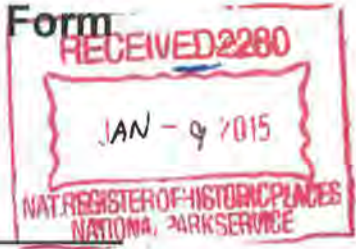


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



1. Name of Property

Historic name: The Hamlet

Other names/site number: _____

Name of related multiple property listing:

Apartment Buildings in Ohio Urban Centers 1840-1970

2. Location

Street & number: 138-166 E. Fifth Ave. and 1193-1195 Hamlet St.

City or town: Columbus State: Ohio County: Franklin

Not For Publication: N/A Vicinity: N/A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

Applicable National Register Criteria:

A B C D

<i>Barbara Power</i> DSHPO Inventory & Registration	<i>December 22, 2014</i>
Signature of certifying official/Title:	Date
State Historic Preservation Office/ Ohio History Connection	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

Patrick Andrews

2/23/2015

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

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

Category of Property

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

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Number of Resources within Property

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

Number of contributing resources previously listed in the National Register n/a

6. Function or Use
Historic Functions

DOMESTIC: Multiple Dwelling

Current Functions

DOMESTIC: Multiple Dwelling

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7. Description

Architectural Classification

No Style

Materials:

Principal exterior materials of the property: Concrete Block

Narrative Description

Summary Paragraph

The Hamlet is comprised of a distinctive terrace apartment building and associated adjacent duplex located at the northwest corner of East Fifth Avenue and Hamlet Street in the near north side of Columbus. The two-story terrace and duplex occupy the same parcel of land and were built together. Both buildings are notable for their molded (rock-face) concrete block construction with intact features that include original porches and detailing at corners and parapets. (Photos 1, 3, 5) The Hamlet maintains historic integrity, reflecting both its identified building typology and method of construction.

Narrative Description

The Hamlet, constructed in 1909, is located two miles north of downtown Columbus, in the Weinland Park neighborhood. Weinland Park is a dense neighborhood of single family houses, apartment buildings, and small commercial clusters. Buildings within the working class neighborhood were constructed between roughly 1890 and 1915. The housing stock tends to be modest, two-story, and without a defining architectural style. The majority of are frame construction, although there are some brick examples. Multi-unit apartment buildings tend to be of brick construction and are concentrated on the larger streets within the neighborhood. Front lawns within the neighborhood tend to be small, with a shallow setback from the street. Small groupings of commercial buildings are found primarily on Summit, Fourth, Eleventh, Fifth, and High streets. (See Attachment C - Weinland Park Map)

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The Hamlet is situated near the busy intersection of East Fifth Avenue and Summit Street. This section of East Fifth Avenue is predominantly commercial development, with a mix of building types dating from multiple eras. Nearby buildings include former gas stations, contemporary one-story brick or block buildings, a house with a large one-story commercial addition on the front, and an early 19th century commercial/apartment building beside The Hamlet. To the north of The Hamlet, on Hamlet Street, is a short block of houses and duplexes.

The Hamlet is sited a few feet above street level. A sloped grass lawn is between the sidewalk and the porch stairs. Eight stairways punctuate the grass lawn, leading to the porch steps. A sidewalk extends the length of the building, connecting the sets of porch stairs. The grass lawn is landscaped with bushes at the stairs. A curved, stone retaining wall, at the southeast corner of the lot, frames the front lawn and an ornamental tree is planted in this area. Matching retaining walls are at the sidewalk, the location of each stairway.

The 2011 *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form* (hereafter referred to in this document as the MPD) identifies and defines the terrace apartment building type. "Reconnaissance surveys indicate Cleveland, Columbus and, to a lesser degree, Youngstown possess a distinctive type of terrace apartment with full-width or entry porches... The long, low, shallow building form is distinguished by a simple rectangular footprint with mainly unarticulated masonry wall surfaces, flat roofs, corbelled cornices and modestly castellated or simple parapets. Full or partial front porches, the latter sheltering two entrances, are nearly ubiquitous."¹

The MPD also more specifically defines the individual characteristics that comprise a terrace apartment. Characteristics include²:

- 2- 2.5 stories
- three or more individual units
- flat roofs and raised parapets
- porches, frequently paired, at the front and rear entrances
- variegated brickwork
- constructed primarily between 1900-1915
- upstairs bedrooms
- most units identical in plan or reverse plan, end units may be larger
- individual addresses
- each entrance opens to one, and occasionally two units
- ca. 1895-1920

¹ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-14.

² Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. F, 8-9.

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Representative of the typical terrace apartment property type, the Hamlet is two-stories in height and has multiple units. The building is rectangular, shallow in form, and situated on a wide parcel. Other diagnostic features identified in the MPD include the flat roof and parapet wall, porches covering private entrances, individual addresses, upstairs bedrooms, reverse plans, and date of construction.

The Hamlet occupies nearly the entire north side of the block between Summit and Hamlet Streets. (Photo 1) The building contains 15 townhouse apartments, with entrance via front porches on Fifth Avenue. The façade is broken into five sections of three units each by setbacks in the façade. Each 3-unit piece is distinguished by variation in porch style or configuration. (Photo 2) The porches are original and include flat, gabled or hipped roofs, and porch supports include both stacked block and smooth concrete. (Photo 3) Each unit has a single entry door flanked by a paired first floor window. At the second floor are two single windows per unit, except at the center unit of the two recessed sections, where a projecting bay window is located in the place of the two single windows. These bay windows are covered with later siding, but their original configuration is intact. Other window openings have concrete lintels and sills. The windows have been replaced throughout the building.

The Hamlet apartment building has a flat roof with a parapet at the façade. The building is comprised of concrete blocks of varying designs. Standard rock-face blocks are alternated with blocks having a broken or random ashlar-face pattern. (Photo 15 and Attachment B) At the end sections of the façade, the building is decorated with a band of smooth block accented by individual raised molded blocks, creating a dentil effect. Within this band is the name "The Hamlet" incised in a smooth rectangular concrete panel. (Photos 2 and 15) The three middle sections are plainer, and the two eastern also have mansard roofs covering the parapet. It is not known if these are original or not. Each of the three projecting sections has smooth concrete block quoins at corners.

The short east and west side elevations of the terrace apartment building are plain, although the east side facing Hamlet Street has two bays on the first and second floors and an exposed basement story. (Photo 3) The west elevation is only a few feet away from the neighboring building, and therefore is a blind wall.

The rear of the building continues the molded concrete block treatment. (Photos 4-6) The rear elevation corresponds to the façade with alternating setback/projecting sections, grouped by three units. The corners at the projecting sections have quoins. Matching the rest of the building, the rear elevation has the same concrete lintels and sills at window and door openings. Simple concrete stoops with wrought iron railings are at each rear entrance. Large mortar patches flanking each doorway indicate that the stoops may have once been covered with a roof. A small head-in parking area exists at the rear of the building adjacent to an east-west alley.

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On the interior, each apartment unit is comprised of a living room and kitchen on the first floor and two bedrooms and a bathroom on the second floor. (Photos 8-11) Basements are plain with exposed concrete block walls, poured concrete floor, and exposed floor beams. The Hamlet's layout represents a typical terrace apartment arrangement. As noted previously, upstairs bedrooms are character-defining elements, as well as the identical, but reversed, floor plans seen in the building.

The Hamlet's apartments were remodeled on the interior in the late 20th century to their current appearance, including replacement windows. Historic trim was removed, with the exception of the wood staircase. It remains intact in some units (Photo 12), although the bannister was replaced with wrought iron railing in some units (Photo 8).

The associated duplex, built in 1909, at 1193-1195 Hamlet Street, is a smaller rendition of the terrace building design and is built of the same material on all four sides as well. (Photos 3, 5-7) It has a hipped roof, four bay façade, and original hipped-roof front porch with stacked-block columns. Because of its topography above the street, the building has a raised foundation constructed of the same molded concrete blocks, with a concrete water table. The porch is set above the street and reached by a flight of steps.

The side elevations of the duplex are fairly plain, with a single window located toward the rear on first and second floors. The rear elevation has four bays, including rear entry doors with concrete stoops. Large mortar patches flanking each doorway indicate that the stoops may have once been covered with a roof. This building makes use of the same quoin treatments as the terrace to its south.

The interior of the duplex has the same configuration as the terrace building. Each unit is comprised of a living room and kitchen on the first floor and two bedrooms and a bathroom on the second floor. (Photos 13-14) Basements are plain with exposed concrete block walls, poured concrete floor, and exposed floor beams. The units were remodeled in the late 20th century to their current appearance, including replacement windows. Historic trim was removed, with the exception of the wood staircase. It remains intact in both units.

Historic Integrity Summary

The various components that comprise historic integrity, such as location, setting, materials, and feeling, are present in The Hamlet. The nominated property is in its original location and the overall setting is intact. Historically, 5th Avenue was a wide thoroughfare, and it remains so today. Adjacent buildings, immediately to the east, west and north, constructed during the same time period as The Hamlet are still present, which reinforces the historic setting. Constructed of material indicative of its period of construction; rock-face and molded concrete block, The Hamlet easily expresses its historic materials and method of construction. The materials are unchanged, reflecting early 20th century techniques, and as a result The Hamlet conveys a sense of feeling and time and place.

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The Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form established character defining features of and outlines registration requirements for terrace apartment buildings. "To be considered eligible for the National Register of Historic Places, the diagnostic features and aspects described above should be sufficiently present and the level of integrity required should contribute to the importance of the building as an identifiable type and also within the context of the discussion in Section E... For an individual listing under Criterion C the subtype should retain its low horizontal massing, elongated footprint and original façade wall surfaces. Single-story front and rear porches are diagnostic elements, and although a certain degree of loss or alteration is common, a majority of the historic porch fabric should be present. Individual interior apartments should retain the basic two story floor plan and staircase. This subtype should also retain a significant degree of stylistic integrity, where a style is present, although few examples of this type have high-style designs."³

The Hamlet, as well as the accompanying duplex, meets the registration requirements outlined in the MPD. The identified diagnostic design features of a terrace apartment building are intact on The Hamlet. Exterior design features include 2-2.5 stories, rectangular form, flat roof, raised parapet walls, three or more individual units with separate addresses, porches, and private entrances directly into each unit. All of these defined characteristics are present in the nominated property. Additionally, as established in the above paragraph from the MPD, The Hamlet retains low horizontal massing, elongated footprint and original façade wall surfaces. The original front porches are intact, and the rear porches are partially intact, with the stoops in their original location. On the interior, historic materials within the apartments were removed during a late 20th century remodel. Despite the loss of interior historic materials, The Hamlet conveys the MPD defined building type via its floor plan. Unit floor plan configuration is intact, including staircases and upstairs bedrooms. As stated in the MPD, in terrace apartment buildings individual units are either identical in plan or reverse plan. The Hamlet contains the reverse plan configuration, which is still complete from the time of construction.

The Hamlet, completed in 1909, is an identifiable building type of the early 1900s and falls within the defined construction period of terrace apartments, 1900-1915. The combined integrity elements relay the building's association with the historic context, terrace apartment buildings of early 20th century Columbus.

³ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. F-9.

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8. Statement of Significance

Applicable National Register Criteria

- 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

- 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

Architecture

Period of Significance
1909-1930

Significant Dates
1909

Significant Person
n/a

Cultural Affiliation
n/a

Architect/Builder
Unknown

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Statement of Significance Summary

The Hamlet is significant under National Register Criteria C, associated with a specific building type and method of construction. It is an intact example of the terrace apartment building type, identified through the *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places* MPD as significant. Built on Columbus' near north side in 1909, it is an architectural expression of the city's growth during a period when the electric streetcar prompted residential developers to build housing units in all directions from the city's core. Constructed with rock-face concrete block, The Hamlet also illustrates a method of construction popular in the first quarter of the 20th century. The Period of Significance is 1909-1930, representing the construction date and The Hamlet's original ownership by the developer.

Narrative Statement of Significance

The 2011 *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places* MPD identifies and defines the terrace apartment building type. "In contrast to Rowhouse Apartments, Terrace Apartment Buildings were mostly two-2.5 stories in height and generally were built on wider and shallower lots than rowhouses. The Terrace featured private entrances at the front and sometimes at the rear elevation. The two-story Terrace proved ideal for a two bedroom layout. Terraces also kept the need for hallways to a minimum... The Terrace Apartment was a significant early 20th century multi-family building subtype in Ohio's urban inner ring neighborhoods. The Terrace offered a greater degree of privacy and direct access to the outside than multilevel living. Terraces were most widely distributed in Cleveland, Columbus and Toledo, and less so in Akron and Cincinnati."⁴ The Hamlet is an intact example of the MPD identified terrace apartment building type, which was a popular urban building type in the early 20th century. The building type reflects the middle class's growing acceptance of multi-family living and the attempt by developers to provide an apartment building that allowed for a greater degree of privacy than other apartment types.

Additionally, The Hamlet is significant for the use of rock-face concrete blocks to construct an entire building. Rock-face concrete blocks were a new method of construction in the early 20th century. Popular from 1900 to roughly 1930, the specialty blocks were an affordable way to mimic stone and enjoyed widespread use on middle class housing, especially for foundation walls. Less common was the use of rock-face concrete for the construction of entire buildings.

The Hamlet property, consisting of the terrace apartment and the adjacent duplex, represents this method of construction and historic material from a specific era of architectural history.

⁴ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. F, 8-9.

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Background History

Columbus was founded in 1812, in an effort to establish a permanent, centralized state capital. A center of commerce was a natural outgrowth of the state's seat of government and the city steadily expanded. The National Road, the United States' first federally funded road, passed through Columbus by the early 1830s, as did a feeder to the Ohio and Erie Canal. Both transportation improvements facilitated growth in central Ohio. The Civil War boosted business and population in Columbus, with many companies supplying goods to Union troops. During the 1860s, population increased significantly, going from 18,000 to 30,000.⁵ In the late 19th century, transportation again played a role in the city's growth, with several railroad lines, of Ohio's extensive network, passing through Columbus. By 1900, the city could claim a population of 125,000, which represented 70% growth during the 1890s.⁶

As the city entered a new century, its boundaries were expanding outward in all directions, from the central intersection of Broad and High streets. The state government was growing, with all the state's major institutions located in Columbus. The city had a diversity of copious small industries and a few big ones, such as the Columbus Buggy Company, the largest buggy manufacturer in the world.⁷ Additionally, Columbus "was a converging point for supplies and raw materials. Lumber, iron and steel products; finished and semi-finished products; coal and agriculture fed into sixteen divisions of railroads, including the shops of the nation's three largest railroads."⁸

Economic stability, consistent governmental and institutional growth, and regular population increases led to the establishment of numerous neighborhoods. "Many of Columbus' turn of the 20th century neighborhoods developed as a result of streetcar lines. Horse-drawn streetcar rail lines were first established in 1863, and many more were added in the years following the Civil War. Local electrification of the streetcar lines began in 1891. As in many cities, the faster, more comfortable, electrified streetcar lines allowed for workers to live as much as five miles from the center city and still only have a 30 minute commute. This gave rise to a number of new neighborhoods that were outside or at the far edge of the city boundaries. One such example is Weinland Park, a neighborhood to the north of downtown."⁹ Bounded by Fifth Avenue on the south, Grant Avenue (or the railroad tracks) on the east, Chittenden on the north, and High Street on the west, Weinland Park is a roughly one square mile, dense neighborhood.

Weinland Park

Portions of Weinland Park were platted in the late 1800s, although development was scattered with brick and frame buildings dotting the streets. The neighborhood's close proximity to the University, on its northwestern edge-- but especially, its location to the factories along the

⁵ Moore, *History of Franklin County Ohio*, p.213.

⁶ Lentz, *Columbus: The Story Of A City*, p.97.

⁷ Lentz, *Columbus: The Story Of A City*, p.86.

⁸ Wright, *Habitat for Humanity of Central Ohio*. Can be found at <http://www.preservationnation.org/information-center/sustainable-communities/creating/habitat-for-humanity/#.U1gT21djd9>

⁹ Wright, *Habitat for Humanity of Central Ohio*. Can be found at <http://www.preservationnation.org/information-center/sustainable-communities/creating/habitat-for-humanity/#.U1gT21djd9>

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railroad tracks, on its eastern edge, and multiple streetcar lines, connecting to downtown-- provided multiple opportunities for employment.

Predominantly a working class neighborhood, residents of Weinland Park traditionally held white collar jobs such as clerks and traveling salesmen and blue collar jobs such as machinists and factory workers. Industries, which left downtown because of rising land costs post-Civil War through World War I, often settled north along the railroad lines that form Weinland Park's eastern boundary. These industries specialized in products which spanned the buggy years into the auto years—for example, making headlamps and seat covers for buggies and then automobiles. Jeffrey Manufacturing and Mining, producing innovative coal mining machines, was a major employer, as was Kilbourne-Jacobs which produced the most wheelbarrows and earth moving equipment in the world. Jacobs' own house, a 1890s mansion, is located in Weinland Park and today houses a social service agency.

Weinland Park's housing stock is generally comprised of simple two-story Gabled-ell and 1 ½ story cottage house types, situated on narrow lots typical of streetcar suburb platting. Although there are examples of brick houses, the majority are wood frame. A collection of 90 brick multi-family apartment buildings and duplexes was developed, 1916-1921, on the eastern edge of the neighborhood. With their courtyard arrangement, the four apartment building clusters began to attract middle-class professional workers to the neighborhood. Weinland Park's identity emerged as a neighborhood with the naming of the park, commemorating the work and community activism of an early 20th century city councilman. The park, in turn, became the site for an elementary school of the same name. As the 20th century progressed, Weinland Park transitioned to a low income transient neighborhood. Nearly all of the owner occupied houses were converted to rentals, older apartment buildings were converted to the largest concentrations of Section 8 housing in the city, and a few apartment buildings, attempting to capture the student market, were built in the 1960s, demolishing individual historic homes. By the end of the 20th century, Weinland Park's owner occupied homeownership rate was less than 10%.

Beginning in the 1970s, Weinland Park has had a decades-long struggle with employment losses, disinvestment, poverty and high crime rates... To combat this negative cycle, beginning in the 2000s, a tremendous amount of research, study, energy, and money have been expended to stabilize and revitalize Weinland Park. The Weinland Park Neighborhood Plan adopted by the City of Columbus, 2004-2006 offered a vision for neighborhood improvements. A key point of the Plan was the revitalization of Weinland Park into a sustainable, mixed-income neighborhood... Founded in August 2010, the Weinland Park Collaborative is a partnership of twenty organizations working to provide strategic improvements, guided by neighborhood residents. Today, the neighborhood has approximately 4,800 residents.¹⁰

The Hamlet

The developer of The Hamlet was George Riddle, who was in the real estate business. By 1899, George Riddle had purchased two undeveloped tracts in Weinland Park. Riddle's first

¹⁰ Weinland Park history from: Wright, *Habitat for Humanity of Central Ohio*. Can be found at <http://www.preservationnation.org/information-center/sustainable-communities/creating/habitat-for-humanity/#.U1gT21djd9>

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subdivision was at the southeast intersection of Summit and Seventh (Gooding) streets. The subdivision contained fifteen lots, all of which were built up before the end of the 19th century, with single family dwellings. Buildings constructed in Riddle's first addition were all demolished in the 1960s, for the Weinland Park Elementary School.

Riddle purchased another undeveloped tract at the northeast corner of Fifth Avenue and Summit Street before 1899, when it is shown on the Baist Property Atlas as "Riddle's Second Addition." Hamlet Street was laid out into the Weinland Park neighborhood, and thirty-four lots were platted on Summit Street, Hamlet Street (west side only) and Fifth Avenue. Nothing was yet constructed in 1899, but this second subdivision was the eventual location of The Hamlet.

At the turn of the 20th century, George Riddle was conducting his real estate business out of his home at 160 W. Fifth Avenue. Living with him were his two sons, Abner E. and Anson B. Having passed the bar, Abner Riddle was awarded a law certificate from the Ohio State University in 1903. In partnership with Abner and Anson, George Riddle formed a company in 1904, known as Riddle & Riddle. Specializing in real estate and loans, an office was established briefly on North High Street and then at 10 E. Fifth Avenue from 1905-1910. Although the company name was changed to Riddle, Riddle & Riddle from 1906-1908, Anson's participation appears to have been was spotty, as the city directory does not consistently list him.

By 1910, the Baist Atlas shows the lots within Riddle's second addition almost completely built with houses, duplexes, and The Hamlet terrace apartment building on Fifth Avenue. (See Attachment C) The Hamlet and the duplex at 1193-95 Hamlet were completed in 1909. The City Directory that year indicates that Abner Riddle was living in one of The Hamlet's units, at 150 E. 5th Avenue. In 1910, the offices of Riddle & Riddle were moved to 136 E. Fifth Avenue, at the corner of Summit Street next door to The Hamlet, in another building developed by George Riddle. In 1911, George's son, Abner, was no longer associated with Riddle & Riddle, and Abner was no longer living in The Hamlet. The following year, Riddle & Riddle stopped being listed in the City Directory.

Between the 1910 *Baist Real Estate Atlas* and the 1937 *Plat Book*, Riddle acquired a third subdivision. Located on the east side of Hamlet and extending north seven lots from Fifth Avenue, the subdivision was denoted as John Hyer's Amended on the 1910 map. Buildings are indicated on the parcels, but in 1937, the same lots are marked as Riddle's 3rd Subdivision and

are labeled as such with the County Auditor. This third subdivision, as well as the two earlier ones, was located in close proximity to streetcar lines. The 1910 map indicates streetcar routes with a dotted line (see Attachment C). Streetcars ran on Summit and Fourth streets, going north and south. The Hamlet, located near the corner of Summit and Fifth streets, was separated from the streetcar line on Summit Street by just one building.

In addition to Riddle & Riddle, George Riddle created the North Side Land & Improvement Company. Formed in 1907, Riddle served as president of the company and Roll W. Whitehead was the secretary. The office for this company was also located at 10 E. Fifth Avenue. As with Riddle & Riddle, it was moved to 136 E. Fifth Avenue in 1910. The North Side Land &

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Improvement Company served as a developer.¹¹ The December 16, 1908 issue of *The American Architect and Building News* announced that architect E.M. Ricketts was preparing plans for the brick commercial building at Fifth and Summit. The North Side Land & Improvement Company was the client. It is not known if Ricketts designed any of the other buildings.

Along with The Hamlet and the duplex at 1193-95 Hamlet, the North Side Land & Improvement Company retained ownership of three other buildings. The commercial building at 132-134 (136) E. Fifth at the corner of Summit Street, which also contained the company's offices as noted above, the three unit terrace apartments at 1198-1202 Summit, and the house at 174 E. Fifth Avenue constituted the North Side Land & Improvement Company's holdings. The two buildings at 132-134 E. Fifth and 1198-1202 Summit constitute one parcel. Comparing historic maps, it is evident that the house at 174 E. Fifth Ave. was constructed by the North Side Land & Improvement Company, replacing a pre-1900 building on the site.

In 1928, the parcel behind The Hamlet, which contained the duplex at 1193-1195 Hamlet, was combined with The Hamlet to form one property. By the late 1920s, the North Side Land & Improvement Company was operated by Carleton Riddle. President of the company, he also owned the 5th-Summit Hardware and both enterprises were located at 134 E. 5th Avenue. The company ceased operation by 1930 and sold The Hamlet that year, according to the Franklin County Auditor. It was transferred to the Snyder-Chaffer Co. in July that year and was valued at \$25,200. The other three buildings owned by the North Side Land & Improvement Company were also sold to the Snyder-Chaffer Co. in 1930. The Hamlet property underwent multiple ownership changes during the 1900s, ending with Victorian Heritage, Ltd., the current owner, in 1980.

At the edge of growing Weinland Park, The Hamlet was a significant investment in the streetcar suburb, which served the middle and working class workers of nearby businesses. Its construction neatly coincides with the era in which apartments began to be touted as good investments. The *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places MPD* details the financial component of such investments. "The demand for apartment accommodations after 1900 stimulated more investment. An 1899 review of a large apartment building in Boston boasted a 6.5 percent net return, while a survey conducted in Chicago in 1912 of three types of apartments reported returns that ranged from 4-7 percent."¹²

Completed in 1909, The Hamlet represents the kind of property investment that was promoted to private individuals in the early 20th century. With its convenient location near streetcar lines, the university, industrial jobs, thriving neighborhood, and relative close vicinity to downtown, The Hamlet was perfectly poised for investment opportunity. "Location, neighborhood quality, shopping and proximity to the city center were crucial factors for apartment investors. Builders

¹¹ A cursory review, of the Sunday Real Estate column in the *Columbus Dispatch* during 1908 and early 1909, did not yield any mention of The Hamlet, George Riddle, Riddle & Riddle, or the North Side Land & Improvement Company.

¹² Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-30.

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and realtors recognized buildings with smaller equities appealed to broader range of investors.”¹³ As noted in the MPD, “realtors and real estate companies played a central role in apartment development.”¹⁴ Through both of his companies, George Riddle exemplifies the type of investor that specialized in speculative residential development. A long time real estate professional, Riddle certainly would have been quite aware of the return on investment projections for apartment buildings.

Rock-face Concrete Block

Rock-face concrete block became a popular construction material in the early 20th century, after a series of technological advances. Created with wooden frames, precast concrete blocks were utilized in the United States by the mid-1800s. The first all concrete block house was built in 1837, on Staten Island, New York.¹⁵ Concrete blocks were commercially manufactured beginning in the late 1860s, by the Chicago firm of Frear Stone Manufacturing Co. Other manufacturers followed suit in the 1870s, but many of these early concrete blocks turned out to be poor construction materials. There was little quality control in the manufacturing process, and the blocks were often too porous or weak. Also, the block faces were not finished in a consistently pleasing manner, making them visually unappealing. As a result, these early efforts were not largely popular.

In the late 19th century, two advances in concrete manufacture converged to create an economical industry. First, Harmon S. Palmer received a series of American patents for ‘Machinery for Molding Hollow Concrete Building Blocks.’ His patent dates occurred in 1887, 1899, and 1903. The 1899 patent seems to have been the most significant related to the manufacture of hollow blocks, as most sources cite 1900 as the pivotal beginning date for the industry. Second, the production of Portland cement, concrete’s binder, was improved, which made it more affordable for mass use.

Harmon Palmer’s cast-iron block-making machine was portable, likely one of its most important features, as it could be used directly on the construction site. It created hollow blocks that were uniform in shape and size and had interchangeable face plates, which could create varying designs. Interchangeable molds were also available, which allowed a block maker to create different types of molded concrete products, such as round porch columns.

Palmer sold the rights to his machine to other manufacturers, who quickly saw financial value in the enterprise. The Ideal Concrete Machinery Co., of Cincinnati, began production of its block machine in 1902. Although some were legally acquiring them, Palmer did have trouble with manufacturers producing block machines that infringed upon his patent rights and he subsequently spent a great deal of time with lawsuits.

¹³ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-30.

¹⁴ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-30.

¹⁵ Moore, *When Were Concrete Blocks First Made?*, eHow: http://www.ehow.com/about_4674117_were-concrete-blocks-first-made.html

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Growth in the field was so explosive that a national trade organization, Concrete Block Machine Manufacturers' Association, was formed and held its first annual conference in 1905.¹⁶ J.F. Angell, of the Winget Concrete Machine Company in Columbus, was the group's president in 1906. Chief among the association's concerns were lower rates from insurance companies for the material's fire resistant properties. In the December 1906 questions section of *Municipal Engineering*, a trade publication, noted that "The 'Directory of American Cement Industries,' contains a list of nearly 2,100 makers of artificial stone, hollow cement blocks, and the like."¹⁷ In 1914, a block machine, such as one from the W.E. Dunn Mfg. Co. of Chicago, cost \$40.¹⁸ (See Attachment A)

Advertising in trade journals, block machines were targeted to contractors, builders, and masons. The Sears, Roebuck & Co. began offering them in their catalogs in 1905, the featured model called the Wizard.¹⁹ (See Attachment B) Sears also heavily promoted the use of concrete blocks through their house kit and design catalogs. Additionally, Sears aimed its advertising efforts at farmers, who might use the machine to build agricultural outbuildings, and average homeowners. "A 1917 Sears and Roebuck catalogue asserted that the device would be 'profitable whether you manufacture for your own use or for sale. If for your own use, you can make them during your spare time, or on rainy days.'"²⁰

Also known as molded (or moulded), rusticated, ornamental, Art-Blocks, or artificial stone, rock-face concrete blocks could create an inexpensive ornamental masonry building. The rise of rock-face concrete block manufacturing coincided with a rising middle class, who wanted stately homes like the upper class, but could not afford them. Concrete blocks with a rock-face appearance could reasonably replicate stone and other ornamental block types could replicate decorative details, such as scrolls, wreaths, dressed stone, or smooth panels for quoins. Like other new construction products of the era, such as linoleum and metal ceilings, consumers considered them "to be 'progressive' and 'modern.'"²¹ Concrete blocks were also considered to be water-tight, fireproof, pest resistant, maintenance free, and extremely durable.

Proportionately, in the context of the early 20th century built environment, buildings constructed entirely of rock-face concrete blocks are an anomaly. Within this construction method subset, the material was most often seen on small-scale commercial or industrial buildings. It also was a good application for detached garages, which were increasingly being constructed as automobile ownership grew. Documented examples include Delmar, Delaware, where a 1901 fire destroyed

¹⁶ *Municipal Engineering*, p.232.

¹⁷ *Municipal Engineering*, p.400.

¹⁸ Stark, *Moulded Concrete Block Construction for Houses and Garden Walls 1905-1920*:
<http://classicbungalows.com/2008/08/06/moulded-concrete-block-construction-for-houses-and-garden-walls-1905-1920/>

¹⁹ *Molded Concrete Block Construction in Delmar*:
<http://delmarhistoricalandartsociety.blogspot.com/2011/07/molded-concrete-block-construction-in.html>

²⁰ Simpson, *Substitute Gimcrackery: Ornamental Architectural Materials, 1870-1930*:
<http://nationalhumanitiescenter.org/ideasv51/simpson.htm>

²¹ Simpson, *Substitute Gimcrackery: Ornamental Architectural Materials, 1870-1930*:
<http://nationalhumanitiescenter.org/ideasv51/simpson.htm>

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the commercial block and many of the new buildings (and some houses) were then built with the new material. And, in Lexington, Virginia, one builder constructed over twenty buildings of rock-face concrete block, including a bank and automobile facility.

“Thousands of concrete-block houses were built through the 1920s in the U.S., most in the Midwest, perhaps because of the abundant sand and gravel there. The houses were advertised as being fireproof and weatherproof.”²² However, use of rock-face concrete block for residential construction seems to have been sporadic, even though the material’s quality had improved, was inexpensive, and did not require skilled labor. In general, architects of the day loathed the rock-face concrete blocks and their intended mimicry of stone. This disdain likely contributed to the lack of widespread construction of rock-face concrete block houses. Clusters of rock-face concrete block houses were often the result of an individual builder or developer. Such examples can be found in Osgoode, Canada, where the Boyd Brothers Co. built a number of houses with their Ideal Block Machine, starting in 1906, and in Minneapolis, Minnesota, where the Union Stone & Building Company built a grouping of eight houses and an eleven-unit rowhouse of concrete blocks in 1885. This latter instance, developed by real estate entrepreneur William H. Holway, is an early example of the construction material and has been historically designated both locally and in the National Register.

There is no evidence to suggest that ornamental block construction was used more frequently for apartment buildings than any other building type. In Mineville and Witherbee, New York, the Witherbee-Sherman Company used rock-face concrete blocks for its company town. Making use of the company’s mining waste byproduct, iron ore tailings, the concrete blocks manufactured for the company town incorporated the tailings as aggregate, instead of stone or sand. Constructed 1903-1910, the company town included both single-family houses and multi-family tenement-like structures. While an interesting example of the material in a multi-family context, it differs from more the typical apartment building seen on a city streetscape.

The popularity of rock-face concrete blocks began to wane in the 1920s. Architectural and decorative tastes were changing by then, as people no longer desired the heavy ornamentation of the Victorian era and now wanted smoother finishes. Increasingly, concrete block was accepted as a material in its own right, without the need to pretend that it was something else, and blocks without a decorative finish became the norm. By 1930, the popularity of ornamental concrete blocks had greatly declined.

Historic Significance

The Hamlet meets Criterion C as an intact example of the terrace apartment building type, as defined by the *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places* MPD. See the Narrative Description for discussion on how The Hamlet illustrates the distinct diagnostic features of the terrace apartment building type. The MPD identifies the terrace apartment as being an important expression of a multi-family building

²² Moore, *When Were Concrete Blocks First Made?*:
http://www.ehow.com/about_4674117_were-concrete-blocks-first-made.html

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subtype, developed during the early 20th century. They were found particularly in inner ring neighborhoods throughout Ohio's urban landscape, especially in the flatter cities of Columbus, Toledo, and Cleveland.

The Hamlet also meets Criterion C as an intact illustration of a specific method of construction. The property, consisting of the terrace apartment and the adjacent duplex, is unified by the distinctive use of material. Specifically, the use of rock-face concrete blocks to construct an entire building.

Terrace Apartment Buildings

In the streetcar suburbs at the turn of the 20th century, the middle class increasingly was more receptive to multi-family residential buildings. "Successes in luxury apartments for the wealthy made the middle class more accepting of communal living... As streetcars and cable cars facilitated outward migration from the dense city centers, resourceful developers sought to satisfy the needs of the expanding middle class. The central cities increasingly became the province of the rich and poor while the middle class gravitated to the suburbs. By the 1890s electric streetcars provided faster, cheaper and more efficient transportation options, and as such became more affordable to the middle class. Low fares and free transfers facilitated suburban migration. The need for modest, well built, affordable housing gained support."²³

As such, terrace apartment buildings themselves reflect the broad pattern of real estate development along transportation corridors, near industrial areas, often on the city's fringes. "By the 1890s, the city was growing spatially at a very rapid rate. The boundaries of the city were stretching out to well beyond the 2-mile ring one might draw on a map. To the north, the city approached and then passed by The Ohio State University campus."²⁴ In the case of The Hamlet,

the building reflects the type of speculative multi-family development taking place in the Weinland Park neighborhood of Columbus, in the early 1900s.

The development of the Short North Area of Columbus and the Old North End (Italian Village) was significantly influenced by streetcar service, which was greatly improved when it became electrified in 1891. Just further north, in the Weinland Park neighborhood, a streetcar line was extended from High Street (downtown) to Chestnut to Fourth Street to Chittenden (six blocks north of Fifth Avenue) in 1892.²⁵ The 1910 Sanborn map shows that a streetcar line was also operating on Summit Street. The Hamlet was strategically located between the streetcar lines on both Summit and Fourth streets. In the neighborhoods to the east and west of streetcar routes, developers built apartment buildings, rowhouses, terrace apartments, and rental houses to accommodate workers at nearby industries and commercial businesses with easy access to the trolley line.

²³ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-12.

²⁴ Lentz, *Columbus: The Story Of A City* p.97.

²⁵ Hooper, *History of the City of Columbus, Ohio*, p.232.

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In 1910, shortly after The Hamlet was completed, a number of industries were operating in Weinland Park or within a few blocks of it. Most industrial concerns were located near the railroad tracks, the eastern border of Weinland Park. Examples include the Columbus Lithograph Co., on Fifth Avenue at the tracks, the Columbus Oil Cloth, on the west side of the tracks, just north of The Hamlet, the Kinnear Manufacturing Co., and the Ohio Malleable Iron Works. The latter two large companies were just east of the railroad tracks, north of Fifth Avenue. Additionally, three sizeable factories were just a few blocks south of Weinland Park, including the Jeffrey Manufacturing Co., Kilbourne & Jacobs Manufacturing Co., and Buckeye Malleable.

The Hamlet provides a good illustration of the type of terrace and duplex apartment buildings constructed to serve middle class workers that occurred in the near north side of Columbus during the early 1900s. Residents are first listed at The Hamlet in 1909, the year that it was completed. Occupants in 1911 (the first year that Columbus City Directories are organized by street address) included printers, clerks, an engineer, a waiter, a telephone operator, a presser, a machinist, a pharmacist and a draftsman.

Tying into the movement to create nice, modern, and affordable multi-family residences for the middle class, the developer, George Riddle, ensured that the building would garner attention by naming it. Naming it "The Hamlet" after the adjacent street, Riddle was following a trend established among apartment developers and builders. This too was identified in the Ohio Apartments MPD. "The naming of individual apartment buildings was a common practice that was an attempt to create an image of prestige for apartment living. Along with address and architectural style, the naming of apartments assigned a level of distinction over and above the mass of ordinary buildings."²⁶

"Distribution of terraces reached its apogee during the nineteen-teens. It is believed given the generally flat topography in Cleveland, Columbus and Toledo that a more horizontal building form was more feasible than in hillier cities such as Akron and Cincinnati."²⁷ Also located within the Weinland Park neighborhood, the New Indianola Historic District was listed in the National Register in 1985. Encompassing 90 contributing multi-family buildings of varying types, the district was listed for its association with one developer, Charles F. Johnson. Johnson was a large-scale developer in Columbus, and the New Indianola development represents one of his earliest endeavors, completed 1916-1921. The New Indianola development contained some terrace apartment buildings. Like the older Hamlet terrace apartment building, these units illustrate the increased presence of middle class residents in the neighborhood.

Method of Construction

Built during the peak era of the rock-face concrete block trend, The Hamlet buildings are a substantial example of a method of construction. Architecturally, this pair of buildings is quite distinctive in design and use of materials. The use of molded concrete block as both a wall

²⁶ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-28.

²⁷ Gordon, *Apartment Buildings in Ohio Urban Centers, 1870-1970, National Register of Historic Places Multiple Property Documentation Form*, p. E-15.

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material and decorative element is carried throughout the construction of both the terrace apartment building and the duplex. While there are other buildings on the city's near north side constructed of this material, this pair of buildings is unusual in its presence on the street, attention to detail and cohesiveness of design. "Allowing for the wide press coverage and promotion for the method in the national magazines of the day, houses built of concrete blocks are still relatively unusual, but they are valued as good examples of their kind, and distinctive products of their time period."²⁸

Throughout Columbus, ornamental concrete blocks can be most often found on the porches and foundation walls of houses constructed in the early 20th century. The same blocks were also commonly utilized for upgrades of older houses, where a new c.1910 porch would be constructed on a 19th century house. A large percentage of houses in Clintonville, a north side neighborhood developed in the 1910s and 1920s, have rock-face concrete block foundations. In Weinland Park, where The Hamlet is located, the housing stock tended to be modest working class residences. In this neighborhood, rock-face concrete block is mostly seen on houses constructed 1900-1920, and new early 20th century porches on older houses are rare. For example, the 1908 brick duplex at 67-69 Euclid Avenue has a rock-face foundation and porch supports.

Columbus was growing exponentially during the first two decades of the 1900s, precisely when rock-face concrete blocks were most utilized. However, buildings constructed entirely of the material are not common in the city. This may be partially attributable to the abundant and easily accessible supply of brick coming out of southeast Ohio.

A sprinkling of rock-face concrete block buildings can be found in Columbus, such as garages or the small 1930 industrial building at 731 W. Rich Street in the Franklinton neighborhood. On the city's broader north side, the examples are all single family houses. They can be found in neighborhoods such as the Ohio State University campus area, Clintonville, Italian Village, and in Riddle's Second Addition. Aside from The Hamlet buildings, there are two instances of entire concrete block houses in Riddle's Second Addition. One is located at 1201 Hamlet and was constructed in 1922-23, according to Sanborn maps and deed records (the County Auditor incorrectly assigns the building to 1950). It has been altered with replacement windows and doors, removal of the front porch, and large wood decks installed on the front. The second full concrete block house is at 1221 Hamlet. Both located north of The Hamlet, neither were owned by Riddle or the North Side Land & Improvement Company. (See Attachment C) To date, research has not yielded any other rock-face concrete block apartment buildings in Columbus.

The Hamlet is significant for its exuberant expression of rock-face concrete block. Employing the use of rock-face block, broken ashlar face block, smooth panels for the name plate, smooth round porch columns, column capitals and bases, standard blocks with large aggregate for corner quoins, and special blocks for the lintels, sills, and water table, The Hamlet's two buildings are a complete expression of the early 20th century concrete block heyday. Given the multitude of

²⁸ Starks, *Moulded Concrete Block Construction for Houses and Garden Walls 1905-1920*:
<http://classicbungalows.com/2008/08/06/moulded-concrete-block-construction-for-houses-and-garden-walls-1905-1920/>

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varying types of molded concrete products in The Hamlet, it seems extremely probable that the builder utilized a block-machine to fabricate the materials on site. In fact, several buildings in Riddle's Second Addition, most likely all developed by the North Side Land & Improvement Co., make use of rock-face concrete block. A number of manufacturers were producing block-making machines in Columbus, when The Hamlet was being planned, including the Blakeslee Concrete Block and Machine Company, the Hayden Automatic Block Machine Co., and the Francisco Block Machine Co. (See Attachment A)

Most of the buildings, within Riddle's Second Addition, contain molded concrete materials to some degree. The brick, three-unit apartment building at 1198-1202 Summit Street has a porch with rock-face concrete block foundation and alternating molded block and smooth porch supports. The brick duplex at 1212-1214 Summit has a rock-face concrete block porch. As mentioned above, 1221 Hamlet is constructed entirely of rock-face concrete block, laid in a random ashlar pattern. And, many buildings have rock-face concrete block foundations.

The preponderance of ornamental concrete materials in George Riddle's development was surely no coincidence. Standing at the gateway of the North Side Land & Improvement Company's development, The Hamlet was certainly meant to be a showpiece of what was then a new and modern material. It was the anchor for a small subdivision, where the buildings were subtly united by common materials.

Conclusion

The Hamlet's combined reflection of middle class preferences at the turn of the 20th century is an interesting combination of fashions. Constructed primarily between 1900 and 1915, terrace apartment buildings were a new building type aimed at the middle class. The building had private entrances, which allowed for individual addresses, a front porch for each unit, and was typically sited to allow easy access to the street. All of which provided the essence of a single family house, with the affordability of a rental.

Similarly, the choice of materials for The Hamlet exemplified middle class tastes of the era. "The popularity of the rock-face block owed much to the values of the middle class society which supported the concrete block industry in the early stages of its development... The middle class enthusiastically accepted the rock-face block as a cheap substitute for stone, the 'aristocrat' of the building materials. The prevalence of the rock-face block also stemmed from the Victorian taste for highly ornamental wall surfaces, which retained a firm hold on the American popular imagination well into the second decade of the twentieth century."²⁹

The Hamlet is a very intact expression of both the terrace apartment building type and a method of construction. The intricate use of ornamental concrete block, creating a 'high style' illustration of the material, makes The Hamlet more unique among a subset of buildings that are already unusual in Columbus. "The remaining structures that were were built of this fascinating building material are very much products of their time. Concrete block houses were only built between the years 1905 to around 1920, and are examples of the inventiveness and willingness of

²⁹ Gillespie, "Early Development of the Artistic Concrete Block", *APT Bulletin*, p.33.

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the building industry to try new materials and methods of construction during the building boom of the early twentieth century. In most cities, they qualify for heritage status as rare survivors of an unusual construction method.”³⁰

³⁰ Stark, *Moulded Concrete Block Construction for Houses and Garden Walls 1905-1920*:
<http://classichungalows.com/2008/08/06/moulded-concrete-block-construction-for-houses-and-garden-walls-1905-1920/>

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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 # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Columbus Register of Historic Places

Historic Resources Survey Number (if assigned): FRA-1297-13

10. Geographical Data

Acreage of Property 0.508

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 329120 | Northing: 4428038 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description

The nominated property is defined as Parcel ID 010-037298-00 by the Franklin County Auditor.

Boundary Justification

The boundary contains the parcel historically associated with the nominated property.

11. Form Prepared By

name/title: Nathalie Wright & Judith B. Williams
organization: Historic Preservation Consultants
street & number: 349 E. Tulane Road
city or town: Columbus state: OH zip code: 43202
e-mail _____
telephone: 614-447-8832
date: December, 2014

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Additional Documentation

Submit the following items with the completed form:

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

Photographs

Photo Log

Name of Property: The Hamlet

City or Vicinity: Columbus

County: Franklin

State: Ohio

Photographer: Judith B. Williams

Date Photographed: July and September, 2013

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

1. The Hamlet, façade, looking northwest
2. The Hamlet, façade detail, looking northwest
3. The Hamlet, east elevation, looking west
4. The Hamlet, rear elevation, looking west
5. 1193-1195 Hamlet, façade and north elevation, looking south
6. The Hamlet, rear elevation & 1193-1195 Hamlet, south elevation, looking west
7. 1193-1195 Hamlet, rear elevation, looking east
8. The Hamlet, 138 5th Avenue, first floor, looking north
9. The Hamlet, 138 5th Avenue, first floor, looking north
10. The Hamlet, 138 5th Avenue, second floor, looking southwest
11. The Hamlet, 138 5th Avenue, second floor, looking northwest
12. The Hamlet, 158 5th Avenue, first floor, looking north
13. 1193-1195 Hamlet, first floor, looking west
14. 1193-1195 Hamlet, first floor, looking west
15. The Hamlet, rock-face concrete block detail, façade, looking north

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Attachment A – Typical Advertisements for Block Machines

GETTING THE \$\$ From CONCRETE

\$40⁰⁰

Buy This
Block
Machine

Our proposition means extra profit if you are a building contractor. It provides a profitable business for every man who wants to be his own boss. Manufacturing Concrete Blocks, Blocks, Tile and other products will easily net you \$10.00 to \$20.00 each month—if your equipment is right. DUNN Machinery is right machinery, and its low cost permits you to equip a plant on small capital. Can't see things before? Get full particulars and samples free. *Send for today.*



This Block Machine for \$40.00

It's a combination machine, making three types of blocks—face blocks, side-face and face-face wall blocks. Saves you buying three separate machines. Saves you more than ordinary types making soft and weak blocks. Produces the use of a wet mixture, prevents the block from drying. Makes concrete blocks.

The Big Demand for Concrete Porches

puts you in direct line for plenty of profitable business. Homeowners and business people are getting the best of the new use of block on porches. It is not only strong, but durable. We furnish a complete set of weights and all accessories.

W. E. DUNN MFG. CO., 4135 Fillmore Street, Chicago, Ill.


Request for Concrete Block

W. E. Dunn Mfg. Co., 4135 Fillmore St., Chicago, Ill.
Manufacturers of Block and Tile Machinery and Concrete Block Machines
Send us \$2.50 for samples

Address _____

1914 Advertisement. From Stark, *Moulded Concrete Block Construction for Houses and Garden Walls 1905-1920*

THE FRISCO BLOCK MACHINE IS A "WONDER"



It is a face down machine, makes blocks from wet concrete made from crush stone or gravel, which cost 2/3 less than sand blocks, and are impervious to water.

The No. 1 machine is adjustable, and makes 32-in. block or 24 and 8-in. or 20 and 12-in. or two 16-in. or two veneered slabs or seven sectional blocks at one operation. Circles, octagons, angles and chimney blocks, sidewalk blocks, and by placing in extension plate enables you to make water-tables, caps, ribs and links up to 5 ft. 6 in. long. For width of wall 8, 9, 10 and 12-in. above. All of the above made from the adjustments on the machine. The cut shows the machine turned ready to release, cones dropping automatically.

Send for catalogue showing six different sizes of machines. Prices ranging from \$25.00 to \$200.00; also Fence Post Machine. Agents Wanted. Don't Delay.

THE FRANCISCO BLOCK MACHINE CO., - - Columbus, Ohio


1907 Advertisement. From *The Ohio Architect and Builder*, p.102.

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Attachment A – Typical Advertisements for Block Machines


The HAYDEN Automatic Block Machine Co.
112 W. Broad Street, COLUMBUS, O.



MANUFACTURERS OF
HIGH GRADE CONCRETE BLOCK
MACHINERY, MIXERS, STONE
CRUSHERS, ETC.

THE MOST SIMPLE AND EFFECTIVE
MECHANICAL PRINCIPLES
EMBODIED IN THIS MIXER.

Buy a Hayden for Results
SEND FOR CATALOGUE & TRACT



Points of Superiority
SIMPLICITY OF CONSTRUCTION
GREAT STRENGTH LIMITLESS RANGE
RAPIDITY EASE OF OPERATION

The only Block Machine on the market strong
enough to withstand the heavy strain of pneumatic
tamping.

New York and Foreign Representatives
H. W. Remington ^{U.S.A.} _{112 W. Broad St.} **New York City**

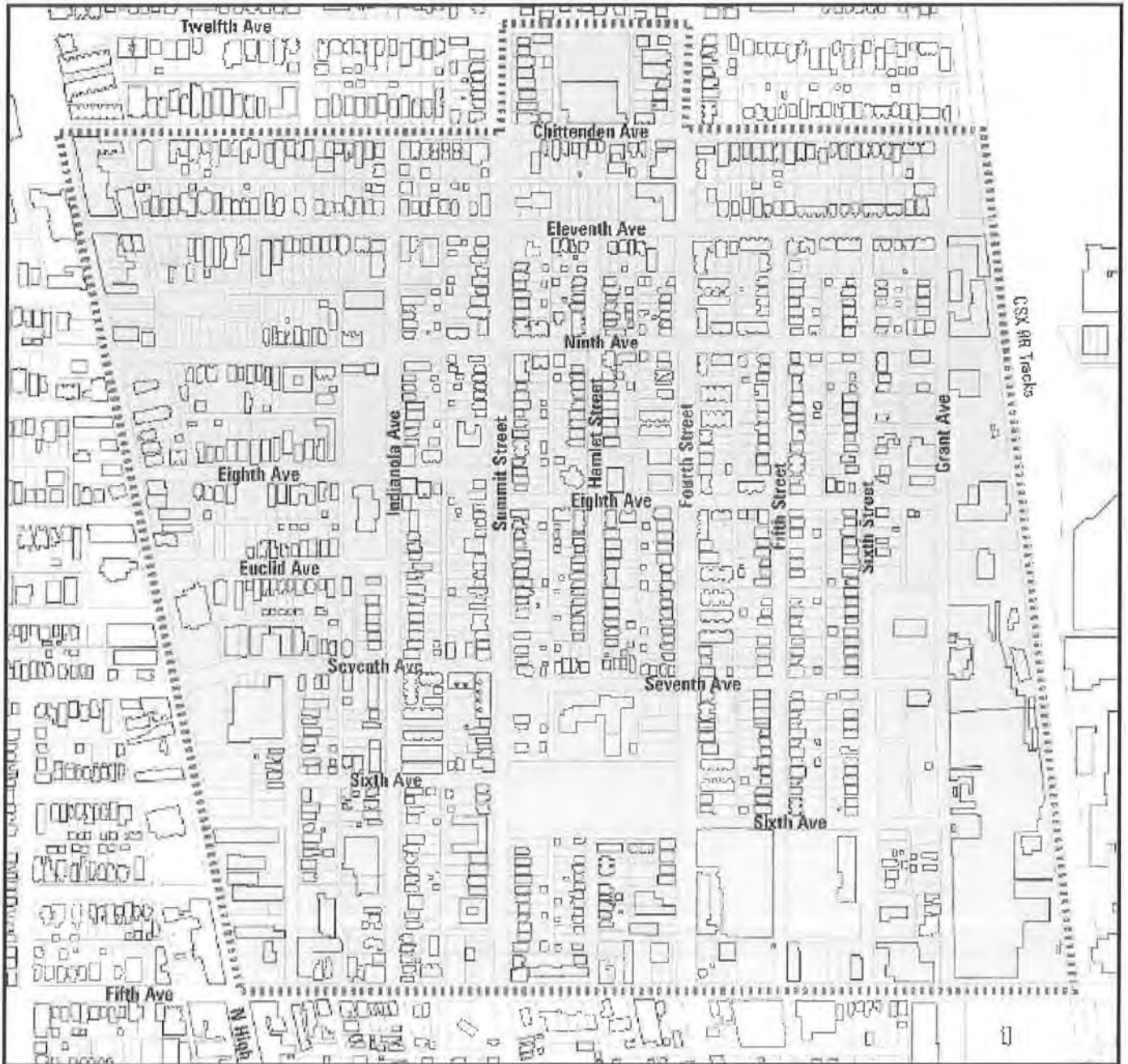
THE HAYDEN IMPROVED MIXER.

1908 Advertisement. From *Concrete: Standard Journal on Manufacture and Uses of Portland Cement*, p.80.

The Hamlet
Name of Property
Additional Information Page 4

Franklin, Ohio
County, State

Attachment C – Maps



Weinland Park Neighborhood Map. From *Weinland Park Neighborhood Plan*, p. 4.

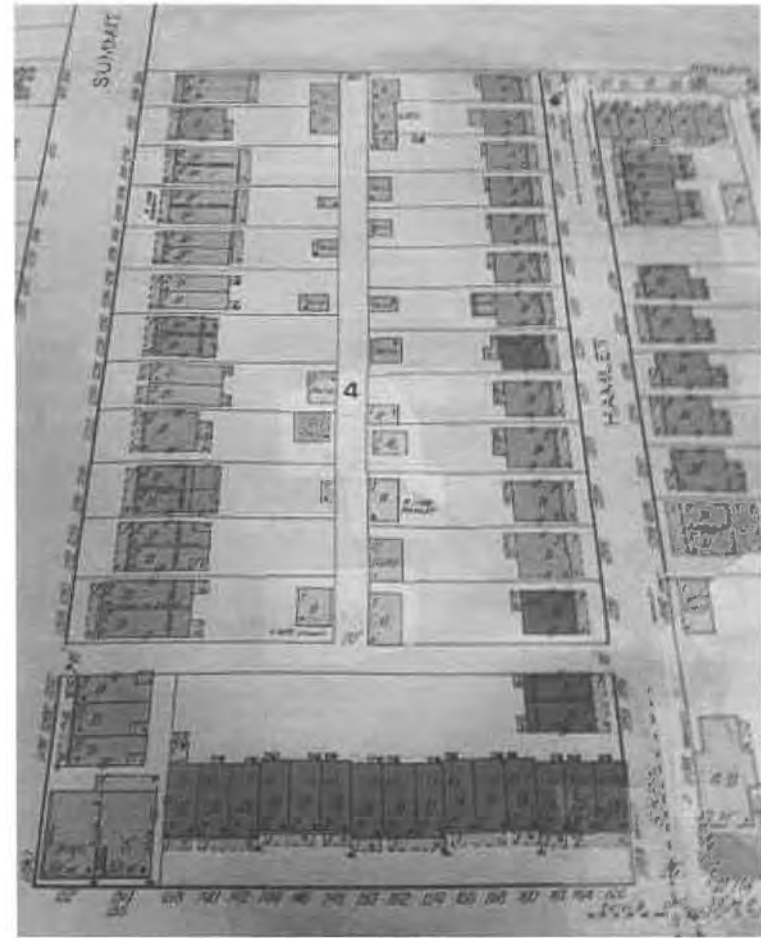
The Hamlet
Name of Property
Additional Information Page 5

Franklin, Ohio
County, State

Attachment C – Maps



Riddle's Subdivisions. Streetcar lines depicted with a dotted line. From *Baist Real Estate Atlas*, 1910.



The Hamlet. From *Sanborn Map*, 1922.

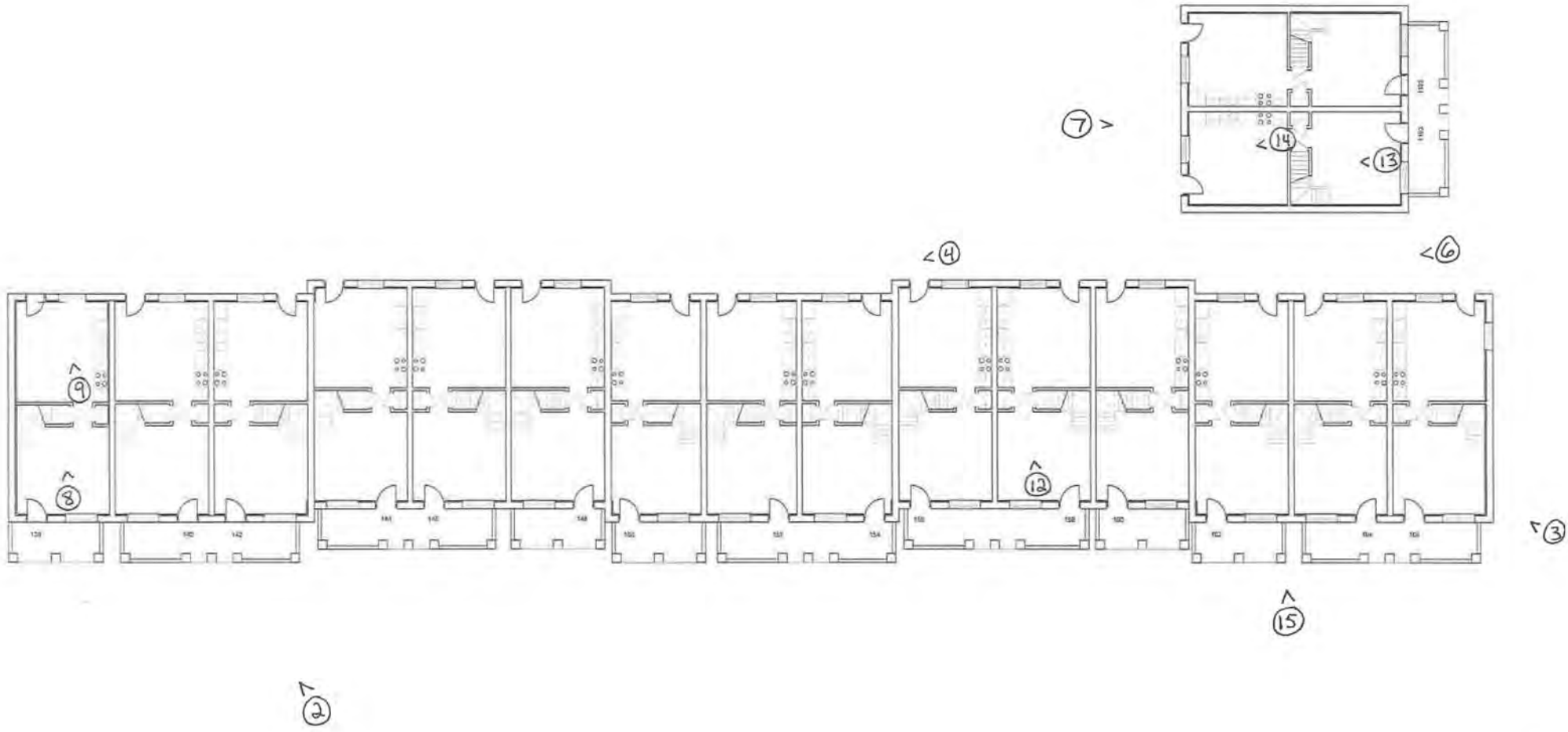
The Hamlet
Name of Property

Franklin, Ohio
County and State

Additional Information Page 6
Attachment D—Map of nominated property parcel



The Hamlet, 138-166 E. Fifth Ave. and 1193-1195 Hamlet St.

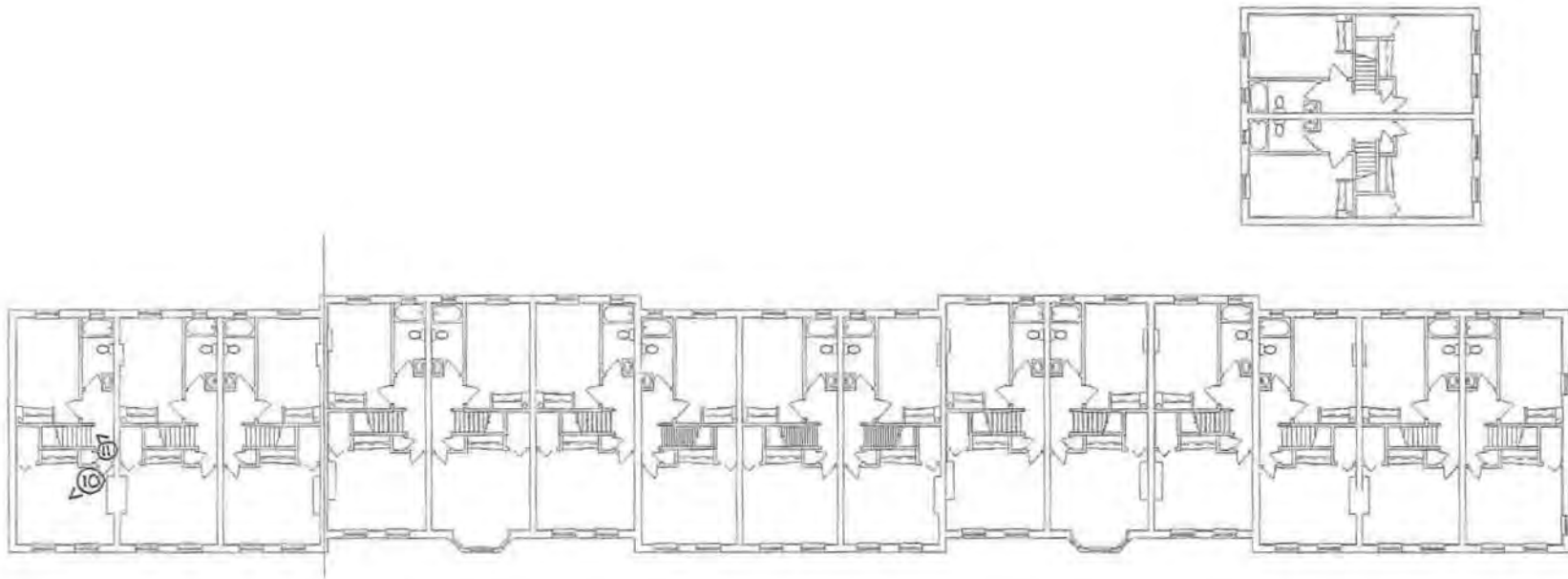


5

3

1

Photo View Second Floor







THE HAMLET

107 108



RESIDENT
PARKING
ONLY
ALL OTHERS
WILL BE TOWED
WITHOUT
NOTICE

ARTIFICIAL
SINCE 1970

154

154

52

154





STOP

1000
0000





119

1193

















THE HAMLET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hamlet, The

MULTIPLE NAME: Apartment Buildings in Ohio Urban Centers, 1870-1970 MPS

STATE & COUNTY: OHIO, Franklin

DATE RECEIVED: 1/09/15 DATE OF PENDING LIST: 2/06/15
DATE OF 16TH DAY: 2/23/15 DATE OF 45TH DAY: 2/24/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000040

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/23/2015 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C

REVIEWER Patrick Andrews

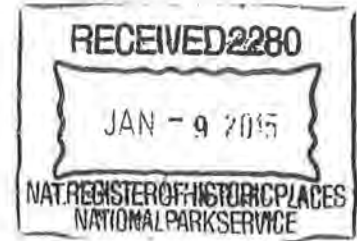
DISCIPLINE Historian

TELEPHONE _____

DATE 2/23/2015

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



December 29, 2014

Ms. Carol D. Shull, Keeper of the
National Register
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

Enclosed please find four (4) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

The Hamlet
Crosley Building
Xenia Carnegie Library
Bombeck, Erma, House

COUNTY

Franklin
Hamilton
Greene
Montgomery

The enclosed disks contain the true and correct copy of the nominations for the Crosley Building and the Xenia Carnegie Library nominations to the National Register of Historic Places.

The Erma Bombeck House is being nominated at the National level of significance. The nominated property is the setting and basis for her popular writings about suburbia and was where she lived when first nationally syndicated, published first book, and began appearing on national radio and television programs.

The letter of objection received for the Xenia Carnegie Library nomination is from the property owner, the Greene County Commissioners. As public owners the letter of objection does not prevent the nomination from being listed in the National Register.

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 Barbara Power

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 Dec. 29, 2014
For nomination of the The Hamlet, FRA, to the National Register of
Historic Places: 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: _____