

Nominating information for Covington beautification awards:

The Covington Neighborhood Collaborative, the Old Seminary Square Neighborhood Association and some former members of the now defunct Friends of Covington are reviving the annual Covington Beautification Awards program that was launched by the Friends group more than 30 years ago. The following information is being gathered in an effort to recognize some 20 property owners – residential or commercial -- in the city in 2023. It would be helpful if people who make nominations would provide answers to all or at least most of the following questions:

1. Location of property: street number and, if possible, neighborhood 1224 SCOTT BLVD
2. Name(s) of property owner or tenant(s) who are responsible for the property KELLI M. DILLON, THE PEACOCK COM. LLC.
3. Contact information for the person who has nominated the property as well as for the person or persons who would be a recipient of the award KELLI M. DILLON - 513-375-4473
4. If possible, some information about the person or persons who might be an award recipient. (For example: Mom, dad, two kids and a pooch. Mom teaches school, dad is a firefighter, Bill's in the fifth grade..., etc.) KELLI WORKS FOR KROGER COMPANY
5. Length of time that the owner or tenant has lived at the address MARCH 2020
6. If possible, information about the architectural style of the home or commercial structure SHE PAID TO HAVE THE HISTORY RESEARCHED.
7. If possible, information about the age of the building 1887 (SHE CAN PROVE)
8. What sort of work has been done on the exterior of the building in recent years that makes it worthy of a beautification award? 2 YEAR OF AN ENTIRE RENOVATE
9. What sort of work has been completed in the yard or garden or in the overall landscaping treatment that makes it a good candidate for an award? PAINTED OUTSIDE, LANDSCAPE, DECK & BOTH INSIDE & OUT -
10. Is there any information available about previous owners who might have been noteworthy or prominent in the city or the state? NO REAL IT WAS FLOWERS & PLANTS
11. Are there any anecdotal stories about the property that might distinguish it in any way from other properties in the city? KELLI M. DILLON RESEARCHED GUTTED
12. Very broadly, is there anything that might make the property "special" in any way? IT IS NOW A DIAMOND IN THE ROUGH. THE PROPERTY; (SEE ATTACHED
13. Question for the prospective award winner: Why is it important to take care of the exterior of your property? THE PROPERTY IS BEAUTIFULLY PAINTED
14. Is there any evidence that taking care of your property influences others to do the same? THE GARAGE HAS REDUCED SIGNIFICANTLY. WELL KEPT!
15. What are the advantages of living in the City of Covington? SHE LOVES THE CITY & LIVES w HER DAUGHTER
16. What are the disadvantages of living in the City of Covington? SHE OWNS THIS PROPERTY AND WANTS TO STAY.

SHE SAID THE NEIGHBORS ARE KIND TO HER. THIS MAKES A HUGE DIFFERENCE. PLEASE SEE BACK

IBELI DILLON, SPEND TWO YEARS
REMODELING. IT TOOK HER 6 MONTHS
TO DETERMINE THE "RIGHT" COLOR
FOR THE HOME. SHE MADE THE
SUNBERTS POP AT THE TOP OF
THE HOME.

SHE PAYS ATTENTION TO DETAILS.
SHE TALKS WITH THE NEIGHBORS
I PERSONALLY WATCHED HER PUT
SO MUCH THOUGHT & CONSIDERATION
INTO EVERY DECISION.

I AM ALSO PERSONALLY PROUD OF
THE WORK AND HOW SHE HAS
SINGLE HANDEDLY IMPROVED
THE NEIGHBORHOOD.

PIDN: 054-24-19-001.00

Group: 2565

3242 Sq. Ft. building, 2850 SqFt lot Queen Anne Victorian Duplex Three baths

Current Owner: The Peacock Company LLC (As of November, 2022)

The Peacock Company, LLC, Kelli Marie Dillon, Sole Member, acquired the property from Adam Rayne and Beena Kamath-Rayne, husband and wife, and Charlotte Rayne, unmarried, whose mailing address is listed as 1 Bow Lane, Burlington, Illinois, for \$215,000, on March 31st, 2021.

(February 4, 2008: The household goods of Tecole Rasheed, residing at 1224 Scott, were auctioned off by American Self Storage in a public auction taking place at 525 W. 35th Street.)

Being the same property conveyed to **Adam Rayne, unmarried, and Charlotte Rayne, unmarried, by deed dated May 25, 2007 and officially recorded in Deed Book C2411, page 324 of the Kenton County Clerk's records in Covington, KY. Adam Rayne is now married to Beena Kamath-Rayne, who joins in this deed to convey any and all interest in the subject property she may have.**

Being the same property conveyed by **Mark E. Vidourek and Mary B. Vidourek aka Mary B. Sizemore, husband and wife, residence at 1224 Scott Street, to Adam and Charlotte Rayne, both unmarried, of 1286 Parkway Avenue, Covington, KY, for \$111,000.**

Being the same property, commonly known as 1224 Scott Street, conveyed by **Pendleton Federal Savings Bank, 215 Shelby Street, Falmouth, KY, a division of United Midwest Savings Bank, an Ohio Corporation, to Mark E. Vidourek and Mary B. Sizemore, both unmarried, as joint tenants with right of survivorship, whose mailing address is 5537 Foxrun Court, Cincinnati for \$71,000, dated December 4, 2003. Recorded on December 16 2003, in Deed Book 1986, Page 277. In 2004, the property was valued at \$71,000.**

Mr. Vidourek and Ms. Sizemore took a mortgage in the amount of \$63,900, dated December 5, 2003 with the Spring Valley Bank, 1206 Springfield Pike, Wyoming, Hamilton County, Ohio.

Being all of that lot of land situated and beginning at the southeast corner of Scott and Trevor Streets; thence running east with the south line of Trevor Street 95 feet; thence south with the east line of Lot No. 360, 30 feet; thence at right angles west 95 feet to the east line of Scott Street; thence north with the east line of Scott Street 30 feet to the place if beginning; being parts of Lots 360 and 361 of the Baptist Subdivision.

In 2003, the house was listed at this time as a two family. It was valued at 137,000, when owned by **Pendleton Federal Savings Bank, but was bought back by the bank for \$52,000, from former owner, Edmund H. Taylor, ET. AL., on March 19, 2001. (ET. AL. described as Edmund H. Taylor, Unknown spouse, Taylor Carlisle Properties, LLC; City of Covington, KY.) Book 1076, page 278.**

Being the same property conveyed to the grantee, **Edmund H. Taylor, 105 E, 12th Street, Covington, KY, unmarried, for \$52,000, recorded in Deed Book 1199, page 183, by the grantors, William and Juanita Watkins, husband and wife, and Thomas Ray Watkins and Ethel Louise Watkins, husband and wife, whose mailing address is 10093 Squire Drive, Florence, Kentucky.**

Also being the same property conveyed by **William R. Watkins and Juanita Watkins** to **Thomas Ray Watkins and Ethel Louise Watkins** by land contract recorded in Deed Book 1137, page 13, recorded July 29, 1994.

Correction Deed, Deed Book 1130, page 177. In that deed, presumably through writing error, the Notary Public gave a commission expiration date that was earlier than the date of the acknowledgement. This deed is given solely to confirm and correct that deed. There was no additional consideration given for this deed. Recorded May 11, 1996. **John Toebben and Judith Toebben**, his wife, the Grantors, for \$1 paid to the Grantor(s) by the Grantee(s) herein, and to correct an existing deed, the receipt of which is hereby acknowledged, do bargain, sell and convey to the following named Grantee(s), **William R. Watkins and Juanita Watkins**, husband and wife, and his or her heirs and assigns forever, 1224 Scott Street, Covington, KY. Grantees Address: 45 Utz Drive, Florence, KY. Grantors Address: 510 General Drive, Ft. Wright, KY.

Being the same property conveyed to the Grantees, **R. Watkins and Juanita Watkins**, his wife, jointly, with right of survivorship, the following described real estate, to wit: Group No. 2565, 1224 Scott Street, Plat No. C&R 329, from **John Toebben and Judith Toebben**, his wife, the Grantors, dated May 10, 1978, and recorded on May 19, 1978 in Deed Book 719, page 200 of the Kenton County Clerk's records at Covington.

Being the same property conveyed to the Grantees, **John Toebben and Judith Toebben**, his wife, by deed recorded in Deed Book 676, page 82, Kenton County, by **Aline Couch**, an unmarried widow, for \$17,000 to her paid by the Grantees, to wit: 1224 Scott Street, Covington, KY, Deed Book 625, page 38. Dated September 7, 1974, and recorded September 10, 1974.

Purchasers shall pay to the seller upon said purchase price the sum of \$3000 upon the date of execution of this contract. The purchasers shall pay to the seller upon said purchase price, regular monthly installments of \$150, the first installment being due on October 7, 1974, and on the same date of each month until the entire balance of purchase price is paid. The unpaid portion of the purchase price shall bear interest at the rate of 8.5% until paid. The Purchaser shall keep the property insured against loss in some insurance company acceptable to the seller in the amount of \$20,000.

The purchaser shall have possession of the owner's apartment 30 days from the date of this contract. Extensive further terms of purchaser responsibilities are listed, along with assurances from the seller.

Being the same property conveyed to **Albert Couch and Aline Couch**, his wife, jointly, by deed from **Elmer Cornelius and Myrtle Cornelius**, his wife, the Grantors, for \$1 and other considerations, dated May 6, 1955, and recorded in (old) Deed Book 436, page 65 of the Kenton County records at Covington.

The Couch's had a mortgage with Kentucky Federal Savings and Loan Association. Albert Couch died on November 5, 1973, and by virtue of survivorship clause, fee simple title vested in Aline Couch.

(On September 9, 1955, Mrs. Aline Couch of 1224 Scott Street, won an electric sweeper in a contest held by Kentucky Federal Savings and Loan Association. The company gave away "2 Big, Beautiful Gifts" each month.)

Being the same property conveyed to **Elmer Cornelius and Myrtle Cornelius**, his wife, for \$1.00 paid to the Grantors, **John Goodpaster and Evelyn Goodpaster**, his wife.

The Grantors do hereby Bargain, Sell and Convey to Elmer Cornelius and Myrtle Cornelius, for their joint natural lives, 1224 Scott Street, Covington, by deed recorded in (old) Deed Book 394, page 442 of the Kenton County records at Covington. Dated May 6, 1955.

(On November 11, 1954, an apartment was advertised in the Kentucky Post: Two or three furnished rooms, sober person, no drinking, adults only. Telephone: Hemlock 5039.)

(On January 28, 1954, a rental ad in the Kentucky Post read: A Nice Large Sleeping Room—Sober gentleman only. Hemlock 5039.)

(June 5, 1953, a rental ad in the Kentucky Post read: Two Rooms, adults only, no drinking. JU-9251.)

See last page for extensive newspaper coverage of killing of son of Elmer and Myrtle Cornelius.

Being the same property conveyed to **John Goodpaster**, for \$1.00 by **Billye Wilson Loud and Harold Loud**, her husband, dated September 24, 1949, and recorded in Deed Book 378, page 333 of the Kenton County records in Covington, KY. As part of the consideration, grantees assume all taxes for 1951, and also a balance of \$7093.15 on a mortgage to Second Federal Savings and Loan Association.

(July 1, 1946: The funeral of Jessie C. Eldred took place at her residence, 1224 Scott Street. She was the wife of James B. Eldred, mother of George R. and James C. Eldred, grandmother of Mrs. Hazel Meier, Charles Eldred and Jimmie Lee. She was 74 years old.)

Being the same property conveyed to **Billye Wilson Loud** by **R. L. Bowman and Debbie Bowman**, his wife, for \$1.00 and other valuable considerations, by deed recorded in Deed Book 348, page 171, Kenton County records in Covington, KY. and \$6500 cash paid by the Hebron Deposit Bank, Hebron, KY, at the special request of said Loud, as evidenced by her promissory note of even date, a lien is hereby retained by the Hebron Deposit Bank on the property herein conveyed. December 19, 1946.

Being the same property conveyed to **R. L. Bowman and Debbie Bowman**, the Grantees, by **A. C. and Laura C. Word**, the Grantors, by deed recorded in *Deed Book ???, page ???*. *(This Book number and page number are listed wrong. Can't find the deed, even using the Group Number Books. This deed was listed as being recorded at the Boone County records office, but was not there either.)*

(November 25, 1928: Covington Buildings Damaged by Flames. The first and largest of the fires was in the brick buildings at 1224 Scott Blvd., occupied by J. T. Biedenharn and family, the loss was estimated at \$500. The other building was 1226 Scott.)

Being the same property conveyed to **A. C. and Laura C. Word** by **Elizabeth Voss**, a widow woman, in consideration of \$1.00. Deed Book 175, page 144, to wit:

In the City of Covington, all of that lot of land situated and beginning at the Southeast corner of Trevor Street ninety-five (95) feet, thence south with the East line of Scott Street; thence North with the East line of Scott Street thirty (30) feet to the place of beginning being parts of lots numbers 361 and 360 of the Baptist Theological Subdivision. Together with all the privileges and appurtenance to the same belonging: To have and to hold the same to the said A. C. Word and his wife, Laura C. Word, their heirs and assigns forever, that the title so conveyed is Clear, Free, and Unencumbered, and that she will warrant and defend the same against all legal claims whatsoever.

The Grantees agree to pay all assessments and taxes for the year 1920. In witness whereof the said Grantor, Elizabeth Voss, hereunto set her hand this 4th day of December in the year 1919. Left for record at 11:30 A.M.

(September 29, 1910: Boyd Cavanaugh, C & O engineer, and resident of 1224 Scott, was involved in a railroad accident in which two freight cars collided. He was unhurt.)

(November 10, 1884: The funeral of Mrs. Condel or Coodell (spelled both ways) was held at her residence, at 1224 Scott Street.)

Being the same property conveyed to the Grantee, **Elizabeth Voss** from the Grantors, **Fred Hungenberg's Executors and Devisers** on the 8th day of March, 1881, and recorded March 15, 1881 in Deed Book 42, page 257 of the Kenton County Clerk's Records at Covington, KY, for and in consideration of twelve hundred dollars partly paid and to be paid by Elizabeth Voss, wife of Herman H. Voss, the receipt whereof is hereby acknowledged, do hereby Bargain, Sell and convey to the said Elizabeth Voss, her heirs and assigns forever, the following described Real Estate. to wit: Same description follows on deed.

By the last will and Testament of said **Fred Hugenberg, deceased**, said Real Estate was devised to the said **John Hugenberg, and Dena Hugenberg, his wife, John Willen and Caroline Willen, his wife, Frank Bose and Mary Bose, his wife, Anna Hugenberg, Bernard Hugenberg, Elizabeth Hugenberg, Ben Tombragel and Dena Tombragel, his wife, and Frederick Hugenberg,** the Children of said decedent, only devisees of Fred Hugenberg, deceased, and John Hugenberg as Executor of the Last Will and Testament of Fred Hugenberger, deceased, The Executor was empowered to sell said Real Estate, if necessary, to raise the sum of \$500.00 for each of said devisees who might marry. Five of said devisees have married since the probate of said will and this sale and conveyance is made for the purposes of realizing money to pay said bequests of \$500.00 each under said Will and for the purpose of conveying all the title of said Executors and of each of said devisees in said lot of land to said Grantee. Of the purchase price, one thousand dollars have been paid cash, and the balance of two hundred dollars shall be payable two years after date with interest, evidenced by the promissory note of Herman H. Voss and Elizabeth Voss of even date herewith, payable to the said John Hugenberg of like tenor and effect, and a lien is hereby reserved and retained on said property to secure the payment thereof, which lien shall be released by the said John Hugenberg alone.

In witness whereof the said Grantors have hereunto set their hands this eighth day of March in the year 1881. Signatures of all Grantors and assurance by Anna Hugenberg by way of her Notary Public, State of Louisiana, County of Orleans. Certification that this instrument was presented to the Clerk of Courts of Kenton County on the 12th day of March, 1881, and this certificate has been duly recorded in my office this 15th day of March, 1881. Julius L. Bristow, Clerk.

Notation: The Lien retained in this deed has been paid and satisfied, and is now fully released and cancelled of record, witness my hand, this 29th day of November, 1882, Attested by John McAllum.

And being the same property conveyed to said **Fred Hugenberg, deceased**, by **Arthur Oss and wife** by Deed dated April 25, 1859, and recorded in Deed Book 84, page 151 of Kenton County Records at the Independence office.

The July 12, 1952 Kentucky Post ran the boldface headline in all caps: "Navy Vet Killed," followed by the subhead: "Bartender, 30, Faces Murder Charge in Case," followed by yet another sub-headline: "Long Disturbance During Night Ends With Blast of Gun."

"William H Rademacher, 30, of 815 Philadelphia Street, Covington, bartender at the Sunnyside Riding Club on Sleepy Hollow Road in Kenton County, was charged with manslaughter in the fatal shooting of Elmer Stanley Cornelius Jr., 24, of 1224 Scott Street. He was employed as a truck driver in Cincinnati. The 24-year-old Covington man was fatally shot... after arguing with his ex-girlfriend, manhandling her date and engaging in several fights at the club early Saturday.

When Kenton County patrolmen Victor Buckley and Pat Ryan, arrived at the club, in response to a Covington police radio call, they said Mr. Rademacher handed over a 38-caliber revolver with the announcement that he had shot a man. He nodded toward the kitchen and the officers found the fatally shot man on the floor.

The bartender said he was managing the tavern in the absence of Robert Fields, the owner, who was away on vacation. He said he and some customers had put Mr. Cornelius out of the club three times after the latter started fighting. He said the truck driver got in fights outside the club with customers attempting to enter the place."

"Excusable Homicide is Verdict in Shooting" Kentucky Post, July 14, 1952." A verdict of excusable homicide was given Monday by Robert C. Dorsey, acting Kenton County coroner, in the fatal shooting of Elmer Stanley Cornelius Jr. early Saturday." The shooter "was free Monday on \$5000 bond... Police said the bartender and witnesses told identical stories that Mr. Cornelius was ejected from the club three times after starting fights. He was shot after breaking into the kitchen and threatened (sic) Mr. Redemacher."

"Rademacher Freed in Fatal Shooting" read the July 24, 1952 Kentucky Post. "William H Rademacher, 30, of 815 Philadelphia Street, Covington, bartender at the Sunnyside Riding Club on Sleepy Hollow Road in Kenton County, charged with manslaughter in the fatal shooting of Elmer Stanley Cornelius Jr., 24, of 1224 Scott Street, was dismissed Wednesday by Judge William E. Wehrman in Kenton County Court. Judge Wehrman held there was not sufficient evidence to hold Mr. Rademacher to the grand jury.

Witnesses said Mr. Cornelius entered the club about 1 a.m. on July 12 and went to a table where Mrs. Rita Wilson of 120 Pleasant Street, Covington, was seated with a male companion, Paul Poke of Covington. It was said Mr. Cornelius engaged in an argument with Mrs. Wilson and when her companion remonstrated Mr. Cornelius grabbed him and tore off his shirt. Mr. Rademacher said he closed the club at 1:20 a.m. and that Mr. Cornelius broke the glass in a door and entered the club through the hole in the glass. Mr. Rademacher said he armed himself with a revolver, and that when Mr. Cornelius continued to advance on him with a milk bottle in his hand, he fired two shots, one of which struck Mr. Cornelius in the abdomen. He was taken in a Ludlow Life Squad ambulance to St. Elizabeth Hospital, Covington, where he was pronounced dead upon arrival."

"The body was removed to the Thomas, Fosset and Yelton funeral home in Falmouth. An autopsy reformed by Dr. Frederick Hauck, Falmouth, showed death resulted from a bullet that entered the abdomen and lodged in the spine.

Services for Mr. Cornelius, who made his home with his parents at 1224 Scott Street, Covington, will be held at 2 p.m. Monday at the Turner Ridge Baptist Church, Pendleton County, Burial will be in Riverside Cemetery, Falmouth."