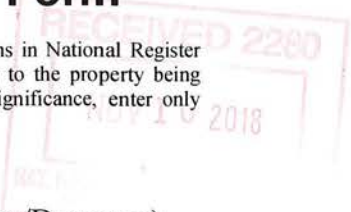


United States Department of the Interior
National Park Service

BC 3285

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Glendale Historic District (Amendment and Boundary Increase/Decrease)
Other names/site number: _____
Name of related multiple property listing: N/A

2. Location

Street & number: An irregular polygon roughly bounded on the west by SR 4/Springfield Pike, on the north by the village corporation line and Coral Avenue, on the south by Oak Road, and on the east, by the railroad right of way, Sharon and Morse Avenues.
City or town: Glendale State: Ohio County: Hamilton
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local
Applicable National Register Criteria:
 x A B x C D

<u>Barbara Power</u> DSHPO Inventory & Registration <u>Nov. 13, 2018</u>	
Signature of certifying official/Title:	Date
<u>State Historic Preservation Office, Ohio History Connection</u>	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) Be accepted

Sontelina

12/18/18

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>66</u>	<u>17</u>	buildings
<u>5</u>	<u>0</u>	sites
<u>2</u>	<u>0</u>	structures
<u>5</u>	<u>0</u>	objects
<u>78</u>	<u>17</u>	Total

Number of contributing resources previously listed in the National Register 439

6. Function or Use

Historic Functions

DOMESTIC/single dwelling, multiple dwelling/camp

COMMERCE/TRADE/business/professional/specialty store/restaurant

SOCIAL/clubhouse/civic

GOVERNMENT/town hall/police station/firehouse

EDUCATION/school

RELIGION/church/church school/church-related residence

TRANSPORTATION/rail-related/railroad/train depot

LANDSCAPE/park

Current Functions

DOMESTIC/single dwelling/multiple dwelling

COMMERCE/TRADE/business/professional/specialty store/restaurant

SOCIAL/clubhouse/civic

GOVERNMENT/town hall/police station/firehouse

EDUCATION/school/vacant

RELIGION/church/church school/church-related residence

RECREATION/museum/outdoor recreation

LANDSCAPE/park

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY/Greek Revival/Gothic Revival/Italian Villa

LATE VICTORIAN/Italianate/Second Empire/Queen Anne/Shingle Style/Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial revival/Tudor revival/Mission

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/

Bungalow/Craftsman

MODERN MOVEMENT/International Style

Materials:

Principal exterior materials of the property: BRICK/STONE/WOOD/ASPHALT/METAL

Narrative Description

Summary Paragraph

The Glendale Historic District (NR #76001447) is located in Hamilton County in southwest Ohio, about 12 miles north of the Ohio River. It is characterized mostly by domestic dwellings from the mid-19th century through the mid-20th century. Additional uses include commercial buildings, churches, schools, and parks. The Glendale Historic District was listed in the National Register of Historic Places on July 20, 1976 and designated a National Historic Landmark in 1977 with a Period of Significance spanning the years 1851 to 1899 relating to Glendale's significance in Community Planning and Development, Architecture and Transportation. As listed in 1976, the Glendale Historic District comprised an irregular area of 392 acres, "containing 380 good background houses, 58 intrusions, 3 unclassified structures and 59 or more pivotal structures," totaling 500 resources. Of this total 439 (59 pivotal and 380 background) or more are considered contributing.

This amendment expands the existing Period of Significance to include from 1900-1966, adding 78 contributing resources, including 66 buildings, 5 sites, 2 structures and 5 objects; it also adds 17 non-contributing resources. Most of the new contributing resources are 20th-century buildings significant in the area of Architecture and two are significant in Ethnic History/Black. The amendment expands the boundaries of the district by 36.845 acres to include 8 new contributing buildings and reclassifies 47 formerly noncontributing or unclassified buildings within the district as contributing properties. Twelve additional outbuildings were added to the count of contributing buildings. The amendment also decreases the boundary where two buildings have

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been demolished and where the boundary was redrawn along lot lines. As amended, the Glendale Historic District comprises an irregular area of 409 acres and contains 522 resources, including 435 contributing buildings, 5 contributing objects, 2 contributing structures, 5 contributing sites, and 75 noncontributing buildings.

The Glendale Historic District as amended comprises the historic core of the village, with its picturesque plan of curving streets, small parks and significant 19th-century buildings on originally large lots. The district also includes several 19th- and early-20th-century subdivisions at the perimeter with straight streets with smaller rectangular lots. Most of these buildings are dwellings in the Greek Revival, English Gothic Revival, Italianate, Italian Villa, French Second Empire, Queen Anne and Shingle styles as well as vernacular cottages. Other building types include several examples of Gothic Revival churches, an Italianate-style police station, railroad depot, and commercial block; the Town Hall, which exhibits elements of the Italian Villa and High Victorian Gothic styles; and the Romanesque Revival-style Lyceum—a private library and club.

Significant 20th-century buildings include brick and wood-frame Colonial and Tudor Revival homes and bungalows from the 1910s through the 1930s. In the 1940s and '50s, new homes tended to be Colonial Revival or Minimal Traditional ranches, including prefabricated houses by Pease Industries. One Pease home—the Muir House at 85 Coral Avenue (FKA 85 Lake Avenue)—was modified by architect Carl Strauss, one of Cincinnati's leading Modernists. The district also includes three significant examples of the International Style built in the 1960s and designed by Modernist architect Woodie Garber. The Eckstein School, at 42 Washington Avenue, substantially expanded and altered in 1928, and the Congress Avenue School, added onto in 1927 and 1935, are also contributing 20th-century buildings. The integrity of all contributing buildings in the district is very high.

Boundary Increase/Decrease

The proposed expansion redraws boundaries along lot lines and includes 10 acres on Van Nes Drive, a winding private drive that runs in an S-curve from Congress Avenue to Springfield Pike. Undeveloped until the 20th century, the land accessed by Van Nes Drive is bounded by Springfield Pike on the west, Summit park on the north, and rear lot lines of properties facing Congress and West Fountain Avenues. Secluded from its surroundings by vegetation, this level land includes irregularly-shaped lots with 7 homes, of which 6 are contributing. The latter include examples of Tudor Revival, Neo-Classical Revival house, Cape Cod, Minimal Traditional and Colonial Revival ranch houses. 844 Van Nes, a Neo-Wrightian house completed in 2004, is noncontributing.

The western boundary on Sharon Avenue was redrawn to include a 1919 Craftsman-style home at 67 West Sharon Avenue, which is a local landmark. Two properties, 36 and 38 Coral Avenue, were drawn out of the district because homes there were demolished in the last 20 years to provide parking for the Mt. Zion Church at 40 Coral Avenue, built in 1974 and nearly doubled in

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size in 2005. On Washington Avenue, the boundary was shifted west to include all of Washington Park. The boundary also changed in the northeast quadrant of the district in order to follow lot lines associated with 1035 and 1040 Depot Lane, recently subdivided lots on Linden Avenue and 370 through 470 East Sharon Road.

Narrative Description

The historic core of the Glendale Historic District, laid out in 1852 with picturesque curving streets, small parks and large irregular lots, is bounded on the south by Oak Road, the west by Congress Avenue, on the north by Coral Avenue and on the east by the former Cincinnati Hamilton & Dayton Railroad line, which runs on a slight diagonal from southwest to northeast. The area still retains dozens of dignified and stately homes built during the last half of the 19th century in styles then popular--Greek Revival, Italian Villa, Italianate, Gothic Revival, French Second Empire, Queen Anne, and Romanesque Revival. The district also includes several subdivisions at the perimeter with straight streets lined with smaller rectangular lots and modest homes. As development continued during the 20th century, Colonial Revival, Tudor Revival, Shingle Style, and Craftsman homes were common. After World War II, Ranch homes were favored, and a few International-style buildings were added.

Houses in the district are generally single-family residences, 2 to 3 stories in height and built of wood frame, brick, stone, or stucco. Roofs are highly visible, often complex in shape, and usually clad in slate, tile, or standing-seam metal. The houses are built on spacious lots and set back well away from the street. Properties are well maintained with mature trees and often extensively landscaped. While there are instances of wrought-iron and wood fences, for the most part, yards tend to merge into a sweeping landscape.

Nineteenth-century buildings

The district has two fine examples of the Greek Revival style, which was still popular when the initial residences were built in Glendale in the 1850s. The Jonathan Cilley House, 100 East Sharon Avenue, (1855), and the Samuel Fosdick House at 110 East Sharon (1853), which stand side-by-side, display the monumental proportions, symmetrical facades and simple, bold rectilinear details typical of the style. Decorative elements usually consist of prominent columns, pilasters, straight or pedimented stone lintels and sills, and wide plain entablatures.

140 East Fountain is a fine example of the Italianate style, a brick dwelling with a square plan, arched openings, bracketed cornice and low-pitched hipped roof. Windows typically have two-over-two double hung sash.

Several examples of the Italian Villa style, very prominent from 1850 to 1870, contribute a romantic aspect to the district. The R. B. Moore House at 160 East Fountain Avenue (Photo 1), built in 1855 has an asymmetrical, informal plan with numerous gables and projecting bays and vertical proportions. The narrow, elongated windows have one-over-one double-hung sash,

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paired or tripled with bracketed lintels. The straight sills are joined with belt courses. The base of a belvedere is still visible, and an oculus window punctuates the front gable. Other examples are the 1873 Town Hall at 80 East Sharon Avenue (photo 33) and the 1885 Daniel DeCamp House at 140 East Sharon Avenue.

The Gothic Revival style, which occurred from 1850 to 1870, is relatively rare in Glendale but there are several good examples. The Allen House at 25 West Fountain Avenue (1859) is an imposing stone mansion with towers and battlements. The Judge Henry Morse house, a brick dwelling at 400 East Sharon displays typical Gothic Revival features such as a steep center gable and full-width porch with carved posts and brackets, and full-height windows at the first floor. The house at 50 Washington is a more modest example (Photo 2).

The house at 780 Ivy is one of very few examples of the French Second Empire style in Glendale. Its typical stylistic features include a Mansard roof with colored slate, eyebrow arched dormers, paired windows, and wide eaves with paired brackets.

With its asymmetrical massing, angled gables at the corners, wraparound porches, and ornamental turned and carved wood trim, and a mix of contrasting materials, including brick and fishscale shingles in the gables, 985 Laurel Avenue, known as Glenn Gables, is an excellent example of the Queen Anne style, popular from 1880 to 1900.

The John Robertson House (Photo 3) at 835 Ivy (1880), is Glendale's best example of the Shingle Style and one of the best in the state of Ohio. Typical characteristics include an asymmetrical plan and irregular form, emphasized by the angled entrance and wraparound porch with solid railing. Its varied roofline is punctuated by gabled dormers of different sizes and its exterior displays a variety of shingles, including fishscale and wave-patterned. Another example, the Alfred M. Allen House at 30 West Fountain (1890), has been clad in vinyl siding.

Two fine institutions—the Glendale Lyceum, 865 Congress Avenue (1891), designed by H. Neill Wilson, and St. Gabriel Church (Photo 4) at 48 West Sharon Avenue, completed in 1906—exemplify the Richardsonian Romanesque style, which appeared in the Cincinnati area from 1880 to 1900, but is not common in Glendale. The Lyceum is an asymmetrical composition of brick with stone trim, a complex hip roof, and bands of transom windows divided by squat stone colonnettes, while the church is a basilica of rock-faced stone with a wide arched portal, arcaded windows, a tall bell tower in the left bay, and a low hexagonal baptistry on the right.

Twentieth-century buildings

As mentioned above, fine buildings continued to be built in Glendale after 1900. They include many excellent examples of brick and wood-frame Colonial and Tudor Revival homes and bungalows from the 1910s through the 1930s. The Mission style is represented by three school buildings. In the 1940s and '50s, new homes tended to be Colonial Revival or Minimal

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Traditional ranches, including prefabricated houses by Pease Industries. The district also includes International Style homes built in the 1960s.

The 1890 Angeline L. Faran House at 120 Oak Road is Glendale's earliest example of Colonial Revival, but most homes in that style are 20th-century, such as the Johnston House at 25 East Fountain (1908). There are excellent examples at 3 Forest Place (1924), 4 Forest Place (1932), 30 Erie (1910), 810 Woodbine (1927), 55 Erie (1929), 945 Forest Avenue (1929), 145 East Fountain (1930) (Photo 5), 110 East Fountain (1932) and 25 Wood (1940), designed by Stanley Matthews and Archibald Denison. Architect Harry Hake, Jr., chose the Colonial Revival style for his ample residence at 1025 Laurel Avenue (Photo 6), built in 1940. (Formerly unclassified, it is now considered contributing.)

The Charles and Mary Blinn House, 760 Ivy (Photo 7), built in 1910, is Glendale's finest and best-preserved Georgian Revival residence. It features a symmetrical brick three-bay façade with a central entrance porch with Tuscan columns. The doorway is refined with an elliptical fanlight and four-pane sidelights. The side-gabled roof is punctuated with gabled dormers with engaged pilasters. Examples of the Dutch Colonial style include 960 Forest (1900), 46 North Lake Avenue (1900), the Kock House at 1155 Congress Avenue (1910), the Kloth House at 304 Cleveland Avenue (1916), 10760 Springfield Pike (1920), and 360 East Sharon Avenue (1924).

Glendale has many outstanding examples of Tudor Revival and related English Revival and Norman Revival homes. Typical elements of the style include irregular plans, steeply pitched slate or terra cotta tile roofs with intersecting gables and dormers, and half-timbering. Tudor-arched openings and diamond-pane casement windows are also common. 20 Oak Road (1912) is an early and unusual version with a jerkinhead front gable (photo 8). Later and more typical examples, all designed by Stanley Matthews are "Stoneolden," his own home at 60 East Fountain Avenue (1920) (Photo 9); the Harry Matthews House at 915 Congress Avenue (1926) (Photo 10); the Moores House at 55 East Fountain Avenue (1908); and the Marianna Matthews House at 45 Erie Avenue (1932). Other fine examples of Tudor Revival are at 1 Forest Place (1929), 35 Erie Avenue (1927), 45 East Fountain Avenue (1924), 75 Oak Road (1915) and 820 Van Nes Drive (1916) (Photo 12, Resource 71)). More modest examples include a front-gabled wood-frame dwelling at 55 West Sharon (c. 1920s) and others at 340 East Sharon (1944), 369 East Sharon (1929), 375 East Sharon (1933), and 760 Woodbine (1920s). An expansive Tudor Revival stucco mansion at 925 Laurel (1922) (Photo 13) includes some Craftsman features such as the shingle-clad second story and wide shed dormer in the main roof. Norman Revivals, distinguished by squat round towers, are located at 800 Ivy (1927) and 140 Magnolia (1920) (Photo 11).

Glendale has several two-story Craftsman houses—885 Congress Avenue (1910); 15 East Fountain Avenue (1908); 180 Magnolia; 110 Oak; 840 Woodbine (1916); 860 Woodbine (c. 1910); 50 Wood Avenue (Photo 14), a stucco house initially completed in 1908 with sympathetic additions in 1926, 1968 and 2000; and 321 East Willow (1931). These examples display typical Craftsman features such as a low-pitched, gabled roof with wide eaves and exposed beam ends;

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decorative braces added under gables; and porches, and full-width porches with tapered square columns. Exteriors are clad in contrasting materials on each floor, including clapboard, shingles, and brick. 870 Woodbine (Photo 15) is a distinctive American Foursquare-type Craftsman-style dwelling with a clipped front gable and a Chalet-style pierced railing. 885 Forest Avenue (Photo 16), is an excellent example of a high-style bungalow. Built in 1923, it is unusually large for this style, with a strong horizontal emphasis created by a low-pitched roof and long shed-roofed dormer. A cluster of more typical Craftsman bungalows exists at 715, 725, 735, 745, 765 and 850 Woodbine Avenue (Photo 17).

710 Woodbine is a rare example of Italian Renaissance (photo 18). Built in 1912, this stucco dwelling displays an asymmetrical treatment dominated by a square corner tower at one end and hipped roofs with broad, overhanging eaves and flat brackets. The main entrance porch has engaged Tuscan columns and a semicircular fanlight. The wide arched windows at the ground floor are another Renaissance feature.

Three school buildings—the Congress Avenue School, 930 Congress Avenue (1900/1927/ 1935) (Photo 19); Eckstein School, 42 Washington Avenue (1916/1928) (Photo 20) and St. Gabriel's School, 18 West Sharon Avenue (1926, Resource 66)—all reflect the Mission-style. The Congress Avenue School, initially built in 1900 and successively added on to, is a symmetrical composition in yellow brick with a four-stage square tower in the center and a hipped tile roof. Eckstein School, which began in a dwelling remodeled in 1916, was converted to the Mission style with the addition of a large auditorium/gymnasium on the front in 1928. At the time, the entire complex was unified with the addition of stucco and a metal tile roof imitating terra cotta. Other stylistic features include the squat bell tower, arched windows, and curvy name plaque on the front. The eclectic St. Gabriel's School combines Collegiate Gothic features such as buttresses and pointed arched openings with Mission-style aspects such as the curved parapet.

With its symmetrical façade and full-height porch with classical columns, the Stanley Allen House, 840 Van Nes Drive (1928) (Photo 21, Resource 72) is a fine example of Neoclassical Revival. This fine brick house has two primary elevations—with a flat-roofed full width porch facing west toward Springfield Pike and a one-story curved portico on the east facing Van Nes Drive. Gabled dormers with paired windows punctuate the slate roof. Windows below have flat arches, six-over-six sashes, and louvred wood shutters. The house at 975 Willow Avenue (c.1910) is another fine example of the Neo-Classical Revival style. Built of brick with a hipped slate roof, this house has a prominent central entry porch with paired Ionic columns. The Judge Stanley Matthews House, 125 East Fountain (Photo 22), although dating from 1854, was transformed in 1927 into a Neoclassical mansion. The main block of the house is five bays under a hipped slate roof with central pediment above a one-story enclosed porch with Doric columns and entablature, wrought-iron railing, and doorway with an arched fanlight and sidelights. Arcaded moldings top grouped windows in the end bays.

The district includes about a dozen Ranches and Split-levels dating from the early 1950s through the 1960s, including Colonial Revival, Minimal Traditional, and International Style treatments.

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Two brick Ranch houses at 155 and 165 Magnolia Avenue (Resources 46, 47) reflect a strong Colonial Revival influence. Built in 1961, 155 Magnolia (Photo 23, Resource 46)) is a formal design with a symmetrical U-shaped façade with projecting wings in the end bays. 165 Magnolia, completed in 1949, has a three-bay, one-and-a-half-story block flanked by one-story wings with arcaded porches. A cluster on the north end of Laurel Avenue—970, 1050, 1085 (Photo 24), and 1092—includes both Colonial and Minimal Traditional examples (Resources 37, 40, 42, 43). 116 Oak Avenue (Resource 53) and 816 Van Nes Drive (Photo 25, Resource 70), both built in the 1950s, are prefabricated kit houses by Pease Homes. The B. W. Brown House at 845 Woodbine (1949) (photo 26, Resource 79) is a Modern concrete-block Ranch home with an angled floor plan. Three other 1950s brick ranch homes are located at 1011, 1021 and 1031 Morse Avenue (Resources 50, 51, 52).

960 Laurel (Photo 27, Resource 34), completed in 1941, is an early example of a split-level home, clad in brick with a Colonial character. It has an irregular plan, hipped roof, and varied windows, and main entrance set back on the side. Built on a site that slopes down from the street, the basement and bedrooms on the second floor are a half-flight down and up from the main level. Built in 1957, the one-story, two-bay brick dwelling at 1095 Laurel Avenue (photo 24, Resource 44) is more typical of the style; it has a side-gabled wing with the entrance, and a two-bay, hip-roofed wing a half-story above, with a garage below.

90 Coral Avenue (FKA 70 Lake Avenue) (Photo 28, Resource 12), the home of architect Woodie Garber completed in 1966, typifies the International Style, with a flat roof, rectangular plan, boxy massing, and lack of ornament. Located on a wooded site, it is built into a slope so that the basement is on grade on the east end, and the living space above is on grade on the west side. The exterior is clad in crushed milk glass, and wide expanses of full-height windows and doors open onto terraces on the sides. A large clerestory section in the roof admits light from above. 65 Lake (photo 30) remodeled by Garber, is another example of the International Style. It began with a small front-gabled building, modified by glass infill in the gable and a flat-roofed addition at an angle with a carport on the end. The 1952 Thomas and Katherine Muir House at 85 Coral Avenue (HAM-07799-49) (Photo 30, Resource 10) is a wood-frame ranch by Pease Homes customized into an International-Style house with an angled glass entry porch and wood carport. Other International-style examples in the district include a 1960 remodeling of a ranch at 1050 Laurel Avenue, and a small brick addition to the Glendale Lyceum, both by Garber.

The increase in the vicinity of Van Nes Drive, developed in the 20th century, includes 8 homes, of which 7 are contributing. 820 Van Nes (Resource 71) is an imposing brick and half-timbered Tudor Revival mansion built in 1916, characterized by a very broad steeply pitched hipped slate roof with smaller cross gables. 840 Van Nes (Resource 72) is a two-and-a-half-story, red brick Neo-Classical Revival house, built circa 1928. 816 Van Nes (Resource 70) is a Cape Cod-type pre-fabricated Pease Home built in 1950 and subsequently expanded. 848 Van Nes Drive (Resource 75) is a one-story Minimal Traditional-style brick house with a side-gabled roof, built in 1957 and designed by architect Walter W. Cordes. 846 and 850 Van Nes (Resources 74, 76)

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are similarly Colonial Revival ranch houses built in 1950 and 1964, respectively. 844 Van Nes (Resource 73), a Neo-Wrightian house completed in 2004, is noncontributing.

In addition to buildings, there are 5 contributing sites, 5 contributing objects and 2 contributing structures. The five contributing sites include four parks—the lozenge-shaped Floral Park and Van Cleve Park, Lake Park, and Washington Park (Photo 31, Resources 80,81,82,83), which were mentioned in the previous nomination but not counted as contributing resources. The fifth contributing site is the Oak Road Greenbelt (Photo 32, Resource 84) on the southern boundary of the district, which was acquired in 1944. Similarly, 5 objects cited in the 1976 nomination but not counted, are included the amended count as contributing. They are the ca. 1851 stone railroad mile marker (Resource 87) east of the railroad tracks opposite the railroad depot; cast-iron gas lamps (105 total)[Resource 88] installed throughout the original plat of the village starting in 1872; and cast-iron street signs (Resource 89) ornamented with squirrels and plants designed by Archibald Denison and installed in the 1930s. The war memorial (Resource 86) in the half-circle-shaped park opposite the Town Hall on East Sharon Avenue is the fourth contributing object. Dedicated in 1955 on the occasion of Glendale's centennial, and also by Denison, the memorial consists of a smooth granite bench with names of soldiers who served engraved on it. Integrated on the east side is a flagpole with a hexagonal stone base. The installation of the war memorial caused the removal of a cast-iron fountain for horses donated by William Alexander Procter in 1894. The fountain (Resource 90) was installed in a small park created on the Village Square in 2002. The two contributing structures are the stone remains of a water tower (Photo 33, Resource 85) and a Craftsman-style bus shelter. The water tower, in a semicircular park opposite Town Hall on Sharon Avenue, is a round structure of rough ashlar stone dating from 1892. The wooden tank that stood atop the base collapsed in the 1920s and was not replaced. The bus shelter, on Congress Avenue opposite Oak Road, is a rustic structure of stone benches with a heavy timber-framed wood shake roof.

Alterations since 1976

Over the past forty-plus years changes to buildings in the district have occurred, but they are limited, especially relative to the changes during the period 1900 through 1966. In 1991, the Cincinnati Bell Telephone building erected in 1925 at 155 East Sharon was doubled in size (Photo 34, Resource 55). The expansion of this building, formerly viewed as an intrusion, prompted designation of a local historic district in 1993, but it is now considered contributing because of French Eclectic design and domestic scale. In 1997 two buildings were moved from the former St. Edmund's Boy's Camp on Chester Road; the chapel (Photo 35, Resource 58) was moved to the grounds of the Harry Whiting Brown Community Center at 205 East Sharon, and a gable-roofed picnic shelter was moved to Washington Park. Four buildings were demolished for parking lots—the 1916 Mount Zion Church building at 35 Coral Avenue, two contributing houses at 36 and 38 Coral, and the Episcopal Deacon's house at 45 East Sharon Avenue. Fortunately, the Mount Zion rectory remains (Photo 36). Quinn Chapel, a small frame church on East Willow, closed, and it and the rectory next door were both repurposed and renovated as private dwellings (Photo 37). A gas station at 1130 Congress and a railroad-related building at

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309 East Sharon Avenue were replaced by brick-clad office buildings in 1995 and 2001, respectively (Photo 38, Resources 9,61). Neo-Colonial homes were built on newly subdivided lots at 870 Forest (2000)[Resource 14]; 84 East Fountain (1992)[Resource 19], and 85 East Fountain (2000)[Resource 20] and 933 Congress (1997)[Resource 6]. A brick-clad Minimal Traditional home was built at 150 East Fountain (Photo 1; Resource 22) in 1982, and a Neo-Tudor at 833 Congress (Resource 5) was built in 1994. The Woodie Garber-designed Sunday School/Chapel wing behind Christ Church at 965 Forest Avenue was demolished and replaced by a new chapel and fellowship hall (Photo 39), which opened in January 2014. A Modern-style house at 80 East Fountain by architect James Alexander was converted to a Neo-Mansard home (photo 40). Contemporary homes were built at 10 Lake (1978)[Resource 32], 795 Woodbine (1978)[Resource 78], and 844 Van Nes (2004)[Resource 73]. A house at 94 Washington Avenue was condemned and removed by the Village. In 2002, a small park was created at the corner adjacent to 3 Village Square. Named Rogan Park after the donors' family, it includes a small gazebo and a cast-iron fountain for horses. Donated to the village by William Alexander Procter in 1894, the fountain originally stood on Sharon Avenue across from the Town Hall but was removed and put in storage when the War Memorial was installed in 1955. The most current alteration is the replacement of a 1963-vintage gas station at 300 East Sharon and adjoining recent office building at 1034 N. Troy with a new United Dairy Farmers store/gas station (Resource 60). Despite these changes, new infill is generally harmonious with the scale and character of the Glendale Historic District, which retains a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

- Community Planning and Development
- Architecture
- Ethnic Heritage/Black
- Transportation

Period of Significance

1851-1966

Significant Dates

- 1851
- 1852
- 1916
- 1958

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

- Wilson, James K.
- Wilson, H. Neill
- Mullett, Alfred B.
- Matthews, Stanley
- Denison, Archibald C.
- Hake, Jr., Harry
- Garber, Frederick
- Garber, Woodward (Woodie)
- Purcell, Lon

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Statement of Significance Summary Paragraph

The Glendale Historic District comprises the core of a picturesque railroad suburb dating from 1851. Believed to be the earliest known planned community in America, it is nationally significant and was listed in the National Register in 1976 at the state level and designated a National Historic Landmark in 1977. Primarily residential in character, the village was laid out with curvilinear streets related to the topography. The 1976 nomination did not identify applicable criteria but specified Community Planning, Architecture, and Transportation as the Areas of Significance and 1851 to 1899 as the Period of Significance.

This amendment expands the Period of Significance at local significance from 1900 to 1966 in the areas of Community Planning and Development and Architecture and adds historic information for the additional area of significance of Ethnic Heritage in African American history covering Glendale's nineteenth century involvement in the Underground Railroad through its twentieth century history in the era of civil rights and school desegregation. The amendment also increases the western boundary and reclassifies buildings within the expanded district as contributing and noncontributing properties, which items are addressed in Section 7 and the accompanying spreadsheet. The amended Periods of Significance ends in 1966, the date of completion by architect Woodie Garber of his own International-Style residence, the single-most significant late-20th-century building in Glendale, and roughly coinciding with the fifty-year age requirement.

The Glendale Historic District, as amended, is significant at the national and state levels in the areas of Community Planning and Development and Architecture within the original Period of Significance of 1851-1899. As previously documented, it is thought to be the first picturesque planned community in the United States. It was initiated by a group of investors motivated by the opening of the Cincinnati Hamilton & Dayton Railroad in 1851 to create an attractive suburban residential community. Drawn by Robert C. Phillips, a civil engineer, the plan envisioned curving streets with high-style homes on large parcels and several small parks. During the nineteenth century, churches, civic, and commercial buildings were established, and subdivision of large parcels on the periphery providing more modest homes to Irish railroad workers and African American residents were added. In the twentieth century, the subdivision of large parcels and construction of homes for a growing population continued throughout the village while maintaining the historic character of the community.

The Glendale Historic District, as amended, displays a significant collection of intact 19th-century residential architecture as well as commercial, civic, and ecclesiastical architecture. While the curvilinear plan and subdivisions had a direct impact on the village's pattern of development, architects created much of its architectural character. Most of the buildings are dwellings in the Greek Revival, English Gothic Revival, Italianate, Italian Villa, French Second Empire, Queen Anne, and Shingle styles as well as vernacular cottages. Other building types include several examples of Gothic Revival churches, an Italianate-style police station, railroad

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depot, and commercial block; the Town Hall, which exhibits elements of the Italian Villa and High Victorian Gothic styles; and the Romanesque Revival-style Lyceum—a private library and club. Within the expanded Period of Significance locally significant 20th-century buildings include brick and wood-frame Colonial and Tudor Revival homes built in the 1920s and bungalows from the 1910s through the 1930s. In the 1940s and 1950s, new homes tended to be Minimal Traditional or Colonial Revival ranches, including prefabricated houses by Pease Industries. The district also includes three significant examples of the International Style built in the 1960s and designed by Modernist architect Woodie Garber. The integrity of all contributing buildings in the district is very high.

The Glendale Historic District, as amended, is locally significant in the area of Ethnic Heritage/Black for its involvement in the Underground Railroad and the civil rights movement related to education. Prior to the Civil War, Glendale was known as a station on the Underground Railroad. The home of John van Zandt on the edge of the village was reputed to be where Eliza and her child of *Uncle Tom's Cabin* took refuge during their escape from slavery. While this house was located outside of the district and has been demolished, there are several homes in the district that are reputed to have sheltered escaped slaves. African Americans gravitated to Glendale after the Civil War and settled in two areas, each with its own church—Quinn Chapel and Mt. Zion. Education of blacks, beginning in 1870, was mostly segregated. Eckstein School, begun in 1916 for African American children, expanded in 1928, and closed in 1958, remains an important local landmark in the desegregation movement.

Narrative Statement of Significance

Community Planning and Development. The village of Glendale lies in Sections 5, 6, 12, and 14 of Springfield Township in northern Hamilton County. One of the county's original townships, Springfield has largely been absorbed by suburban growth.¹ The earliest settlements in the Glendale area were along the Carthage Turnpike (present Springfield Pike, SR 4) in what is now the village of Woodlawn, where a tavern and tollgate were established by 1812.² In the 1850s, the land where Glendale now lies was a "series of fine cultivated farms, belonging to Edmund R. Glenn, John M. Cochran, John Riddle, Robert Watson, and others."³ Wealthy Cincinnatians also owned summer homes nearby. The land was "beautiful rolling country" with two creeks and excellent drainage.⁴

The village owes its founding to the completion in 1851 of the Cincinnati, Hamilton and Dayton

¹ This section is largely based on Doreen Gove's 1976 National Register nomination, Margo Warminski's 2002 Comprehensive Survey Report, and Beth Sullebarger's 2007 Architecture Survey Report.

² S.B. Nelson, 437.

³ Ford, 376.

⁴ Angeline Faran, 4.

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(CH&D) Railroad, the first line to be built through northern Hamilton County. "The founders of Glendale were several gentlemen wishing to build themselves summer homes. They determined to select a place somewhere between Hamilton and Cincinnati, on the Cincinnati, Hamilton and Dayton Railroad, which was just being built, and they decided on the place where Glendale stands."⁵ After inspecting the entire CH&D route, they chose the Glendale site as "as the most promising and eligible for their purposes" in part because it was located midway between Cincinnati and Hamilton.⁶ "This rural location along the railroad gave them easy access to the city but was removed from any encroachment of industry or commerce."⁷

In 1851 a group of 30 men, among them Hons. S.S. L'Hommedieu and John C. Wright, Messrs. Jacob Strader, Richard W. Keys, James K. Wilson, and R.B. Bowler, formed a joint stock company called the Glendale Association. They purchased about six hundred acres of land, primarily from Glenn, Riddle, Watson, and others, "which was subdivided into lots and laid out into streets and parks by Robert C. Phillips, surveyor and civil engineer of Cincinnati. The subdivision was called Crawford's and Clark's Subdivision of Glendale, so called because the trustees of the association were Crawford and Clark."⁸ At the time there were only four residences on the property, including those of E.R. and James Glenn.⁹

"Little is known about Phillips," wrote Alexandra M. Buckley in her 1993 master's thesis (Glendale, Ohio: A Study of Early Suburban Development in America), "other than what is written in his marriage license, and his will." Charles Greve, author of *Centennial History of Cincinnati*, published in 1904, described him as having been City Civil Engineer from 1859 to 1861. In his 1882 *History of the Mill Creek Valley, Hamilton County, Ohio*, Henry Teetor wrote that R. C. Phillips Esq. was the surveyor. "While thus engaged, he had his office in a little frame house still standing on the east side of the pike, south of the toll gate."

Born in 1805 in rural Pennsylvania, George Crawford became engaged in the building trades through his father, who owned a lumberyard in Cincinnati. By 1830 Crawford had entered into a partnership with his brothers in a Cincinnati dry goods store. He retired in 1845, but continued with many endeavors, including building and construction. He maintained a house in the city, but also had, "a mansion in the beautiful suburb of Glendale, of which he was one of the founders and trustees in the corporation." He was elected mayor of Glendale on August 13, 1855.¹⁰

His partner, Henry Clark, was also from the East. Born in Connecticut in 1780, he became a

⁵ Nelson, 437.

⁶ Ford, 376.

⁷ Gove, "Glendale Historic District," National Register nomination, 1976.

⁸ Nelson, 437.

⁹ Ibid.

¹⁰ Buckley.

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successful druggist and business man in Cincinnati by the 1820s. In 1851, he was reportedly given first choice of lots for sale in Glendale and later built a summer home there.¹¹ He learned the trade of pharmacy in England from 1815 to 1817, and according to family history, he was very taken with the suburbs of London and spent much of his leisure time driving through them. Perhaps Glendale's design was influenced by what he admired there.¹²

Crawford and Clark purchased five hundred and sixty-five acres, had two hundred acres surveyed in lots of one acre to twenty acres each, selected their own building sites, and then offered the remainder at public sale upon condition that purchasers should become actual residents of the place, at least for the summer, and that none but good dwellings should be erected. It was understood, on the part of the company, that all receipts above original cost of land and expenses should be devoted to public improvements—as parks, an artificial lake, and the like.¹³

The village was platted in 1852.¹⁴ "The avenues were staked off in beautiful and symmetrical curves," mostly 60 feet wide.¹⁵ It is interesting to note that the village's founders apparently planned to extend the curvilinear street pattern east of the railroad tracks, as demonstrated by a ca. 1855 "Plan of Glendale" on display at the Glendale museum. Sharon Road and Congress Avenue, the main thoroughfares, passed "straight through" the village, intersecting at right angles; the former was 80 feet wide. A hotel was built for "summer boarders," which was later converted to a women's college.

Three "pretty little parks" also were created in different parts of the village, and oak, ash, and sugar maple trees were planted along the streets. Streets were graveled and lit by coal oil lamps. In the northern part of the village, the CH & D dammed up a creek that flowed through to create a reservoir for the steam engines. This pond, called Lake Hannigan, was also used by local residents for fishing, skating, and boating.¹⁶

The first lot was sold to Henry Clark "at a premium of \$500.00, which seems very dear, when we think that John Cleves Symmes bought the land, including Glendale...for sixty-six and two-third cents per acre."¹⁷ The members of the Glendale Association were among the first to build homes in the village. George Crawford, one of the developers of the Village and its first mayor, built a house at 160 East Sharon Avenue, and Anthony Harkness built his at 965 Laurel Avenue. Other buyers included "railroad officials, owners and operators of the mills and factories that

¹¹ *Daily Cincinnati Gazette*, 13 August. 1879.

¹² Buckley.

¹³ Ford, 376.

¹⁴ Ford, 377.

¹⁵ Ford, 376.

¹⁶ Faran, 5.

¹⁷ Nelson, 437-438.

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were springing up along the Miami and Erie Canal in the Mill Creek Valley."¹⁸ According to an unpublished local history by Lawson E. Whitesides, Col. Robert Myers Shoemaker, president of the CH & D Railroad, "built next door to Judge Stanley Matthews," at the corner of Woodbine and Fountain (demolished). Houses constructed were required to cost at least \$1,500.

With the coming of the railroad, a labor camp was established in the village. Upon completion of the work, many of the workers elected to stay in Glendale, where they built modest houses along the tracks. Many of the rail workers, like the canal builders of an earlier generation, were of Irish descent. "These people became construction workers, seamstresses, blacksmiths and domestics. They formed the nucleus which founded the present St. Gabriel's [Catholic] Church in 1858."¹⁹ By 1860, according to the federal population census, Irish-Americans constituted 28 percent of all village households. After the Civil War, African-Americans also moved to Glendale, establishing homes east of the tracks and in the northwest corner of the village.²⁰

By 1855 a petition for incorporation was signed by 30 of the 50 property owners. Early mayors included the Hon. Stanley Matthews, 1867-1868; Robert M. Shoemaker, 1869; Samuel T. Crawford, 1870-1873; and Captain T. J. Haldeman, 1874. A post office was established in 1852; originally called Fosdick, the town's name was changed to Glendale in 1854.²¹

From the day the first train ran to Cincinnati, on September 18, 1851, the railroad was an essential part of village life. "The railroad was the lifeline of Glendale, the depot one of its most useful structures. From here 14 trains a day came and went, not only passengers and mail, but also groceries arrived by train regularly."²² A small business district sprang up around the depot soon after the village was founded, including a tavern, livery stable and grocery.

"By 1869 many of the lots on the original plat had been built upon."²³ Many were "dignified and stately homes surrounded by 'ample grounds and shrubbery.'"²⁴ Titus' 1869 Hamilton County atlas depicts the village's winding streets dotted with large houses with long, winding carriage drives, such as the residences of H. W. Hughes on Greenville Avenue and T. J. Haldeman on Laurel Avenue, proprietor of the Haldeman Paper Company in Lockland. The properties of the wealthy typically extended through a "block" from one street to another with carriage houses located in the rear. Small, closely built dwellings lined North Troy, Greenville, Church, and Washington Avenues. The land east of the railroad tracks and west of Congress Avenue lay largely open, even in 1884.

¹⁸Gove.

¹⁹Ibid.

²⁰Ibid.

²¹Nelson, 438.

²²Gove

²³Ibid.

²⁴Ibid.

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The picturesque qualities of the village were praised by Victorian observers. In 1888 Henry Howe said of the village,

Glendale...is one of the most beautiful of the suburban villages. The Glendale Female College is located here. It has three parks, and a pretty lake of four acres from natural springs. It was laid out in 1852 for suburban homes for wealthy Cincinnatians, and has been noted as the residence of some eminent characters, as Stanley Matthews, Robert Clarke, R. M. Shoemaker, Crafts J. Wright, etc.; also for the literary tastes of its population, which has been noted for its quality rather than its numbers. Population in 1880, 1,403.²⁵

Colonel Maxwell wryly observed in 1870,

Whichever way the stranger takes, he is constantly impressed with the thought that he has made a mistake, and whatever point he attains is certain to be one unlooked for. This is the more embarrassing to the visitor, who asks in vain for the names of the avenues that appear neither upon guide-boards, ... nor in the minds of the inhabitants, who feel no necessity of troubling themselves concerning the names of thoroughfares with which time has made them thoroughly familiar. A better acquaintance, however, removes the annoyance, and a score of visits demonstrates quite clearly how study unravels the most intricate ways.²⁶

In the years after incorporation, the Village's population increased steadily. By 1860, it was 690; ten years later, 1,780. By 1880 it had slipped to 1,403, possibly because of new development in surrounding areas. A series of additions was made to the village of properties east of the railroad tracks and "outlots" west of Congress Avenue; however, in contrast to the curving streets and lot lines in the core of the village, these areas were laid out in rectilinear fashion. The Gross & Dietrich Subdivision along Church Avenue was laid out in 1857. It consisted of 23 lots, each with frontage of 100 feet and about 300 feet deep, significantly smaller than lots in the core, which had frontages of 150 to 250 feet. Not much is known about Andrew Gross, but Clement Dietrich was one of the original members of the Glendale Association; he built a large house at 20 Wood Avenue (HAM-04803-49).

John Walsh and Michael Dooley's subdivision, recorded on May 14, 1864, included 21 lots on the north side of Washington Avenue west of Princeton Pike (Congress Avenue). Lots 7 to 21 were 1 acre; Lot 11 was 2 acres and already had a house on it, 503 feet west of Congress Avenue. John M. Cochran was the surveyor. Michael Dooley left Ireland with his brother

²⁵ Henry Howe, *Historical Collections of Ohio*, Vol. I [1888], 365.

²⁶ Sidney D. Maxwell, *The Suburbs of Cincinnati* [1870].

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Anthony and arrived in Glendale via New York. He was listed in the 1860 census at age 35 as a “common laborer,” but by 1870, he had become a lumber and coal merchant, and a partner with H. E. Willis in the Willis and Dooley Coal Company. He was also marshal of Glendale. Dooley built many homes in the village, including his own at 1045 Willow Avenue (HAM-04794-49). He also built the brick commercial Willis-Dooley Block (HAM-04798-49) in the square after the 1880 fire.

The H. E. Willis & Michael Dooley subdivision recorded on March 31, 1873, divided Crawford & Clark’s original lot 169 on the east side of the railroad tracks into 12 small lots on East Willow Avenue. In 1891, James F. Heady, trustee for R. M. Shoemaker, one of the original members of the Association who held large amounts of land, laid out 42 lots on East Sharon, extended East Willow Avenue and created Cleveland Avenue in between them. These lots were built out with small vernacular houses occupied by railroad workers and later by African Americans.

In 1876, a law suit caused Thomas Johnston to subdivide his land at Congress and Erie Avenues. The property was divided into 46 small lots, all 50’ x 100’, fronting on Sharon Avenues, Congress, Erie, and Grove, except for a large corner lot with about 250’ of frontage on Erie Avenue and 290 feet on Congress retained for his own residence at 20 Erie Avenue (HAM-04782-49). He had already donated a large parcel to Christ Church at the point where Erie, Forest, and Sharon merged. (Johnston’s daughter Olivia married William Alexander Procter, son of one of the founders of the Procter & Gamble Company.) In 1884, J. C. Richardson subdivided his property at the corner of Ivy and Fountain, which consisted of three large original lots in the heart of the village, into 8 smaller lots, most of which were built on by family members.

The late nineteenth century was a time of major public improvements in Glendale. The Town Hall, designed by leading Cincinnati architect Samuel Hannaford, was built in 1874; it housed municipal offices and was home to a wide range of community activities. Sandstone slab sidewalks were installed 1880-1893.²⁷ A public water system, supplied by artesian wells, was constructed 1892-1893 on Sharon Avenue east of the Village.²⁸ By 1921 Lake Hannigan was so polluted that it was drained and turned into a playground.

The first church organized in the village was First Presbyterian Church, founded in 1855. It was soon joined by Christ Episcopal Church (1865) and the Church of the New Jerusalem, or Swedenborgian Church of Cincinnati (1860). Irish immigrants who came to Glendale to build the railroad were instrumental in founding St. Gabriel's Catholic Church (1858). Quinn Chapel A.M.E. Church (1868) and Mt. Zion Baptist Church (1876) were established by African Americans who made their home in Glendale after the Civil War.

²⁷ Faran, 21.

²⁸ Ibid., 26.

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Glendale's first public school was built in 1852. "A neat public-school building, a one-story brick with four rooms, was put up in due time."²⁹ Located at Congress and Erie Avenues, the schoolhouse occupied Lot 57 of the Crawford & Clark Subdivision. In 1900 it was replaced by the present Glendale Public School, a two-story Mission-style yellow brick grade school designed by Brown, Burton & Davis. After additions by Stanley Matthews of classrooms in 1928, and an auditorium/gymnasium wing in 1935, it is still in use today. Although the school housed grades 1 through 12 under one roof, some parents elected to send their children to Cincinnati or Wyoming for secondary education, or to private academies. From 1916 to 1958, blacks attended grades 1 through 8 at Eckstein School.

During the early nineteenth century, private schools and academies for girls became common throughout the Miami Valley. In 1854 American Female College, a private academy for young ladies, was founded in Glendale by the Rev. John Covert, a Presbyterian minister. Its name was changed in 1857 to the Glendale Female College. For the first years of its existence it operated as a Presbyterian school, with church attendance required. The school attracted students from distant locales. Over 500 graduated during its 75-year history. After 1900 the school began to suffer from competition from public high schools. It remained in operation until 1936, when it was demolished, and its land sold for building lots.

The Glendale Lyceum, a lending library and literary society organized in 1883, was an outgrowth of the Circulating Book Club and the Library Association of Glendale. Membership was limited to residents within a three-mile radius. In 1891 the organization moved into a permanent building, which housed an extensive library as well as a "rich and interesting collection of mineralogical, archaeological, and other specimens and curios."³⁰ The sturdy Romanesque Revival-style building was designed by H. Neill Wilson.

From the village's earliest days, its primary business district has been concentrated around the Village Square beside the railroad tracks. Over the years these buildings housed small, locally owned businesses serving a local clientele, including general stores, groceries, drugstores, bakeries, coal dealers, and auto parts stores. In the years after the Civil War, small commercial/residential structures, housing groceries or taverns, were built on Congress Avenue at Sharon Avenue and at Washington Street. Most of the original buildings of the Village Square were destroyed in an 1879 fire that also is believed to have consumed the original depot. After the fire, a new railroad depot and several brick commercial buildings were built, and new buildings continued to be built through 1940.

On the edges of the village, development occurred slowly. The Estate of Henry Morse

²⁹ Ford, p. 376.

³⁰ Nelson, p. 438.

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Subdivision was recorded on June 8, 1872, by his widow Sarah, after a lawsuit over inheritance. The subdivision mapped out 56 lots and three new streets, Morse, Lewis, and Smith avenues. Only Morse Avenue was actually built, perpendicular to Sharon Avenue, and most of the property remained undeveloped until the 1950s when Howard Ecker built condominiums on it, using the right of way for Lewis Avenue as the driveway. Because the condos are clustered, most of the land (outside the district) remains open to this day.

Community Planning and Development in the Twentieth Century

While the Glendale Historic District is significant at the national level for its planning and development in the 19th century, it is also significant at the local level for its continued planning and development during the 20th century. Trends that influenced this were population growth, new modes of transportation, and continued subdivision of large lots to accommodate family members and new residents. In 1944, Glendale adopted its first comprehensive plan prepared by the nationally prominent firm, Harland Bartholomew of St. Louis. One of the most important results of that plan, in addition to adoption of zoning and housing codes, was the acquisition of a greenbelt along its southern boundary. In addition, several patterns of development helped Glendale accommodate growth while maintaining the character of the district. Historic homes were frequently moved from one lot to another rather than razing them when owners sought a stylistic update; carriage houses were subdivided from their original lots and converted to primary residences; and newly developed areas such as Van Nes Drive emulated the pattern of curving lanes lined with large irregular lots.

Beginning in 1900 Glendale was served by the Millcreek Valley Inter-urban Line, also called the Cincinnati-Hamilton line, and the Glendale and Cincinnati Trolley Line. The trolleys traveled along the Springfield Pike, with a waiting room located at Sharon and Congress. The interurban enabled middle-class Cincinnatians to move to the Millcreek Valley suburbs and may have contributed to a modest building boom in the 1900s and 1910s. The line remained in operation until the 1930s, when it was replaced by diesel buses.

During the mid-twentieth century, the village became an automobile suburb of Cincinnati. The widespread availability of cars, improvement of roads, and construction of parkways made it more feasible to live in Glendale and work in Cincinnati or industrial suburbs such as St. Bernard and Ivorydale, where Procter & Gamble's factory was located. The construction of the original Millcreek Expressway (now part of Interstate 75) in the early 1940s, and its expansion in the 1960s, further shortened commuting time by auto. Meanwhile, the CH & D railroad was taken over by the Baltimore & Ohio, which was subsequently absorbed by the Chesapeake & Ohio (now CSX). Passenger service stopped in the 1950s, but the track remains part of the CSX mainline, with heavy freight traffic.

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The village's population rose steadily during the first half of the 20th century.³¹ New homes were built throughout Glendale in the 1920s through the '50s, for the most part on formerly vacant or subdivided parcels, or on former farmland on the village's periphery. By 1914, several subdivisions had been mapped in the southeast quadrant of the village, where the Procter families lived. The Albion Avenue, Reakirt and L.C. Hopkins and Central Place subdivisions were laid out north of Oak Street, Glendale's southern boundary, and east of a mapped street called Grand Avenue. The latter was only partially built and is known today as Albion Lane. Not all subdivisions recorded were implemented. As described previously, most of the Morse subdivision was not built as planned. The Britton Roberts Subdivision, which carved 12 new lots out of lots 223, 224, and 225 straddling Springfield Pike, and the Hickman & Williams Subdivision in the northeast corner of the village are examples.

In the 1920s, subdivision in the core of the village accelerated, followed by construction of Colonial Revival as well as Tudor, English, and Norman Revival homes. The Forest Place subdivision of lots 56, 59, 60, and part of 58 was created by Mortimer and Marianna Procter Matthews, surveyed and laid out by J. A. Stewart, engineer and planner, and recorded on August 10, 1925. It included 8 lots total; 4 lots on Forest Place and 4 lots on the south side of Erie Avenue. This development occurred in part as an effort to create work for their son, Stanley Matthews, who had received his architecture degree from Columbia University in 1920. Stanley and his partner Archibald Denison, proceeded to design Colonial Revival frame dwellings at 35 and 55 Erie, 1045 Forest Avenue, and 3 (Denison's own residence) and 4 Forest Place. Mixed in were a Tudor at 35 Erie and an English Revival cottage at 45 Erie.

Several other trends shaped development in the core of the district—extensive remodeling and expansion of older homes, sometimes involving reorienting the front entrance from one street to another; moving houses from one lot to another; moving barns and remodeling them as homes; and subdividing carriage houses for use as principal dwellings. These transactions were likely motivated by changing tastes, financial considerations—either growing prosperity or economic need—and the desire to provide for family members.

According to a paper entitled, "Houses that Moved," by longtime Glendale resident Angeline Faran, half a dozen property owners sold their Victorian-era wood-frame homes to new owners who moved them to vacant lots. Examples are the Edmund Glenn farmhouse, which was moved to a lot at 825 Congress Avenue owned by Alfred Allen and greatly altered. The house at 740 Woodbine was moved there from 800 Ivy, allowing Charlotte Allen Smith, the seller, to replace it with a much more substantial brick Norman Revival home in 1927. Russell Withenbury moved his Queen Anne from Ivy to 110 Oak Avenue and built a new frame Colonial at 720 Ivy in 1906. The Richardson House was moved from 55 East Fountain to 785 Ivy in 1908 and replaced by a large Tudor Revival home with Craftsman elements. Henry Iglar bought a small

³¹ In 1900, the population was 1,545; in 1930, 2,360; in 1950, 2,402, per the 1944 Village Plan.

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1870s house at 30 West Fountain Avenue for his daughter and had it moved to 775 Congress. The John F. Keys house was moved brick by brick from the corner of Forest and Erie to 835 Congress to serve as the parsonage of the Church of the New Jerusalem and replaced by a Colonial Revival dwelling in the 1920s.

After automobiles replaced horses and large barns were no longer needed, some barns were moved and remodeled into houses. The barn at 800 Ivy was sold by Charlotte Allen Smith and moved to 810 Woodbine where it was converted to a Colonial Revival home by Stanley Matthews for the Edgar Moesers in 1927. Another example is at 750 Woodbine, a remodeling by Stanley Matthews of a barn sold by Dr. Alfred Shepherd from his property at 140 East Fountain Avenue. A third instance is Archibald Denison's house at 3 Forest Place, which was a barn moved from the Davis property at 2 Forest Place. Homes were also reoriented from facing one street to another—75 East Fountain and 740 Ivy are examples. Known as the Warner Bateman House, the house at 740 Ivy originally faced Woodbine. Sometime in the 1910s, the entrance was moved to Ivy and the rear of the property was split off into several small lots where bungalows were built at 735, 745, 765, and 775 Woodbine (Photo 17) between 1916 and 1937.

In the 1930s, hard economic times motivated some owners to subdivide the carriage houses on the rear of their lots and sell them as primary residences. There are at least four examples of this trend—890 Forest, 930 and 950 Laurel, and 800 Congress avenues. 1045 Laurel is reputed to be a carriage house or barn remaining after demolition of the Glendale Female College in the early 1930s and was extensively remodeled with the addition of a kitchen and family room and a detached garage. In the 1940s, tract houses were built along Summit and West Sharon Avenues, possibly for war plant workers, small homes were built for African Americans on Jefferson and Lincoln avenues in the northwest part of the village, and large period revival houses and 1950s ranches were built in the Glendale Historic District. Pastures owned by the Procter family near Oak Road and Albion Avenue were finally subdivided in 1959.

Van Nes Drive, a curving private lane with seven residences, exemplifies the habit of old families of Glendale remaining in the village for generations and subdividing their property to accommodate their children. Born in Germany in 1843, Hans Van Nes was a wealthy dairy feed manufacturer who lived at 50 Fountain Avenue (AKA Britton Roberts House). He owned approximately 10 acres of land between Springfield Pike (SR 4) and Congress Avenue. He and his wife Margaret Louise Cartwright had five children—Rhoda, Elsa, Vera, Hans, and Gretchen. After Hans Van Nes, Sr., died in 1915, his daughter Elsa and her husband Samuel Thompson built an imposing Tudor mansion at 820 Van Nes Drive with a driveway from Springfield Pike (Photo 12). In 1928, another Van Nes daughter, Rhoda, and her husband Stanley Allen built a Neoclassical house at 840 Van Nes (Photo 21) and extended the driveway through to Congress Avenue. In 1950, Elsa and Samuel Thompson subdivided a parcel at 816 Van Nes for their daughter Elsa (grand-daughter of Hans Van Nes, Sr.) and her husband Frank Ditmars where the

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young couple built a Cape Cod cottage by Pease Homes (Photo 25). Also in 1950, Stanley and Rhoda Allen's daughter Jane and her husband Thomas R. Dohan built a ranch at 846 Van Nes. In 1957, William Mercer Allen, II, son of Rhoda and Stanley Allen, built a Colonial ranch designed by Walter W. Cordes at 848 Van Nes and sold it to Major General John B. Montgomery (who later sold to General Clio Straight, an attorney at the Nuremberg trials after World War II.) Gretchen and her husband Cartwright Hall built a Colonial ranch at 850 Van Nes in 1964, which is now occupied by their son Cartwright Hall, Jr., and his wife Sally. A Neo-Wrightian house was built at 844 Van Nes in 2004 on land subdivided from 846 Van Nes by Dohan heirs (it is non-contributing due to age).

In the wake of the Great Depression, Glendale was still an attractive residential community, but there was a sense that it needed to more actively preserve the quality of its housing, guide future development and provide for needed public improvements. In 1942, ninety years after Glendale's original layout, Glendale embarked on a comprehensive plan and hired the firm of Harland Bartholomew in St. Louis. Founded in 1919, Bartholomew was a nationally prominent planner who employed a team of architects, civil engineers and landscape architects to prepare comprehensive city plans. A zoning ordinance was adopted in 1943 along with minimum standards for housing. The comprehensive plan and land subdivision ordinance were officially adopted on August 7, 1944, "As Glendale was one of the earliest communities to create such a comprehensive plan, the mayor received many requests for copies from communities that wanted to follow Glendale's example."³²

The Village also created a fund to implement the recommendations in the plan. The first and most significant action was to acquire a greenbelt along the southern boundary of the village (Photo 32) and eight acres of proposed municipal forest in the northeast portion of the village. This was prescient. By the mid-twentieth century, Glendale was hemmed in by developing municipalities on all sides. With the construction of Interstate 75 in the 1960s, commercial and industrial development expanded rapidly in the Millcreek Valley, and shopping centers and industrial parks were built on the borders of the village. The land south of Oak Road in Glendale, which in the 1940s was devoted to farming, was developed into industrial uses, so the greenbelt was extremely important. During the late twentieth century, most of the open space around Glendale was consumed by suburban sprawl.

The comprehensive plan commented that Glendale had "an unusual continuity of ownership, descendants of original families still living in the village." Residents tended to hand down their houses from one generation to another and subdivide their property to make way for their children. This started to change in the mid-1960s, when young people began to move to the coasts because of social connections and economic opportunities.³³ The last large parcels of land

³² Glendale Heritage Preservation. *The Village of Glendale: 1855-2005*. (Glendale, OH: GHP, 2004) 107.

³³ Addison Clipson, personal interview. 5 Feb. 2018.

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in the village were platted for building lots. Alarmed by these trends, preservationists sought to control development and conserve remaining open space. This in part led to the National Register listing in 1976 and creation of a local historic district in 1993.

Ethnic Heritage/Black

Prior to the Civil War, Glendale was known as a stop on the Underground Railroad.³⁴ The most famous account involved John van Zandt (1791-1847) who had a two-story brick house in the southeast part of Glendale (demolished). It was known as one of the most active stops on the Underground Railroad and referred to as the Eliza House because it was reported to be where Eliza and her child of *Uncle Tom's Cabin* were sheltered during their escape from slavery. Unfortunately, Van Zandt was arrested in April 1842 while shuttling eight escaped slaves in his farm wagon. He was defended in court by Salmon P. Chase, who went on to become a U.S. Senator, Governor of Ohio, Secretary of the Treasury, and Chief Justice of the Supreme Court, but Van Zandt was nevertheless found guilty, imprisoned, and fined.³⁵ Several other homes in Glendale are cited as having been used to hide fleeing slaves, including the Britton Roberts House at 50 Fountain Avenue, the C.H. Allen House at 780 Congress, and the Samuel B. Allen House at 25 West Fountain.³⁶

African Americans began moving to the area surrounding Glendale soon after the Civil War, mostly from Kentucky, local sympathy for the Underground Railroad, employment opportunities, especially in nearby Lockland, and growing African American church congregations. Census data from 1870 indicates that there were nearly 400 blacks living in the eastern half of Springfield Township, which included Glendale. This represented about 11% of the township's population. However, the proportion in Glendale was much lower. The 1880 census reveals about 40 blacks living in Glendale out of a total population of 1354, or about 3%.

Blacks settled in two areas of Glendale, each served by its own church. A small community formed in the Cleveland-East Willow area, just east of the railroad tracks, clustered around Quinn Chapel African Methodist Episcopal (A.M.E.) Church, and a second one, on Coral and Washington avenues in the northwest part of Glendale, was focused on Mt. Zion Baptist Church, founded in 1876 (demolished). Both these neighborhoods were initially Irish communities that became integrated and remain so to this day. Many of the houses in these areas are modest vernacular frame dwellings of the 1870s through the 1920s, with a few infill structures built in the 1930s and '40s.

³⁴ Glendale is shown on a map in *The Mysteries of Ohio's Underground Railroads* published by Long's College Book Co. in Columbus, Ohio, in 1951 and clarified and copyrighted in 1993 by Arthur W. McGraw.

³⁵ Faran, 118.

³⁶ Parrish, 21-25.

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Quinn Chapel AME Church was established in 1868, when Rev. B. W. Arnett, who was on the Walnut Hills and Lockland circuit of Cincinnati's African Methodist Church, met with a group of worshippers in the home of Hester Daniels. In 1888 under the leadership of Rev. I. A. Collins, the first church building was purchased on East Willow Avenue. This facility served as the place of worship from 1889 to 1983, when the congregation moved to a new building on a six-acre site in nearby Forest Park.³⁷ The building remains, but it and the former rectory next door are occupied as private residences (Photo 37).

Mt. Zion Baptist Church in Glendale was founded in 1876 as a mission of a mother church in downtown Cincinnati. Mt. Zion had been established in 1842 by Reverend Wallace Shelton who broke away from Union Baptist Church with members who wanted to aid fugitive slaves through the Underground Railroad more actively.³⁸ It is believed that Mt. Zion collaborated with van Zandt in doing that. The mission in Glendale was preceded in 1869 by one Shelton established in Lockland, a busy community on the Miami & Erie Canal, where many African Americans found work in local industries. In 1916, Mt. Zion erected a small frame church at 35 Coral Avenue in 1916. As the congregation grew, the old building became inadequate and was demolished circa 1980, after a much larger new church at 40 Coral Avenue was dedicated in 1976. The old rectory still remains (Photo 36).

Between 1900 and 1930, Glendale's black population more than doubled. In 1900, African Americans numbered 155 of a total of 1,545, or 10% of Glendale's population. In 1930, there were 536 blacks among 2,360 residents total, reaching 23%.³⁹ Most had moved here from southern states, no doubt reflecting the Great Migration, in which more than 6 million African Americans moved from the rural South to the cities of the North, Midwest, and West beginning in 1916 and continuing to 1970. "Driven from their homes by unsatisfactory economic opportunities and harsh segregationist laws, many blacks headed north, where they took advantage of the need for industrial workers that first arose during the First World War." The population increase in the village between 1920 and 1940 is also ascribed to the increased use of automobiles, which made suburban neighborhoods more accessible.⁴⁰

In Glendale, African Americans found work mostly as laborers and domestic workers such as butlers, cooks, maids, and chauffeurs. Some lived in the homes of wealthy Glendale families, but others supplemented their incomes with part-time work at receptions and teas. Some worked in local coal, glass, and roofing industries (1920 census). Others became sanitation workers for the village. The 1940s census listed ten black men who worked as laborers on WPA-funded street and sewer projects for the village. A notable exception was John Bogie, who completed four

³⁷ <http://www.quinnchapel.com/church-history>, accessed 1/15/2018.

³⁸ <http://library.cincymuseum.org/aag/history/zionbaptist.html>, accessed 1/15/2018.

³⁹ 1944 Village Plan.

⁴⁰ Ibid, 8.

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years of college and was employed at age 25 as a statistician for a WPA “church project.”⁴¹

By the end of the 1950s, the population of Glendale peaked at 2,823, and the percentage of black residents was nearly 20%.⁴² The Fifties were a period of pressure for civil rights and school desegregation, culminating in the closure of the exclusively black Eckstein School in 1958.

Glendale's first school for African-American children was established in 1860, when educator Eleanor Eckstein began teaching black children in a barn behind her house at 45 Fountain Avenue. Eleanor lived with her two sisters—Frances Eckstein and Mary Eckstein Kinmont—and Mary’s two daughters, Eleanor and Jane—however, the house was replaced in 1924 by a Tudor Revival mansion, and the barn no longer stands.⁴³

Eleanor came from a family of teachers. Her mother, Jane Bailey Eckstein, founded and operated the first boarding school for young ladies in downtown Cincinnati with her three Bailey siblings, shortly after moving there from Philadelphia around 1817. Mary Eckstein Kinmont, Eleanor’s sister, operated a school for boys in Cincinnati with her husband, a brilliant Scottish scholar, Alexander Kinmont. Mary moved to Glendale to live with her sisters after he died in 1838. Eleanor’s father, Frederick Eckstein, was an artist and sculptor who taught at the Baileys’ school. Both the Bailey and Eckstein families were avid members of the Swedenborgian Church in Glendale.

At the state level, the Ohio General Assembly had passed a law in 1848 requiring school boards to establish separate schools for colored children if more than 20 such children lived in the district and wanted an education. According to the first official record submitted to the Glendale school board by Miss Eckstein in 1860, there were then 20 students (after 23 pupils signed up and 3 withdrew).⁴⁴ Whether Miss Eckstein’s agency spurred the local school board into action or whether the board was already considering the development of educational opportunities for blacks to comply with Ohio law, is unclear. But in 1869, the local school board deemed “it expedient to establish a separate school for the education of the colored children of the district in pursuance of the law in such cases provided.”⁴⁵

In 1870, the Glendale School Board allotted funds for a teacher and a small building near Lake Hannigan (now a park). Known as the “Icehouse School,” the school was probably placed in a building on South Lake Avenue rented from C. L. Lundy who lived at 56 East Sharon Avenue.⁴⁶ This school was either near or in an existing icehouse on the rear of his property, a deep lot that

⁴¹ 1940 U.S. Federal Census.

⁴² Glendale Village Plan 2000, 8.

⁴³ 1869 Titus map, 1870 US Federal Census.

⁴⁴ Minutes of Glendale Board of Education, TS, Princeton City School District Archives, 76.

⁴⁵ GHP archives.

⁴⁶ Ibid.

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extended from Sharon to Lake Avenues.

While Eleanor Eckstein's efforts were appreciated, African Americans had differing ideas about the school's operation even early on. During Reconstruction, in 1875, a federal Civil Rights Act was passed assuring that everyone, regardless of race, color, or previous condition of servitude, was entitled to the same treatment in public accommodations, such as inns, public transportation, theaters, and other places of recreation. The act was struck down by the Supreme Court in 1883 as unconstitutional on the basis that Congress had no power to regulate the conduct of individuals or corporations. However, the act was an important development in a long process to guarantee civil rights to African Americans after winning their freedom from slavery.

In 1876, two black pastors—Wallace Shelton of Mt. Zion Baptist Church and Benjamin Arnett of the Quinn Chapel AME—led a group of black families to petition the Glendale school board, urging “the appointment of a teacher of their own race and procuring of another room for the colored school.” According to the school board minutes, however, “a counter petition from the other colored citizens was received, and both were filed.”⁴⁷

The board evidently agreed that more space was needed. Their minutes record the rental of a school room from D. P. Allen for \$100 per year for three years, a temporary arrangement until a larger school could be arranged. In 1877, the Glendale Board of Education met with members of neighboring school districts and arranged to include the colored pupils from three districts on a fee basis. This would provide additional funding and help support a larger building.

In July 1879, the school board purchased “the north part of lot 136 just north of the Town Hall from Mrs. Sarah L. Cilley. She sold it for \$450 but reserved a part of the land to sell to the Mt. Zion Baptist Church.” On this property at 65 Lake Avenue, a one-story frame schoolhouse was erected, 20' x 34', and 12' high, with a vestibule for hats, etc., a cellar for coal, stone foundation under all, and cistern and privy outside.”⁴⁸ This building “opened as a school for colored children in the fall of 1879, at which time Miss Eckstein resigned as teacher, and Miss Lawrence took her place.” (This building was later converted to a residence for Mr. & Mrs. Robert F. Hart by architect Woodie Garber in the early 1960s.)⁴⁹ The community considered Miss Eckstein's work, first as a volunteer and later as a paid teacher, to be “outstanding.” Miss Angie Richardson, who lived next door to Miss Eckstein on Fountain Avenue, “recalled the school in the barn, and said that the students were taught useful skills like sewing and cooking as well as reading and writing.”⁵⁰

⁴⁷ Minutes of Glendale Board of Education, TS, Princeton City School Archives.

⁴⁸ Ibid.

⁴⁹ Hamilton County Auditor, Garber brochure.

⁵⁰ Faran, 65.

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In most communities in Ohio, separate schools for black students were abandoned after the Ohio Legislature abolished segregated public schools in 1887 with passage of the Arnett law. Benjamin W. Arnett (1836-1906) was a member of the Ohio House of Representatives during its 67th session (1886-1887). Arnett, a Republican, represented Greene County. He was born in Brownsville, Pennsylvania. A teacher and bishop in the African Methodist Episcopal Church, Arnett moved to Ohio in 1867. He served as pastor and teacher at churches in Cincinnati, Toledo, Urbana, and Columbus. In 1886, as a Republican representative from Greene County in the Ohio General Assembly, Arnett introduced legislation to repeal the state's "Black Laws." School boards were required to provide the same educational opportunities to students of all races. Glendale complied by selling "the colored school and lot behind the Town Hall...as the Board of Education has no further use for them." The property was purchased for \$750 by Thomas Gordon, who lived in the large house at 60 East Sharon Avenue. From 1887 until 1915, Glendale's black children attended the school on Congress Avenue.⁵¹

The issue of separate schools arose again in the early twentieth century, with the migration of large numbers of African Americans from the southern states into Ohio. In Glendale, the black population increased nearly 70 percent during the century's first two decades, from 155 blacks or 10 percent of the population in 1900 to 262 or 15.5% of the population in 1920.⁵² Many were from Kentucky and Tennessee.

Thus, after nearly three decades of integrated schools, a combination of factors led to the re-emergence of separate schools in many communities:

- Migrants from the South increased the number of children enrolled in the existing system.
- The new arrivals naturally moved close to family and friends already living in the area, which had the effect of developing distinct black neighborhoods within a community where a separate school could be built.
- People from the South were accustomed to separate schools.
- Many blacks wanted their children to be taught by teachers of their own race.
- Some blacks wanted a special curriculum for their children with an emphasis on industrial training.⁵³

Not everyone agreed with this vocational focus; many believed that unless all children followed the same curriculum in the same school equality would never be achieved. However, segregation was ruled constitutional in 1896 by the Supreme Court's decision in the Plessy v. Ferguson case, on the basis that facilities could be "separate but equal."⁵⁴

⁵¹ GHP archives.

⁵² Ibid.

⁵³ Ibid.

⁵⁴ Ibid.

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Thus, when the Congress Avenue School became overcrowded, a move was made to establish a separate school for blacks. In 1915, John J. Burchenal, a senior executive at Procter and Gamble and member of the Glendale Board of Education, purchased the Verdin house at 42 Washington Avenue for \$2,500, and gave it to the Board “to provide additional room for the colored children of the first five grades.”⁵⁵ The house had been built c. 1885 and owned by the Verdin family since 1886.

During 1915-1916, money was raised by private donations to improve this new school. The board remodeled it over the summer of 1915. From the beginning, there was an effort to hire African American teachers. Miss Theodora Oxley, a 24-year-old mulatto born in the British West Indies, served as the school’s first teacher and principal. Miss Agnes McCune, music teacher at the Congress Avenue School, “went over to give instruction in music, but the art teacher refused to go,” reflecting differing attitudes about race. In the summer of 1916, the Oxley family, presumably including Theodora’s 34-year-old brother, the Reverend Edmund H. Oxley, his wife and two children, as well as a 21-year-old brother Leonard, were permitted to spend the summer months on the second floor of the new school in exchange for taking care of the building and grounds.⁵⁶

In September 1916, the school was named the Eleanor Eckstein School “in recognition of the work done by Miss Eckstein as the pioneer teacher and instructor in the first school established for the colored children in Glendale.”⁵⁷ Jane Kinmont, Eleanor’s niece, donated \$35 to install a bronze plaque naming the school in her aunt’s honor.

In 1917 domestic science equipment was bought for the Eckstein School, and in 1918 a one room addition measuring 18’ x 20’ was built on the rear by the Butler Brothers for \$1,289. In the fall of 1919, Adeline Jones replaced Miss Oxley as Principal, and new toilets were installed for \$3,200. In the summer of 1923, the building was wired for electrical service. In 1924, further improvements were planned by Glendale architect Stanley Matthews, and Harry Dieckman was awarded the contract for these in the amount of \$1,556. Over the years, teachers and grades were added to the school until it served kindergarten through grade eight, after which black students attended the Congress Avenue School. Miss Cornelia Medley joined the school in 1921 and served as a teacher of Grades 7 and 8 for 16 years; she also served as principal.

In 1926, Glendale voters authorized a bond issue for \$30,000 for the addition of a large

⁵⁵ GHP archives.

⁵⁶ The 1920 Federal Census lists the Oxley family as living on Seventh Street in Cincinnati. Edmund H. Oxley, a black, and Theodora and Leonard, both Mulatto, were all born in the British West Indies. Edmund immigrated to the U.S. in 1903 and became a citizen in 1916, the year he lived in Glendale. Leonard moved to the U.S. in 1914. It is not known whether the Reverend Oxley was associated with one of the African American churches in Glendale.

⁵⁷ Minutes of the Glendale Board of Education, TS, Princeton City School Archives, 3.

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gymnasium-auditorium on the front. Completed in 1928, the renovation by Stanley Matthews was in the Mediterranean-style and unified the new building with the old by applying stucco to the entire exterior and installing steel windows and a terra cotta-colored metal tile roof throughout. The gymnasium-auditorium resembled a church or mission—with a bell tower on the front and double-height arched windows. A projecting bay on the front of the former house was replaced with a wide window.

Following the completion of this expansion, the number of students at Eckstein increased from 88 in 1928, to 116 in 1930 and 119 in 1934. By 1948, the number of pupils was back down to 90—probably affected by World War II.⁵⁸ In the early 1930s, Samuel Engle Burr, Superintendent of Glendale Schools from 1930 to 1933, promoted the activity method of instruction in which children learned by doing. He described the children who attended Eckstein School in a book about his teaching method and the results of his work in Glendale, as follows:

Among the Negroes, none of the children had all the advantages which many of the white children had but there were a few who came from comfortable homes and who did profit by many advantages. During the entire time covered by this study, there were in Glendale many Negro children whose parents were poor, unschooled, physically deficient and mentally retarded. On the whole, however, the Negro people were industrious, ambitious, well behaved, keenly interested in life, devoted to their children, to their school, and to their churches, and highly appreciative of any help that was given to them towards an improvement of their condition.⁵⁹

The 1930s were a difficult time due to the Great Depression, but federal funds became available to create jobs and make public improvements. According to the 1940 Federal Census, 20 residents of Glendale were employed by federal programs. Under a WPA project, the entire Eckstein School was rehabilitated during the summer of 1939 with new floors, plumbing upgrades, interior and exterior painting, and many minor improvements.

That same year Francis L. Kelly was hired as principal. He was well qualified for the job, with a B.S. degree in Secondary Education from Tuskegee Institute and an M.A. in History from Ohio State. Kelly was appointed a member of the Village Council and was considered a prominent civic leader, having successfully solicited for War Loan and Red Cross drives during WWII, as well as a campaign for construction of a community center.⁶⁰ He also served as recreational supervisor but had to give up that position when he joined council.⁶¹

⁵⁸ Glendale research, TS, n.d. GHP archives.

⁵⁹ GHP archives.

⁶⁰ "Eckstein News," *Glendale Monitor*, n.d. GHP archives.

⁶¹ "Dr. Robt. Harris Resigns from Glendale council; Successor Francis Kelly School Head," June 24, 1949, GHP archives.

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By the 1940s, there was a perception that the Congress Avenue School was not meeting the needs of the large population of African American youth in the village. A comprehensive plan completed for Glendale by Harland Bartholomew & Associates in 1944 proposed adding grades nine and ten to Eckstein School and changing the curriculum to “a type of education that will be more practical benefit to them in the future. This would meet the needs of Glendale Negro youth until the time when a Negro high school is developed, as it should be, in the northern part of Hamilton County to serve Glendale and other negro youth of this area.”⁶² This idea of consolidation of students from various communities had already been envisioned by the Hamilton County Regional Planning commission in 1935, but segregation still prevailed.

In 1949, Kelly resigned as Principal of Eckstein to take a job in the Cincinnati school system. His successor was Harry Piersawl, a graduate of Howard University with an A.B. degree. A resident of Wyoming, he had taught eight years at a Wyoming school before serving in the army in North Africa, Italy, and Switzerland in World War II.⁶³

By the 1950s, social attitudes were changing about segregation. In 1915 when the Eckstein School was proposed, there was support among Black families for a separate school.⁶⁴ At that time, “their complaints were not about separate facilities, but about the inferior quality of facilities and equipment that were given to their children.”⁶⁵ However, in the fall of 1952, a chain of events began that led to the desegregation of the Congress Avenue elementary school and the closing of Eckstein School. On September 5, 1952, the parents of 14 African-American students who lived on Cleveland and East Willow avenues petitioned to register their children at the Congress Avenue School “because it was closer to their residences and it had ‘superior educational advantages.’”⁶⁶ They had a point; at the time, the second floor of Eckstein had been condemned and the restroom lacked a door.⁶⁷

The group followed up by obtaining a resolution from the Ohio State Conference of Branches of the NAACP at its convention in Columbus on September 20, 1952, stating that 14 African American children, residents of the village of Glendale, tried to register for the traditionally “white” Congress Avenue School and were summarily refused the right to attend the school. It commended the parents for taking a stand against segregation and confirmed that the NAACP cooperate to end it. “Assignment of Glendale Pupils to be on ‘Equal’ Basis in Future.”⁶⁸ Mayor James R. Carruthers responded that Eckstein had a better teacher-student ratio than Congress Avenue and that the school board had no advance notice of the desired enrollment.

⁶² 1944 Plan, 45-46.

⁶³ GHP archives.

⁶⁴ “50 Years ago,” *Millcreek Valley News*, July 1, 1965, GHP archives.

⁶⁵ GHP archives.

⁶⁶ “Parents of Pupils at Eckstein School Ask for Transfer.” 9/11/1952, GHP archives.

⁶⁷ GHP archives.

⁶⁸ *Cincinnati Post*, 10/14/1952, 2:1 GHP archives.

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The NAACP filed a law suit against the Glendale Board of Education. County Prosecutor C. Watson Hover ruled that the board had no authority to assign students to any school and that the county superintendent must assign students on the basis of “convenience of the largest number of pupils” . . . “race creed and color can have no bearing.”⁶⁹ The Glendale Board of Education did not accept the opinion at first, but by November, the 14 students were accommodated at the white school.⁷⁰

Glendale’s lawsuit for integrated education closely coincided with the landmark *Brown vs. Board of Education* case, which was initiated in 1951 in Topeka, Kansas. Decided by the Supreme Court on May 17, 1954, the case did not debate whether the existing schools were “equal,” which under *Plessy* they should have been, but whether the principle of “separate” was constitutional and decided it was not. The decision did not abolish segregation in other public areas, such as restaurants and restrooms, nor did it require desegregation of public schools by a specific time. But the decision was symbolic for those who dreamed of a society based on justice and racial equality.”⁷¹

The issue continued to be fought in Ohio, however. The first northern desegregation case in the wake of the *Brown v. Board* ruling to reach the Supreme Court took place in Hillsboro, the county seat of Highland County, Ohio. Immediately after segregation was ruled illegal, seven black children were enrolled in the all-white Hillsboro Elementary School; after one week, they were reassigned to the segregated Lincoln School after the school zones were arbitrarily redrawn. On September 22, 1954, the mothers filed suit against the Hillsboro School Board and Superintendent over the rezoning. The Cincinnati-based federal court had ruled in favor of allowing all black Hillsboro students to attend any of the city's public schools. When the case was appealed by the Hillsboro school officials, the NAACP involved Thurgood Marshall who sent in Constance Baker Motely, an NAACP attorney from New York, to argue the case. In April 1956, Supreme Court justices decided to not consider Hillsboro school officials' appeal, upholding the lower federal court's ruling and giving Hillsboro's black students and their families entry to white schools.

Glendale, along with Wyoming and Middletown schools were also considered “segregation trouble spots” by the Ohio chapter of the NAACP. In the wake of the Hillsboro decision, the Ohio Senate Education Committee proposed a bill to permit the state to withhold funds from school districts that segregate students.⁷² In addition, the NAACP urged an amendment that would prevent parents from transferring pupils from one school district to another to avoid desegregation.

⁶⁹ “School Pupils in Glendale Ruled “Equal” *Cincinnati Post*, 10/14/1952, 2:1.

⁷⁰ “Hover Stands Pat on School Issue,” *Cleveland Call Post*, 11/1/1952, GHP archives.

⁷¹ GHP archives.

⁷² “Glendale, Wyoming Named as School Trouble spots, *Cincinnati Enquirer*, 2/24, 1955, GHP archives.

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In 1955, Glendale joined with Crescentville, Evendale, Sharonville, Springdale, Steward, Runyan and Woodlawn to form the Princeton School district. The new Princeton High School opened in September 1958. With the new building finished and more room available in the Congress Avenue School, Eckstein School closed its doors with a ceremony on June 8, 1958 and its students were integrated into Princeton High School.⁷³ For the next 50 years, the Eckstein School building was used for storage by the school board until it offered it for sale in 2009. The Village of Glendale then purchased the school for \$65,000. A historical marker was dedicated on the site on May 29, 2011.⁷⁴

Architecture

The rich array of architectural styles present in the district reflects two distinct periods—the 19th century is represented by Greek Revival, English Gothic Revival, Italianate, Italian Villa, French Second Empire, Queen Anne, High Victorian Gothic, Romanesque Revival, and Shingle style; the 20th century is represented by Colonial, Revival, Dutch Colonial, Tudor Revival, Norman Revival, Craftsman, Minimal Traditional, Ranch and the International Style. Glendale is very unusual for a village its size to have such a high proportion of architect-designed buildings and for having attracted so many architects to live there. In the 19th century, residents included James K. Wilson, who married into the prominent Keys family and designed Cincinnati's Plum Street Temple (National Historic Landmark); his son H. Neill Wilson, who designed a house for William Cooper Procter (demolished); and A. B. Mullett, who in 1860 became Supervising Architect of the Treasury responsible for all federal buildings. In the 20th century, architects Frederick Garber and his partner Clifford B. Woodward, Harry Hake, Jr., Stanley Matthews and Archibald Denison lived in the village as well as Woodward Garber, known as "Woodie," a leading Modernist and Lon Purcell, architect for Pease Homes, lived in Glendale but not in the district.

Nineteenth-century styles

The Greek Revival style was still popular when the initial residences were built in Glendale in the 1850s. Buildings in this style, which occurred locally from 1835 to 1860, typically display monumental proportions, symmetrical facades and simple, bold rectilinear details. Decorative elements usually consist of prominent columns, pilasters, straight or pedimented stone lintels and sills, and wide plain entablatures. Glendale has two fine examples in the Jonathan Cilley House, 100 East Sharon Avenue, built in 1855, and the Samuel Fosdick House at 110 East Sharon, built in 1853.

⁷³ GHP archives.

⁷⁴ "Glendale high bidder for old School Building," *Cincinnati Enquirer*, 5/16/2009. GHP archives.

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Homes in the Italianate style, popular from 1855 to 1885, are usually square or rectangular in plan with a vertical emphasis. In Glendale, they are usually brick with stone or wood ornamentation. Arched openings and bracketed cornices are typical as are low-pitched hip, gable, or shed roofs. Windows typically have two-over-two double hung sash. Examples in Glendale include the John R. Wright House at 140 East Fountain Avenue (18, Ashley at 825 Greenville Avenue (1855), the Parker House 895 Greenville (1890), the Samuel Thompson House at 715 Ivy (1875), Warren Bateman House at 740 Ivy (1857) and the Chapman Bailey House at 745 Ivy (1870). The 1868 Daniel McLaren House at 815 Greenville reflects the Italianate style combined with Gothic Revival elements.

The Italian Villa style was very prominent from 1850 to 1870, and there are several fine examples in Glendale. Inspired by Italian farmhouses and popularized by Andrew Jackson Downing, Italian Villa houses are typically two-stories-high, with vertical proportions and irregular floor plans. Square towers are common, as are projecting rectangular window bays and porches, as well as round-arched windows, often paired or in groups of three. Roofs are low-pitched gables or hipped, with wide, bracketed eaves. High-style examples, typically brick, include bracketed lintels and quoins at the corners. 160 East Fountain Avenue (Photo 1) was built in 1855 for R. B. Moore and later occupied by W. S. Grandin, a wealthy banker and real estate investor. The house has an asymmetrical, informal plan with numerous gables and projecting bays and vertical proportions. To one side is a one-story porch with bracketed columns. The narrow, elongated windows have one-over-one double-hung sash, paired or tripled with bracketed lintels. The straight sills are joined with belt courses. The base of a belvedere is still visible, and an oculus window punctuates the front gable. The 1885 Daniel DeCamp House at 140 East Sharon Avenue is another excellent example of the Italian Villa style and Glendale Town Hall at 80 East Sharon Avenue reflects the Italian Villa style as applied to a civic building.

The Gothic Revival style, which occurred from 1850 to 1870, is relatively rare in Glendale. It is characterized by pointed arch openings, steeply pitched roofs with peaked center gables, and “gingerbread” decoration at the eaves and porch railings. Early examples are stone or brick homes that resemble small castles with towers and battlements such as the Allen House at 25 West Fountain Avenue, which dates from 1859. The Judge Henry Morse house at 400 East Sharon is a brick dwelling with typical Gothic Revival features such as a steep center gable and full-width porch with carved posts and brackets, and full-height windows at the first floor. The house at 50 Washington is a more modest example (Photo 2).

French Second Empire homes are easily identified by Mansard roofs, named for Louis Mansart, the French architect who invented this double-pitched roof in the early seventeenth century to obtain additional living space in the garrets of Paris. House in this style, popular from 1865 to 1895, are typically square or rectangular in plan, built of brick or wood, and display multi-

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colored patterned slate or metal roofs, cast-iron roof cresting, bracketed cornices, projecting window bays, and tall windows at the first floor. The house at 780 Ivy is one of very few examples of the French Second Empire style in Glendale. Its typical stylistic features include a Mansard roof with colored slate, eyebrow arched dormers, paired windows, and wide eaves with paired brackets.

The Queen Anne style, popular from 1880 to 1900, is the defining style of the late Victorian era. Queen Anne dwellings are often voluptuous compositions with asymmetrical massing, angled gables at the corners, wraparound porches, and ornamental turned and carved wood trim. A mix of contrasting materials, including brick and fishscale shingles in the gables, provides drama. Glendale's best example of the Queen Anne style is 985 Laurel.

The Shingle Style, developed in New England from the Queen Anne style, was in vogue regionally from 1880 to 1900. It is characterized by a consistent exterior texture created by shingles, reduced ornament and lower-pitched roofs, contributing to a more horizontal orientation. The Shingle Style is rare in Glendale, however, one of the best examples in the state of Ohio is the John Robertson house (Photo 3) at 835 Ivy, built in 1880. This fine example displays an asymmetrical plan and irregular form, emphasized by the angled entrance and wraparound porch with solid railing. Its varied roofline is punctuated by gabled dormers of different sizes and its exterior displays a variety of shingles, including fishscale and wave-patterned. Another example, the Alfred M. Allen House at 30 West Fountain (1890), designed by the Cincinnati firm of Aiken & Ketcham, has been clad in vinyl siding.

Examples of Richardsonian Romanesque, which appeared in the Cincinnati area from 1880 to 1900, are relatively rare in Glendale. Characterized by rugged random ashlar stone, steep gabled slate roofs, towers, and round Roman arches, this style was used for two fine institutions—the Glendale Lyceum, 865 Congress Avenue (1891), designed by H. Neill Wilson, and St. Gabriel Church (Photo 4) at 48 West Sharon Avenue, completed in 1906. The Lyceum is an asymmetrical composition of brick with stone trim, a complex hip roof, and bands of transom windows divided by squat stone colonnettes, while the church is a basilica of rock-faced stone with a wide arched portal, arcaded windows, a tall bell tower in the left bay, and a low hexagonal baptistry on the right.

Colonial Revival refers to homes based on designs from the Colonial period in American history, which ended in 1789. Georgian Revival and Dutch Colonial are variations of the style. Georgian Revival imitated 18th-century English designs, and Dutch Colonials were identified by their gambrel roofs. Popular from 1890 to 1940, Colonial Revival homes are typically brick or wood clapboard, with symmetrical facades and hip or gabled roofs, often with pedimented gables. Entrances are formal, with fanlights, sidelights, and porches. Palladian windows are common.

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Glendale has numerous examples of Colonial Revival homes, all early-twentieth-century and often architect-designed. The earliest example of Colonial Revival is the Angeline L. Faran House at 120 Oak Road, built in 1890, followed by the Johnston House at 25 East Fountain (1908). There are excellent examples by Stanley Matthews and Archibald Denison at 3 Forest Place (1924), 4 Forest Place (1932), 30 Erie (1910), 55 Erie (1929), 945 Forest Avenue (1929), 145 East Fountain (1930) (Photo 5), and 25 Wood (1940). Architect Harry Hake, Jr., chose the Colonial Revival style for his ample residence at 1025 Laurel Avenue (Photo 6), built in 1940.

Georgian Revival is well represented in Glendale by the Charles and Mary Blinn House, 760 Ivy (Photo 7), built in 1910. Glendale's finest and best-preserved example, it features a symmetrical brick three-bay façade with a central entrance porch with Tuscan columns. The doorway is refined with an elliptical fanlight and four-pane sidelights. The side-gabled roof is punctuated with gabled dormers with engaged pilasters. Examples of the Dutch Colonial style include 960 Forest (1900), 46 North Lake Avenue (1900), 190 Magnolia (1900), the Kock House at 1155 Congress Avenue (1910), the Kloth House at 304 Cleveland Avenue (1916), 10760 Springfield Pike (1920), 360 East Sharon Avenue (1924), and the Merrill House at 955 Laurel Avenue (1925).

The Tudor Revival, identified by irregular plans, steeply pitched slate or terra cotta tile roofs with intersecting gables and dormers, and half-timbering, was very popular in Glendale from 1910 to 1940. Houses range from one-and-a-half-story cottages to rambling two-and-a-half-story mansions with stone, brick, stucco, and half-timbered exteriors. Glendale has many outstanding examples of Tudor Revival and related English Revival and even two Norman Revival homes. Several are by architect Stanley Matthews--his own home, "Stoneolden," at 60 East Fountain Avenue (1920) (Photo 9), the Harry Matthews House at 915 Congress Avenue (1926) (Photo 10), the Moores House at 55 East Fountain Avenue (1908), and the Marianna Matthews House at 45 Erie Avenue (1932). Norman Revivals, distinguished by squat round towers, are located at 800 Ivy (1927) and 140 Magnolia (1920) (Photo 11).

Other fine but unattributed examples of Tudor Revival are at 1 Forest Place (1929), 35 Erie Avenue (1927), 45 East Fountain Avenue (1924), 75 Oak Road (1915) and 820 Van Nes Drive (1916) (Photo 12). More modest examples include a front-gabled wood-frame dwelling at 55 West Sharon (c 1920s) and others at 340 East Sharon (1944), 369 East Sharon (1929), 375 East Sharon (1933), and 760 Woodbine (1920s). A rambling stucco mansion at 925 Laurel (1922) (Photo 13) is a great example of Tudor Revival incorporating some Craftsman features such as the shingle-clad second story and a wide shed dormer.

The Craftsman style first appeared in California in the 1890s, and spread throughout the Midwest between 1910 and 1940, where it was especially popular for smaller houses known as bungalows. Generally, Craftsman features include a low-pitched, gabled roof (occasionally hipped) with wide eaves and exposed beam ends; decorative braces added under gables; and

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porches, either full- or partial-width, with tapered square columns. Exteriors are often clad in contrasting materials on each floor, including clapboard, shingles, and brick. Glendale has several two-story Craftsman houses—885 Congress Avenue (1910); 15 East Fountain Avenue (1908); 180 Magnolia; 110 Oak; 840 Woodbine (1916); 860 Woodbine (c. 1910); 50 Wood Avenue (Photo 14), a stucco house initially completed in 1908 with sympathetic additions in 1926, 1968 and 2000; and 321 East Willow (1931). 870 Woodbine (Photo 14) is a distinctive American Foursquare-type Craftsman-style dwelling with a clipped front gable and a Chalet-style pierced railing. An excellent example of a high-style bungalow is located at 885 Forest Avenue (Photo 16). Built in 1923, it is unusually large for this style, with a strong horizontal emphasis created by a low-pitched roof and long shed-roofed dormer. A cluster of more typical examples exist at 715, 725, 735, 745, 765 and 850 Woodbine Avenue (Photo 17).

The Mission-style, another style with California origins, is rare in Glendale, but its influence can be seen in its three schools—the Congress Avenue School, 930 Congress Avenue (1900/1927/1935) (Photo 19); Eckstein School, 42 Washington Avenue (1916/1928) (Photo 20) and St. Gabriel's School, 18 West Sharon Avenue (1926). Congress Avenue School, initially built in 1900 and successively added on to, is a symmetrical composition in yellow brick with a four-stage square tower in the center and a hipped tile roof. Eckstein School, which began in a dwelling remodeled in 1916, was converted to the Mission style with the addition of a large auditorium/gymnasium on the front in 1928. At the time, the entire complex was unified with the addition of stucco and a metal tile roof imitating terra cotta. Other stylistic features include the squat bell tower, arched windows, and curvy name plaque on the front. The eclectic St. Gabriel's School combines Collegiate Gothic features such as buttresses and pointed arched openings with Mission-style aspects such as the curved parapet.

The Neoclassical style, which resembles some Early Classical Revival and Greek Revival subtypes, was popular from 1895 to 1950. Neoclassical buildings typically feature a symmetrical façade with full-height porch with classical columns or pedimented or curved portico. They can also have arched windows. The Stanley Allen House, 840 Van Nes Drive (1928) (Photo 21) has two primary elevations—with a flat-roofed full width porch facing west toward Springfield Pike and a one-story curved portico on the east facing Van Nes Drive. This fine brick house has a slate roof punctuated by gabled dormers with paired windows. Windows on the first and second floors have flat arches, six-over-six sashes, and louvred wood shutters. Another fine example of the Neo-Classical Revival style is the house at 975 Willow Avenue (c.1910). Built of brick with a hipped slate roof, this house has a prominent central entry porch with paired Ionic columns. The Judge Stanley Matthews House, 125 East Fountain (Photo 22), although dating from 1854, was transformed in 1927 into a Neoclassical mansion by architect John Henry Deeken. The main block of the house is five bays under a hipped slate roof with central pediment above a one-story enclosed porch with Doric columns and entablature, wrought-iron railing, and doorway with an arched fanlight and sidelights. Arcaded moldings top grouped windows in the end bays.

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Modern dwellings in Glendale consist mostly of Ranches and Split-levels—with some architect-designed examples. The Ranch style dominated American residential construction from the early 1950s through the 1960s and remains popular in many parts of the country. “These one-story houses have very low-pitched roofs and broad rambling facades. Some lack decorative detailing but most have decorative shutters, porch-roof supports or other detailing; these are usually loosely based on colonial precedents.”⁷⁵ Ranch-style homes in Glendale reflect Colonial Revival, Minimal Traditional, and International Style treatments. Two brick Ranch houses—155 and 165 Magnolia Avenue—are distinguished examples with a strong Colonial Revival influence. Built in 1961, 155 Magnolia (Photo 23) is a formal design with a symmetrical U-shaped façade with projecting wings in the end bays. 165 Magnolia, completed in 1949, has a three-bay, one-and-a-half-story block flanked by one-story wings with arcaded porches. The north end of Laurel Avenue includes both Colonial and Minimal Traditional examples at 970, 1050, 1085 (Photo 24), and 1092 Laurel. Some Ranches are prefabricated kit houses by Pease Homes—116 Oak Avenue and 816 Van Nes Drive (Photo 25), both built in the 1950s, while an example at 845 Woodbine (photo 26) designed for B. W. Brown by Archibald Denison in 1948 is a distinctly Modern concrete-block home with an angled floor plan.

Split-level homes, which are closely related to Ranches, began to emerge after World War II. Identified by half-story wings and sunken garages, they often incorporate Colonial details, but their different massing marks them as modern.⁷⁶ A split-level home, built in 1957 at 1095 Laurel Avenue, is typical of the style—a brick dwelling with a one-story, two-bay, side-gabled wing with the entrance, and a two-bay, hip-roofed wing a half-story above, with a garage below. The International Style is commonly characterized by “a flat roof, windows, usually metal casements, set flush with outer wall; smooth unornamented wall surfaces with no decorative detailing at doors or windows,” and asymmetrical facades.⁷⁷ Glendale has several examples of the International Style by architect Woodie Garber. The most significant is his own home at 90 Coral Avenue (FKA 70 Lake Avenue)[Photo 28], completed in 1966. Located on a wooded site, it is built into a slope so that the basement is on grade on the east end, and the living space above is on grade on the west side. The exterior is clad in crushed milk glass, and wide expanses of glass open onto terraces on the sides. The flat roof has a large clerestory section that admits light from above. Garber’s other projects in the historic district include a small house at 65 Lake Avenue (Photo 29), which he remodeled c. 1961, a 1960 remodeling of a ranch at 1050 Laurel Avenue, and a small brick addition to the Glendale Lyceum. For the house at 65 Lake, Garber started with a small front-gabled building, filled the gable with glass and added a flat-roofed wing at an angle with a carport on the end. (Garber also advised on the design of a new Shed-style house at 10 Lake Avenue, on land which he sold in 1975; completed in 1978, it post-dates the POS, so is therefore noncontributing.) A third ranch by Pease Homes at 85 Coral Avenue

⁷⁵ McAlester & McAlester, 477.

⁷⁶ Ibid, p. 477.

⁷⁷ Ibid, p. 469.

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(HAM-07799-49)[Photo 30] was transformed by architect Carl Strauss into an International-Style house with an entry porch and carport for Thomas and Katherine Muir in 1952.

Local Architects in the Glendale Historic District

The quality of the architecture in the Glendale Historic District is due to a substantial degree to the remarkable number of prominent Cincinnati-area architects, some of national significance, who chose to live in Glendale and carried out commissions in period revival styles as well as modern.

James K. Wilson (Cincinnati, 1828-94), a nationally significant American architect, married Virginia Keys, daughter of one of Glendale's wealthy founders, in 1852. Wilson was the most important (and earliest known) Cincinnati-born architect before and after the Civil War. Architectural historian Walter E. Langsam believes that "Wilson may have been involved in the consciously 'rural,' curvilinear layout of Glendale (although he has not been credited with it) and seems to have designed a number of the early residences there, including one for himself" at 2 Forest Place (HAM-04804-49), which he soon sold to Charles Davis as a summer residence. In 1879, he was listed as living on Woodbine, although the specific address is not known.⁷⁸

Wilson was born in Cincinnati, but moved while still a child to Philadelphia, where his father became a merchant. Young Wilson was apprenticed to Charles H. Mountain, a prominent architect there. In New York City, he worked for both Martin E. Thompson, a leading and innovative architect who worked primarily in the Greek Revival style, and James Renwick, one of the finest and most influential mid-nineteenth-century American architects. Back in Cincinnati, he was listed on his own in 1851 and 1864-1879 and with William Walter 1853-59. Wilson brought greater variety and sophistication to historic-inspired eclectic styles in Cincinnati before and after the Civil War. His connection with the Keys family makes one suspect he was the designer of the Keys-Hollister House, an Italianate villa, and the Baker House, a Gothic villa at 1887 Madison Road, both in East Walnut Hills. Langsam considers his design in the late 1860s of the Shoenberger House in Clifton an early and highly-evolved example of High Victorian Gothic. Wilson's masterpiece is the Plum Street Temple (1864-66) in downtown Cincinnati, a National Historic Landmark for its unique Moorish style and its association with Rabbi Isaac Mayer Wise, founder of Reform Judaism in America.

Harry Neill Wilson, probably the son of James K. Wilson, designed the Glendale Police Station (HAM-04833-49), a fine Richardsonian Romanesque house for William C. Procter (demolished) published in *American Architect & Building News* in 1889, and the similarly styled Glendale Lyceum (HAM-04801-49), a private library and social club on Congress Avenue.

⁷⁸ Profiles of Glendale architects in this section are mostly based on Walter E. Langsam's "Biographical Dictionary of Cincinnati Architects." <http://www.architecturecincy.org/programs/biographical-dictionary-of-cincinnati-architects>.

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Alfred B. (Bull) Mullett (1834-90), another nationally significant architect, moved to Glendale with his family as a toddler in 1844, but possibly earlier.⁷⁹ A.B.'s father Augustine A. Mullett owned an 80-acre farm east of the Crawford & Clark subdivision by 1855. A. B. Mullett was educated in Cincinnati at the Farmers' College in College Hill until April 1854 and trained in the office of Isaiah Rogers in the mid-1850s. He was listed in Rogers' firm in the 1857 city directory and was possibly made partner by 1860. He traveled in Europe from about June to December of that year and was appointed as temporary Clerk in the Office of the Treasury in December 1860.

Mullett apparently worked in Rogers' office while Rogers was actively supervising the construction of the Ohio State House in Columbus in 1858-60. During these years Rogers also designed the Longview Insane Asylum in Carthage and other buildings. According to Wodehouse, an 1862 Mullett business card lists several prominent Cincinnati businesses and citizens as references, including known clients of Rogers, such as bookseller Winthrop B Smith, a member of the prominent Resor family, and Allen & Company, at least two of whose principals resided in Glendale. Mullett's first known private work was the charming board-and-batten Gothic Revival Swedenborgian Church of the New Jerusalem (1861) (HAM-04800-49) in Glendale.

In 1863, after service in the Union Army, Mullett joined the staff of Rogers, then Engineer-in-Charge of the Bureau of Construction of the Treasury Department, later Supervising Architect of the Treasury Building in Washington, D.C. He replaced Rogers, serving as Supervising Architect in 1866-74. His later private career was apparently diverse but has been little studied; he formed A.B. Mullett & Co. with his sons shortly before his suicide in 1890. According to Donald J. Lehman's biography of Mullett in the *Macmillan Encyclopedia of Architects* (Vol. III (1982), 249-52), he was buried in Glendale or Cincinnati. Mullett's prolific post-war Federal building activity, usually in a bold Second Empire vein, included the design of the dour but magnificent Cincinnati Post Office & Court House (demolished). Ironically, this contribution to the city of his youth was probably Mullett's last major work as Supervising Architect. Mullett also contributed several designs for Federal buildings to the Cincinnati Expositions in the 1870s.

Stanley Matthews (1892-1942) was a member of a leading Glendale family, the son of prominent Cincinnati attorney Mortimer Matthews and Marianna Procter; she was a daughter of William A. Procter, senior partner in the famous soap company, Procter & Gamble; many members of the Procter family lived in and near Glendale. The architect's grandfather, also Stanley Matthews of Glendale, was a Justice of the United States Supreme Court and Senator from Ohio. Stanley, II, was educated in the Glendale public schools and St. Paul's School, Concord, N.H. He received a B.A. from Princeton University (1913) and a degree in architecture from Columbia University (1920), after service in World War I. In 1913 he married Maude

⁷⁹ Antoinette J. Lee, in *Master Builders* (1985), 74-77.

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Holley Aldrich of Bayshore, N.Y.

Matthews practiced in Cincinnati in 1920; he was associated with Archibald C. Denison (also of Glendale) & A.W. Jenkins in 1926; C.W. Short (who had a comparable Cincinnati and East Coast background) in 1927-29; and Matthews & Denison, 1930-43. Matthews & Short were listed in New York City in 1928-30 and Matthews on his own there in 1931-34. In Cincinnati, Matthews and his partners designed the Children's Hospital (1926), and the Denton Building, at Race and Seventh streets, with A.O. Elzner; Westwood Public Library (1930); many residences, of which the Julius Fleischmann estate, "Winding Creek Farm" (mid-1920s; with Short; Denison as associated architect), was by far the most elaborate; as well as many other fine traditional residences in fashionable neighborhoods.

Matthews-designed houses in Glendale include his own home, Stoneolden, at 60 East Fountain Avenue (HAM-07218-49)[Photo 9]. He and his partners participated with his family in the Forest Place Subdivision in 1926. The resulting houses were at 30 Erie Avenue (HAM-07474-49), 45 Erie Avenue, 55 Erie Avenue (HAM-07477-49), and 3 and 4 Forest Place. Other designs by Matthews include the Tudor mansion at 915 Congress Avenue, 825 Hedgerow, 810 Woodbine, and remodelings of 95 and 110 East Fountain and 890 and 930 Forest Avenue. He designed a classroom-addition to the Glendale Elementary School in 1928 and may have had a hand in the design of a school and six Bethany Houses on the 22-acre grounds of the Community of the Transfiguration, which was founded by Sister Eva Mary Matthews, the architect's aunt.

Archibald C. Denison (Galveston, Texas, ca. 1897-1970) received degrees in the arts and architecture from Columbia University, served as a naval officer in World War I, and established the department of architecture at Ohio University where he taught until 1960. Listed variously with Stanley Matthews, Charles W. Short, and A. M. Jenkins (Assocs.) 1926-43; on his own 1957-61. Denison served for 38 years on the Glendale Planning and Zoning Commission, as "a firm believer in planning being a matter of preservation rather than creation or exploitation."

He and his partners were responsible for the design and renovation of many residences in Glendale, for which he produced a light-hearted bird's-eye view/map in 1932. He was also the author of *America's Maritime History* (1944) and edited *The Letters of William Cooper-Procter*, one of Glendale's most prominent residents. His projects in Glendale include his own home at 3 Forest Place, 765 Woodbine, 180 West Sharon, Colonial Revival 25 Wood Avenue (1940), and additions to 75 Fountain (1931), 750 Woodbine, and 165 Magnolia. He partnered with Matthews on 915 Congress, 30 Erie, 890 Forest, and 145 Fountain Avenue. While Denison was very adept at period revival styles, he also embraced innovation, producing a very early and unique split-level at 960 Laurel (Photo 27) in 1941 and a modern ranch at 845 Woodbine in 1949 (Photo 26).

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Harry Hake, Jr. (ca. 1902-1968) designed and built his own fine Colonial Revival residence at 1025 Laurel Avenue (HAM-07213-49)(Photo 6) at the corner of West Sharon on the site of the old Glendale Female College after it was torn down in 1937. He very likely also designed the French Eclectic Cincinnati Bell Telephone exchange building (Photo 34) across Sharon Avenue in the 1920s. After study at the University of Pennsylvania and Columbia University, Hake, Jr., joined his father's firm. Harry Hake, Sr. (Cincinnati, 1871-1955) opened his office ca. 1901 and practiced with Charles H. Kuck from 1915-1947. The firm was Hake & Son in 1945-48; Hake & Hake, Jr., 1945-70; and Hake & Partners, including Harry Hake, III, 1971-78.

Harry Hake, Sr., exhibited great skill in applying great historical accuracy, refinement, and subtle surface texture to large-scale buildings. The firm designed the Elks Temple (with Garber & Woodward), at the northeast corner of Ninth and Elm Streets; two headquarters buildings for the Cincinnati & Suburban Bell Telephone Co., one of them the handsome Art Deco structure at the southwest corner of Elm and Seventh streets as well as (from 1906 on) a series of suburban telephone exchanges in a variety of sophisticated period styles for the Cincinnati & Suburban Bell Telephone Co.; as well as the varied and charming neighborhood fire stations; the Western & Southern Life Insurance Co. Building; the Queen City Club (1925-27); and several branches of the Cincinnati Public Library. In Columbus, the firm designed the Ohio State University Library and the Ohio Departments of State Building, now the home of the Ohio Supreme Court (Thomas J. Moyer Ohio Judicial Center) (1933).

Harry Hake, Jr., continued the firm's large-scale, prolific work, including commissions for several of the institutions his father had designed for earlier in the century, such as Cincinnati & Suburban Bell Telephone Co., the Cincinnati Gas & Electric Co., the University of Cincinnati, and Western-Southern Life Insurance Co. Under Hake, Jr., as well as his son and successor, Harry Hake III, the firm also designed the Cincinnati Convention-Exposition Center (since recast and enlarged in Post-Modern style), several other university and hospital facilities, and numerous commercial buildings.

Frederick W. Garber (Cincinnati, ca. 1877-1950) lived at 28 Oak Avenue (HAM-04779-49)[Photo 8] and was active in the community affairs of Glendale. He was associated with Clifford B. Woodward from 1904 until the firm Garber & Woodward was dissolved in 1933, after which he practiced on his own until shortly before his death. Garber and Woodward were fellow-students, partners, and brothers-in-law. Both were educated at the Cincinnati Technical School, worked as draftsmen for Elzner & Anderson in Cincinnati, and attended a two-year course in architecture at M.I.T. Garber won a Rotch Scholarship and studied abroad. Garber is said to have traveled with Bertram Goodhue while in Europe, as well as with a partner in the firm of Cass Gilbert. After the firm of Garber & Woodward was dissolved, Garber practiced with John Postler and Lawrence Lefken, 1933-38, and as Frederick W. Garber, 1939-52. Garber was a fellow of the A.I.A. and a member of its Board of Directors, a member of the Corporation

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of M.I.T., and a member of the visiting committee of the art and archaeological department of Princeton University.

Garber & Woodward's buildings were generally traditional in style and refined in approach. According to Woodie Garber, his father was primarily concerned with the "skin" of a structure, although the firm's massing was also often well-considered in relation to the site. The firm also participated in some of the most innovative and ambitious projects in Cincinnati during the first half of the century, and F.W. Garber was the chief architect for the Cincinnati Metropolitan Housing Authority during the planning and design of the pioneering Laurel Homes and Lincoln Court housing projects.

An early client was William Cooper Procter, a noted philanthropist, for whom they designed not only a residence in Glendale (1904, demolished), but also a \$30,000 concrete summer house in Devon, Long Island (1909). In their early careers, they designed several public buildings in Wyoming and the 1917 Christ Church Episcopal Chapel on Fourth Street. For the Taft family, Garber & Woodward designed the Phelps Apartment House on East Fourth Street and remodeled the Baum-Longworth-Sinton-Taft House as the Taft Museum of Art. Another major commission was the Dixie Terminal Building on Fourth Street, which combined an elegant barrel-vaulted shopping arcade with a bus terminal. Among their finest works are many public schools throughout the city, including the Guilford School (1911), Walnut Hills High School (1929-31), Withrow High School, Western Hills High School, and Westwood Public School.

Garber & Woodward worked with Cass Gilbert on the superb Beaux-Arts former Union Central Life Insurance Building (1913). They also worked with John Russell Pope on the Beaux-Arts Cincinnati Gas & Electric Co. headquarters (1929) and collaborated with local firms such as the Hannafords and Tietig & Lee on major hospitals, university buildings, and other projects here and elsewhere.

Woodward "Woodie" Garber (1913-1994) was the son of Frederick W. Garber and grew up in Glendale. Like his father, he was an important Ohio architect, but Woodie was a Modernist. One of his first projects was a Sunday School addition and chapel (demolished) for Christ Church in Glendale. In 1950, he purchased 5 acres on Lake Avenue with a partner Thomas Muir, but it was not until 1965-6 that he built his dream house there on approximately half of the property at 70 Lake Avenue (HAM-07788-49)[Photo 28]. Other projects in Glendale consisted of a new residence for Philip & Cecelia DeGuere at 340 Albion (1952); the conversion of an 1890 former school house into a residence for Robert F. Hart at 65 Lake Avenue (Photo 29); and additions to the homes of Charles H. Burchenal, 400 Albion Avenue (1957); and Nathaniel R. & Helen Whitney, 1050 Laurel Avenue (1954); as well as an addition to the Glendale Lyceum, a private club on Congress Avenue. (Of these, only the Hart House, the Whitney House, Christ Church addition, and the Lyceum are in the historic district.)

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Woodie studied architecture at Cornell University, winning a prestigious engineering society medal. He worked for the office of John Russell Pope on the National Gallery of Art in Washington, DC, and also for SOM, the large corporate firm that became known for their glass-walled towers. After serving in World War II, Garber worked for his father's firm before establishing his own office, Woodie Garber & Associates, in 1953.

He helped shape the Architectural Foundation of Cincinnati and led lobbying efforts to update the state's building codes in the 1960s. A member of the Literary Club for "about half a century," he was also active as a historian, writer, and lecturer. In 1982, he was presented with a president's award from the American Institute of Architects. The jury characterized him as "a man whose effect on local architecture was paramount 20 years ago and whose influence is still felt in many aspects of life in Ohio."

According to his obituary, "He was as famous for rejected innovative designs as for buildings he completed."⁸⁰ In the mid-1940s, he designed a glass-sheathed tower on Lytle Park for Schenley Industries. It was a speculative endeavor to persuade Schenley to move its corporate headquarters from New York to Cincinnati, but it was never built. "The Schenley Building would have been the first modern curtain wall, glass and reinforced concrete skyscraper in America," and was published in a 12-page cover story of *Progressive Architecture* in 1945.

His successful projects in Cincinnati included the Cincinnati & Hamilton County Public Library on Vine Street (1954-5), the William Cooper Procter Hall College of Nursing at Jefferson Avenue and MLK Drive, Drake Memorial Hospital, Ninth Street fire station, Finneytown, Swifton Elementary, and Indian Hill High Schools. The firm also designed a number of modern houses, schools, and commercial buildings in Cincinnati.

Lon Purcell (c 1922-1997) spent most of his career designing houses for Pease Homes, maker of prefabricated homes. After serving in the Army in the Philippines during World War II, where he was awarded two Bronze Stars, he graduated from the University of Cincinnati School of Architecture in 1949. Jim Pease, grandson of the company's founder, described Purcell as "one of a kind." "He was an outstanding architect, but his big talent was getting along with customers. In 1971, *Better Homes and Gardens* named Mr. Purcell's "French Provincial Design" one of the "30 most popular house plans" of the previous 20 years. His designs were also recognized in *Good Housekeeping*, *House and Home*, and *Professional Builder*.⁸¹ Purcell designed his own home at 605 East Sharon Avenue, one of a row of six Pease homes on that block. Although these examples are located well outside of the district, there are at least four known examples of Colonial ranches by Pease homes in the district—116 Oak, 125 East Sharon, 50 N. Lake, and 816 Van Nes (Photo 25), which were likely designed by Purcell.

⁸⁰ *Cincinnati Enquirer*, 3/16/1994, B7:1.

⁸¹ "Architect Lon Purcell, award-winning designer," *Cincinnati Enquirer*, 10/1/1997, B4:1.

Glendale Historic District (Amendment and
Boundary Increase/Decrease)

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Boundary Increase/Decrease

This amendment results in a net boundary increase of 36.845 acres. The increase includes 10.65 acres on Van Nes Drive, which is occupied by two outstanding early-twentieth-century mansions as well as ranches from the 1950s and 1960s. The boundaries were increased to include all rather than part of Washington Park and a 1919 Craftsman house at 67 West Sharon Avenue, which is a local landmark. Slight increases occurred by redrawing the boundaries along lot lines. An additional 13.22 acres in the greenbelt on the south side of Oak Road was also included representing the purchase of land as a buffer on the southern board of Glendale as recommended in the 1944 comprehensive plan. The amended boundaries include a decrease due to the exclusion of lots at 36 and 38 Coral Avenue where contributing buildings were demolished and replaced with a parking lot.

Summary

The Glendale Historic District was significant in the 20th century as well as the 19th century under Criteria A and C in the areas of Architecture, Community Planning and Development and Ethnic History/Black. In the area of Community Planning and Development, the Glendale Historic District (Increase) was significant on a local level during the period of 1900 to 1966, reflected in continued subdivision, moving homes and outbuildings to new sites within the district, converting carriage houses to principal dwellings and the role of the 1944 Comprehensive Plan in regularizing development and recommending the acquisition of a greenbelt on Glendale's southern boundary. In the area of Ethnic History/Black, the Glendale Historic District is locally significant during the period of 1851 to 1958 and reflects African American history in numerous resources, including homes historically associated with the Underground Railroad, two traditionally black neighborhoods—on Washington and Coral Avenues in the northwest part of the district and on Cleveland and East Willow Avenues east of the railroad tracks, and two historically black churches. On Cleveland Avenue, the former Quinn Chapel, although no longer functioning as a church, and the former rectory west of it, are significant. In addition to churches, the Eckstein School at 42 Washington Avenue is significant as an exclusively black school from 1916 to 1958, when it was desegregated after a court case triggered by parents and the NAACP. The Glendale Historic District is also very significant on a local level in the Area of Architecture during the Period of 1900 to 1966 for its attractive examples of period revival as well as modern styles, including many designed by significant regional architects who chose to live in Glendale such as Frederick W. Garber, Stanley Matthews, Archibald C. Denison, Harry Hake, Jr., Woodie Garber and Lon Purcell.

Glendale Historic District (Amendment and
Boundary Increase/Decrease)

Name of Property

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9. Major Bibliographical References

Bibliography

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McAlester, Virginia & Lee McAlester. *A Field Guide to American Houses*. New York: Adolf A. Knopf, 1986.

Parrish, William M. *An Underground Community: How Blacks Settled in the Historic Village of Glendale*. Self-published, 2017.

Eckstein School File, Minutes of the Board of Education, 1897- 1955, Schools History Files, Princeton City Schools District Archival Museum, Sharonville, Ohio.

Sullebarger, Beth. *Glendale, Ohio, Architecture Survey Report*, March 2007.

Titus, C.O. *Atlas of Hamilton Co., Ohio*. 1869.

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Village of Glendale, Ohio. *Glendale Village Plan 2000*. n.d..

Glendale Historic District (Amendment and
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Warminski, Margaret. *Glendale, Ohio, Comprehensive Survey Report*, July 1, 2002.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Glendale Heritage Preservation

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 36.845

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude:

Longitude:

Glendale Historic District (Amendment and
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- | | |
|--------------|------------|
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 717756 | Northing: 4350521 |
| 2. Zone: 16 | Easting: 720024 | Northing: 4350437 |
| 3. Zone: 16 | Easting: 719954 | Northing: 4348796 |
| 4. Zone: 16 | Easting: 717741 | Northing: 4348956 |

Verbal Boundary Description (Describe the boundaries of the property.)

Starting at a point, being the intersection of Springfield Township Sections 5 and 6, and Sycamore Township Sections 35 and 36, thence North 03 degrees 30 minutes 10 seconds 50 feet to the Point of Beginning

From the Point of Beginning, North 03 degrees 30 minutes 10 seconds East along the Corporation line between the Village of Glendale and the City of Sharonville, said line being the same between Springfield Township Section 6 and Sycamore Township Section 36, 859 feet to a point.

Thence North 84 degrees West along the Northerly property line of Parcel 91 of the Henry Morse Estate Subdivision (Page 2, Book 596, Hamilton County Auditor's Plat) 310 feet to a point,

Thence South 3 degrees 35 minutes West 269 feet to a point in the Northerly line of parcel 96 (Page 2, Book 596, Hamilton County Auditor's plat),

Thence North 84 degrees West along the northerly line of said parcel 96, 98 feet to a point in the Westerly line of parcel 96 (Page 2, Book 596, Hamilton County Auditor's plat),

Thence South 03 degrees 46 minutes West along the Westerly line of said parcel 96, 248 feet to a point in the Northerly line of parcel 77 (Page 2, Book 596, Hamilton County Auditor's plat),

Glendale Historic District (Amendment and
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Thence North 84 degrees West along the Northerly line of said parcel 77, 143 feet to a point in the Easterly line of Smith Avenue,
Thence North 03 degrees 46 minutes East along the Easterly line Smith Avenue 48 feet to the North line of Smith Avenue,
Thence North 84 degrees West along the North line of Smith Avenue and the North line of parcel 68 (Page 2, Book 596, Hamilton County Auditor's plat), 270 feet to the East line of parcel 46,
Thence North 03 degrees 46 minutes East along the Easterly line of parcel 46 and 47 (Page 2, Book 596, Hamilton County Auditor's plat), 100 feet to the North line of parcel 47,
Thence North 84 degrees West along the Northerly line of parcel 47, 220 feet to the East line of Morse Avenue,
Thence South 03 degrees 46 minutes West along the East line Morse Avenue 28 feet to a point,
Thence North 84 degrees West along a line contiguous with the North line the North line of parcels 110 and 38 (Page 2, Book 596, Hamilton County Auditor's plat), 306 feet to a point in the East line of parcel 223 of the Linden Subdivision,
Thence South 03 degrees 37 minutes West along the East line said parcel 223, 240 feet to the North line parcel 27 (Page 2, Book 596, Hamilton County Auditor's plat),
Thence North 84 degrees West along the North line of parcels 27 and 226 230 feet to the East line of parcel 113 of the Henry Morse Estate (Page 2, Book 596, Hamilton County Auditor's plat),
Thence north 03 degrees 37 minutes East along the East line parcels 113 and 26, (Page 2, Book 596, Hamilton County Auditor's plat), 719 feet to a point at the North East corner of parcel 26,
Thence North 84 degrees 08 minutes West along the North line of parcels 26 and 98, 380 feet to the East line of parcel 8 of the Crawford and Clark Subdivision (Page 2, Book 596, Hamilton County Auditor's plat),
Thence North 3 degrees 40 minutes East 587 feet to a point,
Thence North 86 degrees 20 minutes West 245 feet,
Thence South 06 degrees 01 minutes West 23 feet,
Thence North 86 degrees 20 minutes West 124 feet more or less to a point on the Westerly line of Greenville Avenue,
Thence Southerly along the Westerly line of Greenville Avenue 930 feet more or less to a point on the Southerly line of Coral Avenue,
Thence Westerly along the centerline of Coral Avenue 2600 feet more or less to a point,
Thence North 00 degrees 26 minutes East along a line contiguous with the Easterly property line of Parcel 7 of Crawford and Clark's Glendale (Page 3; Book 596, Hamilton County Auditor's Plat) 323 feet to a point on a line, said line being the Northerly Corporation line of the Village of Glendale,
Thence North 86 degrees 37 minutes West along said Corporation line 360 feet to a point on the Westerly line of Congress Avenue (also known as State Route 747),
Thence North 1 degree East alone said Westerly line of Congress Ave 431 feet to a point,
Thence North 86 degrees 30 minutes West 250 feet to a point,

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Thence South 1 degree West 150 feet to a point on a line, said line being the northerly Corporation line of the Village of Glendale,
Thence North 86 degrees 30 minutes West along said Corporation line 1904 feet more or less to a point, on the Northly line of Washington Avenue,
Thence South 84 degrees 40 minutes East 461 feet on a line, said line being the Northly line of Washington Avenue,
Thence South 1 degrees West along a line contiguous with the Westerly property line of Parcel 126 of Roscoe Child's Subdivision (Page 4, Book 596, Hamilton County Auditor's Plat) 308 feet to a point.
Thence South 84 degrees 40 minutes East on a line, said line being the Southerly property line of Parcels 115, 247, 117, 118, 119, 121, 122, 123, 124, 125, and 126 of said Roscoe Child's Subdivision, 746.11 feet to a point on a line, said. line being the Westerly property line of Parcels 238, 97, 98, 99, 100, 101, 102 and 108 of Gross and Dietrich's Subdivision (Page 4, Book 596, Hamilton County Auditor's Plat),
Thence South 5 decrees 10 minutes West 906 feet to a point on the centerline of Sharon Avenue,
Thence South 5 degrees 10 minutes West 190 feet to a point,
Thence South 84 degrees 4 minutes East 110 feet to a point,
Thence South 1 degree 14 minutes East along a line, said line being the Westerly property line of Parcels 90, 91, and 124 of Stucker's 1st Subdivision (Page 5, Book 596, Hamilton County Auditor's Plat), 9655 feet to a point on a line, said point lying on the centerline of Van Nes Drive and the Corporation Line of the Village of Glendale,
Thence South 74 degrees 30 minutes West 686 feet along the centerline of Van Ness Drive to the point of intersection with the centerline of Springfield Pike,
Thence South East 2400 feet along the centerline of Springfield Pike and the Corporation Line of the Village of Glendale to the intersection of the centerline of Congress Avenue,
Thence South 4 degrees 8 minutes East 190 feet along the centerline of Springfield Pike to a point,
Thence South 84 degrees 30 minutes 1788 feet to a point on the Westerly line of Glendale Road,
Thence along the Westerly Line of Glendale Road South 17 decrees 05 minutes West 367 feet to a point, said point lying on the Centerline of Oak Street,
Thence 84 degrees 30 minutes East 205 feet along the Centerline of Oak Street to a point,
Thence North 4 degrees 22 minutes East 1000 feet along the Easterly line of Troy Avenue to a point,
Thence South 87 degrees 31 minutes East along the Southerly property line of Parcel 74 of Dooley and Willis' Subdivision (Page 9, Book 596, Hamilton County Auditor's Plat), 230.30 feet to a point,
Thence North 2 degrees 21 minutes East along the Easterly property line of Parcel 92 of said Subdivision 310 feet to a point on the Southerly line of Albion Avenue,
Thence North 87 degrees 39 minutes West 60 feet to a point,
Thence North 5 decrees 16 minutes East alone a line contiguous with the Easterly property line of Parcel 06 of James F. Heady Trustees Subdivision (Page 9, Book 596, Hamilton

Glendale Historic District (Amendment and
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County Auditor's Plat) 335 feet more or less to a point on a line, said line being contiguous with the Easterly property lines of Parcels 66,67, and 68 of said Subdivision,
Thence North 20 degrees East 480 feet more or less, to a point on a line, said line being the Southerly property line of Parcels 46, 47,48,49,50,51, 52, 53, 54, 55, 56, 57, 58, and 59 of Dooley and Willis' Subdivision (Page 9, Book 596, Hamilton County Auditor's Plat),
Thence South 84 degrees 43 minutes East 796.57 feet to a point on a line, said line being the Easterly line of Grand Avenue,
Thence North 3 degrees 30 minutes East 433.30 feet to a point on a line, said line being the Southerly property line of Parcels 1, 2, and 3 of L.C. Hopkins' Subdivision (Page 9, Book 596, Hamilton County Auditor's Plat),
Thence South 86 degrees 30 minutes East 180 feet; to a point,
Thence North 45 minutes East 248.50 feet to a point on the centerline of Sharon Road to the Point of Beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries mostly coincide with the 1976 boundaries but redrawn along lot lines to provide clarity. The boundaries were expanded to include all of Washington Park, the western part of the greenbelt on the south side of Oak Road, contributing 20th-century homes on Van Nes Drive, and a 1919 Craftsman house at 67 West Sharon Avenue, which is a local landmark. The amended boundaries deleted lots at 36 and 38 Coral where contributing buildings were demolished.

Glendale Historic District (Amendment and
Boundary Increase/Decrease)
Name of Property

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11. Form Prepared By

name/title: Beth Sullebarger, Principal
organization: Sullebarger Associates
street & number: 1080 Morse Avenue
city or town: Glendale state: OH zip code: 45246-3830
e-mail sullebarger@fuse.net
telephone: (513) 703-0877
date: May 1, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15-minute series).
- **Sketch map**
- **Additional items:** NA

Photographs

Name of Property: Glendale Historic District (Amended)
City or Vicinity: Glendale
County: Hamilton State: Ohio
Photographer: Beth Sullebarger
Date Photographed: 2017-2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 40. 150 and 160 East Fountain Avenue, looking west (2018)
- 2 of 40. 50 Washington Avenue, looking north (2017)
- 3 of 40. St. Gabriel's Church, looking northwest (2018)
- 4 of 40. 835 Ivy Avenue, looking southwest (2017)
- 5 of 40. 145 East Fountain Avenue, looking west (2017)
- 6 of 40. 1025 Laurel Avenue, looking northwest (2017)
- 7 of 40. 760 Ivy Avenue, looking southeast (2017)
- 8 of 40. 20-28 Oak Road, looking northeast (2018)

Glendale Historic District (Amendment and
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- 9 of 40. "Stoneolden," 60 East Fountain Avenue, looking west (2017)
- 10 of 40. 915 Congress Avenue, looking northwest (2018)
- 11 of 40. 140 Magnolia Avenue, looking northwest (2017)
- 12 of 40. 820 Van Nes Drive, looking west (2018)
- 13 of 40. 925 Laurel Avenue, looking west (2017)
- 14 of 40. 50 Wood Avenue, looking northwest (2017)
- 15 of 40. 870 Woodbine Avenue, looking east (2017)
- 16 of 40. 885 Forest Avenue, looking west (2017)
- 17 of 40. 715-725-745-755 Woodbine Avenue, looking southwest (2018)
- 18 of 40. 710 Ivy Avenue, looking northeast (2018)
- 19 of 40. Congress Avenue School, 930 Congress Avenue, looking east (2017)
- 20 of 40. Eckstein School, 42 Washington Avenue, looking northeast (2017)
- 21 of 40. 840 Van Nes Drive, looking northwest (2018)
- 22 of 40. 125 East Fountain Avenue, looking west (2018)
- 23 of 40. 155 Magnolia Avenue, looking southwest (2018)
- 24 of 40. 1085 and 1095 Laurel Avenue, looking northwest (2017)
- 25 of 40. 816 Van Nes Drive, looking southeast (2018)
- 26 of 40. 845 Woodbine Avenue, looking northwest (2018)
- 27 of 40. 960 Laurel Avenue, looking southeast (2018)
- 28 of 40. Woodie Garber House, 90 Coral (FKA 70 Lake) Avenue, looking north (2018)
- 29 of 40. 65 South Lake Avenue, looking northwest (2017)
- 30 of 40. Muir House, 85 Coral (FKA 85 Lake) Avenue, looking west (2018)
- 31 of 40. Washington Park, looking north (2018)
- 32 of 40. Oak Road Greenbelt looking west (2018)
- 33 of 40. Water Tower, with Town Hall and 100, 110 East Sharon, looking northeast (2018)
- 34 of 40. Cincinnati Bell building, 155 East Sharon Avenue, looking east (2018)
- 35 of 40. Former St. Edmund's Chapel, 203 East Sharon Avenue, looking southeast (2018)
- 36 of 40. Mt. Zion Baptist Church rectory, 37 Coral Avenue, looking west (2018)
- 37 of 40. Former Quinn Chapel and rectory, 305,315 E. Willow Avenue, looking east (2018)
- 38 of 40. Office Building, 309 East Sharon Avenue, looking southeast (2018)
- 39 of 40. Christ Church Rectory and Parish Hall, looking east (2018)
- 40 of 40. View of 80 East Fountain Avenue, looking northeast (2018)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

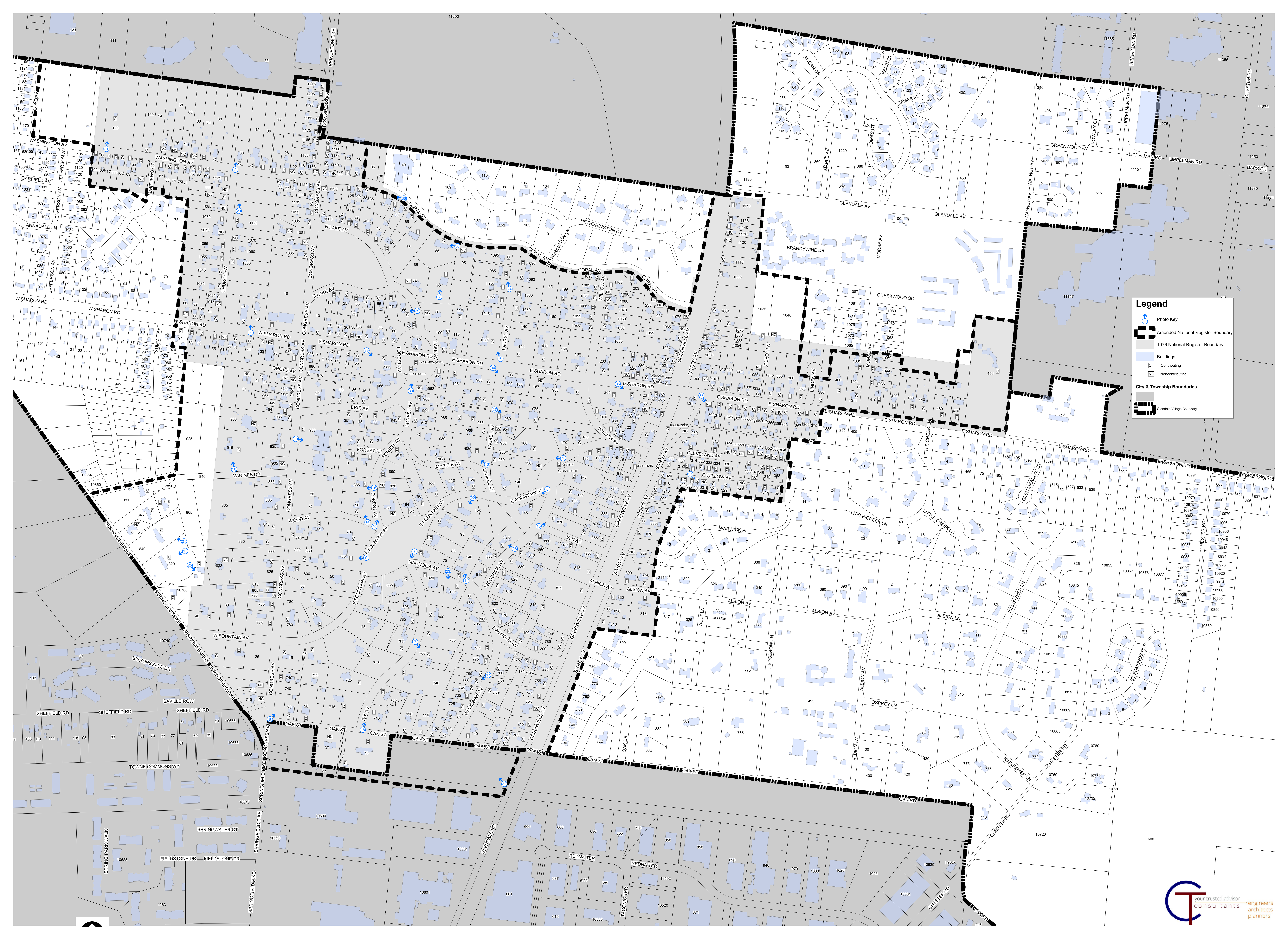
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

State Historic Preservation Office (Ohio History Connection)
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
	Resource Number	NR Resource Category	Property Name	Property Street number	Street Directional	Property Street Name	Property Street Type	Date of Construction	Style	Type	Architect (if known)	C	N/C	Previously Listed
1														
2	1	building	Ellen Long House	300		Albion Ave		1962	Colonial Revival	ranch		X		I
3	2	building		308		Albion Ave		1966				X		I
4	3	building		840		Congress Ave		1939	Colonial Revival	ranch		X		I
5	4	building		925		Congress Ave		1950	Minimal Traditional	ranch		X		I
6	5	building	Donald Houpt House	833		Congress Ave		1994	Neo-Tudor				X	
7	6	building		933		Congress Ave		1997	Neo-Colonial	ranch			X	
8	7	building		971		Congress Ave		1955		ranch		X		I
9	8	building		1081		Congress Ave		1989	Modern				X	
10	9	building		1130		Congress Ave		1995	Neo-Colonial	commercial			X	
11	10	building	Thomas & K Muir House	85	FKA 85 S Lake	Coral Ave		1952	Modern	ranch	Pease Home/Carl Strauss alterations	X		I
12	11	building	Woodie Garber House	90	FKA 70 S Lake	Coral Ave		1966	Modern		Woodie Garber	X		I
13	12	building	John & Lona Veale House	165		Coral Ave		1965	Neo-Colonial	ranch		X		I
14	13	building	Edmund Burke Barn	203		Coral Ave		1860s		barn		X		I
15	14	building	Kenneth Sims House	870		Forest Ave		2000	Neoclassical Revival				X	
16	15	building	Warner & Gertrude Peck House	910		Forest Ave		1955	Colonial Revival	ranch		X		I
17	16	building	Gulick House	962		Forest Ave		1966	Mansard			X		I
18	17	building	Jeanne Matthews House	30	E	Fountain Ave		1957	Modern	Split level		X		i
19	18	building	Melna Burchenal House	80	E	Fountain Ave		1970/2010	Mansard	Remodel	James Alexander		X	I
20	19	building	Martins House	84	E	Fountain Ave		1992	Neo-Colonial				X	
21	20	building	Vickers House	85	E	Fountain Ave		2000	Neo-Colonial				X	
22	21	building	Probasco Carriage House	120	E	Fountain Ave		1869	Carpenter Gothic	Carriage House		X		
23	22	building	Sarah E. Darnall House	145	E	Fountain Ave		1939	Colonial Revival		S. Matthews & A. Denison alterations	X		I
24	23	building	Brockmeier House	150	E	Fountain Ave		1982	Minimal Traditional				X	
25	24	building	Dooley Carriage House	865		Greenville Ave		1866		Carriage House		X		
26	25	building	L.C. Thomas House	765		Ivy Ave		1936	Colonial Revival			X		I
27	26	building	Martin & Beatrice Moeggenberg House	50	N	Lake Ave		1954	Colonial Revival	ranch	Pease Homes	X		I
28	27	building	Charles Cook House	15	S	Lake Ave		1939		massed plan		X		I
29	28	building		35	S	Lake Ave		1938	Minimal Traditional			X		I
30	29	building	Warren Kester House	55	S	Lake Ave		1939	Minimal Traditional			X		i
31	30	building	Gordon Sewell House	57	S	Lake Ave		1961				X		I
32	31	building	Ewing House	74		Lake AVE		2005	Neo-Craftsman				X	

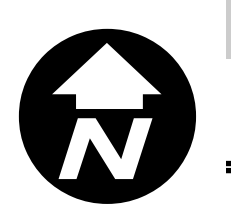
State Historic Preservation Office (Ohio History Connection)
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
33	32	building	Osborne House	75		Lake	Ave	1939				X		I
34	33	building	Base-Smith House	10		Lake	AVE	1978	Modern	Shed-style	Larry Norris/ Woodie Garber		X	
35	34	building	Elaine Brockmeier House	954		Laurel	AVE	1978	Minimal Traditional		Addison Clipson		X	
36	35	building	Charles A. Blinn House	960		Laurel	Ave	1941	Modern	split-level	Archibald Denison	X		I
37	36	building	Smokehouse	965		Laurel	Ave	1852	vernacular	smokehouse		X		
38	37	building	Stable/Chicken Coop	965		Laurel	Ave	1936	vernacular	Stable		X		
39	38	building	Adams-Hauser House	970		Laurel	Ave	1953	Minimal Traditional	ranch		X		I
40	39	building	Harry Hake Jr. House	1025		Laurel	Ave	1940	Colonial Revival		Harry Hake, Jr.	X		U
41	40	building	John K Gordon House	1045		Laurel	Ave	1937/1994	Colonial Revival	remodeled carriage house/new garage	Frank Russell, garage	X		I
42	41	building	John & Marnie Terrell House	1050		Laurel	Ave	1953/1960	Colonial Revival	ranch	Woodie Garber addition	X		I
43	42	building	Nancy Egbert House	1055		Laurel	Ave	1953	Minimal Traditional	ranch		X		I
44	43	building	Virginia Dickman House	1085		Laurel	Ave	1951	Minimal Traditional	ranch		X		I
45	44	building	Schatzman House	1092		Laurel	Ave	1950	Colonial Revival	ranch		X		I
46	45	building	Cross House	1095		Laurel	Ave	1957	Modern	Split level		X		I
47	46	building	Clinton & Nell Robinson House	1096		Laurel	Ave	1950	Minimal Traditional			X		I
48	47	building	Henry & Emma Woods House	155		Magnolia	Ave	1961	Colonial Revival	ranch		X		I
49	48	building	John Weld Peck House	165		Magnolia	Ave	1949	Colonial Revival	ranch	Archibald Denison	X		I
50	49	building		170		Magnolia	Ave	1951	Colonial Revival			X		I
51	50	building	Fegelman House	1		Matthews	Ct	2003	Neo-Colonial				X	
52	51	building	Morris House	1011		Morse	Ave	1955	Modern	ranch		X		I
53	52	building	Earl & Elsie Irwin House	1021		Morse	Ave	1955	Modern	ranch		X		I
54	53	building	Nellie Irwin House	1031		Morse	Ave	1955	Modern	ranch		X		I
55	54	building	Samuel & Louise Allen House	116		Oak	Road	1958	Colonial Revival	ranch	Pease Homes	X		I
56	55	building	John & Susan McCaslin House	125	E	Sharon	Ave	1959	Colonial Revival	ranch	Pease Homes	X		I
57	56	building	DeCamp Carriage House	140	E	Sharon	Ave	1885	Carpenter Gothic	Carriage House		X		
58	57	building	Cincinnati Bell	155	E	Sharon	Ave	1925	French Eclectic	commercial	Harry Hake Jr.	X		I
59	58	building	Harriet R. Keller House	180	E	Sharon	Ave	1939	Colonial Revival			X		U
60	59	building	Scout House	205	E	Sharon	Ave	1869	vernacular	fmr carriage house		X		
61	60	building	St. Edmund Boys Chapel	205	E	Sharon	Ave	1922	Gothic Revival	chapel		X		
62	61	building	Garage	240	E	Sharon	Ave	1900	vernacular	garage		X		
63	62	building	United Dairy Farmers	300	E	Sharon	Ave	2018	Neocolonial	commercial			X	
64	63	building		309	E	Sharon	Ave	2001	Neocolonial	commercial			X	
65	64	building	Joseph & Mary Orth House	340	E	Sharon	Ave	1944	Tudor Revival			X		I
66	65	building	Garage	349	E	Sharon	Ave	1901	vernacular	garage		X		
67	66	building		350	E	Sharon	Ave	1950	Minimal Traditional			X		I
68	67	building	Garage	375	E	Sharon	AVE	1933	vernacular	garage		X		
69	68	building	Carroll-McCoy House	470	E	Sharon	Ave	1941	Minimal Traditional	ranch		X		I



Legend

- Photo Key
- Amended National Register Boundary
- 1976 National Register Boundary
- Buildings
- Contributing
- Noncontributing
- City & Township Boundaries**
- Glendale Village Boundary



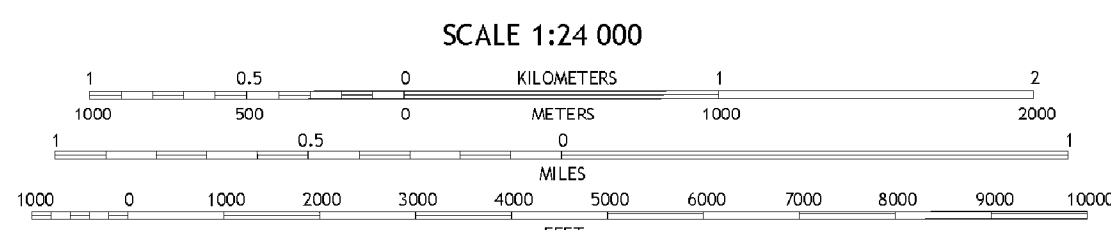
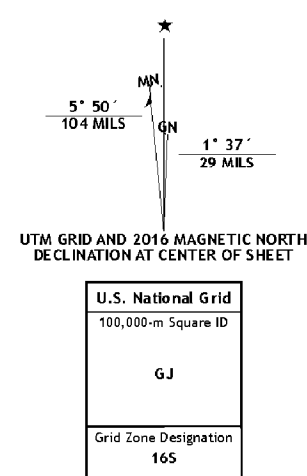
Village of Glendale - National Register Map





Glendale Historic District (Amendment), Hamilton County, OH Zone 16
 1) 717756 4350521
 2) 720024 4350437
 3) 719954 4348796
 4) 717741 4348956

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84), Projection and 1000-meter grid Universal Transverse Mercator, Zone 16S
 1000-foot tick: Ohio Coordinate System of 1983 (south zone)
 This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.
 Imagery: N.A.P., October 2015
 Roads: U.S. Census Bureau, 2015 - 2016
 Names: U.S. Census Bureau, 2015 - 2016
 Hydrography: National Hydrography Dataset, 2015
 Contours: National Elevation Dataset, 2010
 Boundaries: Multiple sources; see metadata file 1972 - 2016
 Public Land Survey System: BLM, 2013
 Wetlands: FWS National Wetlands Inventory 1977 - 2014



CONTOUR INTERVAL 10 FEET
 NORTH AMERICAN VERTICAL DATUM OF 1988
 This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011. A metadata file associated with this product is draft version 0.6.19



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

1	2	3
4	5	6
7	8	8

ADJOINING QUADRANGLES

GLENDALE, OH
 2016









IVY AVE





























SLOW
CHILDREN









































Edison Hotel







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/16/2018 Date of Pending List: 12/10/2018 Date of 16th Day: 12/26/2018 Date of 45th Day: 12/31/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 12/18/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 12/18/18

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on Nov. 14, 2018
For nomination of the Glendale Historic to the National Register of
Historic Places: District (Amendment), Hamilton County, OH

- Original National Register of Historic Places nomination form
___ Paper PDF
- ___ Multiple Property Nomination Cover Document
___ Paper ___ PDF
- ___ Multiple Property Nomination form
___ Paper ___ PDF
- Photographs
___ Prints TIFFs
- CD with electronic images
- Original USGS map(s)
___ Paper Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
___ Paper PDF
- ___ Piece(s) of correspondence
___ Paper ___ PDF
- ___ Other _____

COMMENTS:

- ___ Please provide a substantive review of this nomination
- ___ This property has been certified under 36 CFR 67
- ___ The enclosed owner objection(s) do ___ do not ___
Constitute a majority of property owners
- ___ Other: _____



November 14, 2018

Julie Ernstein, Acting Chief, National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Ernstein:

Enclosed please find one new National Register nomination for Ohio. All appropriate notification procedures have been followed for the nomination submissions.

NEW NOMINATION

Glendale Historic District (Amendment)

COUNTY

Hamilton

The enclosed disks contain the true and correct copy of the information to the National Register of Historic Places nominations for the Glendale Historic District Amendment.

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

A handwritten signature in blue ink that reads "Barbara Power".

for

Lox A. Logan, Jr.
Executive Director and CEO
State Historic Preservation Officer
Ohio History Connection

Enclosures