad Historic District**

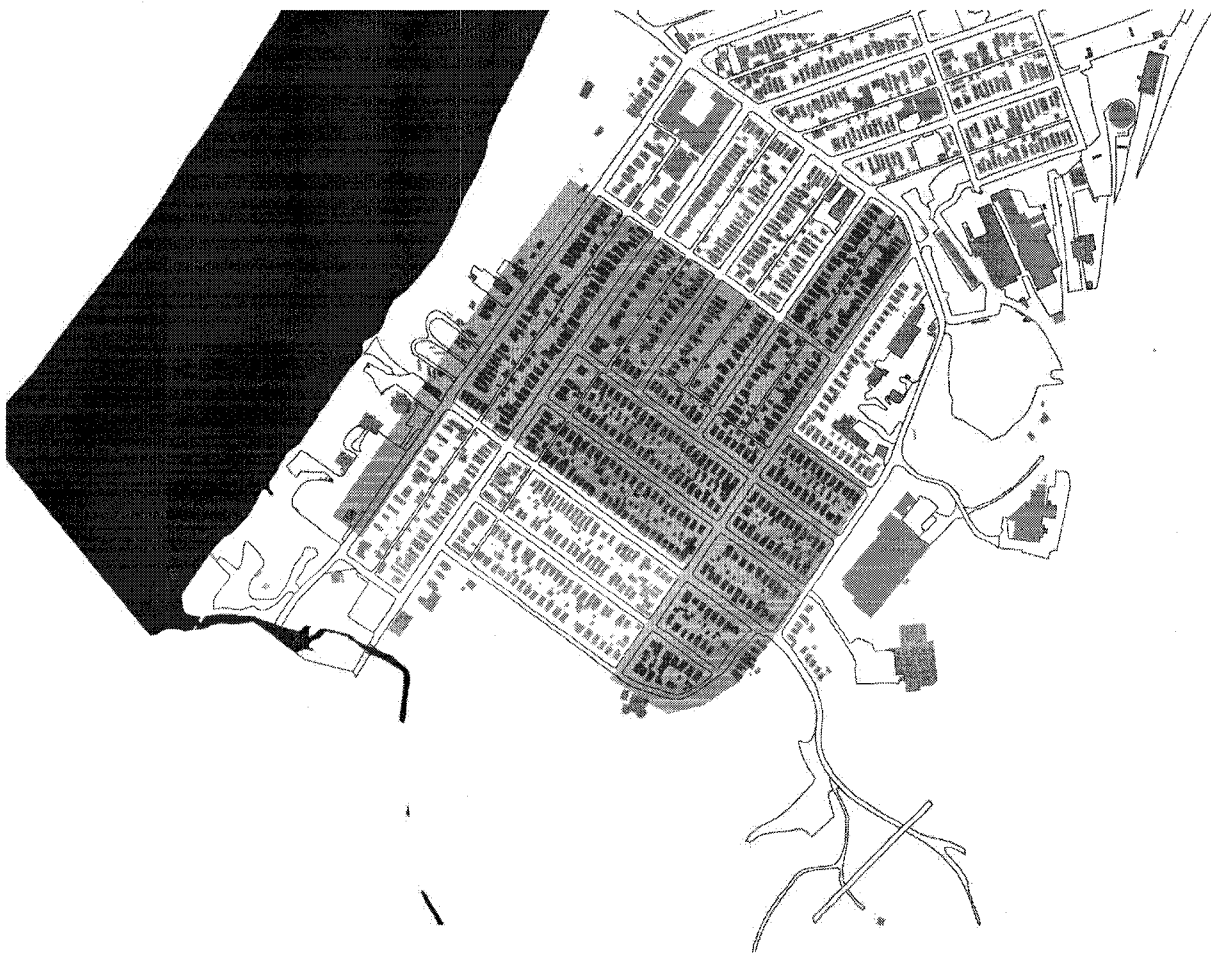


Source: Author, 2003

## 6. The East Historic District

The East Historic District is contained of older buildings to the north of Highway Avenue (1890s) and newer buildings to the south of Highway Avenue (from 1890s through 1960s). This district represents the booming population in Ludlow from 1890s through mid 20th century. The purpose of the designation is to manage the building changes and maintain the architectural character of the buildings while allowing alterations and additions to allow the dynamics of the architectural character that change through time.

**Figure 5.9. The East Historic District**



Source: Author, 2003

## **5.2. Historic Districts Based on the Sense of Place**

### **5.2.1. Insider View**

The observation of the insider view was taken by choosing one of the community members that has been living in Ludlow for more than 20 years. This criteria was chosen because twenty years is considered to be sufficient for a person to develop their collective memory of a place and to develop the sense of place of the area.

One interview was done with Mr. Farrell. Mr Farrell was chosen because he has been living in Ludlow for his entire life. He has been experienced the changes and the places in Ludlow so that he could describe the sense of place of Ludlow and the characteristics of each place that had a meaning for him.

Mr. James Farrell was born in Ludlow, at the same house that he lives in today. Mr. Farrell's house is a lovely old bungalow house that was built by his father in 1932. It is located in the center of Ludlow, a block away from the Sommerset Hall owned by the Closson family.

Mr. Farrell is the third generation that owned the oldest drugstore in Ludlow. His family was German-Irish family, moved from Covington Kentucky to Ludlow. His grandfather was Michael Burns, a decent gentleman of Irish heritage. His father, James Farrell, married Michael Burns daughter. His father owned a stable located near the lagoon location. He continued his parents' business. The drugstore is now managed by his nephew, in the new location. The original drugstore is now utilized as an art-store selling paintings and frames. The store was used as the scene of the film "Lost in Yonkers" that was filmed in 1937.

His family was an Irish family that attended the St. James Church. In his memory, the community of Ludlow could be divided into three characters based on their heritage and religions; they are the Catholic German, Lutheran German, and Irish Catholic. He mentioned that the German tended to live in the west side of the city, around Lindner Street.

*Mapping the Sense of Place from Mr. Farrell's Point of View*

**Figure 5.10. Map of the Sense of Place of the City based on Mr. Farrell's Experience.**



*Source: Adaptation from the Interview with Mr. Farrell*

There are five places in Ludlow that was recorded as places by Mr. Farrell:

1. **Mr. Farrell's House.** He was born and grew up in this house. His neighborhood has been changing throughout the years, but he has a connection to the house as a place where he belongs.
2. **Ohio River.** The Ohio River is a meaningful place for Mr. Farrell. He used to listen to the sound of the steam engine whistle, while playing at the baseball park near the river.

Other people in Ludlow used to have gardens around the river, which became a community place for them. They grew corn, vegetables, and fruits by creating their own space around the river.

3. **The Lagoon.** Although he didn't experience the Lagoon as an entertainment area, Mr. Farrell remembers this place as a place to fish.
4. **The Drug Store.** The family-own drug store that he inherited from his father was a place for Mr. Farrell.
5. **St. James Parish.** Mr. Farrell joined St. James Parish because of his family. This place is a place where he gathered as part of the community.

### 5.2.2. Outsider View

The outsiders are the visitors, which tend to have a more detached and more visual view compared to the insiders or the inhabitants, but somehow have known the area. The outsiders do not have a long term connection experience with the place, but his/her interpretations of the place are dependent on the visual form of the place.

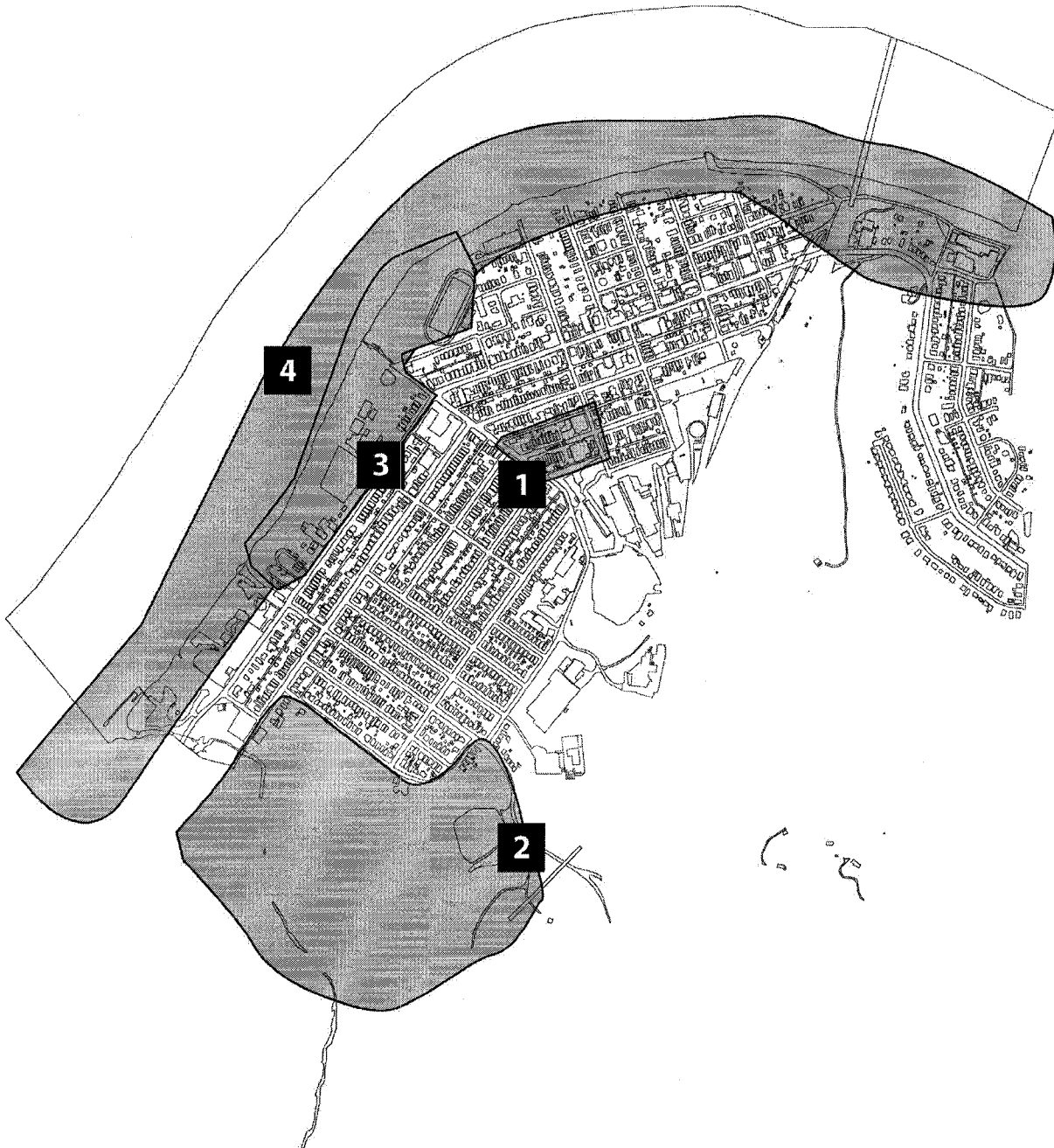
One interview was done with Mrs. Marianne Markey Long, 56 years old. She was born in Ludlow and experienced Ludlow as a place where she grew up until she was a teenager (eighteen-years old). Her point of view of the sense of place in Ludlow will be significant because she had lived in Ludlow; therefore she would have known the area. However, she is considered as an outsider because she had been living in Cincinnati since she was eighteen-years old.

Ms. Long was born in Ludlow in 1944 and lived there for eighteen years. She is now living in Clifton, one of Cincinnati's neighborhoods. Even though Ms. Long does not live in Ludlow anymore, she had a rich experience in Ludlow as a unique place that developed her childhood. She went to college in Covington, Kentucky, and then got married and moved to

Cincinnati. Her grand mother came from Ireland, and her father had a German heritage and came from Indiana. They moved to Ludlow in 1900.

*Mapping the Sense of Place from Mrs. Long's Point of View*

**Figure 5.11. Map of the Sense of Place of the City based on Mrs. Marianne Long's Experience**



*Source: Adaptation from the Interview with Mrs. Long*

There are four important places recorded by Mr. Long in her childhood:

1. **The streets as playgrounds.** Mrs. Long remembers the streets where she used to play with her playmates. The lack of playground made the children to play on the street; the only playground that existed was the riverfront playground.
2. **The Lagoon.** The other place she identified as an identity of Ludlow was the location of the lagoon park that was already a ruin at that time. Although the park was already gone, the lagoon was still existed and she used to ice-skate in the lagoon.
3. **The riverfront as a communal garden.** The riverfront is the place she identified as a communal space where people grew their garden. Each family marked their space and maintained the garden. They grew many kinds of vegetables and fruits in the garden.
4. **The riverfront as playground.** The riverfront was a pleasant playground for Mrs. Long and her playmates.

### **5.2.3. Historic Districts based on the Sense of Place and Historic Character**

The interview with Mr. Farrell and Mrs. Long are not representing the view of the community, but their point of view, as common residents of Ludlow, is important to understand the sense of place of Ludlow. Based in the interview, the sense of place was located at the public spaces of the area such as riverfront and the streets. Architectural style, integrity, and historic values do not influence their point of view of Ludlow as a place.

However, architectural style, integrity, and historic values are important aspects that will determine historic districts nominations both to the local and national register. Therefore, in the designation of historic districts based on the sense of place and historic character, both facts are incorporated, as described in the map below:

Figure 5.12. Historic Districts based on the Sense of Place and Historic Character



Source: Author, 2003

## CONCLUSION

This thesis focuses on the observation to integrate the sense of place of the community in the historic districts designated in the City of Ludlow, Kentucky. It does not have an intention to examine a hypothesis although it had an approach from the physical observation, case studies, and mapping the sense of place of the people's experience of the place.

The importance of examining the sense of place in the historic districts designation becomes critical because the participation of the community is significant to ensure the creation of the historic preservation effort. The sense of place observation in the historic district is not aimed for tourism but it is important for the process of maintaining the character of the place and the community heritage.

The City of Ludlow Kentucky has several characters throughout history that can be marked through its districts. There are five potential historic districts that can be preserved, and each of them represents the city's character at a certain time. However, priority should be made in the historic district designation because it requires process that will involve all the stakeholders including community and the local historic preservation board.

The Central Historic District that was registered in the National Register of Historic District could be the first priority of designation, because it represents the establishment of the city and has the most significant historicity. The Center Historic District also contains of the oldest buildings that needs to be protected from new development. This district also has the most potential because of its strategic location in the center of the city.

In the designation process, the involvement of the local people or the community is essential. The City of Ludlow should held public hearing prior to the historic district designation process. In the public hearing, the city should present the information of the historic district, the importance of the district to the history of the city, and the potential of the historic district

designation could bring to the local economy. Community festivals, heritage trail, and articles in the community newspapers are also recommended to enhance the awareness of local history and the importance of historic preservation.

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