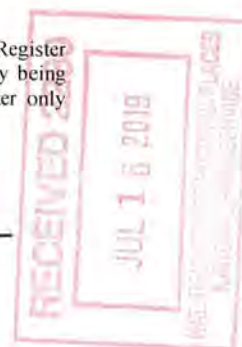


United States Department of the Interior
National Park Service

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: Mill & Dunn Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 100-139 Williams Street; 119 Lock Street; 200-328 Dunn Street; 100-200 Mill Street, and 209-327 Wyoming Avenue

City or town: Cincinnati State: Ohio County: Hamilton

Not For Publication: ☐ N/A Vicinity: ☐ N/A

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

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


Signature of the Keeper

8/29/19
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>35</u>	<u>6</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>35</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: warehouse

COMMERCE/TRADE: financial institution

COMMERCE/TRADE: office

COMMERCE/TRADE: restaurant

FUNERARY: funeral home

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: warehouse

COMMERCE/TRADE: restaurant

FUNERARY: funeral home

VACANT: not in use

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7. Description

Architectural Classification

(Enter categories from instructions.)

Italianate

Queen Anne

Second Renaissance Revival

Tudor Revival

Art Deco

Modern

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/ Limestone, Slate;
METAL/Cast iron; WOOD/Weatherboard; STUCCO; TERRA COTTA; ASPHALT;
CONCRETE; SYNTHETICS/Vinyl

Narrative Description

Summary Paragraph

The Mill & Dunn Historic District represents the historic core of a business district in the Village of Lockland, which is situated about 10 miles north of downtown Cincinnati in Hamilton County, Ohio. The 10.54-acre district includes one block on Mill Street, two blocks on Dunn Street, one block on Williams Street and roughly two-and-a-half blocks on Wyoming Avenue. Flanked by Interstate I-75 on the west and CSX railroad tracks on the east, the district is characterized by streetscapes at the sidewalk line made up mostly of two- and three-story brick buildings with first floor storefronts and apartments above. It also includes seven one-story commercial buildings built after 1925. The district includes 41 individual buildings, of which 35 contribute to the significance of the district and six do not. Most of the buildings date from 1880 to 1930, however, the period of significance is from 1840, the construction date of the oldest remaining resource within the district at 139 Williams Street (Resource 37, Photo 30) to 1963, which marks the investment for construction of the last historic commercial building in the district and represents the most significant period of growth for the district. The important physical features of the district include the historic street pattern, commercial property types, continuous streetscapes, and buildings representing the Italianate, Queen Anne, Second Renaissance Revival, Tudor Revival, Art Deco, Art Moderne, and Modern styles that typify the period of significance. Although some of the resources may lack individual architectural merit, as a district Mill & Dunn Historic District maintains sufficient historic integrity to convey its significance as the historically significant commercial core of Lockland.

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Narrative Description

Resource #	Property Address/OHI	Historic Name and/or Use	Building Date	C/N C	Architectural Style	Photo #
1	200-206 Dunn St.	NA	pre-1886	C	Italianate	1
2	215 Dunn St.		1910	C	2 nd Ren Revival	2
3	218 Dunn St.		1963	C	International	3
4	219 Dunn St.		1927	C	Commercial	2
5	222 Dunn St.	Fmr. General Store	c 1886	C	Italianate	3,4
6	223 Dunn St.		1910	C	2 nd Ren Revival	2,5
7	309 Dunn St.	Auto Repair Shop	n.d.	C	NA	6
8	310 Dunn St.	Vorhis Funeral Home	1925	C	Tudor Revival	9
9	312 Dunn St.	Vorhis Garage	1925	C	NA	
10	315 Dunn St.	House	c 1865	C	Italianate	10
11	316 Dunn St.	House used as office	pre-1886	C	Queen Anne	11
12	322 Dunn St.	Mueller Roofing	2002	NC	Pole Barn	11
13	328 Dunn St.	Mueller Roofing	1913	C	2 nd Ren. Revival	12,12
14	328 Dunn St.	Mueller Roofing	2010	NC	Pole Barn	12,13
15	119 Lock St.		c 1900	C	2 nd Ren Revival	30,31
16	100-102 Mill St.		1926/1935	C	Art Deco	14
17	108 Mill St.	Hilton Auctioneers	1890	C	2 nd Ren Revival	15
18	110 Mill St.	Hilton Auctioneers	c 1930/ 1952	C	1-part Commercial	15
19	112 Mill St.	Old Mill Café	1909	C	2 nd Ren Revival	15
20	120 Mill St.	Smith Building	1890/1955	C	Italianate	7,8
21	103 Mill St.	Wilcox Auto Parts	1950	C	Commercial	16
22	105 Mill St.	Wilcox Auto Parts	1925	C	Commercial	16
23	107 Mill St.	Wilcox Auto Parts	1929	C	Tudor Revival	16
24	113 Mill St.	Antique store	1940	C	Art Deco	17
25	119 Mill St.	Fmr. 5/3 Bank	1952	C	Art Moderne	18
26	123 Mill St.		<1886	C	Italianate	18
27	200 Mill St.		1905/1972	C	2 nd Ren Revival	6
28	100 Williams St.	Stearns & Foster	1912	C	2 nd Ren Revival	19,20
29	100 Williams St.	Stearns & Foster Garage	1912	C	2 nd Ren Revival	21,22
30	101 Williams St.	Bandstand/ Rolef Memorial Clinic	1924/1954	C	2 nd Ren Revival	23
31	117 Williams St.	Maximum	1915/1985	NC	Altered	25
32	120 Williams St.	A-1 Tree Service	1929	C	Vernacular	26,27
33	121 Williams St.	First National Bank	<1886/ 1949/1970	NC	Altered	28

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34	126 Williams St.	Fmr. Post office	1904	C	1-part Commercial	26,27
35	128 Williams St.	Two-family dwelling	<1886	NC	Vernacular gable-front	29
36	135 Williams St.	Christian Inn Ministries	<1886	NC	Altered	30,32
37	139 Williams St.		c.1840	C	Italianate elements	30, 32
38	209 E. Wyoming Ave.		1906/2018	C	Prairie	32
39	211 E. Wyoming Ave.		1925	C	2-part Commercial	32
40	215 E. Wyoming Ave.		1931	C	Art Deco	33,34
41	301-309 E. Wyoming Ave.	Fmr. Schuman Furniture store	c. 1950	C	1-part Commercial	35

Architectural Styles and Characteristics of Resources in the District

Most of the buildings within the Mill & Dunn Historic District are two-story, two-part brick commercial blocks dating through 1930, with a few one-part commercial blocks, generally built after 1925. The oldest buildings are a circa 1840 mixed-use building at 139 Williams Street at the corner of Lock Street and a circa-1865 Italianate side-hall brick dwelling at 315 Dunn Street. There are six Late Italianate-style two-part commercial blocks from circa 1880-1890 that contribute to the significance of the district. Two have round-arched window heads. Later two-part commercial blocks built between 1890 and 1920 are similar to their Italianate precursors, but because they tend to have more horizontal proportions, simpler modillioned cornices and sometimes yellow or buff brick, they are considered to be modest examples of Second Renaissance Revival.

There are several high-style landmarks in the district—chief among them, the Stearns & Foster office building, which is all that remains of a huge factory complex that stood north of the district until 2015, when it was demolished. The imposing two-story brick building, with its symmetry, projecting wings, round-arched windows, and corner quoins, reflects the Second Renaissance Revival. Another high-style example is a Tudor Revival-style Vorhis Funeral Home from 1925, with its half-timbered exterior, leaded-glass windows and steeply gabled slate roof and dormers. Two more modest commercial buildings have crenelated parapets reminiscent of Tudor Revival.

The mid twentieth century is represented in the district by eight properties constructed between 1950 and 1963. One very fine Art Deco two-part commercial block anchors the corner of Mill and Wyoming, with terra-cotta ornament such as pilasters and geometric door surrounds. The one-story commercial building at 113 Mill Street is a more modest example of Art Deco, with its buff brick façade with contrasting details. The most recent contributing buildings are a 1952 former bank building with an Art Moderne-inspired stone façade at 117 Mill Street and a 1963 flat-roofed modest International-Style one-story commercial building at 218 Dunn Street. These

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buildings from the 1950s and 1960s illustrate the continued prosperity of Lockland and the introduction of modern designs in these decades after World War II.

The district includes at least 15 examples of the two-part commercial block design, which according to Richard Longstreth in *The Buildings of Main Street*, emerged as a distinct type during the first half of the 19th century, prevalent from the 1850s to 1950s. In some cases, the upper floors contained a single residence; in many others, it housed apartments. Examples are most often found in towns and neighborhood commercial areas that developed along city streetcar lines, which was the case in the proposed district.¹ The typical example has an entablature that delineates the first-floor storefront from the other floors. Many of these buildings are four-bays-wide and have (or had) two entry doors corresponding to each building function. The prominence of this building type in the proposed district is dramatically in evidence at the intersection of Mill and Dunn streets, where all four corners are anchored by two-part commercial blocks from 1890 to 1910. The intersection of Mill and East Wyoming Avenue is similarly flanked by two-story commercial blocks but dating from 1925 and 1931. Buildings from the 1930 through the 1960s tend to be one-part commercial buildings of brick masonry construction, flat roofs, and wide storefront windows.

Many resources within the district have brick construction, decorative stone trim, bracketed wood cornices, and cast-iron storefronts. Some have terra-cotta ornament, six-over-six and two-over-two wood windows. Later commercial buildings have wide storefronts, modest ornament above and flat roofs. The most common alterations are renovated storefronts and replacement windows. Buildings that were built after the period of significance or reflect a loss of character-defining features or lack architectural distinction are considered non-contributing.

Dunn Street

1. 200-206 Dunn Street AKA 128 Williams Street (Contributing) (Photo 1): Built before 1886, 200-206 Dunn Street is a two-part brick commercial block with storefronts on the first floor and residential above. It consists of three sections—a five-bay section with a hipped roof on the west, a narrower five-bay section on the east with a flat roof and bracketed cornice, and a narrow one-story storefront building that connects them. The property retains characteristic Italianate features including its smooth brick wall surface, plain limestone window lintels and sills, bracketed cornice and stone pilasters in the storefronts. Alterations are limited to one-over-one vinyl replacement windows and storefront plate glass. The 1904 Sanborn map shows the building occupied by a “lodge room” on the second floor.
2. 215 Dunn Street (Contributing)(Photo 2): This two-part brick commercial block with storefronts on the first floor and residential above appears to have been built in two separate sections, indicated by their disparate widths and brick—one red and the other a reddish brown. The two sections, which share a common bracketed cornice and similar large storefront windows with transoms and straight stone lintels and sills, appear to have

¹ Longstreth, *The Buildings of Main Street*, 24.

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been joined circa 1910 and suggest a modest application of Second Renaissance Revival. The three entry doors on the front façade have transoms as well. The building has replacement one-over-one windows and replacement full-glazed doors. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.

3. 218 Dunn Street (Contributing) (Photo 3): Dating from 1963, this simple one-story red brick commercial building is a vernacular version of the International Style. Just two bays wide, it has a flat roof rimmed by flashing. Modern in style, it has tall recessed openings with full-glazed aluminum doors with transoms; one on the front and the other on the west side. Window openings on the front and side appear to have been filled in with matching brick up to the transoms. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
4. 219 Dunn Street (Contributing) (Photo 2): Dating from 1927, this is a very simple one-story brick Commercial-style building with a flat roof and parapet. The wood storefront has a recessed central entrance with a full-glazed door. The fascia above the storefront may cover a transom. The building retains sufficient historic fabric and essential physical features to contribute to the district.
5. 222 Dunn Street (Contributing) (Photos 3, 4): This is a two-story two-part brick commercial block with storefronts on the first floor and residential above. It was built in two separate sections, indicated by the disparate roof lines and setbacks. The east section, built circa 1886 at the corner of Mill Street, dominates; it is topped with a very ornate metal cornice with a pediment in the center flanked by smaller triangular peaks. The corner storefront retains original decorative cast-iron columns, but the rest is a wood replacement. It reflects the Italianate style. The combined buildings each have a triple window at the second floor on Dunn Street and straight stone lintels and sills on the other sides, all with one-over-one wood sashes. The east section was occupied originally by Merkle's Meats.² The west section, built by 1904, appears to be a dwelling adapted to commercial use. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
6. 223 Dunn Street (Contributing) (Photos 2, 5): Built in 1910, this two-story two-part brick Commercial block with storefronts on the first floor and residential above anchors the southwest corner of Dunn and Mill streets. The storefront, which has a corner entrance with paired full-glazed doors, appears intact except that the transoms are covered with painted plywood. A Kroger grocery store was located here from 1915 to 1927. The building has replacement windows with two horizontal panes on each double-hung sash. A bracketed cornice on the Dunn Street side, wraps around the Mill Street side for one bay. A corbeled band extends around the front and sides above the second-floor window lintels. Small rectangular openings with ventilation grilles appear at regular

² Campbell, 323.

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intervals above the corbelled band. An "I"-shaped blade sign at the second floor on Dunn Street is a later addition. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.

7. 309 Dunn Street (Contributing) (Photo 6): This is a flat-roofed one-story painted concrete block garage devoted to auto repair. It appears to have been built in 3 stages sometime after 1950. The center block has three bays, including a garage bay, a single half-glazed metal man door, and a 4-pane steel window. The easternmost bay with a single garage door is set back. The westernmost bay also consists of a single garage door and appears to be filled in between the central block and the older brick building next door. While this building is purely utilitarian, it retains integrity as an auto repair shop and contributes to the district as a representative auto related property.
8. 310 Dunn Street (Contributing) (Photo 9): The Tudor Revival-style Vorhis Funeral Home was built in 1925 and replaced a livery stable operated by the same family. It is the most high-style building in the district. Two stories, it has seven bays across the front elevation; with three sets of French doors flanking the central entrance. At the second floor is a row of casement windows with diamond-patterned leaded glass, punctuated in the second and seventh bays from the left by oriels topped by gabled wall dormers. The building is capped by a cross-gabled roof clad in slate and pierced by corbelled chimneys at the ends. The entrance, approached by brick steps, has a quoined limestone Tudor-arched surround and paired full-glazed wood doors with leaded glass. The doors have stained-glass shields near the top. A recent peaked canopy extends above the door to the street. The highly decorative façade has half-timbering and herringbone bond patterns at the second floor. Other details include iron railings at all French doors, except for the left end bay, which has been adapted as an entrance with a low brick stoop. The building extends 70 feet back to the rear, where there is a one-story flat-roofed concrete-block addition. The side elevation, which adjoins an alley, is detailed similarly to the front but more modest. On the west side of the building is a two-bay brick garage with a flat-roof. Its parapet rises in the center and is punctuated with recessed panels. The two overhead garage doors are metal replacements. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
9. 312 Dunn Street (Contributing) (Photo 11). The parcel is occupied by a parking lot in the front and a brown brick garage at the rear. Associated with the funeral home across the alley, the garage was likely built shortly afterwards. It has a roof gabled at the east end and hipped at the west end, possibly indicating an extension. The garage door is set diagonally at the southwest corner. The south façade, which faces the street, has 3 large steel windows and a flush metal man door. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.

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10. 315 Dunn Street (Contributing) (Photo 10): Built in 1865, this two-story Italianate brick dwelling is remarkably intact. The three-bay façade has a full-width porch with a flat roof supported by turned wood posts with brackets and braces. The porch appears to have been partially built in the 1910s with rock-faced concrete block foundation, concrete deck, and molded brick railing. The entrance in the west end bay has a transom and half-glazed door. The windows have straight stone lintels and sills and two-over-two wood sashes. The roof is side-gabled with a chimney on the rear slope in the center just below the peak. The foundation is regularly coursed ashlar stone. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
11. 316 Dunn Street (Contributing) (Photo 11): 316 Dunn Street is a one-and-one-half-story Queen Anne wood-frame cottage. Set close to the street, it was completed before 1886. The exterior is textured with clapboard siding at the first floor and shingles above. Typical of the Queen Anne style, the house has a complex, multi-gabled roof with an ornamental central chimney, projecting bays on the front and west side, and one-over-one wood windows. A flat roofed room appears to have been added on the southeast corner, although with similar design and materials. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
12. 322 Dunn Street (Noncontributing): This parcel is occupied by a 2002 metal-sided pole barn with a gabled metal roof. The building is associated with the Mueller Roofing Company adjoining on the east but located on a separate lot. It is considered noncontributing due to age.
13. 328 Dunn Street (AKA 327 Wyoming Avenue) (Contributing) (Photos 12, 13): This parcel holds two buildings. The main building (contributing), which fronts on Wyoming Avenue but is listed by the county auditor at 328 Dunn Street, is a finely detailed gable-front mill, 200-feet-long, including the approximately 90-foot long original two-and-one-half-story red brick section, a slightly higher 40-foot gabled brick section and an 80-foot flat-roofed one-story concrete-block extension. The 1913-vintage front section, which faces north on Wyoming Avenue, has an asphalt-shingled roof with the words "Mueller 1875" in contrasting dark red shingles on both slopes. The front elevation is four-bays-wide with an entrance in the west end bay. The building stands on a high smooth limestone basement; the entrance is approached by a high stone stoop and sheltered by a prominent hipped doorhood. The windows, which are elongated at the first floor, have stone flat arches, stone lugsills, and one-over-one aluminum sashes; a tripartite round-arched vent accents the front gable. This façade is further refined by stone quoins and a terra cotta coping. The decorative elements reflect a modest Second Renaissance Revival treatment. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant. The property adjoins the railroad line on the east; that side of the building has a pent-roofed wood platform formerly used as a loading dock. The concrete-block rear extension includes two very large garage bays facing the railroad that served this purpose.

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14. 328 Dunn Street (Noncontributing) (Photos 12, 13): There is a 2010 metal-sided pole barn with a gabled metal roof on the same lot as the Mueller Roofing Company. It is included as a substantial outbuilding but is noncontributing due to age.

Lock Street

15. 119 Lock Street (Contributing) (Photo 31): 119 Lock Street is a two-part red-brick commercial block on the southwest corner of Lock and Williams streets. Built circa 1900, it has a hipped roof with wide eaves and stylistically represents a modest example of the Second Renaissance Revival style. The Lock Street (north) elevation has two entrances with cut stone thresholds alternating with store windows on the first floor. A line of transoms runs above each opening, surmounted by a continuous stone cornice running the full-width of the facade. The Williams Street (east) side has a central entrance, which shares a lintel with an adjoining narrow window on the left. The other two bays have windows. Both street elevations have three windows at the second floor with fixed single sashes which are replacements. The building was occupied by Lawrence's Meat & Groceries and Frank Coyle's Billiard Hall for a time.³ With minimal alterations, retention of historic fabric and essential physical features, the property is contributing to the district.

Mill Street

16. 100-102 Mill Street (Contributing) (Photo 14): This is a two-story brown-brick, flat-roofed two-part commercial block at the corner of Mill Street and Wyoming Avenue. Built in 1926, the building has Art Deco flourishes. The first floor is lined with storefronts, divided by flat brick pilasters with header bricks topped by terra cotta plaques with a swag motif. The second floor has paired one-over-one windows surmounted by blind arches infilled with cream-colored stucco with alternating round and diamond-shaped terra-cotta inlays. The corner entrance is recessed between glass display cases with a green marble base and has paired full-glazed doors with a transom. The storefronts have been altered with paneling covering the base and transoms. Nevertheless, the building retains a high degree of historic fabric and essential physical features and retains the identity for which it is significant.
17. 108 Mill Street (Contributing) (Photo 15): 108 Mill is an 1890 two-story red-brick two-part commercial building with Second Renaissance Revival elements. The two-story building has a front-gabled roof concealed behind a façade with a straight stone-capped parapet. The front portion appears on the 1891 Sanborn map; it was later extended to the rear. The storefront has a recessed entrance with a full-glazed, aluminum door, and plate-glass store windows. Successively occupied by a grocery, ladies apparel shop, and a five-and-dime store, the building is now on the same parcel as 110 Mill Street.⁴

³ Campbell, 323, 328.

⁴ Ibid, 324.

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18. 110 Mill Street (Contributing) (Photo 15): 110 Mill Street is a one-story brick Commercial-style building with a flat roof on the right. It has a painted corrugated metal covering the storefront windows flanking the entrance with flush steel doors and a transom. A flat-roofed aluminum awning extends the full width of the building above the store windows. On top of the awning is a sign comprising plastic squares with painted lettering spelling "110 Mill." The wall above the awning is covered with painted wood paneling and capped by a yellow-brick coping. 110 Mill was occupied by Borkes Grocery in the 1930s and Wray's Ben Franklin 5 and 10 in the 1960s.⁵ The alterations are superficial and reversible; the property still retains sufficient historic fabric and essential physical features to be considered contributing.
19. 112 Mill Street (Contributing) (Photo 15): Built in 1909, this is a two-story, two-part brick commercial block with a three-bay façade and elements of the Second Renaissance Revival style. The front elevation is clad in yellow brick which wraps around the sides in a quoin pattern, while the side and rear walls are red brick. The front has a storefront with a metal cornice and recessed central entrance, coursed stone foundation, and stone steps. The second-floor windows have straight stone lintels and sills and one-over-one wood sashes. The front is capped by a bracketed metal cornice. The first floor served as a neighborhood bar, the Old Mill Café, while the upstairs was the boyhood home of chemist and Professor George Rieveschl, Jr. (1916-2007), who discovered the widely used antihistamine, Benadryl in 1943. With minimal alterations, this building retains a high degree of historic integrity, thus it retains the identity for which it is significant.
20. 120 Mill Street (Contributing) (Photos 7,8): This two-part Italianate-style brick commercial block was built in the 1880s on the northeast corner of Mill and Dunn by Joseph E. Smith, Lockland's first jeweler. The three-story building extends six bays on Mill Street and eight bays on Dunn Street. The Mill Street façade has a full-width storefront with original ornamental cast-iron columns, but the remainder of the storefront has been rebuilt with tile and aluminum windows and vertical wood siding above. The upper floors on both street elevations have one-over-one wood windows, ornamental metal hoods, and straight stone sills. The south elevation on Dunn Street has a rectangular oriel with ornamental pressed metal cladding, hipped roof, and prominent cornice with paired brackets. The top floor of the building contains a high-ceilinged social hall that was used by various fraternal organizations such as the Knights of Pythias and Civil War veterans. The corner store was occupied by the Smith jewelry store from initial construction until 1920, after which the business was purchased and continued by the Welling family in the same location until 2004, when it moved to 127 Benson Street in nearby Reading.⁶ The name, "Welling's" is spelled out in the floor tiles within the recessed storefront entrance. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.

⁵ Campbell, p. 338-339.

⁶ Welling Jewelers is still in business at 127 Benson Street in Reading, Ohio.

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21. 103-105 Mill Street (Contributing) (Photo 16): This is a two-bay, one story, flat-roofed Commercial-style building built in 1950. The front elevation is divided by plain yellow-brick pilasters into two wide bays of storefronts with plate-glass windows and vertical wood siding. The entrance is in the left bay. Based on an orphaned concrete “threshold,” in the center, an earlier entrance was filled in with wood siding. A wide wood signboard with applied plastic letters spans the top of the storefront. A 1950s photograph shows 103 Mill was occupied by Bearings, Inc. It has been occupied by Wilcox Auto Parts since 1993. Despite alterations, this building retains enough historic fabric and essential physical features, to be considered contributing.
22. 107 Mill Street (Contributing) (Photo 16): Built in 1925, 107 Mill Street is a two-story two-part brick commercial block with a flat roof. The first floor has a storefront window in the center, a recessed entrance to the store on the left and another entrance on the right to access the second floor. A broad angled oriel with six-over-one windows dominates the second floor. The storefronts and doors all have transoms. With minimal alterations, this Commercial-style building retains a high degree of historic fabric and essential physical features and contributes to the district.
23. 109 Mill Street (Contributing) (Photo 16): This handsome two-story mixed-use building was completed in 1929. The first floor has a storefront with a recessed entrance in the center. The storefront has glazed tile on the base and a transom above. The second floor has a quadruple window with six-over-one sashes, a continuous stone sill and a contrasting yellow brick soldier-course lintel. The top of the façade is detailed with a rectangular panel outlined in yellow brick and a crenellated parapet with stone capstones, which is reminiscent of the Tudor Revival style. The first occupant was Leonard Geraci Grocery.⁷ The building retains sufficient historic fabric and design elements to contribute to the character of the district.
24. 113 Mill Street (Contributing) (Photo 17): 113 Mill Street is a wide two-bay one-story Art Deco commercial building built in 1940. The front elevation is yellow brick with red brick accents at the parapet creating a scalloped pattern and a corbeled band above the storefronts. The façade is divided by three pilasters with decorative brick patterns. The storefronts appear to be recent aluminum-and-glass replacements. The single entrance is recessed in the right bay. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
25. 119 Mill Street (Contributing) (Photo 18): This is a one-story 1952-vintage bank building with a stone-clad front elevation and brick side and rear walls. The symmetrical front is treated as a single bay enframed in a wide streamlined surround. The central entrance has narrow stone pilasters and cornice surrounded by windows within the wider surround. The top of the surround has a cornice with a frieze incised with the words, “Enterprise Building & Loan Assn.” and the sides have stylized fluting. Decorative light sconces

⁷ Campbell, 323.

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accent the walls beyond the entrance surround. A polished metal base extends across the bottom. The flat roof is rimmed by a stone cornice and frieze. The building reflects the Art Moderne style. With minimal alterations, the building retains a high degree of historic fabric and design integrity; thus, it contributes to the district.

26. 123 Mill Street (Contributing) (Photo 18): Built circa 1885, 123 Mill Street is a three-bay two-story Italianate-style brick row building. The storefront is faced with black Carrara glass. An aluminum awning tops the plate glass windows, and a wrought-iron projecting sign. The second-floor windows have two-over-two wood sashes and ornamental peaked metal hoods with rosettes and incised decoration. A heavy ornamental bracketed cornice tops the front elevation. The roof has a side-gable near the front and extends flat from there toward the rear. This building is labeled as a bakery/restaurant on the 1891 Sanborn map. Aside from the storefront, the building retains a high degree of historic integrity and contributes to the district.
27. 200 Mill Street (Contributing) (Photo 6): Prominently sited on the southeast corner of Mill and Dunn streets, 200 Mill is a two-story two-part brick commercial block. Built in 1905, it is a vernacular interpretation of Second Renaissance Revival. The storefront extends across the full width of Mill Street and one bay on Dunn and includes a diagonal entrance. The storefront has cast-iron columns and lintel, plate-glass windows with plywood panels above and below. The upper façade is lined with one-over-one windows with straight stone lintels and sills. A heavy bracketed metal cornice caps the street elevations. The corner entrance has two flush wood doors, which are replacements. The building was renovated in 1972 but retains a high degree of historic fabric and essential physical features; thus, it retains the identity for which it is significant.

Williams Street

28. 100 Williams Street (Contributing) (Photo 19, 20): Stearns and Foster office building is a handsome, two-story brick office building with projecting end bays. The building's formal symmetry and details such as brick quoining and a molded terra-cotta cornice with modillions reflect the Second Renaissance Revival style. The main entrance in the left projecting bay has an elliptical fanlight and round brick keystone arch. Above the arch is a ceramic plaque that reads, "The General Offices of Stearns & Foster Co." The first story right end bay also has a fanlight and keystone arch. The windows at the first floor have brick surrounds with keystones. While the windows on the façade have been covered, all windows have six-over-six sashes except for the first floor of the front elevation, which has four-over-fours. With minimal alterations, retention of a high degree of historic fabric and essential physical features, the property retains the identity for which it is significant.
29. 100 Williams Street (Contributing) (Photos 21, 22): To the east of the Stearns & Foster office building is a contributing long one-story brick garage that runs perpendicular to Williams Avenue. The Wyoming Avenue façade has two windows with six-over-six sashes. The garage openings are in the west wall. The garage doors have been removed,

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but the openings retain multi-light transoms and soldier-course lintels. Other details of the brick exterior include corner quoins, dentil molding and at the parapet a band of headers and a band of soldier bricks, which are Second Renaissance Revival features. Today there are open bays where the garage doors were removed. Attached to the rear of the garage is a long shed extension, which is clad in rusted corrugated metal siding and open on the west side, like the garage. The garage retains a high degree of historic integrity and contributes to the district. There is a small, similar freestanding shed facing the extension, which is inconsequential to the building count.

30. Bandstand, 101 Williams Street (Contributing) (Photos 23,24): Set in Tangeman Park, the former site of the Tangeman Paper company which was conveyed to the [then] city of Lockland for public use in 1911, the octagonal brick bandstand was built in 1924 as a memorial to Lockland men killed in WWI. Raised on a high basement containing a comfort station, the Second Renaissance Revival-style bandstand has a clay tile roof topped by a finial and a prominent tiled bracketed doorhood over the entrance, which is approached by a high stoop with limestone steps and brick wing walls. Once open between brick columns with Doric-style stone capitals, the bandstand was filled in with brick and steel casement windows and rededicated in 1954 as a health clinic. The clinic was named in honor of Albert H. Rolef, a local businessman and philanthropist. More recently it has served as an office for the Lockland Historical Society. The basement windows are original wood two-over-twos. Bronze WWI Memorial plaques have been installed on the wall to the right of the high entrance stoop. The park was extensively renovated circa 2006 and is now considered to be part of the general setting of the district. The bandstand retains a high degree of historic fabric despite alterations and contributes to the district.
31. 117 Williams Street (Noncontributing) (Photo 25): This one-story commercial building with a low-sloped gable roof was apparently built in 1915 as the "News Building," and occupied for many years by the Mill Creek Valley News and a post office. (See Figure 23.) A major renovation in 1985 resulted in a new roof line and facade. The front elevation is clad in pebble-finished stucco, and the side and rear are red brick. Essentially five-bays-wide, the front elevation has aluminum windows and an off-center full-glazed door with transom and sidelights. The roof resembles a mansard of corrugated metal extending from the roofline to the tops of the windows, filling in the front gable. The building is highly altered and no longer retains the identity for which it is significant.
32. 120 Williams Street (Contributing) (Photos 26, 27): This is a one-story flat-roofed vernacular commercial building. The front elevation consists of an entrance with a half-glazed wood door on the left and aluminum storefront window with a covered transom on the right and a crenellated parapet above. The exterior is stuccoed with a pebble finish. Behind this building on the rear lot line is a simple shed-roofed five-car garage built of brick masonry with a tile coping and replacement plywood doors. The garage is not considered significant and is not including in the count of resources.

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33. 121 Williams Street (Noncontributing) (Photo 28): This bank building has a two-story central core flanked by one-story wings unified behind a smooth cast-stone facing installed in 1970. The entrance in the center bay of the core has a streamlined two-story stone surround, paired full-glazed aluminum doors, a large window above and a sign in the spandrel. The windows have fixed single-light aluminum sashes. The building began as a three-bay Italianate two-part commercial block with a grocery store on the first floor and residential above. In 1889, the store was converted to the First National Bank. The façade was completely renovated in the Second Renaissance Revival style in 1904 and occupied by the same bank until 1949. The bank changed hands and the current façade was applied in 1970, outside the Period of Significance. The one-story wing on the right was a barber shop in the late 1880s. On the left rear, part of a 19th-century two-story brick wing is still exposed. The building conveys no particular style and has lost its integrity of material and design; thus, it is non-contributing to the district.
34. 126 Williams Street (Contributing) (Photos 26, 27): This one-story flat-roofed Commercial-style building has a two-bay storefront with a pent roof above. The front, with recent aluminum door and wide window, is wood-frame and faced in asbestos-cement panels; the pent roof above is covered with red asphalt shingles. The 1904 Sanborn shows the building, then half its current length, was serving as a post office. In the 1950s, it was occupied by a florist.⁸ The concrete-block rear garage addition was built by 1996, based on an aerial photograph. Despite alterations, the building retains sufficient integrity to be considered contributing to the district.
35. 128 Williams Street (Noncontributing) (Photo 29): Built prior to 1886, 128 Williams Street is a vernacular two-story gable-front dwelling with a three-bay front elevation. It is set back about 15 feet from the sidewalk. The front entrance in the left end bay has a gabled front porch that appears to be an addition. Vinyl siding covers the exterior, and the windows are one-over-one replacements. While the building retains its massing and shape, alterations have negatively affected its historic integrity, and it is noncontributing.
36. 135 Williams Street (Noncontributing) (Photo 30, 32): This two-story brick row building is four-bays wide. Based on a historic photo (Figure 13), it is a mid-19th-century building, formerly in the Italianate style, which has been stripped of all historic features and refaced with brick; its four second story windows have been reduced in size, and door replaced. Formerly mixed-use, the building's storefront was removed. It is currently operated as a women's residence by Christian Inn Ministries. Due to loss of historic integrity, the building is noncontributing.
37. 139 Williams Street (Contributing)(Photo 30, 32): Built in 1840, this "V"-shaped two-story brick building has been refaced with Permastone at the first floor and stucco above. Its six-over-six windows have been replaced with vinyl one-over-one sashes, but retain their stone sills and decorative hoods. Despite these alterations, it is considered contributing based on its status as the oldest remaining building in the district, and the

⁸ Campbell, *Lockland, Ohio*, 336.

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integrity of its unique massing shaped by a corner site, its gabled roof with three original chimneys, and rhythm and location of its door and window openings. The building housed a pharmacy from circa 1840 to 1915 and later the King Bee Cafe.⁹

Wyoming Avenue

38. 209 East Wyoming Avenue (Contributing) (Photo 21): This is a two-and-one-half-story brick row building. The front entrance is recessed on the right bay of a modern storefront of wirecut brick. A second entrance on the left leads via an enclosed stairway to the second floor. Vertical wood siding covers the upper façade, which has two one-over-one vinyl windows. The hipped roof with jerkinhead dormers is reminiscent of the Prairie style. Despite alterations, the building retains its original massing, roof shape, and dormers and contributes to the character of the district.
39. 211 East Wyoming Avenue (Contributing) (Photos 21, 33): 211 East Wyoming Avenue is a two-story commercial block with a flat roof. It comprises two sections—one four-bays- and the other, two-bays-wide. The four-bay section on the left has two storefronts with recessed central doorways; the two-bay section on the right has a plate-glass window and a garage door. The second floor on the left has angled oriels flanking two windows surmounted by blind arches filled with stucco accented by terra-cotta diamonds. On the right is a paired window and a curved oriel. Both sections have a parapet with inset stone accents. Despite replacement windows and insertion of a garage door, the building retains sufficient integrity of historic fabric and physical features to be considered contributing.
40. 215 East Wyoming Avenue/101 Mill Street (Contributing) (Photos 33, 34): This two-story orange-brick mixed-use building has an Art Deco flair created by its geometric massing and salmon-colored terra cotta trim. Full-height fluted pilasters with stylized capitals frame the corners on Mill Street and divide the bays on East Wyoming Avenue. Above a polished gray granite base, the storefronts have plate-glass windows within terra cotta surrounds with chamfered corners. The doorways have similar surrounds and transoms with angled aluminum muntins. The ground floor for a long time housed the Friends Restaurant, followed by the Mill Street Brewhouse & Grill.¹⁰ The building retains a high degree of historic fabric and design features, and thus contributes to the district.
41. 301-309 East Wyoming Avenue (Contributing)(Photo 35): 301-309 East Wyoming Avenue is a one-story commercial building that is four-bays-wide. Originally built in the 1950s as Schuman's Furniture store with an enframed window wall and flush central doorway, the building has been adapted with a garage door in the left bay for a drive-through liquor store. It retains the original central entrance and two storefronts on the right. As is common in one-part commercial blocks, the sole area of ornament is the stepped parapet. The building retains sufficient integrity to be considered contributing.

⁹ Ibid., 274, 328

¹⁰ Ibid, 328.

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Alterations and Integrity

Of the 41 resources in the proposed district, only six buildings are considered to be non-contributing due to age or lack of physical integrity. The noncontributing resources are 1) Mueller Roofing's 2002 metal pole barn at 322 Dunn Street (Resource 12, Photo 11); 2) Mueller Roofing's 2010 metal pole barn at 328 Dunn Street (Resource 14, Photo 13); 3) the Maximum office building at 117 Williams Street (Resource 30, Photo 25); 4) the First National Bank at 121 Williams Street (Resource 32, Photo 28); 5) the altered row building at 135 Williams Street (Resource 35, Photo 30); and 6) the altered gable-front two-family house at 128 Williams Street (Resource 34, Photo 29).

Vacant lots at 116 Williams Street, 200-202 Williams Street, 208-210 Dunn Street, 213 Dunn Street, and 116 Mill Street interrupt the otherwise continuous streetscape. These lots were historically occupied by wood-frame and masonry dwellings or mixed-use buildings, which disappeared between 1904 and 1950, based on comparison of Sanborn maps of those dates. Wood-frame buildings rarely survive in urban neighborhoods.

The character of the district is created mainly by low-scale masonry buildings built between 1840 and 1963, particularly two-part commercial blocks from 1850 to 1930 and one-part commercial buildings from 1925 through the end of the period of significance. The earlier commercial buildings tend to retain integrity through massing, roofline, brick construction, decorative stone trim, bracketed wood cornices, and cast-iron storefronts. Early 20th-century examples retain terra cotta cladding and details. One-part commercial buildings typically retain integrity of massing, roofline, masonry materials and storefront components, although, as is typical for commercial properties, storefronts throughout the district were subject to updates. An excellent example is a circa-1885 brick row building at 123 Mill Street (Resource 25), which received a black Carrara glass storefront in the mid-20th century.

While replacement windows are not uncommon in the district, some original one-over-one and two-over-two wood windows remain. There are also some residential-type buildings, including the Vorhis Funeral Home at 310 Dunn Street (Resource 8), 316 Dunn Street (Resource 11) and 315 Dunn Street (Resource 10), which retain high integrity through massing, roofline, materials, windows and detail. While individual buildings have been some degree of alteration, the district as a whole still retains sufficient integrity of location, design, setting, materials, workmanship, feeling and association to convey its historic and architectural significance.

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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.)

TRANSPORTATION

COMMERCE

ARCHITECTURE

Period of Significance

1840-1963

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph

The Mill & Dunn Historic District is significant on the local level under Criterion A in the areas of transportation and commerce. The district is significant as Lockland's historic commercial core, which developed in response to transportation; first the canal system, then the introduction of the railroad lines, later the streetcar and finally, the automobile era. The district was part of the first subdivision in Lockland, recorded in 1829 by Nicholas Longworth and Lewis Howell who located their subdivision at the four locks of the Miami and Erie Canal, because they knew that the waterpower available there would attract industries and drive economic growth. As a result, Lockland was the initial focal point for industrial development in Hamilton County's Upper Mill Creek corridor, with mills processing farm products, paper, and lumber.¹¹ This prosperity was reflected in the commercial growth within the Mill & Dunn Historic District. The district is also significant under Criterion C on the local level for architecture, as an intact concentration of architectural styles and types that represent the growth and development of the community. The period of significance ranges from 1840, the date of the oldest building, to 1963, which reflects the era of the most robust commercial and physical growth within the district. Styles represented include Italianate, Queen Anne, Second Renaissance Revival, Tudor Revival, Art Deco, Art Moderne, and International. While some of the resources may lack individual architectural merit, the Mill & Dunn Historic District, as a whole, retains sufficient integrity for listing through its overall character as a nineteenth/early twentieth century commercial node in Lockland.

Narrative Statement of Significance

Criterion A: Transportation and Commerce

The Mill & Dunn Historic District is eligible under Criterion A for its significant association with local trends in transportation and commerce during the period of significance which reflects the most robust growth and development within Lockland. However, the antecedents of its development go much farther back. The land in the district was part of a 640-acre tract straddling the Mill Creek purchased by Abraham Vorhees (1730-1812), a native of Somerset County, New Jersey, from John Cleves Symmes in 1794. The following year, Vorhees moved there with his family and quickly established Vorhees Station on the west side of the Mill Creek in present-day Lockland. He and his sons built a sawmill on the west bank of the creek just north of the settlement.

In 1802, on the east side of the creek, he platted the village of Vorheestown, which was soon after renamed Reading. During the early decades of the nineteenth century, Reading was little more than a clutch of a few taverns and blacksmith shops serving travelers on the road that passed through the valley while the land in Lockland remained occupied by farmland.

Dunn Street takes its name from Beracha Dunn (1775-1858), another pioneer from Somerset County, NJ. Dunn moved to Ohio in 1798 and purchased 10 acres outside Fort Washington on

¹¹ Geoffrey J. Giglierano and Deborah A. Overmyer. *The Bicentennial Guide to Greater Cincinnati*, 578.

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the north bank of the Ohio River. In 1801 he married Mary German and sometime later they purchased 80 acres in what would become the Avondale neighborhood of Cincinnati. In 1810, the Dunns moved to Reading, where Beracha was employed in tanning and shoemaking. In 1813, Dunn purchased 160 acres in Voorhees Station, where he had a farm. He also operated a saw and grist mill 200 feet south of the Reading-Lockland Bridge across the Mill Creek. This was just one of the many mills in Lockland that could have inspired the name of Mill Street. Circa 1823 Beracha Dunn sold 120 acres of his land to Nicholas Longworth, a very shrewd and successful Cincinnati lawyer who began buying up land around the future right-of-way of the Miami & Erie Canal.¹²

The most ambitious public works investment in Ohio during the early nineteenth century was the construction of its canal system. (See Figure 24) Though the routes of the canals were principally influenced by geography, there was also intense political maneuvering and land speculation, typified by Longworth's land purchase. The routing of the canal affected land prices prior to construction, but economic advantages were realized during the course of and after construction as well. Local businesses profited from supplying construction workers with shelter, food, clothing and other amenities. In addition, materials used to build canals were locally sourced, boosting stone, lumber and metal production-which created jobs.¹³ In Lockland, the canal era spanned from roughly the construction of the canal in the late 1820s, and while the role of the canal was greatly diminished, they continued to be functional up into late 1920s. Early development of Lockland was intrinsically connected to the development of the canal.

In 1827, when the first section of the canal was completed between Cincinnati and Middletown, it brought momentous change to the community. Canal locks were built on the waterway near Reading, but because the canal was on the opposite side of Mill Creek from the village, it did not bring about much new development in Reading itself. Nicholas Longworth, Cincinnati's largest landowner, and Lewis Howell, a relative on his wife's side and his investment partner, saw potential for creating a new community along the canal.

In 1829, the two partners laid out a village around the canal locks, which they called Lockland (Figures 1 and 2). They knew that the water power available at the locks would attract industries and that passengers with an hour to pass waiting for a boat to get through the locks might seek a meal, supplies, or entertainment. Lockland served as a point where farmers could bring their products for easier shipment on the canal. It being advantageous to process and reduce the bulk of crops such as corn or wheat before shipping, grain mills and a factory to convert corn or wheat into starch were established

The village of Lockland grew steadily and incorporated in 1849. An 1847 map shows its grid of streets, including the Mill & Dunn Historic District, clustered around the canal (Figures 4, 5). The only other towns north of Cincinnati represented by street grids on the 1847 map are

¹² Beracha's son Jonathan Dunn moved to Athens, Illinois, where he became good friends with Abraham Lincoln, who was a clerk of a general store there. Dunn's saw and grist mill are discussed at the Abraham Lincoln's Long Nine Museum in Athens. Two of Beracha's other sons, Beracha Jr. and Charles, went on to become Mayors of Lockland (Campbell, 82).

¹³ Knepper, George W. *Ohio and its People*. 149-156.

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Reading and Carthage; the latter was laid out in 1815. Like Lockland, Carthage was located on the Miami & Erie Canal, but unlike Lockland, it remained an agricultural district until the late 1880s.

The first actions of Lockland's new government were sidewalk and road improvements on Williams Street and Wyoming Avenue (the west and north boundaries of the district). Brick pavers still remain on Williams Street under asphalt paving. A compact business district developed in the vicinity of Lock and Dunn streets. Within the district, eight contributing resources represent this dynamic period of growth in Lockland. Six of these are two story brick commercial buildings (Resource #s 1, 5, 17, 20, 26, & 37) and two are dwellings (Resource #s 10 & 11). By the mid-nineteenth century, there were half a dozen mills processing farm products along the waterway and about 1200 residents who moved into new homes. The canal system, for all the investment that went into it, was relatively short-lived. Although the canal in Lockland wasn't completely replaced until the first quarter of the twentieth century, its role was greatly diminished. By the end of the Civil War, canals were quickly being supplanted by the growth of the railroad system, spurred by a combination of burgeoning industry and Ohio's location. The major east-west rail systems created by capitalists on the East Coast crossed Ohio: the New York Central, Pennsylvania, Baltimore & Ohio, and the Erie system all had major routes through the state. By 1860, 2,946 miles of track had been laid in Ohio- a number that grew to 8,951 by the end of the nineteenth century. (See Figure 25) In addition, local Ohio businessmen created smaller scale intrastate lines, such as the Hocking Valley, the Northern Ohio, Toledo & Ohio Central and the Cincinnati, Hamilton & Dayton (CH&D) railroads.¹⁴

The CH&D was constructed beginning in 1846 and completed in 1851, stretching almost 60 miles as a commuter line to facilitate business between Cincinnati and nearby smaller cities.¹⁵ The construction of the railway through Lockland had much the same effect on the local economy as the canal construction just about thirty years earlier. Construction workers bolstered local businesses and, once completed, improved freight transportation supported local industry and agriculture. With the opening of the CH&D along the western edge of Lockland in 1851, Lockland's growth as a manufacturing center was augmented. This railroad line led to the development of several new residential suburbs, including Wyoming, where the owners and executives of Lockland's industries chose to live in spacious homes on large lots, while Lockland, as well as Reading, tended to provide housing for workers. In 1872, a second railroad, the Cleveland, Columbus, Cincinnati & Indianapolis (CCC&I) line, began operating through Lockland, on the eastern edge of the Mill & Dunn Historic District. In March 1873, Longworth recorded his second subdivision flanking the CCC&I railroad right-of-way with a railroad station (no longer extant) on Longworth Street between Dunn and Patterson streets, just south of the district (Figure 3). Further south, speculators laid out yet another new residential community, known as Arlington Heights, who commuted to jobs in Lockland.¹⁶

¹⁴ Knepper, 296-297.

¹⁵ Ohio History Connection. Ohio History Central, *Cincinnati, Hamilton, and Dayton Railroad*. [http://www.ohiohistorycentral.org/w/Cincinnati, Hamilton, and Dayton Railroad](http://www.ohiohistorycentral.org/w/Cincinnati,_Hamilton,_and_Dayton_Railroad) accessed 4/10/2019

¹⁶ Giglierano and Overmyer, 570-1

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This subdivision added a half-block between East Wyoming and Dunn Streets largely occupied by the John Mueller Company, (Resource 13, photo 12 & 13) which was founded two years later, in 1875, and located there because of access to the railroad line. (See Figure 8.) Mueller began by selling bricks, cement, plaster and other building materials, and operating four coal yards. In 1913, the company completed the existing brick building, which served as a state-of-the-art grain mill with space for warehousing and offices. A rail spur, visible on a 1912 map (Figure 10) aligned with a loading dock on the east side of the building, which still can be seen as a pent roofed wooden platform. Mueller began selling roofing materials along with other building products in the 1920s. By the 1950s, the company closed its grain mill and coal yards and expanded the roofing business until it became its single focus. Known as Mueller Roofing Distributors since 1975, the company has been led by Herb Mueller, great-grandson of the founder since 1992.¹⁷ Today it is Lockland's most long-lived business.

As previously mentioned, Lockland's initial industries were related to handling farm products. In the 1880s, there were two plants processing cotton, one handling wool, and two processing wheat—one into starch, the other into flour. By this time, however, Lockland also became a center for paper and lumber mills, processing timber harvested in northern Hamilton County. There were five paper mills, a large starch works, planing mill, box factory, woolen mill, flour mill, and brickworks. (See Figures 6-8 for 1886 Sanborn map; Figures 11 and 12 for views of mills on the canal.)¹⁸

Industrial firms continued to move into Lockland up to the early 1900s, and some already there expanded their facilities (Figure 9). One of the largest and most enduring companies to locate in Lockland was the Stearns & Foster Company. George S. Stearns and Seth C. Foster, who founded the company in 1846, started treating cotton batting with flour paste to prevent stretching and tearing. Their new product, which they called "cotton wadding," was useful as stuffing material for bedding. Initially based in the Cincinnati neighborhood of Over-the-Rhine, the company joined the industrial migration into the Mill Creek Valley, building an additional factory in Lockland in 1882. The new Stearns & Foster plant was on the east side of the Miami & Erie Canal (now southbound I-75). There is evidence that the company still used the canal for some shipping as late as the turn of the century. The firm expanded steadily and around 1890, began producing complete mattresses as well as the material to stuff them. In 1898, they closed their Cincinnati plant and moved all production and administrative operations to the Lockland site. Over the next century, its manufacturing complex grew to occupy several blocks at the intersection of Williams and East Wyoming Avenue.¹⁹

As Lockland's older mills and factories closed or consolidated, Stearns & Foster became one of the major employers in the upper Mill Creek Valley. The company continued to expand by adding offices and warehousing and shipping facilities in the 1960s. Production continued even after the sale in 1983 to an out-of-town firm, the Ohio Mattress Company of Cleveland. The new owner focused solely on producing bedding, and so quickly sold the operations related to non-

¹⁷ <https://mueller1875.com/mueller-history/> accessed 3/28/2019.

¹⁸ Geoffrey J. Giglierano and Deborah A. Overmyer. *The Bicentennial Guide to Greater Cincinnati*, 579

¹⁹ Ibid.

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woven textiles--such as padding, batting, backings, disposable fabrics, and filtration materials—to a group of local investors. They created a new company, Stearns Technical Textiles, based in the old company's office building at 100 Williams Avenue and continued production facilities in the old factory, in industrial applications or as elements in other products, including clothing, mattresses, fabric softener sheets, disposable medical garments, disposable diapers, quilts, cosmetic pads, and air filters. Part of the old factory complex was leased from the new company by the Stearns & Foster division of Ohio Mattress. Together these firms employed fewer people than the original Stearns & Foster Company had in the past, but the village was fortunate that the changes in ownership did not result in the total abandonment of the old wadding and mattress facility until 1993.²⁰ This important business is represented by the 1912 office building and garage at 100 Williams Street (Resource 28 & 29) which is all that remains of this once thriving company in Lockland.

Lockland's manufacturing and processing operations as well as factories in Reading producing beer, clothing, and fireworks, attracted many new residents to the upper Mill Creek Valley, especially working-class Irish and Germans-many of whom had come to work on the canals and later the railroads and then stayed, and later, African Americans. Hundreds of homes for working people were built in Lockland as well as Reading and nearby Arlington Heights. The more well-to-do individuals associated with the plants, such as managers and owners, settled in the village of Wyoming, to the west across the CH&D tracks. Beginning in the 1890s, when the Mill Creek Valley streetcar lines were extended into this locale, people who worked in Lockland could also commute from homes in other communities such as St. Bernard and Cincinnati. The factories and mills in Lockland remained active through World War I, but after the war, many cut back or halted operations. Although the industrial growth in this area slowed in the 1920s and 1930s, the population continued to expand. Lockland and Reading both had more than 5,000 residents in 1930.²¹

The canal, which triggered the development of Lockland, was eclipsed by the railroads and fell into disuse by the 1920s, replaced not just as a transportation mode but also as a power source by coal and oil. In 1929, the water feeding into the canal was turned off, the bridges across the canal at Lock and Wyoming streets were removed, and the ditch filled in with paved earth, leaving the locks in place. The canal's right-of-way was proposed to be repurposed for a rapid transit line. This project appears on a 1934 Sanborn map showing the Gardner Richardson Paper company on the west side of the canal, was never carried out. By 1940, however, the supremacy of the automobile led to the use of the canal right-of-way for the Curtiss-Wright Highway, which involved excavating the canal bed and destroying the locks. In the 1950s, this road became the southbound lane of the Mill Creek Expressway, AKA Interstate-75.²²

In 1886, the Sanborn map (Figure 6) shows that the Mill & Dunn Historic District had freestanding dwellings interspersed with commercial buildings or two-part commercial blocks.

²⁰ Ibid.

²¹ Ibid.

²² Bill Oeters, "Lockland," *Towpaths*, 54, No. 2. Canal Society of Ohio, Inc. Akron, OH: 2016.

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The majority of the buildings were wood-frame; masonry buildings were typically factories or corner commercial blocks. Three buildings were marked as containing hazardous materials—a brick drug store at the northwest corner of Williams and Lock (Resource 37) and two buildings on Dunn Street—the Miami Valley News print shop at the northwest corner of Dunn and Mill streets (Resource 5), and the Wagon and Wood Painting shop at 103 Mill Street. Also notable are mid-block alleys lined with carriage houses.

Between the canal and Williams Street, the Star Paper Mills, owned by John H. Tangeman, occupied a large parcel at 101 William Street at the corner of East Wyoming Avenue (FKA Benson Street). Founded in 1851, the Tangeman paper mill was one of several clustered around the canal locks. Burned down in 1861, the mill was rebuilt in 1863 and sold to Bowen Paper Company in 1901. The Bowen mill operated until 1909, when it too was razed. The land was conveyed to the [then] city of Lockland for public use in 1911. The park, located within the historic district, includes an octagonal brick bandstand, which was built in 1924 (Resource 29) with public donations as a memorial to the nine Lockland men killed in WWI. In 1954, the bandstand was enclosed with brick to house the Health Department. The building was dedicated and named the Albert H. Rolef Memorial Clinic in tribute to a generous local businessman who bequested \$100,000 to local charities upon his death in 1950.²³ The Health Department operated a clinic in the building for some time, but more recently the building has served as the office of the Lockland Historical Society. Today this green space is known as Tangeman or Veterans Park.

Resources within the district represent a variety of local commerce that thrived during the period of significance. The district's oldest building, 139 Williams Street (Resource 36, Photo 30), served as a pharmacy from 1840 to circa 1915, and later became the King Bee Café (Figure 13).²⁴ In 1889, the First National Bank of Lockland was founded in a former grocery store at 121 Williams Street (Resource 32, Figure 19).²⁵ On axis with Dunn Street, the building is visually prominent in the district (Figures 16, 18). Completely remodeled in the Second Renaissance Revival style in 1904 (Figure 20), the building was modernized in 1949 and renovated to its current appearance in 1970 (Photo 28). Currently occupied by US Bank, the building continues to be owned by the First National Bank, representing the longest continuous single use in the district.²⁶

In 1897, Bards & Company's Business Directory listed over 80 businesses in Lockland, of which about 40 were located in the Mill & Dunn Historic District. These businesses included five grocers, one butcher shop, two men's clothiers, two dry goods stores, two stationers, one saloon, one insurance agent, a doctor, dentist, real estate broker, a blacksmith, barber, confectioner, jeweler, shoemaker, milliner, undertaker, wagon manufacturer, and a bicycle shop. (See Figures 14-18). Two examples of this late nineteenth century development in the district are the circa 1886 two story brick former general store at 222 Dunn Street (Resource 5) with Italianate

²³ Campbell, p. 352.

²⁴ Campbell, 274,

²⁵ Ibid., 217-273.

²⁶ Ibid., 274.

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influence and two story brick commercial building at 108 Mill Street (Resource 17) which bears elements of the Second Renaissance Revival architectural style. Other businesses were scattered along two blocks of Wyoming Avenue in West Lockland between South Wayne Avenue and Elm Street, west of the canal and the West Fork of the Mill Creek, and in the vicinity of the former CH & D Railroad. The two business districts are separated by several residential blocks. The Mill & Dunn Historic District is distinguished from the other as the older, larger and more intact of the two commercial areas.

The economic vitality of the Mill & Dunn Historic District, generated by the canal and railroads in the 19th century, was enhanced in the first half of the 20th century by the electric streetcar. The Cincinnati Street Railway extended service into Lockland in 1898. Officially named Route 78, it was commonly referred to simply as the Lockland route. Operated on a single track in the middle of the streets, it made a clockwise loop in the proposed district, with the layover point at Mill and Dunn streets. (See Figure 10. 1912 map and Figures 21 and 22.) The location of this loop reflects the importance of the Mill & Dunn Historic District as a commercial and population center and stimulated construction of additional buildings there in the early 1900s.²⁷

Seventeen of the resources within the historic district date to between 1900 and 1930-of these only one does not contribute. Five of these properties are of the two-story brick commercial property type represented by Resource numbers 2, 6, 22, 23 and 39. It was also during this time period that the distinctive Tudor Revival Vorhis Funeral Home (Resource 8) was constructed in 1925 and that Stearns & Foster (Resource 28) built their office building within the commercial core in Lockland.

Lockland was a dense hub of commerce and residents, thus providing an ample market for streetcar service. Route 78 became the heaviest-haul route in the regional streetcar system due to its length and passage through the dense settlements in “Uptown” Cincinnati, St. Bernard, Elmwood Place, Carthage, Hartwell, and Lockland. Headways at rush hour were five minutes, and 13 minutes was standard for the rest of the day, indicating a high level of service.²⁸ While building construction dried up during the 1930s, three of the resources within the boundary reflect this time period. The property at 101-102 Mill Street (Resource 16) and 215 East Wyoming (Resource 40) were built in 1930 and 1931 respectively. They both illustrate elements of the Art Deco architectural style that so typically represents this time period. In addition, the resource at 110 Mill Street (Resource 18) is a modest one story commercial building that was occupied by a grocer and 5 & 10 cent store. One property in the district dates to the 1940s- Resource 24 at 113 Mill Street; a two bay one story Art Deco commercial building.

The streetcar lasted in Lockland until the late 1940s. A photo taken in 1943 (Figure 22) shows tracks being relaid on Wyoming Avenue after a new overpass bridge was built over the trench built for the Curtiss-Wright-Lockland Highway, which later became I-75 south. After World War II, however, there was a political shift away from electric streetcars, led by promoters of General Motors and other automobile/bus companies. Abandonments of streetcar routes started in earnest

²⁷ <http://www.jjakucyk.com/transit/index.html>, accessed 2/1/2019.

²⁸ Jeffrey Jakucyk, email 2/2/2019.

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in 1947 and 1948. Lockland decided to remove the rails from its street before beginning to repave them in July 1949.²⁹

In response, the street railway company built a loop at Millsdale Avenue just over a mile to the southwest and a shuttle bus was run between there and Lockland. However, on April 29, 1951, Route 78 and four other lines were shut down, the last streetcar routes in the city to be abandoned. The four other lines were converted to trolleybus, but Route 78 was the first major route converted to standard diesel buses.³⁰ Once the new diesel buses started running, the one-seat ride to Lockland was restored. In 2019, the Route 78 bus continues to operate on Wyoming Avenue, the west edge of the Mill & Dunn Historic District, stopping at Tangeman Park.³¹

Defense demands of World War II revitalized the area's industries and brought new ones. Among the new plants was the Curtiss-Wright Aeronautical engine factory, a sprawling one-story building which opened in 1941 to produce engines for U.S. Navy bombers. Located nearby on a 219-acre site northeast of Lockland, Curtiss-Wright employed thousands of workers and encouraged new residential development in the neighboring villages. It also prompted construction of the Lockland Highway which connected Curtiss-Wright plant with Lockland to the south and Crescentville to the north. Originally built as Route 25, the highway was built in the bed of the old canal, destroying the locks. It had an interchange on the west side of the highway just south of Wyoming Avenue, which provided easy access to the Mill & Dunn Historic District. Route 25 eventually became part of Interstate 75, which was completed in the 1950s.³² After the war, the Curtiss-Wright plant was gradually taken over by General Electric to make jet engines. In the 1970s, the GE factory would become the region's largest single employer, with more than 13,000 workers.³³

After World War II, it became apparent that Ohio's existing highways were inadequate for the volume of private automobiles that traversed them. In Ohio, in the late 1940s, a bond issue was passed to create the Ohio Turnpike-a multi-lane highway to help address congestion. The turnpike was completed by 1955-a 241 mile route to cross Ohio east to west. In 1956, President Eisenhower signed the Federal-Aid Highway Act of 1956 which created the foundation for the modern interstate highway system that still exists today. Like the canal and railway system before it, wider national trends-World War II and advances in transportation technology in the mid-twentieth century- had a direct effect on the development of Lockland. By the 1950s, the supremacy of the automobile led to construction of the Mill Creek Expressway, now known as Interstate-75, in the canal bed. In Lockland, the southbound lane of I-75 runs through a cut in the approximate location of the historic canal locks.

²⁹ Ibid.

³⁰ One or two minor routes were converted to diesel bus prior to this, and new routes and extensions were introduced with diesel buses, but for the most part the entire streetcar system was switched to trolleybus rather than directly to diesel buses.

³¹ <http://www.go-metro.com/mapsandschedules>, accessed 2/8/2019.

³² I-275, a beltway around Cincinnati, was completed in the 1970s.

³³ Geoffrey J. Giglierano and Deborah A. Overmyer. *The Bicentennial Guide to Greater Cincinnati*, 576.

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In the early 1950s, Lockland had more than 5,000 inhabitants and thus qualified as a city. The Mill & Dunn Historic District continued to thrive and serve as the commercial center of the village during this period, providing goods and services to Lockland residents, with restaurants and shops selling groceries, clothing, jewelry and furniture in its storefronts.

Confidence in the local economy and a desire to modernize were reflected in construction of the Enterprise Building & Loan Association building (Resource 24) in 1952, with its Art Moderne stone façade, as well as simple one-story brick commercial buildings at 103 Mill Street (Resource 121), 110 Mill (Resource 18) and 301-309 East Wyoming (Resource 41). The end of the streetcar service in 1951 and rise of automobiles at that time is reflected in the replacement of the Lockland Carriage & Wagon works at 103-105 Mill Street with an auto parts store (Resource 21) and replacement of a dwelling with an auto-repair shop at 309 Dunn Street (Resource 7). In 1963, a simple one story red brick commercial building was constructed at 218 Dunn Street (Resource 3). This reflects the last commercial investment in the district during its historic period.

By this time, Lockland's historic factories, which originally relied on the water power of the canals, were increasingly unusable due to their age, lack of space, and often because their multi-story configuration did not match new production techniques. Another sign of that transition is the loss of carriage houses on the alleys. All Lockland's plants gradually shut down in whole or in part. The biggest loss was the closure of Stearns & Foster in 1993. As the industries moved out, Lockland's population waned.

By 1980, there were only 4,292 residents, and Lockland became a village again.³⁴ This sapped the vitality of the Mill & Dunn Historic District, which has had little or no new building activity since 1970, except for refacing of the former National Bank building at 121 Williams (Resource 33) and a commercial building at 117 Williams (Resource 31). Some nineteenth-century buildings, especially wood-frame structures, have been removed; the Stearns & Foster office building and some storefronts are vacant.

Lockland is significant locally as the initial focal point for industrial development that occurred in response to advancing transportation facilities—canal, railroad and highway--in Hamilton County's Upper Mill Creek corridor. Lockland was platted in 1829 because of its location at a cluster of four locks along the Miami & Erie Canal, eclipsing neighboring Reading, which was founded at about the same time, but located away from the canal. Other communities, such as Carthage, sprang up along the canal, but they remained largely agricultural during the canal era. The CH&D Railroad, completed in 1851, stimulated residential suburbs west of Lockland, such as Wyoming. More intense development came to the area after the opening of the CCC&I Railroad in 1872, which attracted growing Cincinnati manufacturers to relocate where they could find large factory sites with good rail access and lower taxes. One of those large industries was Stearns & Foster, which moved from Cincinnati to Lockland in 1882 and remained in operation there until 1993. The only other town on the canal in the county that could rival Lockland in industrial might is St. Bernard, home of Procter & Gamble's massive manufacturing complex

³⁴ In 2017, the population was 3,469, per <https://population.us/oh/lockland/>, accessed 2/9/2019 .

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known as Ivorydale, but St. Bernard acquired it through annexation in 1893. While St. Bernard was on the canal; it was not laid out until 1851 when the CH&D Railroad arrived. Before then, its canal-based commerce was mostly based on visitors to its racetrack and picnic grounds and supplying sand, gravel, ice and timber into Cincinnati.

Criterion C: Architecture

The Mill & Dunn Historic District also qualifies for the National Register for its architectural significance under Criterion C at the local level as the concentration of historic resources that most effectively represent the commercial center of Lockland. Among the 41 buildings in the Mill & Dunn Historic District are fifteen examples of two-part commercial blocks, along with later one-part commercial blocks. The buildings in the district represent a wide range of styles--Italianate, Queen Anne, Second Renaissance Revival, Tudor Revival, Art Deco, Art Moderne, and International that were popular during the Period of Significance.

The oldest building is a circa 1840 Italianate building at 139 Williams Street. There are four Italianate-style two-part commercial blocks from circa 1840 to 1890. A half-dozen two-part commercial blocks built from 1890 to 1910 are considered Second Renaissance Revival; they have bracketed cornices, but their proportions are more horizontal and ornament more restrained. Three important landmarks in the district are high-style examples of the Second Renaissance Revival—1) the brick mill building built by the John Mueller company (Resource 13) circa 1885 and still operated by same; 2) The Stearns & Foster office building (Resource 27), an imposing two-story brick building with Italian Renaissance elements such as its symmetry, projecting wings, round-arched windows, and corner quoins; and 3) the Tangeman Park bandstand (Resource 29), with its terra-cotta roof and Doric columns. The 1925 Vorhis Funeral Home (Resource 8) is an excellent example of Tudor Revival. There are two more modest commercial buildings with crenelated parapets reminiscent of Tudor Revival at 107 Mill Street (Resource 22) and 120 Williams Street (Resource 31). There is one very fine Art Deco two-part commercial block at 215 East Wyoming (Resource 39) with geometric terra cotta pilasters and door surrounds. The one-story commercial building at 113 Mill (Resource 23) is a more modest example of Art Deco, with its buff brick façade with contrasting details. The most recent contributing buildings are an Art Moderne 1952 former two-story bank building (Resource 24) with a stone facade with a modern treatment of classical forms and a modest International-style commercial building at 218 Dunn Street (Resource 3).

The Italianate style, which was popular in the Cincinnati area from 1840 to 1880, is characterized by vertical proportions and elongated openings. Common elements include bracketed cornices, quoins and decorative window hoods. The Mill & Dunn Historic District has several good examples, including the fine circa-1870 Italianate side-hall dwelling at 315 Dunn Street (Resource 10). An 1885 commercial row building at 123 Mill Street (Resource 25) retains its bracketed cornice and pedimented window lintels above an early 20th-century Carrara-glass storefront. The earliest building in the district, at 139 Williams Street (Resource 36), although much altered retains some tell-tale characteristics of the style, including its elongated windows at the second floor with decorative lintels and lugsills, cornice, and tall corbeled chimneys.

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The other examples of the Italianate style are six two-part commercial blocks from circa 1880-1890, including 200-206 and 222 Dunn Street, and 120 Mill Street. According to Richard Longstreth in *The Buildings of Main Street*, the Two-Part Commercial Block design, emerged as a distinct type during the first half of the 19th century and was prevalent from the 1850s to 1950s. In some cases, the upper floors contained a single residence; in many others, there were apartments. Examples are most often found in towns and neighborhood commercial areas that developed along city streetcar lines.³⁵ The typical example has an entablature that delineates the first-floor storefront from the other floors. Many of these buildings are four-bays-wide and have (or had) two entry doors corresponding to each building function.

Built before 1886, 200-202 Dunn Street (Resource 1) retains Italianate features including its smooth brick wall surface, plain limestone window lintels and sills, bracketed cornice, and stone pilasters in the storefronts. 222 Dunn Street (Resource 5) has some distinctive Italianate-style qualities such as the ornate metal cornice with a pediment in the center flanked by smaller triangular peaks. Other typical features include the triple window at the second floor on Dunn Street and the decorative cast-iron columns of the storefront. Built in the 1880s, 120 Mill Street (Resource 19) is a late Italianate-style commercial block that is prominent because of its corner location and its size. The only three-story building in the district, it extends six bays on Mill Street and eight bays on Dunn Street. Italianate features include its vertical proportions, elongated windows topped by decoratively detailed hoods, a bracketed cornice, and hipped roof. The corner storefront retains original ornamental cast-iron columns, and the south elevation on Dunn Street has a rectangular oriel with ornamental pressed metal cladding.

The Queen Anne style, popular in Cincinnati from 1880 to 1900, is characterized by exuberant asymmetrical massing with hipped or multi-gabled roofs, towers or turrets, dormer windows, and bay windows. Exteriors typically have several contrasting materials, textures and colors, such as brick with wood shingled or stuccoed upper floors or wood clapboard with an assortment of shingle patterns above. The Mill & Dunn Historic District has one example at 316 Dunn Street (Resource 11), which is a one-and-one-half-story wood-frame cottage. Set close to the street, it was completed by 1886. The exterior is textured with clapboard siding at the first floor and shingles above. Typical of the Queen Anne style, the house has a steeply pitched, multi-gabled roof with decorative chimneys and projecting bays on the front and west side. A flat roofed room appears to have been added on the southeast corner, although with similar design and materials.

Second Renaissance Revival, popular between 1890 and 1920, is represented in the district by eight buildings. Two are key buildings while the others are more modest vernacular examples with elements of the style. Based on the architecture of 16th-century Italy, the style is characterized by its imposing size and scale as well as symmetry. It typically incorporates prominent cornices, distinct horizontal divisions articulated by belt or string courses, and arched openings alternating with straight or pedimented surrounds. The Renaissance stylistic vocabulary is similar to Italianate, but the proportions are less vertical, the openings less elongated, and window sashes tend to be one-over-one rather than two-over-two.

³⁵ Longstreth, *The Buildings of Main Street*, 24.

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The best high-style example in the district is the Stearns & Foster office building (Resource 27), an imposing two-story brick building with Italian Renaissance elements such as symmetry and the bold scale and design of its elements such as the prominent modillioned terra-cotta cornice, round-arched windows, keystones and corner quoins. The garage at the rear of the building (Resource 28) shares the same brick and corner quoins. A more restrained example of the Second Renaissance Revival style is the John Mueller Company building at 328 Dunn Street (Resource 13). The 1913 façade facing East Wyoming Avenue is front-gabled and four-bays-wide with an entrance on the right. Renaissance elements include the high smooth limestone basement, the windows with stone flat arches, an arcaded opening in the gable, and stone quoins at the corners. The octagonal brick bandstand (Resource 29) in Tangeman Park is another example with high-style Renaissance Revival characteristics, such as its clay tile roof, prominent tiled bracketed door hood, and small Doric-style columns.

Several of the later two-part commercial blocks are vernacular buildings with modest Second Renaissance Revival elements, such as 200 Mill Street (Resource 26), built in 1905; 112 Mill Street (Resource 18), built in 1909; 223 Dunn Street (Resource 6) built in 1910; and 119 Lock Street (Resource 15), built circa 1900. 200 Mill Street displays Renaissance characteristics in its regularly proportioned one-over-one windows with straight stone lintels and sills and a heavy bracketed and denticulated metal cornice. 112 Mill Street's Renaissance features, which are limited to the three-bay front façade include the yellow brick facing which wraps around the sides in a quoin pattern, metal cornice above the storefront, and bracketed metal cornice at the roof line. 223 Dunn Street has a bracketed cornice and a corbeled band dividing the first and second floors. 119 Lock Street has horizontal proportions, a hipped roof with wide eaves, wide window openings with stone lintels, and a continuous stone lintel running the full-width above the storefronts on the Lock Street façade.

The Tudor Revival, typically identified by irregular plans, steeply pitched slate or terra cotta tile roofs with intersecting gables and dormers, and half-timbering, was very popular in the Cincinnati area from 1910 to 1940. There is one high-style example in the Mill & Dunn Historic District—the Vorhis Funeral Home built in 1925 at 310 Dunn Street (Resource 8), is a fine example of the style applied to a commercial building in an urban setting. To conform to the lot dimensions, the building is rectangular in plan and symmetrical in composition, which is atypical, but it has the steeply pitched multi-gabled slate roof punctuated by oriels topped by gabled wall dormers and pierced by corbelled chimneys at the ends. Other typical elements are the casement windows with diamond-patterned leaded glass, and a quoined limestone Tudor-arched surround and paired full-glazed wood doors with leaded glass. The highly textured exterior has half-timbering and herringbone bond patterns at the second floor. The Vorhis Funeral Home is one of the best-maintained buildings in the district. A more modest commercial building at 109 Mill Street, built in 1929, features a crenelated parapet reminiscent of Tudor Revival. The storefront at 104 Williams Street (Resource 31), built in 1929, does as well.

The Art Deco style, introduced in Paris in 1925, is characterized by buildings with smooth wall surfaces, often stucco, with geometric massing and decoration. In the Cincinnati area, Art Deco was popular between 1930 and 1950. There is one fine Art Deco two-story mixed-use building at 215 East Wyoming Avenue/101 Mill Street (Resource 39). Built in 1931, it displays geometric

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massing and glazed terra cotta ornament such as full-height fluted pilasters and chamfered store window and door surrounds. Transoms above the doors have angled aluminum muntins. A more modest example is the one-story commercial building at 113 Mill Street (Resource 23). Built in 1940, its yellow brick façade is divided by three pilasters with decorative brick patterns. Contrasting red brick accents at the parapet create a scalloped pattern and a corbeled band caps the storefronts.

Art Moderne is related to Art Deco but lacks the latter's intricate geometrical ornamentation. Moderne has smooth masonry surfaces, a streamlined appearance, horizontal emphasis, banded windows, and stainless-steel trim and railings. Popular from 1930 to 1950, the Moderne style is seen in just one building in the district—the 1952 bank building at 119 Mill Street (Resource 24). This tall one-story building has a smooth stone-clad front elevation. The symmetrical façade is treated as a single bay within a wide streamlined surround. The central entrance has narrow stone pilasters and cornice surrounded by windows within the wider surround. The flat roof is rimmed by a stone cornice and frieze.

Starting about 1925, new buildings in the Mill & Dunn Historic District tended to be one-part commercial blocks rather than two-part commercial buildings with apartments above. As defined by Longstreth, the one-part commercial blocks are single-story retail buildings with scant historical references and little ornament except at the roofline, such as the yellow-brick store at 113 Mill Street (Resource 24) with modest Art Deco details. The façade comprises little more than plate glass windows and an entry surmounted by a cornice or parapet. While there are some small narrow examples at 219 Dunn Street (Resource 4), 120 Williams Street (Resource 32) and 126 Williams Street (Resource 34), examples of one-part commercial blocks in the district after 1930 tended to be wider and have continuous plate glass windows across the front, such as 110 Mill Street (Resource 18), occupied by a grocery store until 1980.³⁶ The area above the windows was a place for signs and frequently raised to make the façade appear larger, such as for former Schuman's Furniture Store at 309 East Wyoming Avenue (Resource 41), also built in the 1950s.³⁷ In total, there are eight examples of this building type in the proposed district.

Modern architecture, as opposed to Art Moderne, is characterized by simple rectilinear massing, direct expression of structure, and lack of ornament. 218 Dunn Street (Resource 3), a simple one-story red-brick commercial building, is the only Modern building in the district. Dating from 1963, it has simple boxy massing, a flat roof rimmed only by flashing, and simple full-glazed aluminum doors with transoms. Occupied by an insurance agency for decades, the building represents a shift toward modernization of its commercial architecture in the 1960s.

Summary

The Mill & Dunn Historic District, the historic commercial core of the Village of Lockland, is significant at the local level under Criterion A in the areas of transportation and commerce. This community was founded upon the vision of prosperity that would come with the canal. As transportation trends transitioned with technology, the community adjusted and continued to

³⁶ Campbell, p. 338; Hamilton County Auditor records.

³⁷ Ibid, 54-62.

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prosper. The district is also significant under Criterion C in the area of architecture as an intact concentration of historic properties that represent local interpretations of architectural styles and property types that illustrate the period of significance within Lockland. The historic growth of the community during the period of significance is reflected in the commercial properties located within the boundary.

The Mill & Dunn Historic District retains historic integrity of location and setting and feeling through the character defining features of this district- the size, scale, design and location are represented by the street pattern, relationship of the resources to one another, setback, and general character of a commercial center for the village of Lockland, which are all visible and apparent. While no remnants of the canal remain, individual properties that were constructed during the canal's heyday remain to represent this important transportation trend. The aspects of design, workmanship and materials are amply illustrated in the architectural styles and property types of the resources located within the district; Italianate, Queen Anne, Second Renaissance Revival, Tudor Revival, Art Deco and Art Moderne as well as the one and two-part commercial property type. The Mill & Dunn Historic District is significant as the most concentrated intact collection of historic buildings that represent Lockland's rich history.

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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): HAM-02607-60; HAM-02608-60; and HAM-02621-60.

10. Geographical Data

Acreage of Property 10.54

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: _____

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: 719892 Northing: 4344882

2. Zone: 16 Easting: 720123 Northing: 4344743

3. Zone: 16 Easting: 720073 Northing: 4344562

4. Zone: 16 Easting: 719767 Northing: 4344703

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

County and State

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

Boundary Description

Beginning on Williams Street at the north corner of Tangeman Park (parcel 641-0014-0012-00); then running southeast along the south curb line of Williams Street to the CSX (former CCC&I) railroad right of way on the east property line of Parcel 641-0014-0200-00); then southwest along said railroad right of way to the southeast corner of 328 Dunn Street (Parcel 641-0014-0200-00); then continuing northwest along the north curb line of Dunn Street approximately 100 feet to the southwest corner of 316 Dunn Street (Parcel 641-0014-0198-00), then southwest across Dunn Street; then southwest 75 feet along the east property line of 315 Dunn Street (Parcel 641-0014-0194-00); then in a straight line northwest approximately 542 feet along and in line with the south property line of 200 Mill Street (Parcel 641-0014-0086-00), continuing in a straight line across Williams Street; then southeast along the west curb line of Williams Street to the south corner of 119 Lock Street (Parcel 641-0014-0037-00); then northwest approximately 100 feet along the south property line of same to the southwest corner of said parcel; then northeast along the west property line of said parcel; then running north across Lock Street to the southwest corner of 139 Williams Street (Parcel 641-0014-0023-00); then 48.62 feet northeast along the west property line to the north corner of said lot; then northwest 64 feet along the south property line of 135 Williams Street (Parcel 641-0014-0022-00); then northeast 207.63 feet in a straight line in line with the west property line of 135 Williams to the south line of 117 Williams Street (Parcel 641-0014-0013-00); then northwest 60.61 feet along the south property line to the west corner of same; thence northeast 297.63 feet along and in line with the west property line of 117 Williams Street to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The proposed district boundaries enclose properties with sufficient integrity and significance to represent the historic neighborhood business district, which was focused on Mill and Dunn streets. This area is characterized by mixed-use buildings, many with storefronts, and industrial structures. Interstate I-75 and CSX railroad act as hard boundaries on the west and east respectively. To the north of East Wyoming Avenue is vacant land where the Stearns & Foster factory was razed. To the south, the properties are wholly residential in a distinctly different use and development pattern than the proposed district.

Mill & Dunn Historic District
Name of Property

Hamilton County, Ohio
County and State

11. Form Prepared By

name/title: Beth Sullebarger, Principal
organization: Sullebarger Associates
street and number: 1080 Morse Avenue
city or town: Glendale state: OH zip code: 45246-3830
e-mail: sullebarger@fuse.net
telephone: (513) 703-0877
date: February 11, 2019

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.)

Figures

Figure 1. Howell & Longworth's Addition recorded Aug. 3, 1829 (Hamilton County Auditor, DB32, P53)

Figure 2. Detail from Howell & Longworth's Addition recorded Aug. 3, 1829 (Hamilton County Auditor, DB32, P53)

Figure 3. Detail from Longworth's Second Subdivision recorded March 4, 1873 (Hamilton County Auditor, PB4, P59)

Figure 4. Detail from 1847 *Map of Hamilton County*, showing central Lockland

Figure 5. Detail from 1847 *Map of Hamilton County*, showing general outline of Mill & Dunn Historic District on east side of the Miami & Erie Canal

Figure 6. Detail from 1886 Sanborn Map, plate 2, showing Miami & Erie Canal basins, locks and mill races (Library of Congress)

Figure 7. Detail from 1886 Sanborn Map, plate 2. (Library of Congress)

Mill & Dunn Historic District

Hamilton County, Ohio

Name of Property

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Figure 8. Detail from 1886 Sanborn map, Plate 3 showing Mueller's Coal Yard within the Mill & Dunn Historic District (Library of Congress)

Figure 9. Detail from 1891 Sanborn map, plate 302. (Oplin.org)

Figure 10. *City of Cincinnati Topographic Survey of 1912*, plate #12. (Public Library of Cincinnati & Hamilton County)

Figure 11. Miami & Erie Canal, Lockland. (Greater Cincinnati Memory Project)

Figure 12. Flour Mill, Lockland (Greater Cincinnati Memory Project)

Figure 13. Williams Street, looking NW, Stearns & Foster factory at rear. (Greater Cincinnati Memory Project)

Figure 14. Northwest corner, Dunn and Mill streets (Greater Cincinnati Memory Project)

Figure 15. 200-222 Dunn Street, north side, looking northeast (Greater Cincinnati Memory Project)

Figure 16. Dunn Street, south side, looking west (Greater Cincinnati Memory Project)

Figure 17. Smith Building, northeast corner of Dunn and Mill Streets (Greater Cincinnati Memory Project)

Figure 18. Dunn Street, looking west (Greater Cincinnati Memory Project)

Figure 19. First National Bank, 121 Williams Street, circa 1900 (Lockland Historical Society)

Figure 20. First National Bank, 121 Williams Street, circa 1910 (Charles Skillman Collection)

Figure 21. View of Streetcar 78 at Mill and Street, c. 1940s (*Lockland, Ohio: A Thousand Memories in a Mile*, 364)

Figure 22. Circa-1943 photo of streetcar tracks being relaid on East Wyoming Avenue (*Lockland, Ohio: A Thousand Memories in a Mile*, 364)

Figure 23. The News Building, 117 Williams Avenue (*Lockland, Ohio: A Thousand Memories in a Mile*, 376)

Figure 24. Map illustrating Ohio's canal system and the National Road. Knepper, 152.

Figure 25. Railroad and township map of Ohio in 1854 showing the extensive railroad system. Library of Congress. <https://www.loc.gov/item/98688537/>.

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

County and State

Photographs

Photo Log

Name of Property: Mill & Dunn Historic District

City or Vicinity: Cincinnati

County: Hamilton State: Ohio

Photographers: Beth Sullebarger

Date Photographed: May and October 2018

Description of Photograph(s) and number

1 of 35. 200-206 Dunn Street, looking northeast

2 of 35. 215-223 Dunn Street, looking southeast

3 of 35. 218-222 Dunn Street, looking northeast.

4 of 35. 222 Dunn, 117-123 Mill Street, looking northwest

5 of 35. 223 Dunn Street, looking southwest

6 of 35. 200 Mill Street, looking southeast

7 of 35. 120 Mill Street, looking northeast

8 of 35. Dunn Street, looking northwest

9 of 35. 310 Dunn Street, looking north

10 of 35. 315 Dunn Street, looking southeast

11 of 35. 316-322 Dunn Street, looking northeast

12 of 35. 327 East Wyoming Avenue (328 Dunn Street) (HAM-02621-60), looking southwest

13 of 35. 327 East Wyoming Avenue (328 Dunn Street) (HAM-02621-60), looking southeast

14 of 35. 100 Mill Street, looking south

15 of 35. 110-112 Mill Street, looking south

16 of 35. 109-101 Mill Street, looking north

17 of 35. 113-115 Mill Street, looking northwest.

18 of 35. 117-123 Mill Street, 222 Dunn Street, looking southwest

Mill & Dunn Historic District

Hamilton County, Ohio
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19 of 35. 100 Williams Street, East Wyoming Avenue, looking southeast

20 of 35. 100 Williams Street (Stearns & Foster office building) (HAM-02608-60), looking northeast

21 of 35. 100 Williams Street (Stearns & Foster garage), 209-211 East Wyoming Avenue, looking south

22 of 35. 100 Williams Street (Stearns & Foster garage and office building), looking southwest

23 of 35. Tangeman Park, 101 Williams Street, looking southwest

24 of 35. Lockland Memorial bandstand (HAM-02607-60), Tangeman Park, 101 Williams Street,
looking north

25 of 35. 117-139 Williams Street, looking southwest

26 of 35. 120-128 Williams Street, 200 Dunn Street, looking south

27 of 35. 120-124 Williams Street, looking southeast

28 of 35. 121-131 Williams Street, looking northwest

29 of 35. 128 Williams Street, 200 Dunn Street, looking southeast

30 of 35. 135-139 Williams Street, looking west

31 of 35. 119 Lock Street, looking southwest

32 of 35. 139-135-121 Williams Street, looking north

33 of 35. 215 East Wyoming Avenue (101 Mill Street), looking west

34 of 35. 215 East Wyoming Avenue (101 Mill Street), door detail

35 of 35. 301-309 East Wyoming Avenue, looking west

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.

United States Department of the Interior
National Park Service

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Continuation Sheet

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

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Mill & Dunn Historic District Sketch Plan, Boundary Map and Exterior Photo Key

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National Park Service

National Register of Historic Places
Continuation Sheet

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

County and State

Name of multiple listing (if applicable)

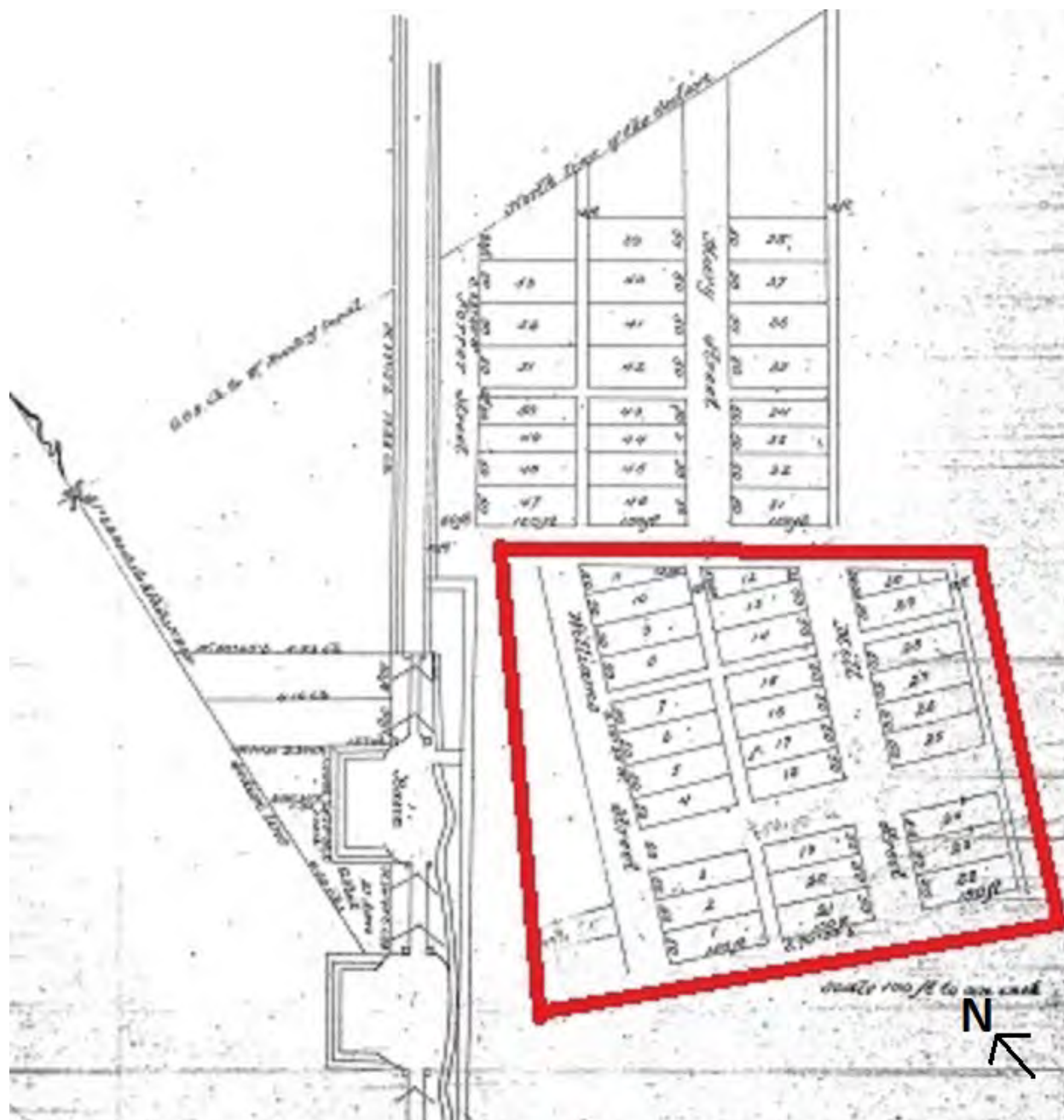
Section number Additional Information Page 2

Figure 1. Howell & Longworth Addition recorded Aug. 3, 1829
(Hamilton County Auditor, DB32, P53)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

County and State

Name of multiple listing (if applicable)

Section number Additional Information Page 3

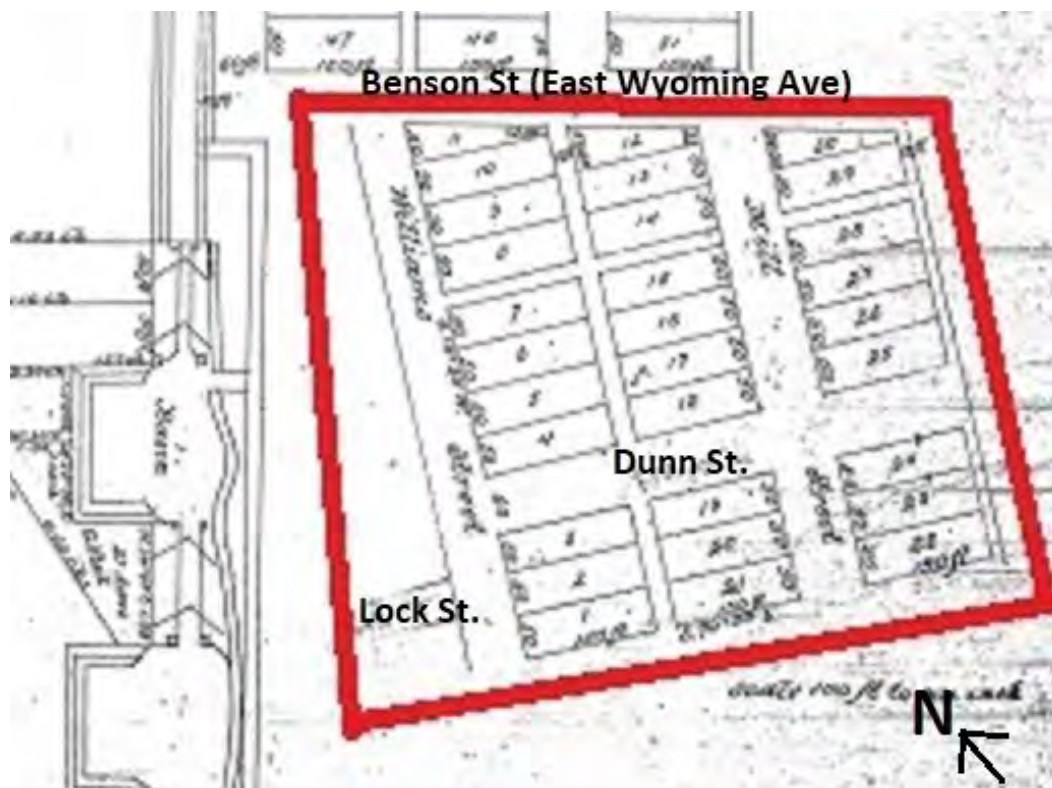


Figure 2. Detail from Howell & Longworth Addition recorded Aug. 3, 1829
(Hamilton County Auditor, DB32, P53)

United States Department of the Interior
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Mill & Dunn Historic District	Name of Property
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Figure 3. Detail from Longworth's Second Subdivision recorded March 4, 1873, with approximate boundary of Mill & Dunn Historic District (Hamilton County Auditor, PB4, P59)

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Figure 4. Detail from 1847 *Map of Hamilton County*, showing central Lockland, bisected by the Miami & Erie Canal and flanked by the West and East Forks of the Mill Creek.

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Mill & Dunn Historic District

Name of Property

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Figure 5. Detail from 1847 *Map of Hamilton County*, showing general outline of Mill & Dunn Historic District on east side of the Miami & Erie Canal.

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Mill & Dunn Historic District

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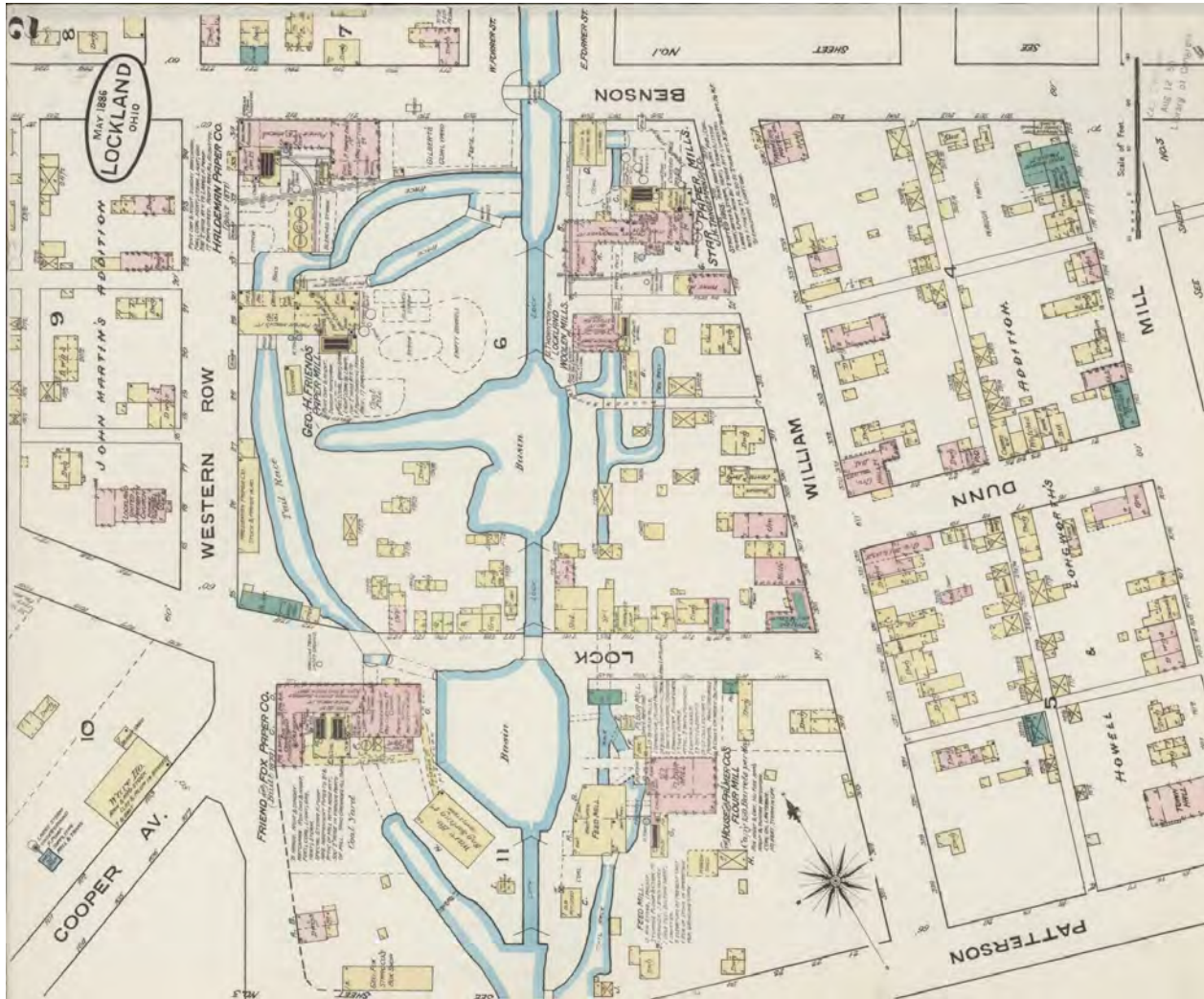


Figure 6. Detail from 1886 Sanborn Map, plate 2, showing Miami & Erie Canal basins, locks and mill races (Library of Congress)

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Mill & Dunn Historic District

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Figure 7. Detail from 1886 Sanborn Map, plate 2. (Library of Congress)
(Blue indicates hazardous materials.)

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Mill & Dunn Historic District

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County and State

Name of multiple listing (if applicable)

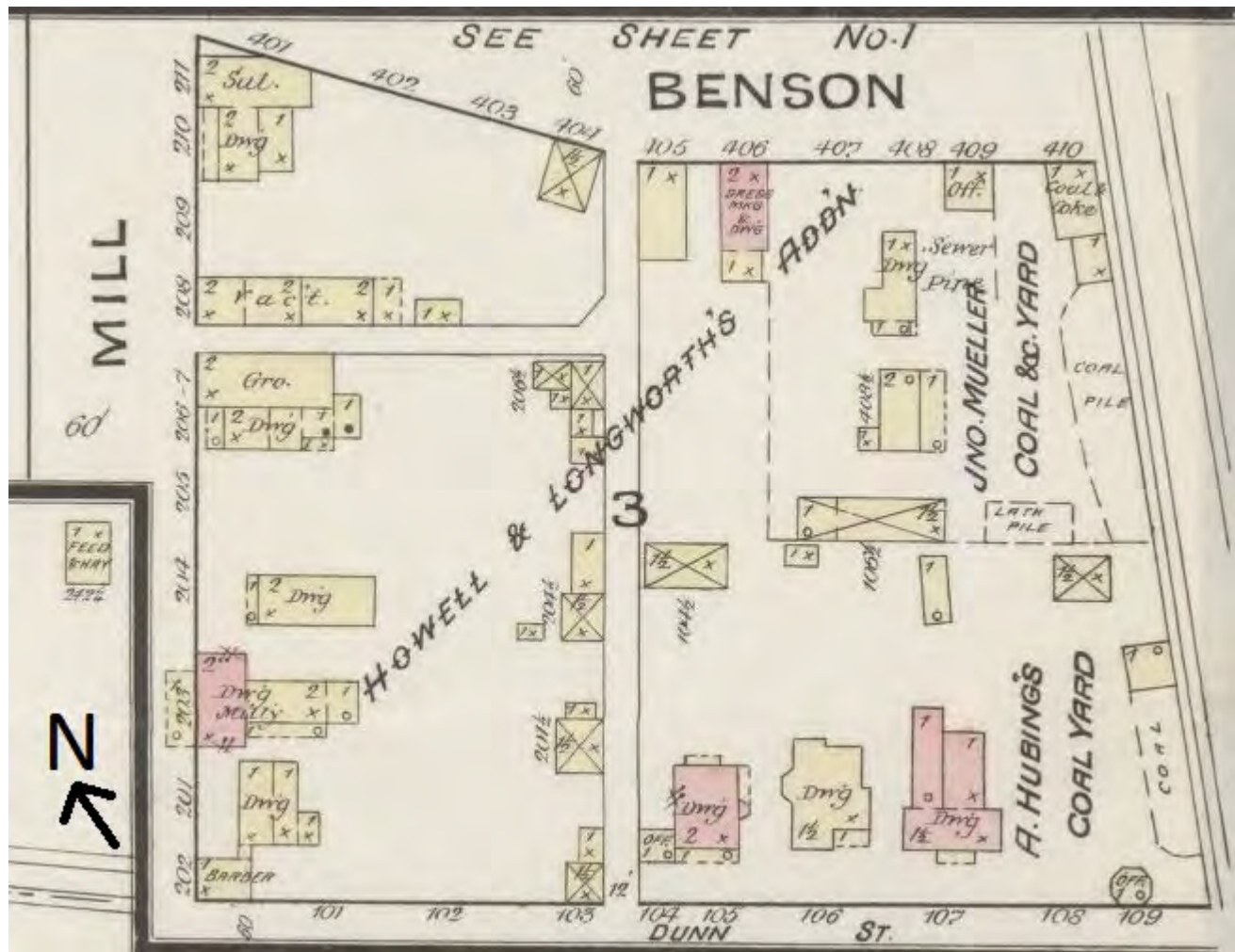
Section number Additional Information Page 9

Figure 8. Detail from 1886 Sanborn map, Plate 3 showing Mueller's Coal Yard within the Mill & Dunn Historic District (Library of Congress)

United States Department of the Interior
National Park Service

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Mill & Dunn Historic District

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Figure 9. Detail from 1891 Sanborn map, plate 302. (Oplin.org)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

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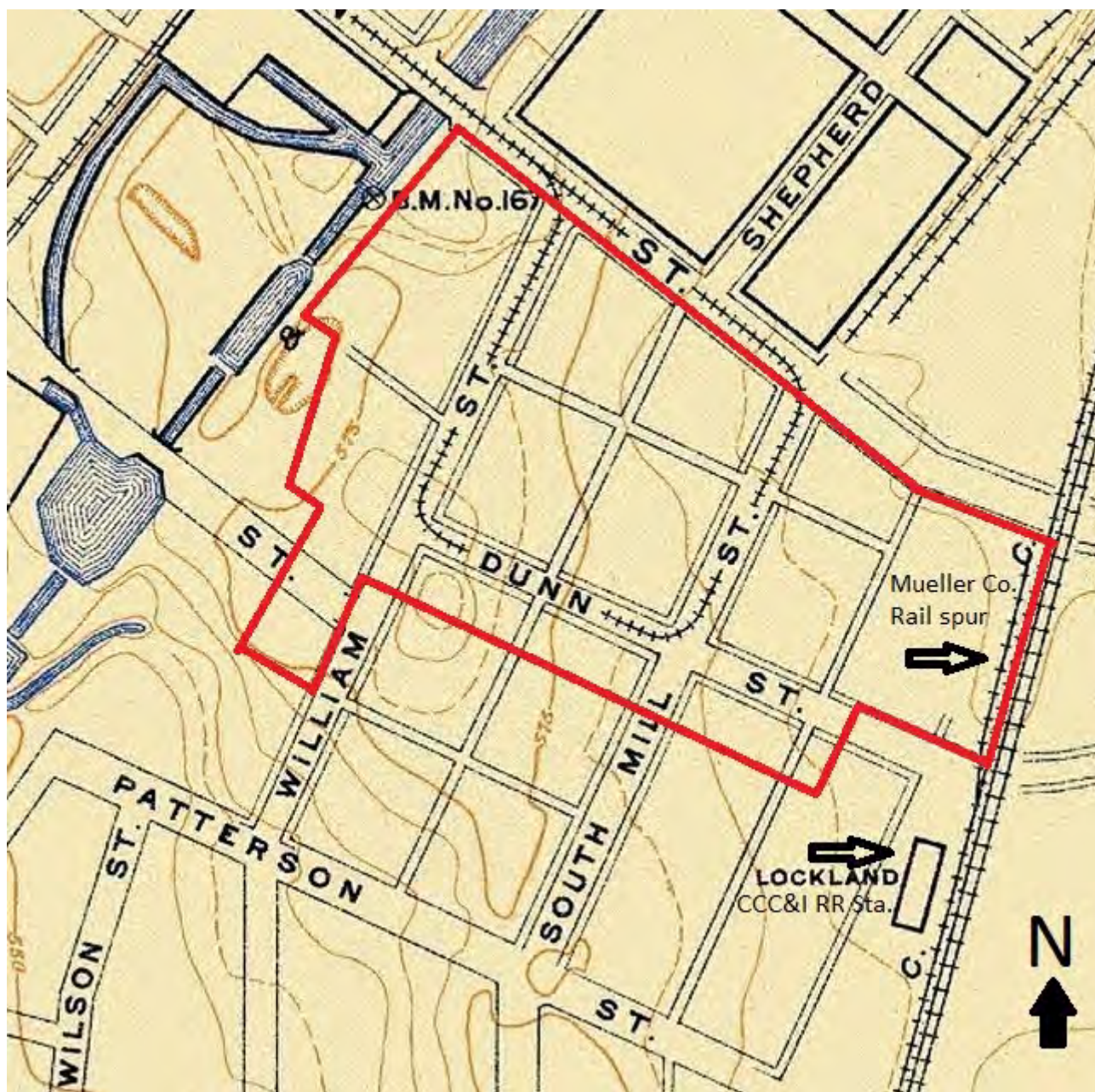


Figure 10. Excerpt from *City of Cincinnati Topographic Survey of 1912*, plate #12, showing Cincinnati Street Railway loop and Mueller Company rail spur

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Figure 11. Miami & Erie Canal, Lockland. (Greater Cincinnati Memory Project)



Figure 12. Flour Mill, Lockland (Greater Cincinnati Memory Project)

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Figure 13. Williams Street, looking NW, Stearns & Foster factory at rear. (Greater Cincinnati Memory Project)



Figure 14. Northwest corner, Dunn and Mill streets (Greater Cincinnati Memory Project)

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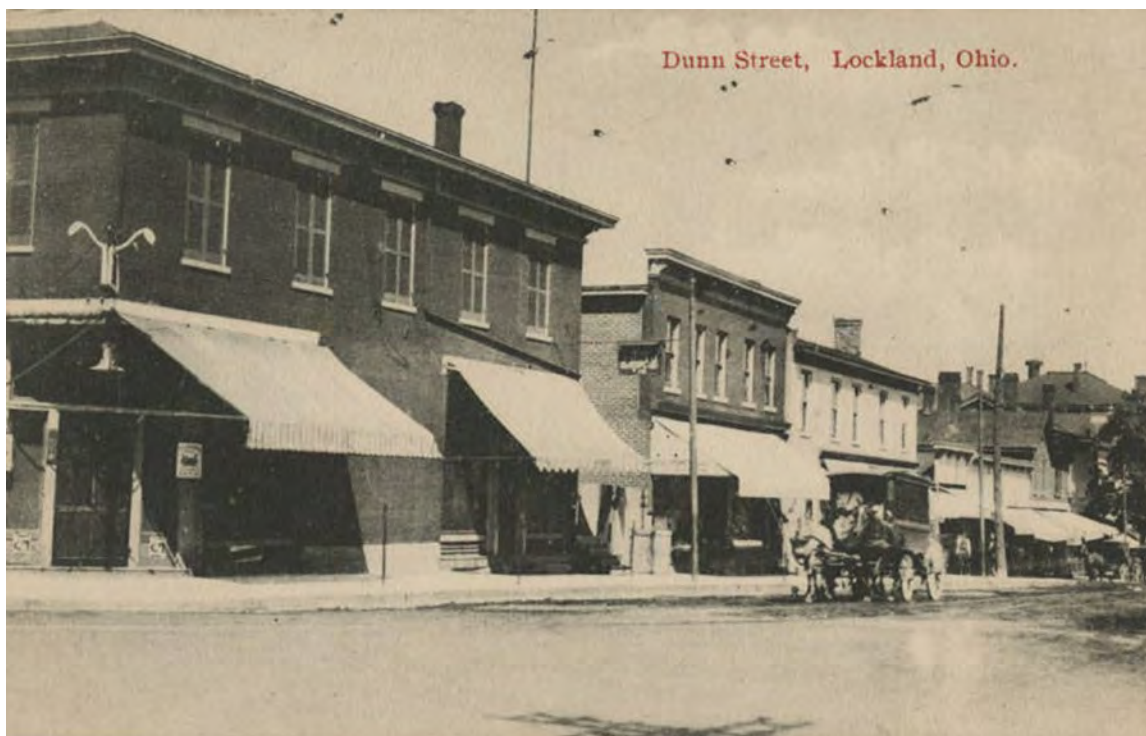


Figure 15. 200- 222 Dunn Street, north side, looking northeast (Greater Cincinnati Memory Project)



Figure 16. Dunn Street, south side, looking west (Greater Cincinnati Memory Project)

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Figure 17. Smith Building, northeast corner of Dunn and Mill Streets
(Greater Cincinnati Memory Project)



Figure 18. Dunn Street, looking west (Greater Cincinnati Memory Project)

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National Park Service

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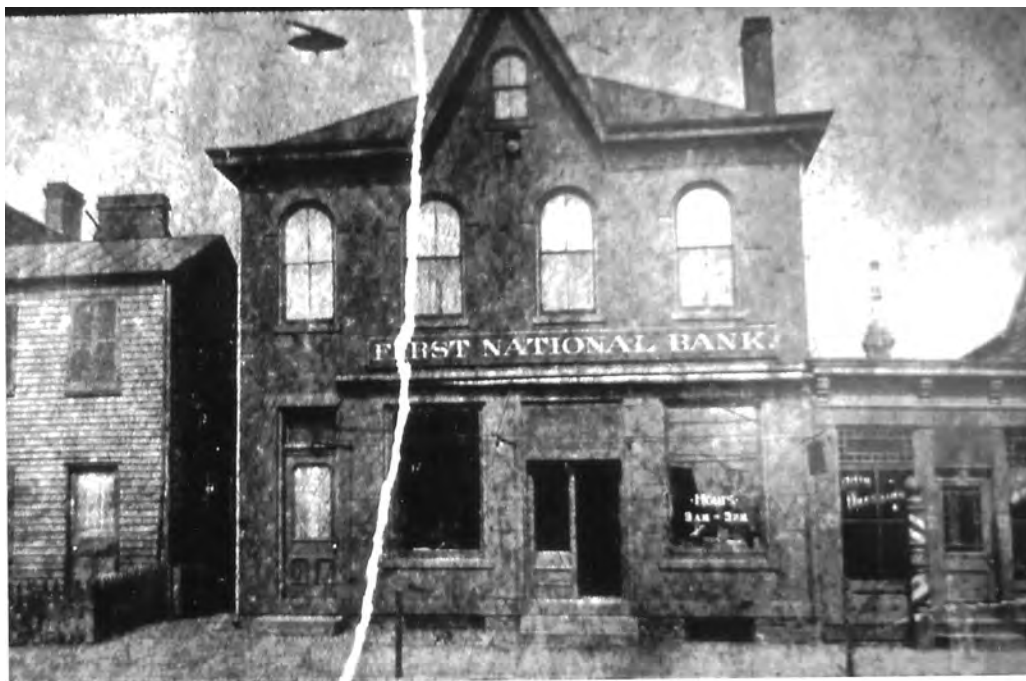


Figure 19. First National Bank, 121 Williams Street, circa 1900 (Lockland Historical Society)



Figure 20. First National Bank, 121 Williams Street, circa 1910 (Charles Skillman Collection)

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Figure 21. View of Streetcar 78 at Mill and Street, c. 1940s
(*Lockland, Ohio: A Thousand Memories in a Mile*, 364)

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Figure 22. C.-1943 photo of streetcar tracks being relaid on East Wyoming Avenue at Williams Street, taken from Stearns & Foster Office Building (*Lockland, Ohio: A Thousand Memories in a Mile*, 364)

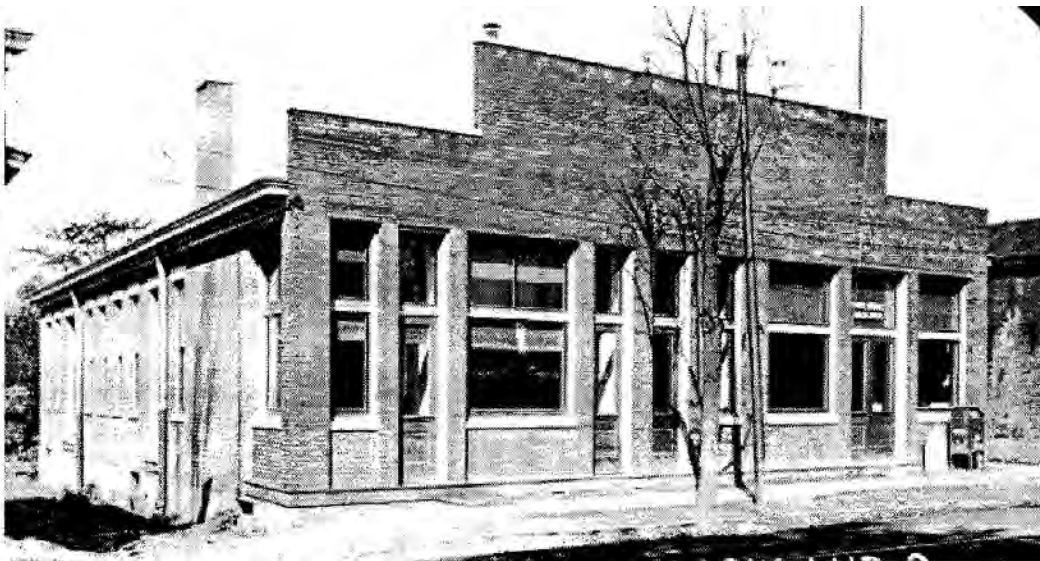


Figure 23. The News Building, 117 Williams Avenue
(*Lockland, Ohio: A Thousand Memories in a Mile*, 376)

United States Department of the Interior
National Park Service

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Continuation Sheet

Mill & Dunn Historic District

Name of Property

Hamilton County, Ohio

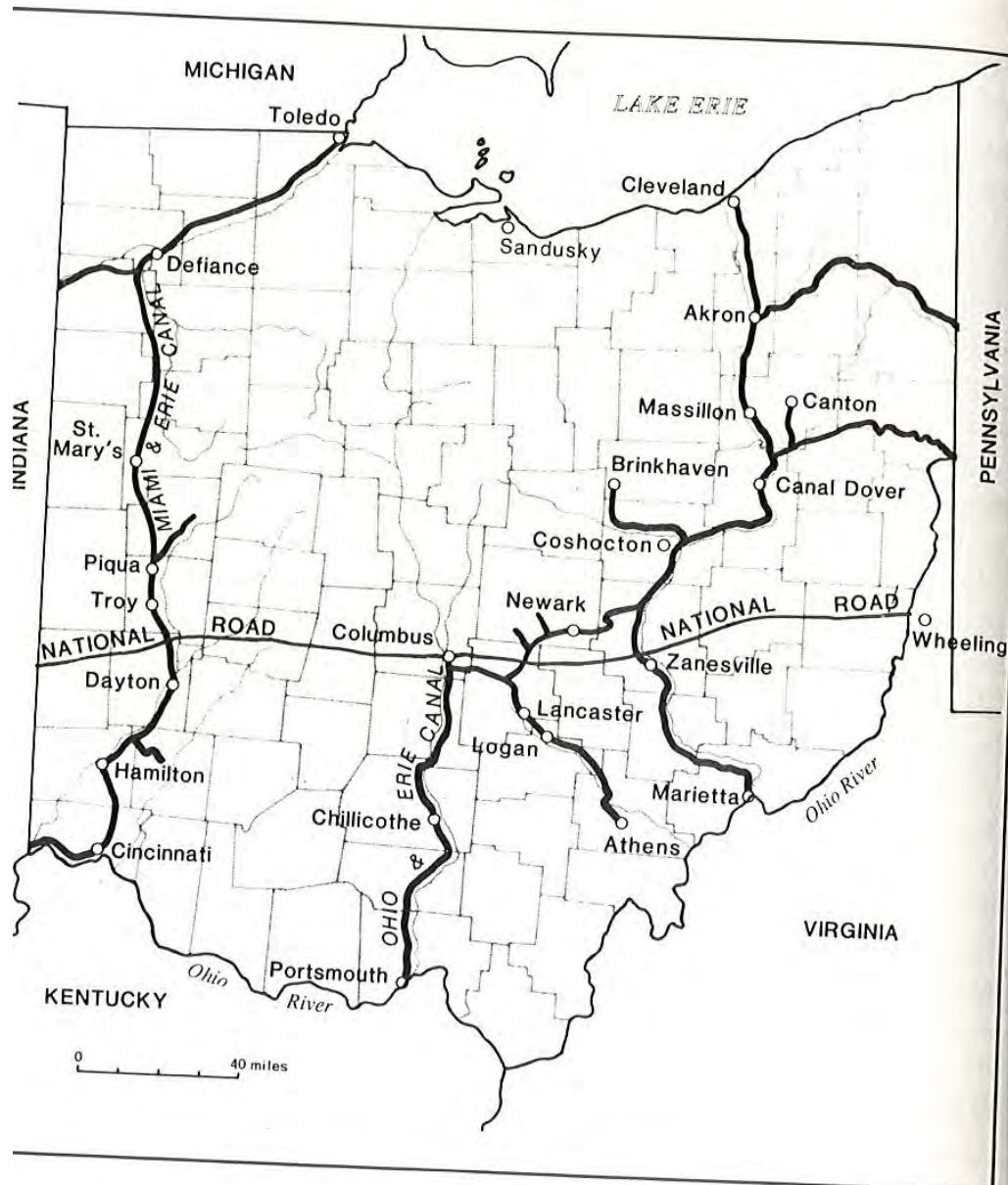
County and State

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152

Ohio and Its People



Map 10. Ohio Canals and the National Road

Figure 24. Map illustrating Ohio's canal system and the National Road. Knepper, 152.

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Figure 25. Railroad and township map of Ohio in 1854 showing the extensive railroad system. Library of Congress. <https://www.loc.gov/item/98688537/>.

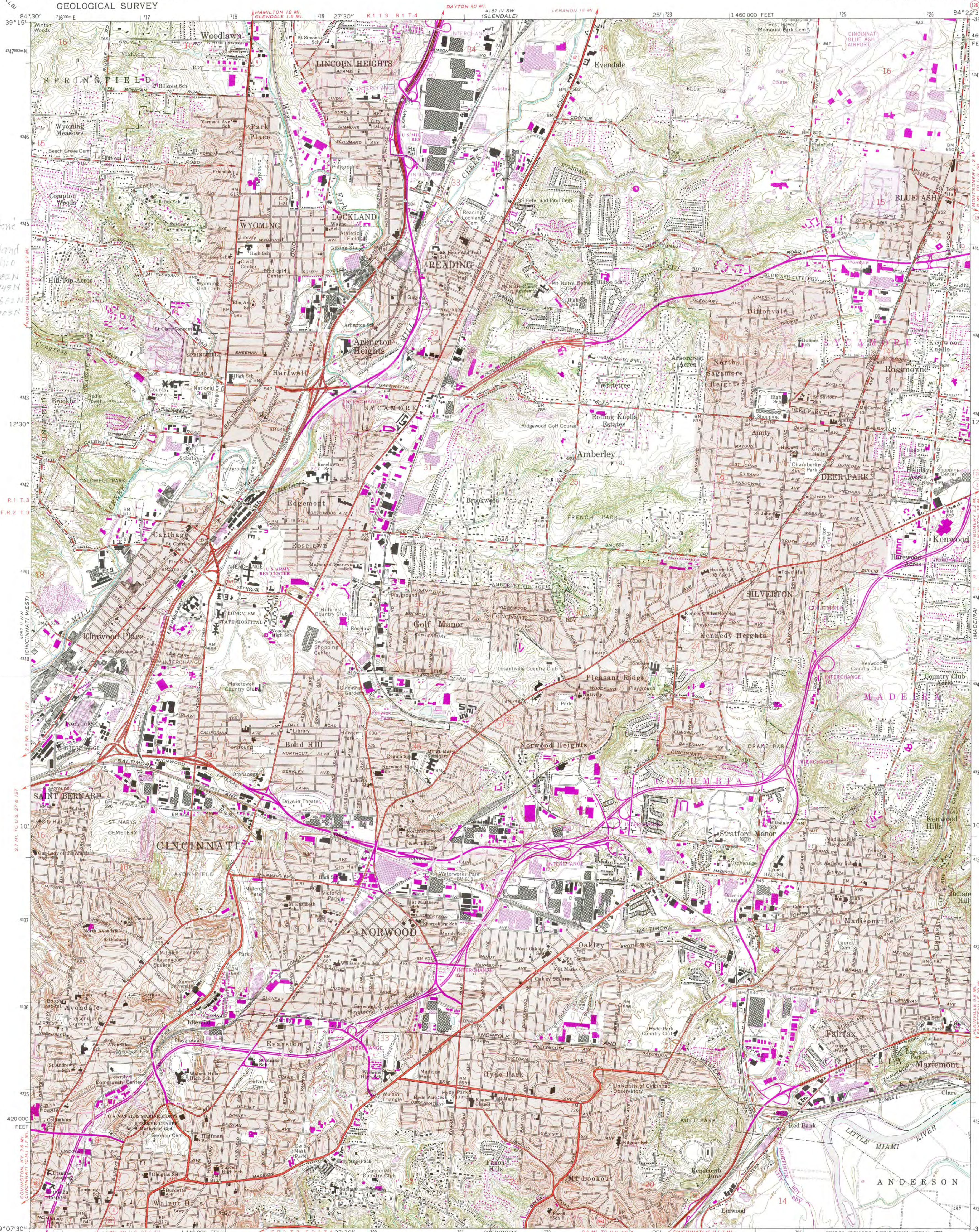
State Historic Preservation Office (Ohio History Connection)
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
1	Resource Number	NR Resource Category	Property Name	Property Street number	Street Directional (N, S, E, W)	Property Sreet Name	Property Street Type	Property Street Direction	Property City/Town	County	Date of Construction	Style	Type	Architect (if known)	Builder (if known)	C	N/C	Previously Listed	Owner Last Name	Owner First Name	Owner Street Number	Owner Street Name	Owner Street Type(AVE.,BLVD,DR.,LN, RD, ST.)
2	1	Building	NA	200-206		Dunn	ST		Lockland	Hamilton	pre-1886	Italianate	Retail/Apts			X			Denoma	Tom	5528	Valencia Park	BLVD
3	2	Building		215		Dunn	ST		Lockland	Hamilton	1910	2nd Ren Revival	Retail/Apts			X			McGee	Peter & Christine	117	Washington	AVE
4	3	Building		218		Dunn	ST		Lockland	Hamilton	1963	International	Retail			X			Robinson	Mark K.	123	Mill	ST
5	4	Building		219		Dunn	ST		Lockland	Hamilton	1927	1-part Commercial	Commercial			X			Richmond	Regina	1722	Sanborn	DR
6	5	Building	Fmr General Store	222		Dunn	ST		Lockland	Hamilton	c 1890	Italiente	Retail/Apts			X			Tichowitz, Jeanette	Zambrano, Monique	8023	Village	DR
7	6	Building		223		Dunn	ST		Lockland	Hamilton	1910	2nd Ren Revival	Retail/Apts			X			Neumeister	Joseph & Deborah	6515	Mallard	CT
8	7	Building	Auto Repair Shop	309		Dunn	ST		Lockland	Hamilton	n.d.	NA	Garage			X			Vititoe	Anna	1313	Observatory	AVE
9	8	Building	Vorhis Funeral Home	310		Dunn	ST		Lockland	Hamilton	1925	Tudor Revival	Funeral Home			X			Vorhis	Funeral Home	310	Dunn	ST
10	9	Building	Vorhis Garage	312		Dunn	ST		Lockland	Hamilton	1925	NA	Garage			X			Vorhis	Funeral Home	310	Dunn	ST
11	10	Building	House	315		Dunn	ST		Lockland	Hamilton	c 1865	Italianate	Row House			X			Vititoe	Anna	1313	Observatory	AVE
12	11	Building	House used as office	316		Dunn	ST		Lockland	Hamilton	pre-1886	Queen Anne	House			X			Mueller	Jack	7462	Keehner	CT
13	12	Building	Mueller Roofing	322		Dunn	ST		Lockland	Hamilton	2002	Pole Barn	Warehouse				X		Mueller	Jack	7462	Keehner	CT
14	13	Building	Mueller Roofing	328		Dunn	ST		Lockland	Hamilton	1912	2nd Ren. Revival	Warehouse			X			Mueller	Jack	7462	Keehner	CT
15	14	Building	Mueller Roofing	328		Dunn	ST		Lockland	Hamilton	2010	Pole Barn	Warehouse				X		Mueller	Jack	7462	Keehner	CT
16	15	Building		119		Lock	ST		Lockland	Hamilton	c 1910/1990	2nd Ren Revival	Retail/Apts			X			Boeddeker	Timothy	801	W Wyoming	AVE
17	16	Building		100-102		Mill	ST		Lockland	Hamilton	1926/1935	Art Deco	Retail/Apts			X			Lockland Landmark LLC	Gerry Mussari & Joe Doxsey	5700	Gateway	BLVD
18	17	Building	Hilton Auctioneers	108-110		Mill	ST		Lockland	Hamilton	1890/1952	1-part commercial	Commercial			X			Hilton	Michael & Jennifer	11300	Jefferson	AVE
19	18	Building	Old Mill Café	112		Mill	ST		Lockland	Hamilton	1909	2nd Ren Revival	Commercial			X			Hilton	Michael & Jennifer	11300	Jefferson	AVE
20	19	Building	Smith Building	120		Mill	ST		Lockland	Hamilton	1890/1955	Italianate	Retail/Apts			X			Bohemian	Sam Wilder	10081	Zig Zag	RD
21	30	Building	Wilcox Auto Parts	103		Mill	ST		Lockland	Hamilton	1950	1-part Commercial	Retail			X			Wilcox Inc			PO Box 14240	
22	21	Building	Wilcox Auto Parts	107		Mill	ST		Lockland	Hamilton	1925	2-part Commercial	Retail			X			Wilcox Inc			PO Box 14240	
23	22	Building	Wilcox Auto Parts	109		Mill	ST		Lockland	Hamilton	1929	Tudor Revival	Retail/Apts			X			Wilcox Inc			PO Box 14240	
24	23	Building	Antique store	113		Mill	ST		Lockland	Hamilton	1940	Art Deco	Retail			X			Chytirio Properties		8580	Kentland	CT
25	24	Building	Fmr 5/3 Bank	119		Mill	ST		Lockland	Hamilton	1952	Art Moderne	Retail/Fmr Bank			X			Hilton	Michael & Jennifer	11300	Jefferson	AVE
26	25	Building		123		Mill	ST		Lockland	Hamilton	<1886	Italianate	Retail/Apts			X			Robinson	Mark K.	121	Mill	ST
27	26	Building		200		Mill	ST		Lockland	Hamilton	1905/1972	2nd Ren Revival	Retail/Apts			X			Vititoe	Anna	1313	Observatory	AVE
28	27	Building	Stearns & Foster	100		Williams	ST		Lockland	Hamilton	1912	2nd Ren Revival	Office			X			Gertz Garden Ctr	Cody	620	Blanche	AVE
29	28	Building	Stearns & Foster Garage	100		Williams	ST		Lockland	Hamilton	1912	2nd Ren Revival	Garage			X			Gertz Garden Ctr	Cody	620	Blanche	AVE
30	29	Building	Tangeman Park	101		Williams	ST		Lockland	Hamilton	1930	2nd Ren Revival	Bandstand			X			Lockland	Village of	101	Cooper	AVE
31	30	Building	Maximum	117		Williams	ST		Lockland	Hamilton	1931/1985	Altered	Commercial				X		CKS Realty		6730	Camaridge	LA
32	31	Building	A-1 Tree Service	120		Williams	ST		Lockland	Hamilton	1929	Vernacular	Retail			X			Leonard	Gregory	3848	Landsdowne	AVE
33	32	Building	First National Bank	121		Williams	ST		Lockland	Hamilton	<1886/1949/1970	Altered	Commercial				X		US Bank	First National Bank	2800	Lake	ST
34	33	Building	Vacant	126		Williams	ST		Lockland	Hamilton	1904	1- part Commercial	Retail/PO 1904			X			Abeles	Stacy	1740	Magnolia	CT
35	34	Building		128		Williams	ST		Lockland	Hamilton	<1886	Vernacular gable-front	2-family dwelling				X		Abeles	Stacy	1740	Magnolia	CT
36	35	Building	Christian Inn Ministries	135		Williams	ST		Lockland	Hamilton	<1886	Altered	Residential				X		Christian Inn Ministries		135	Williams	ST
37	36	Building	Tychicus I LLC	139		Williams	ST		Lockland	Hamilton	<1886	Italiente	Retail/Apts			X			Tychicus I LLC			PO Box 62111	
38	37	Building		209		Wyoming	AVE		Lockland	Hamilton	1906/2018	Prairie	Retail/Apts			X			Aildasani	Johnny	800	Fourth	ST
39	38	Building		211		Wyoming	AVE		Lockland	Hamilton	1925	Commercial	Retail/Apts			X			Rosen	Frank	6050	Gray	RD
40	39	Building		215		Wyoming	AVE		Lockland	Hamilton	1931	Art Deco	Retail/Apts			X			Miller	Betty	11390	Juneberry	Dr
41	40	Building	Fmr. furniture store	301-309		Wyoming	AVE		Lockland	Hamilton	c 1950	1- part Commercial	Retail			X			Lockland Landmark LLC	Doxsey	5700	Gateway	BLVD
42																							
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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

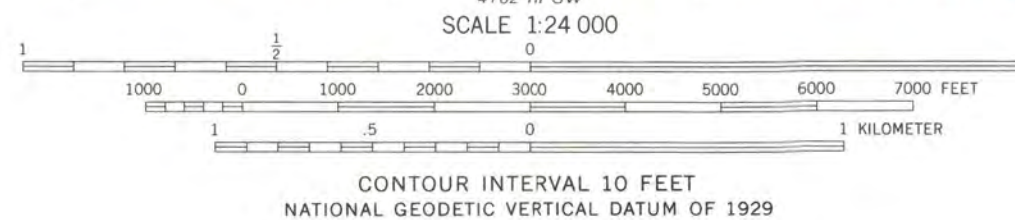
CINCINNATI EAST QUADRANGLE
OHIO-HAMILTON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Mill & Dunn Historic
District
Village of Lockland
Hamilton Co., Ohio
N 71° 29' 26" E 4344683 N
S 72° 00' 35" E 4344563 N
S 71° 27' 25" E 4344703 N



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 Mountains. 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

UTM GRID AND 1981 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



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



QUADRANGLE LOCATION

ROAD CLASSIFICATION	
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

CINCINNATI EAST, OHIO

39084-B4-TF-024

1961
PHOTOREVISED 1981
DMA 4162 III NW-SERIES V852







AMERICAN PHOTO IMAGING
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PH. 781-8421

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Landscaping & Lawn Care
Snow Removal & Ice Melt
Garage & Driveway
Basement Finishing
Attic Conversion
Bathroom Remodeling
Kitchen Remodeling
Whole House Remodeling
Custom Homes
New Homes
Commercial Buildings
Warehouses
Factories
Offices
Stores
Restaurants
Hotels
Motels
Schools
Churches
Synagogues
Mosques
Temples
Hospitals
Universities
Government Buildings
Military Bases
Prisons
Courthouses
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219



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Mill & Dunn Historic District

Multiple Name:

State & County: OHIO, Hamilton

Date Received: 7/15/2019 Date of Pending List: 8/9/2019 Date of 16th Day: 8/26/2019 Date of 45th Day: 8/29/2019 Date of Weekly List:

Reference number: SG100004315

Nominator: SHPO

Reason For Review:

X Accept Return Reject 8/29/2019 Date

Abstract/Summary Comments: AOS: Transportation, Commerce, Architecture; LOS: local; POS: 1840-1963

Recommendation/ Criteria: NR Criteria: A & C

Reviewer Lisa Deline Discipline Historian

Telephone (202)354-2239 Date 8/29/19

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.

REC'D E. CHPO MAR 11 2019

Hilton Auctioneers
11300 Jefferson Ave.
Cinti, OH 45241
513-769-3049



March 6, 2019

To: State of Historic Preservation

Re: 108, 110, 112 & 119 Mill St. Lockland, OH

We object to becoming a part of the National Register of Historic Places.

Regards,

Mike Hilton

Jen Hilton

Notary-Judy A Schulz

Expires 12/05/2022 Hamilton County, Ohio

Signature

Judy A. Schulz 3/6/2019

JUDY A. SCHULZ
Notary Public, State of Ohio
My Commission Expires 12-05-2022

3-10-2019

Johnny Aildasani
800 4th St.
Cincinnati, Ohio 45215



To whom it may concern,

I Johnny Aildasani owner of property located at 209 Wyoming Ave Lockland Ohio
45215 Parcel #641-0014-0074-00
Would like to be excluded in any way shape or form, from listing this property on a
historic district or national register for historic places.

Thank you,

Johnny Aildasani

*On today's date March 11, 2019 appeared
John V. Aildasani and signed the
above.*

*Dera A. Costello 3/11/19
Notary Public*

DERA A. COSTELLO
Notary Public, State of Ohio
My Commission Expires 06-02-2019

Via email



VILLAGE OF LOCKLAND

101 North Cooper Avenue
Lockland, Ohio 45215
(513) 761-1124

Mayor
Mark Mason Sr.
March 18, 2019

Village Administrator
Krista M. Blum

Ohio Historic Site Preservation Advisory Board
Ohio History Center
800 E. 17th Ave.
Columbus, Ohio 43211



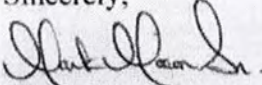
To Whom It May Concern:

I understand that the Mill and Dunn Historic District is being nominated for the National Register and wish to express the Village of Lockland's support for this nomination as it is considered by the Ohio Historic Site Preservation Advisory Board on March 22nd.

This nomination will help further efforts to breathe new life into our main business area. Revitalization and new construction alike are envisioned in the immediate future. We expect this will lead to new public and private investment in the district and will preserve this very unique asset for future generations.

On behalf of the Village, I would also like to thank the State of Ohio for providing a grant through the Ohio Historic Preservation Pipeline Initiative which has made this work possible.

Thank you for your consideration.

Sincerely,

Mark Mason Sr.
Mayor

Embracing our residents, our traditions and our future

via email



Business Incubation

Business Lending

Economic Development



March 18, 2019

Ohio Historic Site Preservation Advisory Board
Ohio History Center
800 E. 17th Ave.
Columbus, Ohio 43211

To Whom It May Concern:

I understand that the Mill and Dunn Historic District in the Village of Lockland is being nominated for the National Register and wish to express HCDC's support for this nomination as it is considered by the Ohio Historic Site Preservation Advisory Board on March 22nd.

HCDC is committed to fostering the health of communities throughout Hamilton County. This business district was at the heart of the Lockland's industrial growth that fueled the development of the Millcreek Valley in the greater Cincinnati region.

This nomination will allow for the creation of a Downtown Redevelopment District which will be used to stimulate new public and private investment in these buildings.

HCDC believes the Village of Lockland has great potential for redevelopment and will have a major impact on revitalization of Hamilton County's industrial core. Thank you for your consideration.

Sincerely,

Patrick Longo
President



July 11, 2019

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 three new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATIONS

Ohio Wesleyan University Fraternity Hill
Historic District
Mill & Dunn Historic District
Downtown Dayton Historic District


COUNTY

Delaware
Hamilton
Montgomery

The enclosed disk contains the true and correct copy of the information to the National Register of Historic Places nominations for Ohio Wesleyan University Fraternity Hill Historic District and Downtown Dayton Historic District.

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,

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. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on July 11, 2019
For nomination of the Mill & Dunn Historic to the National Register of
Historic Places: District, 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: _____