

BORO BROTHERS BUILDING, OFFICE
116 E. Second Street
Covington
Kenton County
Kentucky

HABS No. KY-208-A

HABS
KY-208-A

PHOTOGRAPHS

WRITTEN HISTORIC AND DESCRIPTIVE DATA

Historic American Building Survey
National Park Service
Southeast Region
Department of the Interior
Atlanta, Georgia 30303

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| STATE Kentucky | COUNTY Kenton | TOWN OR VICINITY Covington |
| HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) BORO BROTHERS BUILDING, OFFICE | | HABS NO. KY-208-A |
| SECONDARY OR COMMON NAMES OF STRUCTURE Beau Bell, Inc. | | |
| COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 116 E. 2nd Street | | |
| DATE OF CONSTRUCTION (INCLUDE SOURCE) c. 1867 | ARCHITECT(S) (INCLUDE SOURCE) Not known | |
| SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) Historically related to adjacent Italianate building because of association with Boro Brothers, an Italian family who operated a confectionary and saloon. Upper story exhibits decorative Italianate details. | | |
| STYLE (IF APPROPRIATE) Italianate | | |
| MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Common bond brick with stone window surrounds. | | |
| SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Basically rectangular in plan. Refer to attached floor plan. | | |
| EXTERIOR FEATURES OF NOTE First floor greatly altered and similar to adjacent building. Upper floor exhibits projecting bracketed cornice, paired 1/1 wooden sash windows with semi-circular stone lintels with keystone and foliated consoles; center consoles are capital for smooth engaged columns. | | |
| INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) First floor greatly altered with loss of original details. Second floor apartment exhibits decorative wooden window and door surrounds, panel doors. Decorative mantle is a later addition. | | |
| MAJOR ALTERATIONS AND ADDITIONS WITH DATES Exact date of first floor alteration is unknown. | | |
| PRESENT CONDITION AND USE First floor used for hair salon, upper floor has one apartment. Exterior and interior in good condition. | | |
| OTHER INFORMATION AS APPROPRIATE Building and adjacent building have been determined as eligible for the National Register. Area proposed for redevelopment into hotel and office complex. | | |
| SOURCES OF INFORMATION (INCLUDE LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Kentucky Historic Resources Inventory | | |
| COMPILER, AFFILIATION Fred Mitchell Historic Preservation Associates P.O. Box 2022 Cincinnati, Ohio 45202 | DATE May 2, 1986 | |

KENTUCKY HISTORIC RESOURCES INVENTORY

Site No Ke-C-103

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|---|---|---|--|
| 1. Historic Name(s) <u>Boro Brothers Office Building (I)</u> | | 22. ADD/County <u>NK/ADD</u> | |
| Original Owner <u>Vincent, Dominic, and Jacob Boro</u> | | 23. U.S.G.S. Quadrant (15/75') <u> </u> G.I.S. Mod. <u> </u> | |
| 2. Present Name <u>Beau-Belle, Inc.</u> | | 24. UTM Reference <u> </u> <u> </u> | |
| 3. Location <u>116 E. 2nd Street, Covington, Kentucky</u> | | Zone Easting Northing | |
| 4. Owner's Name <u>Ed Wimmer</u> | | 25. Coordinate Accuracy <u> </u> | |
| 5. Owner's Address <u>2 Page Road, Ft. Mitchell, Kentucky</u> | | 26. Prehistoric Site Object Historic Site Structure Building <u>XX</u> Other | |
| 6. Open to Public Yes <u> </u> No <u>X</u> | 7. Visible from road Yes <u>X</u> No <u> </u> | 8. Ownership Private <u> </u> <u>X</u> Local <u> </u> State <u> </u> Federal <u> </u> | |
| 9. Local Contact/Organization <u>City of Covington</u> | | 27. National Register District Name: <u> </u> | |
| 10. Site Plan with North Arrow <u>See 1980 Sanborn Map.</u> | | 28. Significance Evaluation <u>National Register</u> | |
| 11. Architect <u>possibly John Bast</u> | | 29. Status <u> </u> Date <u> </u> National Landmark <u> </u> National Register <u> </u> Landmark Certificate <u> </u> Kentucky Survey <u> </u> Local Landmark <u> </u> HABS/HAER <u> </u> | |
| 12. Builder <u>unknown</u> | | 30. Historic Theme Primary <u>Architecture</u> Secondary <u>Commerce</u> Other <u>Ethnic History</u> | |
| 13. Date <u>ca. 1867</u> A. <u> </u> B. <u> </u> | | 31. Endangered Yes <u>X</u> No <u> </u> | |
| 14. Style <u>Italianate</u> A. <u> </u> B. <u> </u> | | 32. Preservation Project Status <u> </u> | |
| 15. Original Use <u>probably confectionery</u> | | Actual Cost in \$1,000s <u> </u> | |
| 16. Present use <u>store</u> | | 33. ATTACH PHOTO <u> </u> | |
| 17. Condition <u>fair-good</u> | | 34. Prepared by <u>Walter E. Langsam, Architectural Historian</u> | |
| 18. Description <u>Two-story brick commercial residential building, attached to 112 and 118-20 E. 2nd on either side; low roof, sloping down forward to handsome bracketed Italianate cornice with attractive decoratively-pierced boards in segmental-arched panels between brackets; intact second-story front of unbonded brick has a pair of striking double windows with stone hoodmolds, and divided</u> | | 35. Organization <u>City of Covington</u> | |
| No. Stories <u>2 stories</u> | | 36. Date <u>3/20/84</u> Previously surveyed <u> </u> | |
| Single Pile <u> </u> NA <u> </u> | | 37. Revision Dates <u> </u> 38. Staff Review <u>(3-6-1981)</u> | |
| Double Pile <u>X</u> | | | |
| Floor Plan <u>townhouse</u> | | | |
| Structural Fabric <u>brick</u> A. <u> </u> B. <u> </u> | | | |
| Decorative Fabric <u>stone</u> A. <u> </u> B. <u> </u> | | | |
| Root, Form <u>single slope</u> | | | |
| 19. History <u>The Glasers, proprietors of the Cotton Factory property to the north, sold this 50-foot-wide lot, also including the present 118-20 E. 2nd Street on the corner to the east, in 1867 to Vincent, Dominic, and Jacob Boro for \$7,500, a considerable sum, (continued on back)</u> | | | |
| 20. Significance <u>This unusually handsome Italianate commercial building (continued on back)</u> | | | |
| 21. Source of Information <u>City directories and Samborn Insurance maps; 1877 Atlas map; Kenton County deeds, Covington; History of Covington Police Department, 1906; Covington Centennial, 1914.</u> | | | |

18. (continued)

by pilasters; hoodmolds are concave with s-curved keystones and foliate consoles over which the moldings turn in; the center consoles form the capitals for the slender unfluted engaged columns, between each pair of windows; the capitals and consoles have a Romanesque flavor; the columns rest on bases that project from the stone sills; one-over-one-pane sash windows; the first-floor storefront has recently been completely remodelled, leaving no indication of its original character, and runs continuously with its neighbors.

The first-story interior store retains no visible original features after remodelling, but the second floor shares heavy Italianate moldings with 118-20; the main staircase for the whole complex from the ground-floor entrance to the second-story apartment units is on the east side of 116, and was indicated there as early as the 1886 Sanborn map.

A stable was located at the rear of this lot as early as 1877, but seems to have been replaced by the two-story frame warehouse section attached to the rear of 114 as shown on the 1909 and later Sanborn maps.

19. (continued)

although the property had unquestionably become valuable with the completion of the adjacent Covington-Cincinnati (now John A. Roebling) Suspension Bridge in 1866-67. 116 may slightly antedate the building to the east, whose west wall seems to be built on top of its east partition; stylistically, 116 has a somewhat more robust Italianate character than the handsome but flat and incised trim of 118-20--the latter usually a later characteristic. Members of the Boro family retained the property until well after the turn of the century, operating a confectionery (dessert bakery) and Saloon in 118-20 (then 66-68) E. 2nd. Street, with a pool room added at the rear of 118-20 by 1894, and their residences above, although this section (then 64 E. 2nd St.) was described as an "office" on the 1886 Sanborn map.

The Boro Brothers, Vincent, James (perhaps the same as Jacob), and Dominic were listed here as early as the 1869 directory with various other members of the family, mostly female, listed in later years; the designation "Sample Room" was added at the turn of the century (see ads in 1878 directory, p. 432; PD 1906, p. 62; CC 1914, p. 84).

The attribution to John Bast, a little-known Cincinnati architect, is on the basis of the similarity of treatment of the arched windows to those of the Nienaber House, 327 Riverside Drive, Covington, also dating from the 1860s; this in turn is attributed to Bast because of the resemblance of its unusual "hanging" pilasters to those of the former St. Joseph's R.C. Church in Cincinnati. In any case, the sophisticated design and execution of these features on the Boro Brothers building suggests the employment of an architect as well as builder.

20. (continued)

with its intact cornice and pairs of round-arched double windows enriched by foliate consoles and engaged columns, has lost its original first-floor storefront, but retains its architectural and urbanistic significance as a

20. (continued)

buttress to the adjacent corner building, with which it shares most of its history. It was probably built shortly after the Civil war for the Boro Brothers, members of the small Italian colony in late 19th-century Covington. They maintained a saloon and confectionery, their residences, as well as a pool room and "sample room" in the whole building, with their office in 116, until well into the 20th century, providing an example of exceptional longevity and continuity.