

United States Department of the Interior  
National Park Service

# 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: The South Crescent Arms

Other names/site number: The Redding

Name of related multiple property listing:  
Apartment Buildings in Ohio Urban Centers, 1870-1970

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 3700 Reading Road

City or town: Cincinnati State: OH 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Not For Publication:  Vicinity: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

<p><i>Barbara Lower</i> DSHPO for Inventory &amp; Registration</p>	<p>July 15, 2021</p>
<p><b>Signature of certifying official/Title:</b> _____</p> <p><b>Date</b> _____</p>	
<p><u>State Historic Preservation Office, Ohio History Connection</u></p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>	

<p>In my opinion, the property <u>   </u> meets <u>   </u> does not meet the National Register criteria.</p>	
<p>_____</p> <p><b>Signature of commenting official:</b></p>	<p>_____</p> <p><b>Date</b></p>
<p>_____</p> <p><b>Title :</b> _____</p> <p style="text-align: right;"><b>State or Federal agency/bureau or Tribal Government</b></p>	

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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:) \_\_\_\_\_

*Lisa Deline*  
Signature of the Keeper

8/26/2021  
Date of Action

**5. Classification**

**Ownership of Property**

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

**Category of Property**

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

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**Number of Resources within Property**

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
_____	_____	sites
<u>1</u>	_____	structures
_____	_____	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Art Deco

Modern Movement

\_\_\_\_\_

\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, METAL: Aluminum, CONCRETE

## Narrative Description

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### Summary Paragraph

The South Crescent Arms, also known as The Redding, is a nine-story elevator high-rise apartment building at 3700 Reading Road, the main north-south artery in the Cincinnati neighborhood of Avondale. (See Figure 1.) The building's setting is a mixed residential neighborhood that includes a park on the north side, single-family homes on the south and east and a two-story courtyard apartment building across the road. The building and adjoining parking garage on the rear occupy most of the .87-acre lot. The building is close to the road and accessed by a semicircular driveway. Completed in 1951, the building has an asymmetrical H-shaped plan, reinforced concrete frame, hollow block walls, and brown brick veneer.<sup>1</sup> The symmetrical front elevation is divided into 9 bays, with a wider bay in the center above the entrance and single-bay 8-story setbacks on each end. The stepped geometrical massing and slightly projecting pilasters on the front refer back to earlier Art Deco skyscrapers. (See photos 13.) All elevations are characterized by regular fenestration with one-over-one aluminum windows. Ornament is limited to a simple contrasting limestone trim that outlines the center section of the facade. The entrance is emphasized by a porte cochere and a projecting vestibule. The reinforced concrete 48-car parking garage (photos 4-6) consists of a below-grade deck with mushroom columns and paved open-air parking above. Original to the site, the garage is a contributing structure. The property retains all aspects of historic integrity as described below. Nominated under the Multiple Property Document (MPD), *Apartment Buildings in Ohio Urban Centers, 1870-1970*, the property represents a specific property type identified by and meets the registration requirements provided by the MPD.

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<sup>1</sup> Ralph Weiskittel, "Housing to Exceed \$100 Million; Many Projects Under Way," *Cincinnati Enquirer*, 4/1/1951, Sec. 3, 1:6.



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## Narrative Description

### Setting

The South Crescent Arms stands on a .87-acre site on the east side of Reading Road at the southeast corner of South Fred Shuttlesworth Circle (formerly known as South Crescent) in the Cincinnati neighborhood of Avondale. The building is significantly taller than its neighbors, which makes it highly visible and a dominant presence in the streetscape. The larger setting is mixed residential, with dwellings of varied scale and density and on the north, Martin Luther King, Jr. Park. The 5.82-acre green space was created on the site of the Burton family residence acquired by the Cincinnati Park Board in 1967 in the wake of a citywide riot that began in Avondale. The National Register-listed Crescent Apartments (NR #14000336) is located across Reading Road to the west. A semicircular driveway passes under a porte cochere that projects within 10 feet from the sidewalk. Landscape features include a recent metal picket fence encircling the property, trees on a narrow grassy lawn, and outdoor seating areas on the south side.

To the rear is a 48-car concrete parking garage, which is an original contributing structure. One can enter the garage from the central corridor of the apartment building at the basement level through a short open-air passage and steps. Measuring 58 feet by ~120 feet, the garage consists of a below-grade deck with mushroom columns and additional parking above. The lower level is accessed by a ramp from South Fred Shuttlesworth Circle while the asphalt-paved upper deck is accessed by a narrow drive along the north property line. The upper deck originally had two ramps on its south side, but those were removed in 1965 and a low brick wall was added, which minimizes the view of the deck from the street.

### Exterior Description

The South Crescent Arms, is a 9-story, flat-roofed, high-rise elevator apartment building with an H-shaped plan. Completed in 1951, the building is clad in brown brick veneer over hollow block walls and reinforced concrete frame. The nine-bay front elevation is symmetrical, with a wider bay in the center and single-bay 8-story setbacks on each end. The stepped geometrical massing and slightly projecting pilasters on the front refer back to earlier Art Deco skyscrapers. (See photos 1–3.) However, the building shows a Modern influence in its lack of ornament, which consists merely of simple contrasting limestone trim that outlines the center section of the facade. The entrance is emphasized by a porte cochere and projecting one-story vestibule. The building ends in a flat parapet wall with stone coping. The deep side elevations each extend for 12 bays with a recessed four-bay section in the center. All elevations are characterized by regular fenestration with bronze anodized aluminum one-over-one windows, installed in 2010. The front entrance is accessed through a porte cochere and roughly semicircular driveway, which was slightly modified in 1996 (photo 7). At that time, the flat roof of the porte cochere was replaced in kind and a new bronze anodized aluminum fascia installed.

### Interior Description

The interior is accessed through an aluminum-and-glass vestibule into a small lobby with original terrazzo floor and coved base plaster walls and four square columns. The hung acoustic-tile ceiling dates from 1965 (photos 8–9). On the rear wall is an elevator, half-flight stair up to the apartment corridor and a stair down to the lower level. On each side are additional

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half-flight stairs that lead from the lobby to former apartments now used as office spaces. All lobby stairways retain original Moderne-style curved aluminum railings (Photo 10).

The apartment floors retain their original circulation plan with double-loaded corridors finished with vinyl composition tile (VCT) and plaster walls and ceilings (photo 11) on all floors. The apartment entry doors are flush solid birch wood. There are two original stairways, with cast concrete steps and simple pipe railings (photo 15) and two elevators, with one of each located at each end of the central corridor. Floors 2 through 8 share the same floor plan, while the 1<sup>st</sup> floor differs because of the lobby, and the 9<sup>th</sup> floor has community rooms. Roof terraces adjoin the community rooms and two apartments on the east end. Renovated in 1965 and 1996, the apartments retain original pinkish-brown marble windowsills, painted plaster walls and ceilings, however, the bathrooms with light blue tile date appear to date from the 1990s (photos 12–14). The community rooms each have VCT floors, plaster walls, acoustic tile ceilings, and full-glazed double doors to terraces on the north and south (photos 16–18).

Today there is a total of 99 apartments, including 89 one-bedroom units, 7 efficiencies and 3 two-bedroom units, as follows:

- Basement: 2 one-bedroom ADA units and 1 two-bedroom unit
- **1<sup>st</sup> Floor:** 9 one-bedroom units, 1 office suite in former one-bedroom unit
- **2<sup>nd</sup> Floor:** 10 one-bedroom units, 1 two-bedroom unit
- **3<sup>rd</sup> Floor:** 9 one-bedroom units, 1 two-bedroom unit, 1 efficiency unit
- **4<sup>th</sup> Floor:** 11 one-bedroom units, 1 efficiency unit
- **5<sup>th</sup> Floor:** similar to 4<sup>th</sup> floor
- 6<sup>th</sup> Floor: similar to 4<sup>th</sup> floor
- 7<sup>th</sup> Floor: similar to 4<sup>th</sup> floor
- 8<sup>th</sup> Floor: 10 one-bedroom units, 2 efficiency units
- 9<sup>th</sup> Floor: 5 one-bedroom units, 4 craft rooms, 2 community rooms.

Originally, the building held 127 apartments, including 56 efficiencies, 69 one-bedroom units, and 2 two-bedrooms. This total included 5 efficiencies and 1 one-bedroom unit for employees in the basement. Historically, the 9<sup>th</sup> floor held 4 one-bedroom units, 4 efficiency units, and 2 two-bedroom units. In 1965, the 9th floor was altered when 4 one-bedroom units were converted into the two community rooms, 2 efficiencies were changed to craft rooms, and the two-bedroom units and an efficiency were reconfigured into 3 one-bedrooms. In 1996, 40 apartments were converted into 23 one-bedroom apartments, with new kitchen cabinets and new bathroom fixtures. Since CMHA took ownership, the creation of community spaces and move away from efficiencies toward larger units and ADA units was initiated to enhanced the quality of life for residents.

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### Registration Requirements for High-Rise Elevator Apartments Subtype

The South Crescent Arms is referenced in and being nominated in the context of "*Apartment Buildings in Ohio Urban Centers, 1870-1970*," National Register Multiple Property Document, listed in 2011. The necessary diagnostic features and aspects outlined in the MPD (p F14) are as follows:

- 9 stories or more for a High-Rise;
- automated elevator access;
- broad exterior massing devoid of conventional ornament and detail;
- exteriors sheathed in modern materials: concrete, narrow face brick, glass, aluminum and stainless steel sashes;
- double-loaded corridors;
- fireproof construction;
- repetition of windows on most floors,
- central and window air conditioning,
- intercom systems,
- separate service entrances, and
- raised parking decks behind the building.

For individual listing under Criterion C, according to the MPD, High-Rise Apartments should retain their original building heights, building footprint, first floor lobby, elevator core(s) and ground-floor retail, shop or office spaces. Historic exterior wall treatments and cladding, terraces and balconies, wall fenestration patterns and window openings should all be intact. Roof outlines and penthouse apartment configurations should be preserved, along with original site plan and exterior open spaces. Parking structures that were integral to the design and marketing of the building should be retained.

### Integrity

The South Crescent Arms exhibits nearly all of the registration requirements for High-Rise Elevator Apartments outlined above. The building retains its original 9-story height, H-shaped footprint, and exterior materials consisting of brown brick cladding, minimalistic limestone trim, and aluminum-and-glass entrance. The regular fenestration pattern remains, although the original metal windows have been replaced with bronze anodized aluminum double-hung sashes in their original openings. The roofline, with its terraces on the northwest and southwest corners, is unchanged. Penthouse apartments were converted to community rooms on the west end of the building but still remain on the east end. The adjoining roof outlines and roof terraces are intact. The building volume and massing on the top floor are unchanged. The original site plan is still present although the semicircular driveway in the front has been slightly altered. Exterior open spaces still remain although paved outdoor seating areas have been added to the south and west. The parking garage, which qualifies this building as an auto-oriented apartment building, still retains its original volume, materials, and design with mushroom columns, although two ramps to the upper deck have been removed.

The first-floor lobby is intact and retains its original terrazzo floor, square columns, plaster walls and modern curved aluminum stair railings, although a hung acoustic tile ceiling has been inserted. The circulation system, including the elevators and double-loaded corridors, remain

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intact. Although many of the apartments have been reconfigured to transition to public housing, this is not perceptible from public areas.

The location along Reading Road, still the major artery through Avondale, lined with apartment buildings of all heights and eras reflects historic appearance and significance. Among them is the Crescent, a two-story buff brick Mediterranean-style courtyard apartment which stands across the street and has been rehabilitated. The setting has changed somewhat since 1951, with the removal of single-family homes on adjoining lots. The park on the north side, named after Martin Luther King, Jr., replaced a prominent single-family house that was razed after the 1967 race riot that started in Avondale. There are additional vacant lots on the south side and diagonally across the street to the southwest, where single-family homes once stood. The loss of surrounding buildings has made the South Crescent Arms stand out more than before. The South Crescent Arms still conveys the feeling and association of a 1951 apartment tower and retains sufficient integrity to be eligible for listing in the National Register.

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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**  
(Enter categories from instructions.)

ARCHITECTURE  
COMMUNITY PLANNING & DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1951-1971

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1951, 1964

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
George H. Godley, Architect  
Fabe Construction, Builder

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Built in 1950-51, the South Crescent Arms is eligible for individual listing in the National Register of Historic Places at the local level within the context of *Apartment Buildings in Ohio Urban Centers, 1870-1970*, as documented in the Multiple Property Documentation Form (MPD) (NR Reference #64501112). The building is represented by the MPD's associated historic context *Post World War II Auto-Related Apartments in Cincinnati* and represents the identified property type; *Medium and High-Rise Elevator Apartments*. Under Criterion A, the South Crescent Arms is significant as the first high-rise elevator apartment building built in Avondale after World War II and exemplifies the next phase of city planning and development in Avondale after the streetcar period gave way to the automobile age. It also represents the transition from private market-rate apartments to public ownership by the Cincinnati Metropolitan Housing Authority (CMHA) to provide affordable housing as the population in Avondale shifted from wealthy, white and Jewish to black and lower income. Under Criterion C, the building is an amalgam of modern stylistic influences. Its bold geometric massing with lower setbacks and projections as well as indentations created by the H-shaped plan are reminiscent of Art Deco, but the very plain exterior with planar walls with uniform fenestration and little ornament are more consistent with the Modern Movement. The period of significance is from 1951, the date of completion, through 1971. This encompasses the transition in 1964 from the original private owner to the Cincinnati Metropolitan Housing Authority, which continues to own and operate it as public housing. The South Crescent Arms meets the integrity threshold for individual eligibility established in the MPD and retains a significant degree of stylistic integrity as well as integrity of location, design, setting, materials, workmanship, feeling, and association.

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## Narrative Statement of Significance

### Historical Background and Significance

During the nineteenth century, Avondale developed as a merchant-class inner-ring Cincinnati suburb settled by Anglo Protestants and Germans and characterized by stately homes on large lots. Only a small number of its inhabitants were middle or lower class, and only 8 to 10% of the population consisted of African American residents. Beginning in the 1890s, well-to-do German Jewish families, seeking to escape crowding and pollution in the city's Basin, began moving into the northern part of Avondale, as they were often not welcomed in the exclusive social circles that dominated other wealthy suburbs like Clifton.

The opening of streetcar lines on Reading Road up to Rockdale Avenue circa 1890 enabled less affluent residents began to settle in newer, less expensive subdivisions in southern Avondale. This fast and inexpensive mode of transportation provided the growing population convenient access to the more natural surroundings that Avondale offered.<sup>2</sup> As stated by History

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<sup>2</sup> By end of the nineteenth century, electric trolleys radiated out of the city basin to the newly formed suburbs, which also allowed businesses to move from the basin to the suburbs. As history professor David Stradling states in *Cincinnati: from River City to Highway Metropolis*, Cincinnati needed these transportation systems to accommodate its rapidly growing population. By 1911, the Cincinnati Traction Company had unified the many streetcar lines into one system (Figure 5). The city's population climbed

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Professor David Stradling, "The electric streetcar not only reflected the growth of all of these more distant places, but also encouraged it. Streets with trolley lines developed more intensely than those without, as business districts and apartment buildings thrived on the easy access provided by the streetcars" (Stradling, 69).

### Avondale's First Apartments

Low-rise Suburban Apartments for middle-class residents began to appear on Reading Road. The first example, built in 1890, was the Cumberland, 808 Cleveland Avenue; a unique dumbbell-plan, six-flat apartment building (now clad in aluminum siding) This was followed by the Somerset (NR#14000355), 802-814 Blair Avenue, in 1896. The Somerset is a 24-unit four-story Queen Anne style building designed by Joseph Steinkamp for Emery & Sons, the city's leading developer of fashionable apartments (Gordon, E 37). These new developments reflected a shift in the community development pattern away from large single family residences on spacious lots to the construction of high-density Suburban Apartment Buildings.

By 1903, *C. S. Mendenhall's Standard Guide Map of Cincinnati* shows that the "Winton Place" route was running along Reading Road up to Clinton Springs Avenue.<sup>3</sup> The combination of public transportation and Suburban Apartment Buildings In Avondale, provided housing for the growing middle-class, allowing for the community to become more diverse. These new residents included many Greek Americans and Eastern European Jews, particularly following a general exodus of the Jewish population from the declining West End. Between the 1920s and the end of World War II, Avondale was known as the "gilded ghetto", with Jewish inhabitants making up sixty percent of the suburb's total population. A variety of Jewish institutions and businesses, many of which originated in the old Jewish neighborhoods of the West End, also relocated to Avondale at this time (Giglierano & Overmyer, 381).

### Court Apartments

As Avondale's population and popularity grew, so did the number of fashionable middle- and upper-middle class apartment buildings along Reading Road and intersecting streets. During the early 20<sup>th</sup> century, numerous Court Apartments were built along Reading Road in Avondale, including the Alameda Flats, 1905 (NR#14000293), Bon Air Flats, 1907 (NR#15000562), Poinciana Flats, 1908 (NR#14000294), Haddon Hall, 1909 (NR#82003582), and the Crescent (1911 (NR#14000336), provided housing for the growing middle-class, allowing for the community to become socially more diverse. These apartments, all along the streetcar line, reflect the evolution of multi-family residential buildings located specifically to meet the needs of residents during the early 20<sup>th</sup> century in Cincinnati suburbs and were designed to provide attractive housing for families near public transportation and blend in with Avondale's mansions (Giglierano & Overmyer, 385). Avondale was served by four streetcar routes—the "Highland/Auburn," the "Zoo-Gilbert," the "Vine-Burnet" and the "Winton Place," which ran along Reading Road.<sup>4</sup> Proximity to the city center by streetcar was so convenient that the majority of

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from 296,908 in 1890 to 325,902 in 1900; 363,591 in 1910; 401,247 in 1920; and by 1940 there were 455,610 Cincinnatians (30).

<sup>3</sup> The Thompson Houston Company was hired to electrify the Avondale streetcar route in 1890 and built a generating station at the corner of Reading Road and McMillan to furnish power (Wagner & Wright, 111).

<sup>4</sup> The "Highland/Auburn" route ceased operation in 1947, the "Zoo-Gilbert" route stopped in 1949 and the "Vine Burnet" route stopped in 1950. By 1951, Cincinnati's streetcar era was a memory.



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Avondale's residents at the time worked downtown and caused a transition from the traditional walking city to a streetcar/trolley city.

Through the 1920s, Court Apartments, generally low-rise walkup buildings, continued to be built in Avondale. Examples include the Rosedale (1926), by Samuel Hannaford & Sons located at 3543-49 Washington Avenue; the New Avondale Apartments (1926), a massive U-plan courtyard apartment building on nearly an acre at 916-920 Burton Avenue; and the Rose Hill Apartments (1930), at 3896 Reading Road. Greenwood Court (circa 1925), another U-plan located at 725 Greenwood Avenue, retains a fountain in its courtyard, but the building has been altered. Balconies facing the court have been removed, and an addition off the rear (south) elevation has altered the original H-plan footprint. Three apartment buildings—the circa-1925, three-story Gholson Apartments at 686 Gholson Avenue, The Commodore, completed in 1928 at 3637-3639 Reading Road, and the Jacobethan-style Fenway Hall (1929), at 603-613 Forest Avenue, combine the Court and Block apartment plans.

Before World War II, elevator apartments in Cincinnati were developed primarily for the city's well-to-do, and they were relatively rare. In the mid-1920s, it was more typical to build high-rise apartment hotels, a transitional subtype that accommodated short- and long-term guests and eventually evolved into permanent apartments. An excellent example in Avondale was the 14-story Belvedere Rose Hill Avenue, built in 1925 by Charles Ferber. An early example of a mid-rise elevator apartment building is the President, a seven-story eclectic Renaissance Revival design at 3739 Reading Road (AKA 784 Greenwood) in Avondale. Built in 1929 and marketed as "an address of distinction," the building offered fireproof and completely furnished one- to five-bedroom apartments, along with a lobby, dining room, free parking, and an ample lawn.

### **From Streetcars to Motor Vehicles**

Between 1910 and 1930 a profound change in transportation occurred that would affect the development of Avondale and other urban neighborhoods. Automobile registrations in the US in that period jumped from 458,000 to almost 22 million. In Cincinnati, parkways envisioned in its 1907 park plan by George Kessler—Central, Columbia, and Victory parkways—came to fruition in the late 1920s through the 1930s. These parkways created a scenic environment for motorists and provided arterial roadways that facilitated ever-increasing motor-vehicle movement in and out of the city center. Columbia Parkway, for example, carried more than 30,000 cars per day by 1941 (Gigliano & Overmyer, 349). Similar to the pattern set by streetcars, these tree-lined four-lane parkways attracted higher-density housing both on the arterials and adjoining side streets.

Following the proliferation of automobiles and opening of arterials for motor vehicles, streetcars, which had stimulated a generation of walkup apartment buildings, began to give way to motor buses. The last new streetcar route built in the city, an extension of the line from Avondale north to Bond Hill, completed in 1916, became the first to be abandoned in favor of motor buses, in 1928 (Wright & Wagner, 295). Routes 40, 41, and 47 running on Reading Road and beyond were converted to trolley bus in 1949 (Wagner & Wright, 591.) And in 1951, all trolley buses were replaced by diesel buses (Wagner & Wright, 635) and by 1951. The abandonments reflected a political shift against rail transportation. During this period, numerous street railways were taken over by interests with ties to General Motors and other automobile/bus companies (Jakucyk).

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After World War II, cars rapidly accelerated the transformation of metropolitan areas. Most of that growth was construction of single-family homes in the suburbs. Only a small number of apartments were built during the early 1950s, and many were large, high-rent apartments in urban centers (Gordon, E20), such as the South Crescent Arms in Cincinnati. In the late 1950s, the automobile stimulated development of neighborhoods farther out from the center and auto-related apartments became the new thing.

### **The South Crescent Arms and Fabe Construction**

The South Crescent Arms was completed in 1951 as the streetcar period gave way to the automobile age. Built by Fabe Construction and designed by George H. Godley, the South Crescent Arms epitomizes the auto-related apartment. Tall, at nine stories high, it has automated elevator access, its broad exterior massing uncluttered by conventional ornament and detail, an exterior sheathed in face brick with aluminum windows in a regular pattern, double-loaded corridors, fireproof construction, separate service entrance, and most importantly, ample automobile parking space. The first high-rise elevator apartment building built in Avondale after World War II, the South Crescent Arms offered fashionable market-rate housing, including "bachelor efficiencies," as an alternative to large homes and older apartment buildings with larger units. As a high-rise elevator apartment building, it exemplifies the next phase of development in Avondale and the increase in density of construction in that period.

The South Crescent Arms replaced a large single-family home, and in this case the homeowners played a direct role in the development of the apartment. Prior to construction of the South Crescent Arms, 3700 Reading Road, was the home of David and Florence Fabe, enterprising Jews who owned the Fabe Construction Company (figure 5). David Fabe (c 1893-1990), immigrated from Russia to the U.S. in 1909 at the age of 16. Landing in New Orleans, he worked his way up the Mississippi River as a roofer and tinner, arriving in Cincinnati in 1911. He studied pharmacy and owned drugstores in Cincinnati's West End and Dayton, KY. In the 1920s, he entered the real estate and construction business and continued into the 1960s (Obit, Cincinnati Enquirer, 4/21/1990).

His son, George Fabe (1921-2012) joined the family business in the 1940s; he was 30 in 1951, when the South Crescent Arms project was built. He attended Walnut Hills High School before going to the University of Cincinnati for a bachelor's degree in economics. After college, he served in the United States Navy in the Pacific during World War II as a lieutenant and one of the commanders of the USS Dawn. Following the war, George returned to Cincinnati to serve as president of Fabe Construction Company, a position he held for over 30 years. He built many houses and apartment buildings in Cincinnati (Obit, Cincinnati Enquirer, 8/5/2012).

At the age of 57, he decided to go to law school, choosing the University of Cincinnati (UC) College of Law. When he completed his degree, at age 60, he was UC's oldest law school graduate. A life-long learner, George remarked that he enjoyed law school because it was so intellectually challenging. After graduating from UC Law, George was appointed by Governor Richard Celeste to serve as Insurance Commissioner for the State of Ohio from 1982 through 1990 (Enqr 2/1/1991, A-14:1 "A Cincinnati made a mark as Ohio Insurance Director,") (Local Lawyer Named to Celeste's Cabinet," Enqr, 2/5/1983, 1:1),

The vision for high-rise apartments at 3700 Reading Road was not a new idea. In 1929, Oscar Schwartz, architect of the Feinberg Temple (known as the Southern Baptist Church since 1964)

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at 3556 Reading Road and Rockdale Avenue, designed a ten-story complex of "Cooperative Apartment Homes," at 3700 Reading Road, but it was not built, probably because of the stock market crash. In the late 1940s, the Fabes took advantage of an FHA loan to convert their property into an investment opportunity.<sup>5</sup> They named their new apartment building the South Crescent Arms after the name of the adjoining street. However, by 1959, the Fabes had renamed it "The Redding," reflecting its prominence on Reading Road, and perhaps to give the building a more modern image.<sup>6</sup> Fabe Construction maintained its office in the building until its sale it in 1964.

The Fabe firm developed and built several low-rise apartments in Avondale about the same time as the Crescent Arms. These included two H-shaped 4-story brick buildings at 848 and 856 Glenwood Avenue, completed in 1947-49, and 974 Debbe Lane (1950-51), both designed by George H. Godley and still standing. Another later example is the Rose Hill Apartments, a simple 4-story slab block at 4025 Paddock Road completed in 1961. Unlike the South Crescent Arms, these more modest projects had surface parking lots rather than garages. Elsewhere in town, Fabe sought sites that offered a river view to reach a higher market. The firm developed and built Cincinnati's first cooperative apartments in two 8-unit buildings, known as the Ohio River Vista Apartments, at 3126 and 3128 Ononta Avenue. Completed in 1957-58, the 4-story slab-block buildings were equipped with balconies, air-conditioning and elevator service from each apartment to an integrated parking garage. Lee Firth served as architect and George Godley as engineer (*Cincinnati Enquirer*, 11/15/1956, 2:1). In 1963, Fabe Construction built an 8-story L-shaped "luxury" apartment building at 1617 East McMillan Avenue, also with a river view and integrated garage. Developed as a joint-venture with Harry Husman, it was known as the Husman House. Continuing the trend on a grander scale, Fabe built the 22-story Edgecliff Apartments at 2200 Victory Parkway in 1964-65 after taking over the project from another developer who defaulted. Considered Fabe's greatest construction achievement, The Edgecliff has 166 units, structured parking for 300 cars, and balconies to take advantage of the river view. All of these buildings were flat-roofed boxy modern buildings without the distinctive stepped massing, H-shaped footprint and limestone trim of the South Crescent Arms.

### Avondale and Demographic Transition

At the end of World War II, 60% of Avondale's total population was Jewish and their institutions were well-established (Giglierano & Overmyer, 381-382).<sup>7</sup> But the character of Avondale was about to change dramatically as many of the community's younger residents took advantage of low mortgage rates and bought more modern homes in the newer suburbs. Older residents, whose large homes were becoming too difficult to maintain, either passed away or began to move. These departing residents were often replaced by middle-income black families who were willing to pay inflated prices to live in one of the few neighborhoods considered to be

<sup>5</sup> "30 Projects Eyed for FHA Inquiry in Cincinnati Area," *Cincinnati Enquirer*, 4/17/1954, 1:6

<sup>6</sup> Advertisement, *Cincinnati Enquirer*, 12/27/1959, 10-1: 2. The name of the street was also changed, to Fred Shuttlesworth Circle in 1998 in honor of the civil rights leader, who established a church on the street in 1966 ("Cincinnati street's name honors a King associate, *Deseret News*, 11/10/1998, accessed online 4/6/2021).

<sup>7</sup> A sampling of former Avondale Jewish institutions includes Synagogue of Sh'erith Ahabeth, 3212 Reading Road; Isaac M. Wise Center, 3202 Reading Road; The Jewish Hospital of Cincinnati, 3200 Burnet Avenue; Keneseth Israel Synagogue, 3504 Washington Avenue; Louis Feinberh Synagogue, 3556 Reading Road; Isaac M. Wise Temple-Center, 3771-3733 Reading Road, North Avondale Synagogue, and 3870 Reading Road (Giglierano & Overmyer, 386-392).

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decent available to them. At that time, Cincinnati realtors followed a practice by which black families were only permitted to move into neighborhoods that already had a black population. Avondale had a number of black residents, although not many, since the mid-1800s (Giglierano & Overmyer, 381).

Some white homeowners panicked and left Avondale as the black population grew, a process that was encouraged by opportunistic realtors. Some engaged in blockbusting—buying one house on an all-white street at an excessive price and re-selling it to a black family. Others warned white residents that blacks were about to move onto their block, by anonymous letters and phone calls, and advised them to sell their homes as quickly as possible. As property values fell, Avondale became even more accessible to lower-income residents, including black families who had been displaced by urban renewal projects elsewhere in the city, mainly in the West End.

The expensive homes north of Gholson Avenue were less likely to be subdivided into cheap apartments. White homeowners there did not panic when black families began to move into northern Avondale in the late 1950s. Instead, they formed the North Avondale Neighborhood Association (NANA) in 1960 to resist blockbusting and improve community relations. The group's efforts helped racially and economically integrate North Avondale, a process that had not occurred in South Avondale (Giglierano & Overmyer, 382).

As early as 1956, city planners declared southern Avondale blighted and in need of rehabilitation. By 1959, the southern portion of Avondale, which had been predominantly Jewish, had become mostly black, particularly after the Cincinnati Department of Relocation settled 220 black families into the neighborhood, often in larger houses that had been illegally subdivided into multi-family dwellings. Jewish institutions and businesses followed their constituents to newer suburbs, leaving behind empty schools and synagogues (Giglierano & Overmyer, 382).

In 1964, the Jewish owners of the South Crescent Arms, by then known as The Redding, sold the building to the Cincinnati Metropolitan Housing Authority (CMHA) for the purpose of affordable public housing. In 1965, CMHA renovated the building for its new residents and converted the penthouse apartments on the west end into community rooms. In general, however, the 1960s were a tumultuous period of civil unrest and protest. Rehabilitation efforts did little for the neighborhood's residents. "Work done between 1965 and 1975 as part of the Avondale-Corryville Renewal Project I benefited institutions such as the University of Cincinnati and nearby hospitals, not the residents. The city had promised improved housing. In fact, widespread demolition for street improvements, parking and institutional expansion reduced housing stock" (Giglierano & Overmyer, 383). With 127 units, The South Crescent Arms/Redding was an important contribution to affordable housing in Avondale, but it was not enough to meet the demand.

"The frustration caused by the massive West End clearance and the city's failure to fulfill its promises fueled anger and resentment among south Avondale's black residents. In the late 1960s, a time of urban rioting throughout America, these feelings found expression in violence. Between 1967 and 1970, a series of riots and firebombing damaged many of South Avondale's commercial and institutional buildings and drove out most of the remaining white-owned businesses" (Giglierano & Overmyer, 383).

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As time passed, North and South Avondale became increasingly separate neighborhoods. The residents of North Avondale, black and white, managed to maintain property values and the character of the streets. South Avondale, on the other hand, saw increased crime rates, decreased land values, and deteriorated housing. Further efforts in the 1970s and 1980s proved more successful, although rejuvenation in southern Avondale, often referred to simply as Avondale, has continued to be slow and uneven (Giglierano & Overmyer, 382).

### Architectural Significance

According to the *Apartment Buildings in Ohio Urban Centers, 1870-1970* National Register Multiple Property Document (p E44) by Stephen C. Gordon, "The nine-story Redding (the South Crescent Arms) ranks among the city's pioneering attempts at high-rise housing after World War II. The cubic massing and traditional details such as facebrick on all elevations harken back to pre-war designs, yet the semicircular automobile drive to the front entrance is a precursor of things to come." It is eligible under Criterion C in the area of Architecture as it individually meets the requirements for significance and meets the integrity threshold for individual eligibility as an Auto-Related High-Rise Elevator Apartment. It retains its original building height, building footprint, first floor lobby, and elevator core. It retains its historic exterior wall treatments and cladding, wall fenestration patterns and window openings. It retains its roof outline and penthouse apartment configurations, although the examples on the west end of the building have been converted to community rooms. The site plan and related parking structure are substantially preserved.

Completed in 1951, the South Crescent Arms is the only example of a high-rise apartment building erected in Cincinnati in that decade, and remains the only one in Avondale. Just four other notable high-rise apartment buildings were built in Cincinnati; all were in the 1960s and more modern in style. They include the Park Lane (4201 Victory Parkway, 1964), a nine-story brick-faced International-style building, which was an early example of a slab block-high-rise with double-loaded corridors; the Incline House-Queens Tower (810 Matson Place, 1964), "a sleek 15-story Miesian apartment building clad with floor-to-ceiling glass windows and vertical aluminum bands," the Highland Towers (1071 Celestial and 380 Oregon, 1965) and another Fabe-constructed apartment tower, the Edgecliff (2200 Victory Parkway, 1967).

The South Crescent Arms, which employs the H-shaped plan, could have been influenced by the earlier apartment buildings with similar plans such as Greenwood Court, built circa 1925 at 725 Greenwood Avenue in Avondale, and Riverview Apartments, built in 1930 at 2538 Hackberry Street in East Walnut Hills. The Riverview Apartments was one of numerous elevator apartments located to take advantage of Cincinnati's hills and panoramic views. Designed by John Scudder Adkins, this 9-story brick apartment building features a roughly H-shaped plan with setbacks and stepped massing with a muted Art Deco effect. Built by a syndicate led by Frank Erwin, the Riverview Apartments was the city's first suburban high-rise apartment building (Gordon, 41). The plan essentially consists of a central slab block plan with a transverse wing on both ends. This had the advantage of using a site more efficiently and creating more corner units.

### Auto-Related High-Rise Apartments After World War II

The South Crescent Arms was Cincinnati's first Post-World-War-II Auto-Related Apartment Building. By the 1960s, the era of apartment dwellers living without cars and close to public

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transportation and neighborhood business districts had passed. The trend was toward smaller households, both young singles or couples and elderly, which created a new market for apartments in urban areas. "In 1964, nearly 90 million Americans were 24 years old and younger, and the number of people 60 years and over had increased substantially since 1950. A perceptible result of these demographic shifts was from 1955 to 1965 apartment housing increased from a low of 8 percent to 37 percent of the nation's total housing volume" (Gordon, E21). Automobiles and the need to accommodate them became a major factor in the siting and design of many post-World War II apartments. Parking gradually encroached on spaces that previously had been reserved for outdoor recreation. "Instead of relying on street parking or a few small garages and on-site surface spaces at the rear of the lot, post-war era apartments allotted considerable space and structures to automobiles" (Gordon, E21). These included driveways and parking garages integrated with apartment buildings, such as the South Crescent Arms.

The South Crescent Arts exemplifies the characteristics of modern high-rise elevator apartments. Without an elevator, an apartment building is limited in height to the number of stories a tenant can reasonably be expected to climb—typically four or five stories. Units on the top floor of a walkup building are usually less desirable because of the labor and inconvenience involved in reaching them. The incorporation of an elevator not only means that apartment buildings can be taller but also that units on higher floors are more desirable because of the views. Low-rise apartments have generally been occupied by middle-class residents, while mid- to high-rise apartments have usually been aimed at more affluent markets.

During the 1950s and '60s, medium- and high-rise apartments reflected a degree of experimentation based on design theories regarding location, arrangement and plans. High-rise apartments were seen as the most lucrative form of high-density urban housing. Priority was given to efficiency over elegance in apartment design during this period, resulting in smaller units with a minimum of detail. In-line plans with straight-line, double-loaded corridors were favored and led to a new building type known as the slab block, a tall, narrow rectangular form of multi-family housing. Named for its rectangular massing and bulky volume, the slab block related conceptually to the "towers in the park" promoted widely by Walter Gropius and LeCorbusier. A prominent example of a slab block as luxury housing was the Manhattan House on New York's upper east side, designed by Gordon Bunshaft of Skidmore Owings & Merrill. In Ohio, high-rise apartment towers were built in a variety of arrangements and shapes before resorting mostly to the basic slab plan. High-rise apartments provided opportunities for a large number of units with two exposures and unobstructed views from floors above neighboring buildings.

The embrace of modernist aesthetics had a major effect on the design of post-war apartments. Exterior ornament and references to earlier period styles fell away for the most part. The traditional scheme of a three-part façade gave way to slabs with planar walls and uniform fenestration from top to bottom. The widespread use of central air conditioning reduced the need for operable windows, projecting bays and cross ventilation, thus post-war apartments typically had lower ceilings and fewer square feet per unit (Gordon, E21).

As designed by architect George H. Godley, the South Crescent Arms represents a transition stylistically as an amalgam of modern influences. It is characterized by bold geometric massing with lower setbacks and projections as well as indentations created by the H-shaped plan, which are reminiscent of Art Deco, but the very plain exterior with planar walls with uniform

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fenestration and little ornament are more consistent with the Modern Movement. The unification of the window bays on the front with a plain limestone border emphasizes the building's monumentality in a subtle way. The flat pilasters dividing the vertical bays emphasize the height and recall early skyscrapers. The South Crescent Arms shares many of these characteristics; its emphasis on efficiency and its H plan relates to the slab block with double-loaded corridors but it offers more corner units with two exposures and unobstructed views above neighboring buildings. As originally designed, the South Crescent Arms was an efficient design that provided 127 apartments, mostly efficiencies and one-bedroom units aimed at middle-income empty-nesters.

The building has been renovated several times over the years. In 1965, after the CMHA took ownership, four apartments on each floor were reconfigured and penthouse apartments were converted into community rooms in accordance with plans drawn by ATA Architects. In 1990, repairs to the top two floors were made, including repointing and replacing steel lintels at the windows. A comprehensive renovation in 1996 involved slight modification of the semicircular driveway, landscape improvements, application of a metal fascia to the porte cochere, and a new ADA lift in the lobby. Bronze anodized aluminum replacement windows in the same one-over-one configuration were installed in 2010.

The South Crescent Arms retains its original height, H-shaped building footprint, first-floor lobby and elevator cores and circulation plan. It also retains its historic exterior brick cladding, wall fenestration patterns and window openings. Although the penthouse apartments were reconfigured on the interior to serve as community rooms, the parapet and roof terraces are preserved. The original site plan was altered slightly when the semicircular driveway in the front was extended and exterior open spaces were re-landscaped in 1996. The South Crescent Arms also retains a 2-level parking structure on the rear that was essential to marketing the building. The building also retains a significant degree of stylistic integrity as well as integrity of location, design, setting, materials, workmanship, feeling, and association.

### **George H. Godley, Architect**

The South Crescent Arms was designed by architect George H. Godley (1889-1961). As the son of the successful Cincinnati architect S. (Samuel) S. Godley (1858-1941), George practiced with his father from 1921 to 1931. Much more is known about his father. Educated at the Farmers' College in College Hill, S. S. Godley "received his practical education in the offices of local architects," including Edwin Anderson, Henry Bevis, and James W. McLaughlin. He opened his own office in Cincinnati in 1888, expanded it in 1893, practiced on his own, and with his son George in the 1920s, probably until his death.

According to architectural historian Walter E. Langsam, S. S. Godley was "one of the most sophisticated designers of residences for both the Jewish and Gentile elites of the city for several decades. His residential clients included members of the Doepke, Duttonhofer, Feiss, Fleischmann, Freiberg, Heinsheimer, Herschede, Jacob, Kuhn, Mack, Mitchell, Prichard, Resor, Steinau, Strader, Wise, Wolf, and Workum families, all of whom had leading roles in the economic, social, and cultural life of the city." Many of these homes were in the Cincinnati neighborhood of Avondale, including the handsome Beaux-Arts Frank Herschede mansion (1908), which stood at 3886 Reading Road. S. S. Godley also designed a few apartment buildings in Avondale, including a 3-story Tudor Revival-style court apartment building at 603-613 Forest Avenue.

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George H. Godley clearly benefitted from his father's long association with Avondale and by adopting his father's profession. After Samuel's death in 1941, the son practiced under his own name until his death 20 years later in 1961. His design of the South Crescent Arms in 1950 continued the firm's residential commissions in Avondale but reflected the dramatic changes in scale and style that occurred after World War II. About the same time as the South Crescent Arms, George Godley designed a few low-scale modern brick apartment buildings at 848 and 860 Glenwood Avenue (1947-49) and 974 Debbe Lane (1950-51), also for Fabe Construction. One of his last projects was the Edgecliff apartment tower at 2200 Victory Parkway, in 1961, the year he died. When this 22-story apartment building was eventually built circa 1966, the design was by another architect.

### Conclusion

The South Crescent Arms is eligible for individual listing in the National Register of Historic Places on the local level under Criterion A for its association with multi-family housing development in Cincinnati. The property is representative of the MPD's associated Historic Contexts "Post World War II Auto-Related Apartments in Cincinnati." As the first high-rise elevator apartment building built in Avondale after World War II, it exemplifies the next phase of high-density development in Avondale after the streetcar period gave way to the automobile age. Built by a Jewish developer as market-rate housing and converted in the mid-1960s to affordable housing by the Cincinnati Metropolitan Housing Authority, the South Crescent Arms also represents the transition of Avondale from a middle-class Jewish neighborhood to a low-income Black neighborhood.

The property is also eligible under Criterion C in the area of Architecture as presented in the Multiple Property Documentation Form (MPD), "Apartment Buildings in Ohio Urban Centers, 1870-1970" as a significant local example of the "Medium and High-Rise Elevator Apartments" property type. The South Crescent Arms is cited in the MPD as among the city's pioneering attempts at high-rise housing after World War II. The cubic massing and traditional details such as facebrick on all elevations harken back to pre-war designs, yet the semicircular automobile drive to the front entrance is a precursor of things to come." Stylistically, the building represents a transition of modern influences. The period of significance is from 1951, the date of completion, to 1971, which encompasses when the property passed from the original owner to the CMHA, which renovated the building. The South Crescent Arms meets the integrity threshold for individual eligibility established in the MPD and retains a significant degree of stylistic integrity as well as integrity of location, design, setting, materials, workmanship, feeling, and association.



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## 9. Major Bibliographical References

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Wagner & Wright with Tom McNamara. *Cincinnati Streetcars*, No. 10, To the End of the Track.

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### 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 # \_\_\_\_\_

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**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 0.87

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: 39.150518 | Longitude: -84.486237 |
| 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: 717224 | Northing: 4336275 |
| 2. Zone:    | Easting:        | Northing:         |
| 3. Zone:    | Easting:        | Northing:         |
| 4. Zone:    | Easting :       | Northing:         |

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

The property is identified as Book 108, Plat 0004, Parcel 2 of the Hamilton County Auditor's records and also known as current parcel number 108-0004-0002-90, per the Hamilton County Auditor (Auditor website accessed Jan 26, 2021). The parcel, which is 152.20 feet by 249.8 feet, is an irregular part of Lot 1 in A. O. Tyler's Subdivision. The parcel is bounded on the west by Reading Road, on the south by Fred Shuttlesworth Avenue, on the east by a lot under different ownership and on the north by Dr. Martin Luther King Park. (See Figure 1.)

**Boundary Justification** (Explain why the boundaries were selected.)

The above-listed parcel is both the original and legally recorded boundary line for the property for which listing is being requested. The building and parking deck occupy the entire parcel and no other structures are present. (See Figure 1.)

---

**11. Form Prepared By**

name/title: Beth Sullebarger on behalf of Deanna Heil  
organization: City Studios Architecture  
street & number: 1248 Main Street, 2<sup>nd</sup> floor  
city or town: Cincinnati state: OH zip code: 45202  
e-mail dheil@citystudiosarch.com  
telephone: (513) 621-0750  
date: April 7, 2021

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figure 1. Location and boundary map  
Figure 2. Exterior photo key  
Figure 3. First floor plan, typical, and photo key  
Figure 4. Ninth floor plan and photo key  
Figure 5. 1917 Sanborn Map Company, V8, P988

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## Photographs

### Photo Log

Name of Property: South Crescent Arms/The Redding

City or Vicinity: Cincinnati

County: Hamilton

State: Ohio

Photographer: Beth Sullebarger

Date Photographed: August 25, 2020

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

- 1 of 18. Front (west) and south (side) elevations, looking east
- 2 of 18. Front (west) and north (side) elevations, looking south
- 3 of 18. Rear (east) and south (side) elevations, looking north
- 4 of 18. View of garage, looking east
- 5 of 18. View of garage, looking northeast
- 6 of 18. View of garage interior, looking southwest
- 7 of 18. Front driveway, looking northeast
- 8 of 18. Lobby, looking northwest
- 9 of 18. Lobby, looking southeast
- 10 of 18. Lobby, looking south
- 11 of 18. Corridor, typical, looking southeast
- 12 of 18. Apartment Living Room, typical, looking southeast
- 13 of 18. Apartment Kitchen, typical, looking north
- 14 of 18. Apartment Bathroom, typical, looking west
- 15 of 18. Stairway, typical, looking southwest
- 16 of 18. North Community Room, looking north
- 17 of 18. South Community Room, looking southeast
- 18 of 18. View from roof terrace, looking southwest

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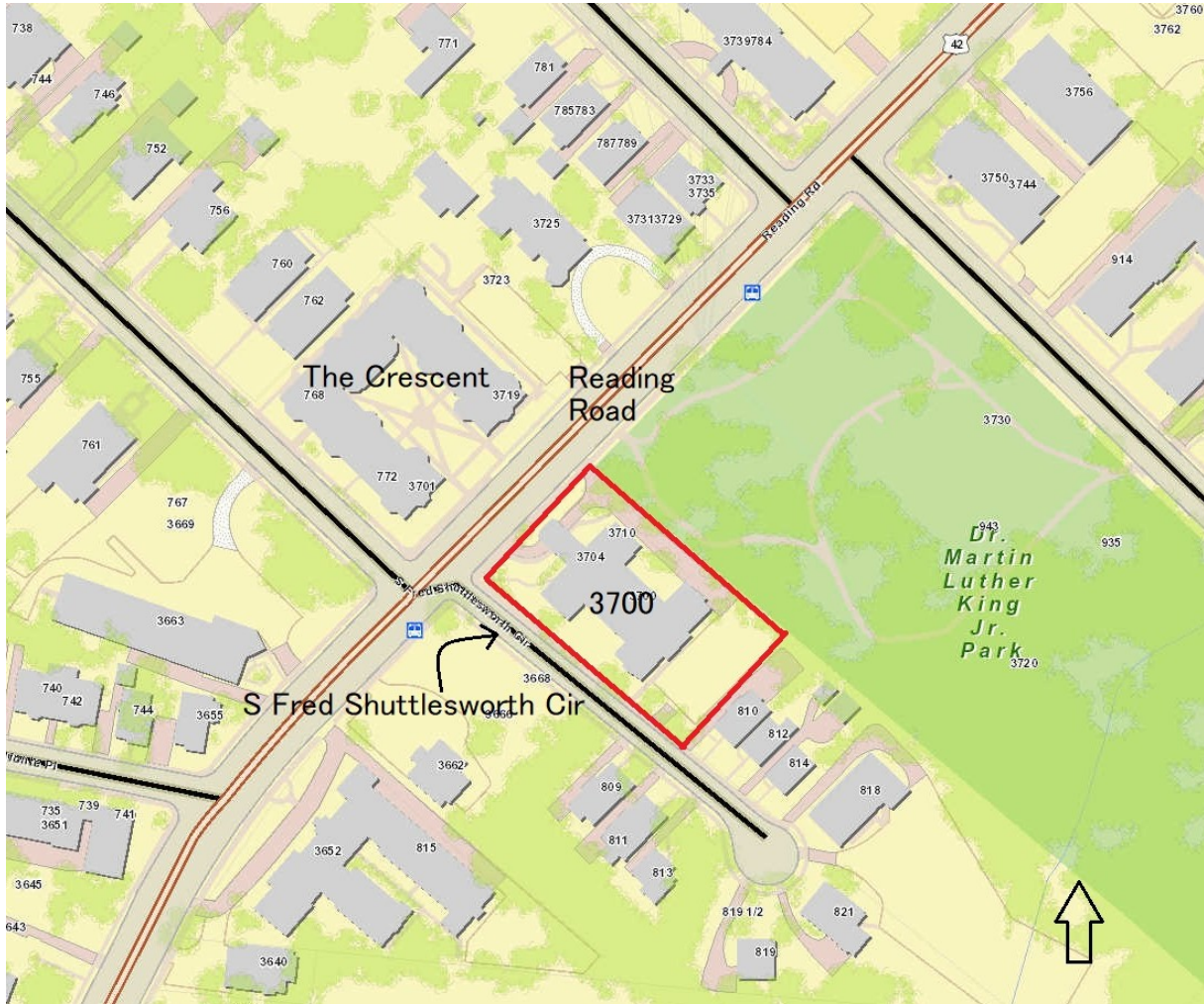


Figure 1: Location and boundary map



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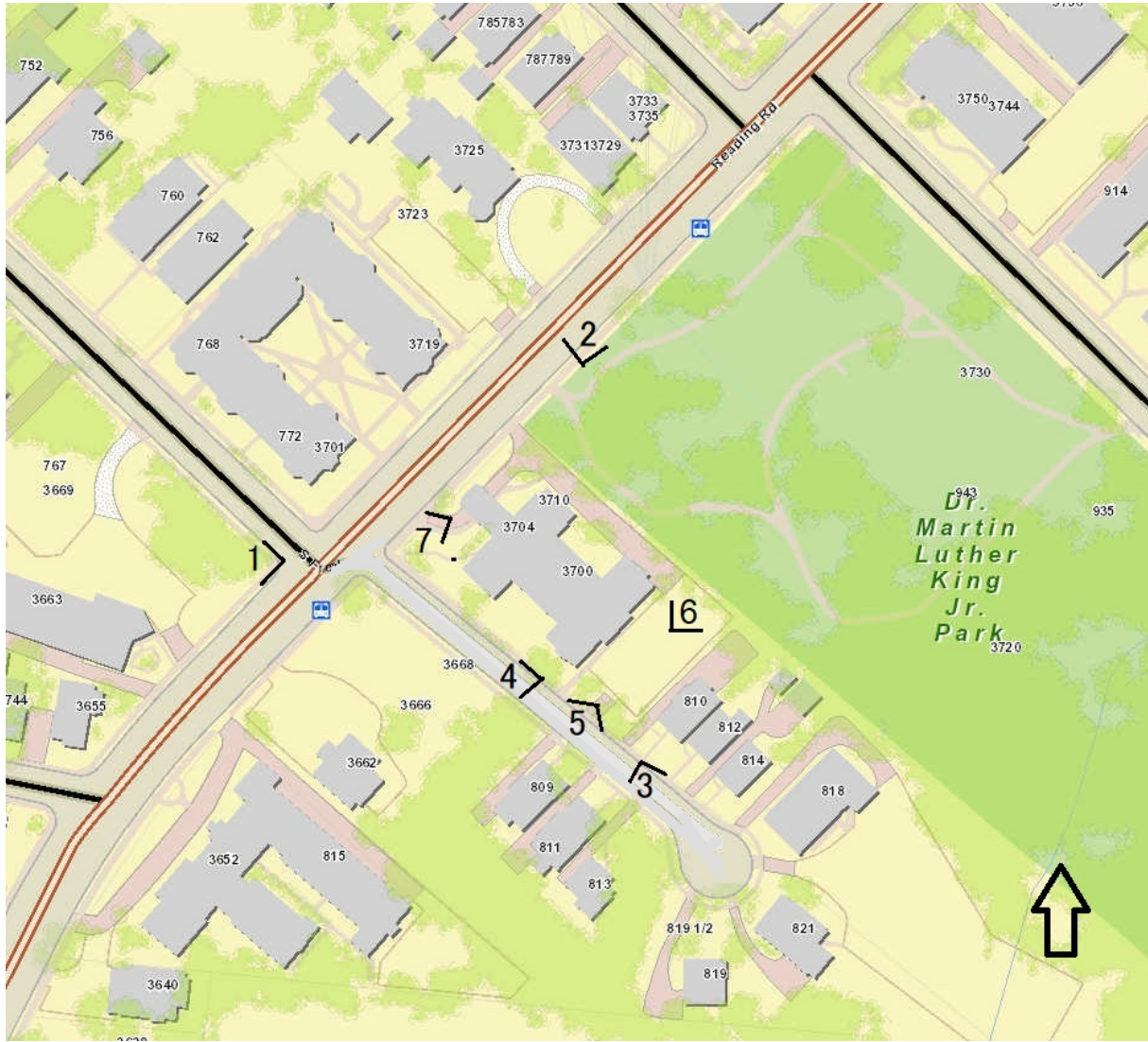


Figure 2. Exterior photo key

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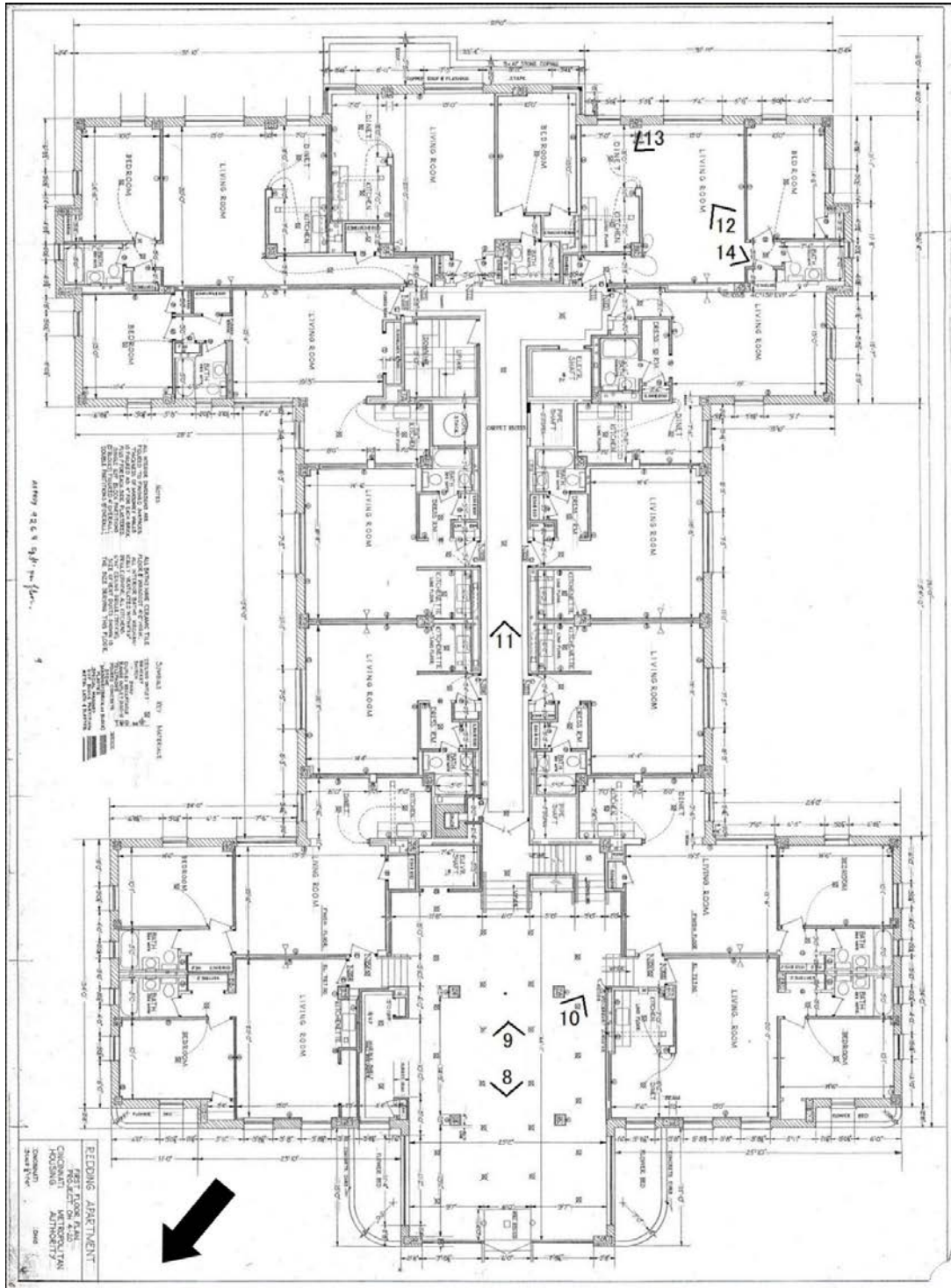


Figure 3. First floor plan and photo key



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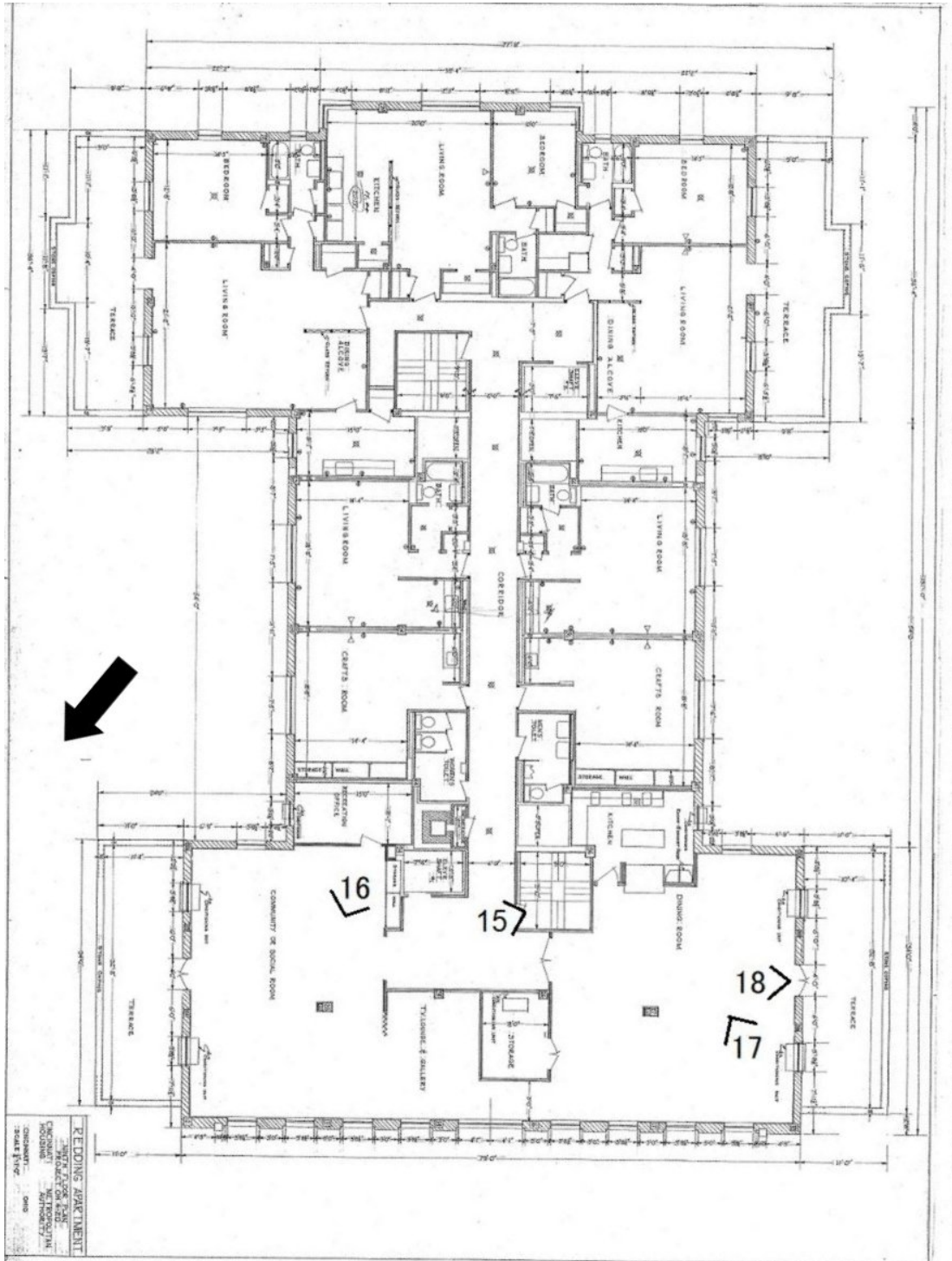


Figure 4. Ninth floor plan and photo key



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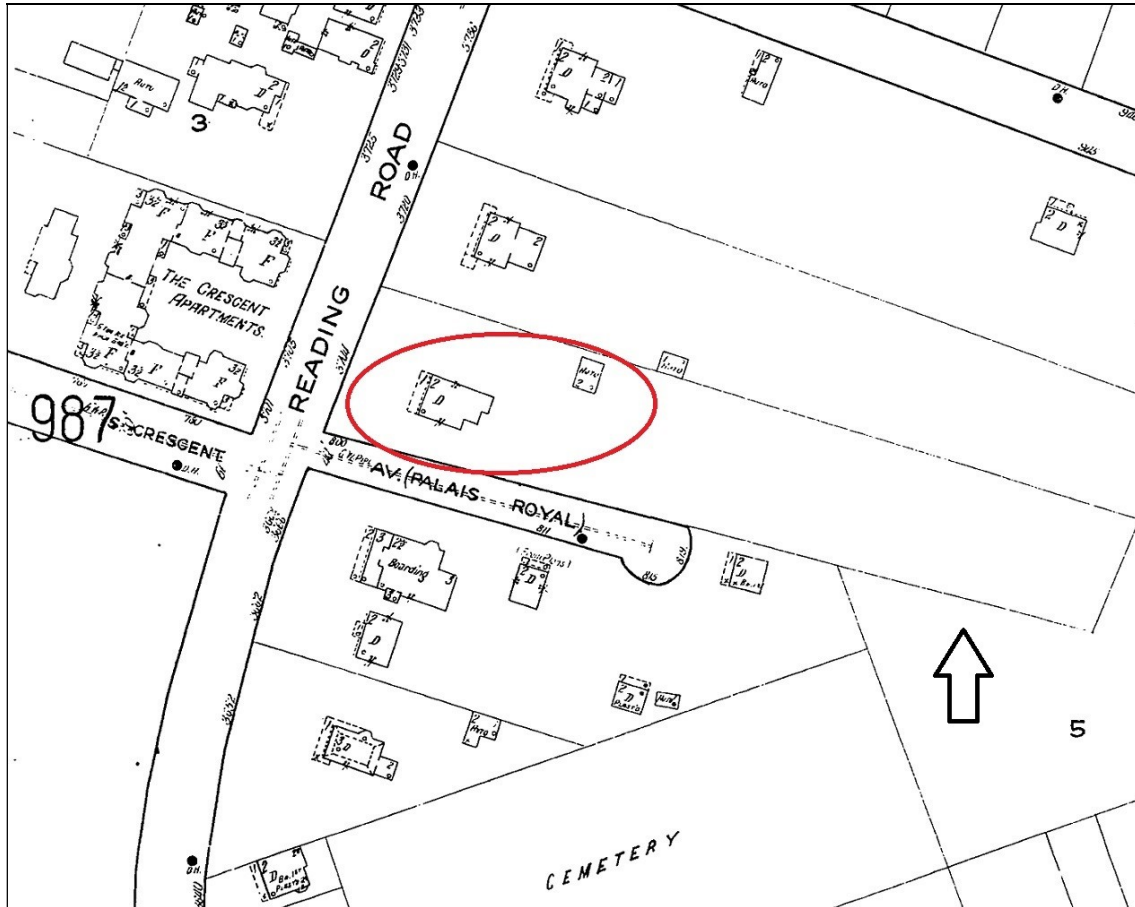


Figure 5: 1917 Sanborn Fire Insurance Map of Cincinnati, V8, P988, showing the future site of The South Crescent Arms Apartments

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1 of 18 Front (west) and south (side) elevations, looking east



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3 of 18 Rear (east) and south (side) elevations, looking north



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4 of 18 View of garage, looking east



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5 of 18 View of garage, looking northeast

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Name of Property  
Hamilton County, Ohio

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Apartment Buildings in Ohio Urban Centers,  
1870-1970

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6 of 18 View of garage interior, looking southwest



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7 of 18 Front driveway, looking northeast



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8 of 18 Lobby, looking northwest

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9 of 18 Lobby, looking southeast



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10 of 18 Lobby, looking south

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11 of 18 Corridor, typical, looking southeast



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12 of 18 Apartment Living Room, typical, looking southeast

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13 of 18 Apartment Kitchen, typical, looking north



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14 of 18 Apartment Bathroom, typical, looking west

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15 of 18 Stairway, typical, looking southwest



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16 of 18 North Community Room, looking north

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17 of 18 South Community Room, looking southeast



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-----
Name of multiple listing (if applicable)

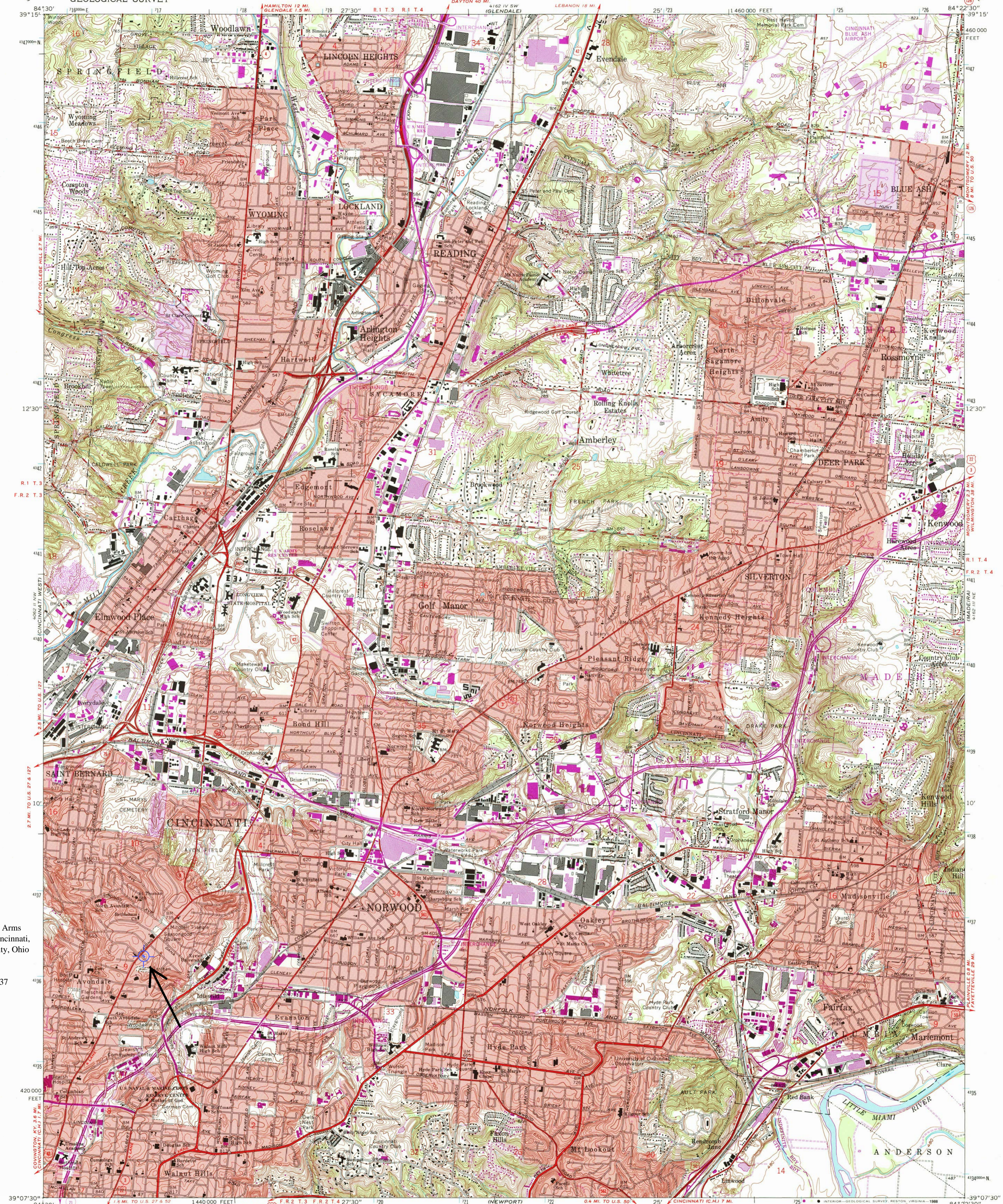
Section number Nomination Images

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18 of 18 View from roof terrace, looking southwest

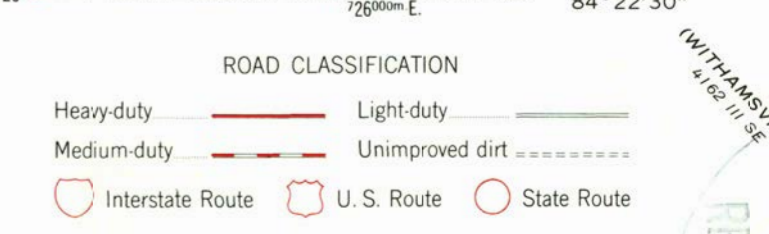
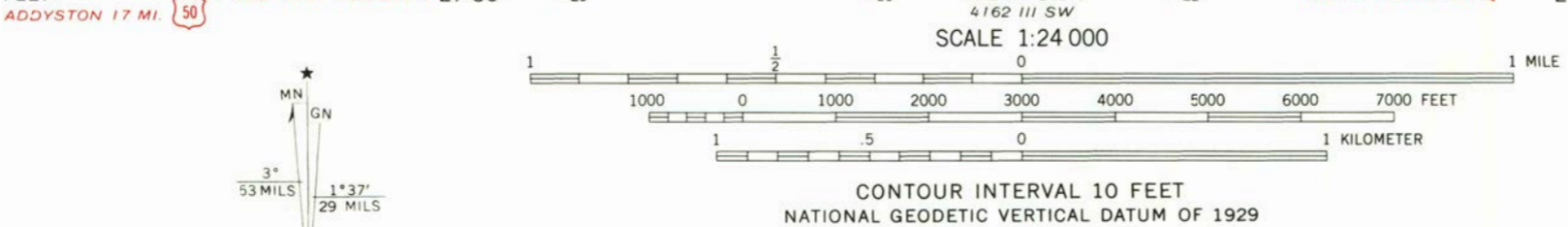




South Crescent Arms  
Apartments, Cincinnati,  
Hamilton County, Ohio

Lat 39.15018  
Long -84.486237

Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, USCE, and City of Cincinnati  
Topography by photogrammetric methods from aerial photographs  
taken 1949 and in part by City of Cincinnati. Field checked  
1953. Revised 1961  
Polyconic projection. 10,000-foot grid ticks based on Ohio  
coordinate system, south zone. 1000-meter Universal Transverse  
Mercator grid ticks, zone 16, shown in blue. 1927 North  
American Datum. To place on the predicted North American  
Datum 1983 move the projection lines 3 meters south and  
6 meters west as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
Area east of the Little Miami River lies within the Virginia Military  
District. Area west of the Little Miami River lies within the Between  
the Miamis. Land lines based on the Great Miami River Base. Dotted  
land lines established by private subdivision of the Symmes Purchase  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in cooperation  
with State of Ohio agencies from aerial photographs taken 1979  
and other sources. This information not field checked. Map edited 1981.  
Purple tint indicates extension of urban areas  
CINCINNATI EAST, OHIO  
39084-B4-TF-024  
1961  
PHOTOREVISED 1981  
DMA 4162 III NW-SERIES V852

NOV 23 1983  
REC'D FILE COPY



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: 7/15/2021      Date of Pending List: 7/28/2021      Date of 16th Day: 8/12/2021      Date of 45th Day: 8/30/2021      Date of Weekly List: 8/27/2021

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      8/26/2021 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Lisa Deline      Discipline Historian

Telephone (202)354-2239      Date \_\_\_\_\_

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.



July 15, 2021

Joy Beasley, Keeper, 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. Beasley:

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

NOMINATION

**The South Crescent Arms**

COUNTY

**Hamilton**

**The enclosed PDFs contain the true and correct copy of the information to the National Register of Historic Places nomination for The South Crescent Arms.**

The submission includes: 1 PDF of nomination and additional materials; 1 PDF of current photographs; 1 PDF of USGS map; 1 PDF correspondence including Transmittal letter only.

If you have questions or comments about these documents, please contact Barbara Powers of the National Register staff in the Ohio Historic Preservation Office at [bpowers@ohiohistory.org](mailto:bpowers@ohiohistory.org).

Sincerely,

A handwritten signature in black ink that reads "Barbara Powers".

For --

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

Enclosures

NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

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

The following materials are submitted on July 15, 2021  
For nomination of the South Crescent Arms, Hamilton County, OH to the National Register of Historic Places:

  x   Original National Register of Historic Places nomination form  
     Paper   x   PDF  
     Multiple Property Nomination Cover Document  
     Paper      PDF  
     Multiple Property Nomination form  
     Paper      PDF  
  x   Photographs  
     Prints      TIFFs   x   PDF (10 representative current images)  
     CD with electronic images  
  
  x   Original USGS map(s)  
     Paper      Digital   x   PDF  
  x   Sketch map(s)/Photograph view map(s)/Floor plan(s)  
     Paper   x   PDF  
  x   Piece(s) of correspondence = National Register Transmittal Letter  
     Paper   x   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: \_\_\_\_\_