

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Formreceived JUL 17 1986
date enteredSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

1051.18 ind

The Historic Resources of Wyoming, Ohio (Partial Inventory; Historic
historic and Architectural Properties)

and or common

2. Location

street & number The incorporated limits of Wyoming not for publication

city, town Wyoming vicinity of

state Ohio code 039 county Hamilton code 061

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
"Multiple Resources"	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Hamilton County Recorder's Office

street & number 1000 Main Street

city, town Cincinnati state Ohio 45202

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? ☐ yes ☒ nodate 1981, 1982, & 1985 ☐ federal ☐ state ☐ county ☐ local

depository for survey records Ohio Historical Society, 1985 Velma Avenue

city, town Columbus state Ohio 43211

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Wyoming Multiple Resource Area nomination consists of a large historic district of approximately 300 properties and 18 individual properties. Geographically, Wyoming abuts the City of Cincinnati northern limits. "The Village" early development area runs north between the Baltimore and Ohio Railroad and Springfield Pike. The B & O tracks are between Wyoming and Lockland near the edge of the Mill Creek flood plain from which the land tilts up gradually to the west in a shelf to Springfield Pike. The Pike running along the base of the bluffs was the main road north to Springfield and Hamilton after 1806. West of the Pike, settlement was sparse until after World War II. Here the resource is upper middle class suburbia. To the north, the City of Woodlawn has a complex of strip commercial and industrial buildings.

Wyoming has only a few traces of early settlement before the Civil War. "The Village" was subdivided in the 19th century farm by farm and the old housing torn down. The earliest, Harris and Wilmuth Farms developments, north of Wyoming Avenue, are in an interrupted grid pattern with rectangular lots. The Burns Farm development in 1875 has discontinuous streets and odd shaped lots. The slightly less affluent Hammerlein area returns to the 90 degree orientation with regular sized lots. The Wilson Farm remained longest under family ownership. As a result, this area was not built up until the building after the Second World War (map "Farms of 1848").

"The Village" filled slowly from the Civil War. There was a burst of activity in the 1880's doubling the population, then fairly level growth to maturation around the First World War. Limited infill and peripheral examples appear in the 1920's. The Depression cut off any serious growth until after the Second World War.

Architecturally, Wyoming offers residential styles from Victorian Italianate (Photo WH1) to Stockbroker Tudor (Photo #102). There are relatively few of the Victorian Italianate, and these disbursed and nearly all renovated with neoclassic porches (Photo WH2) at the turn of the century. The Presbyterian Church manse (Photo #14) stands alone as an excellent example of board and batten Carpenter Gothic. Some Second Empire (Photo WH3) influence is found, but that style did not flourish here. Eastlake (Photo #75), in a subdued form, was popular in the 70's and 80's, especially in builder's houses, several of which were built off the same plans (Photo #32). Queen Anne has a strong representation with several being high style (Photo #77). The vernacular Shingle Style (Photo #45) of the Midwest is well represented. The turn of the century brought a few Georgian Revivals (Photo #55 & #81), and many American Foursquares with Georgian detailing (Photo #10). The Arts and Crafts Era is much in evidence, particularly in Bungalow form (Photo #61). Bungalows appear in all the diversified modes, with fine early examples sporting some excellent Art Nouveau glass (Photo #109). The last cluster of development within "The Village" was on Wilmuth and Wentworth Avenues in Tudor (Photo #100), Academic Georgian Revival (Photo #51) and Dutch Colonial (Photo #89). Along south Burns Avenue is a collection of post-Victorian picturesque styles (Photo #25) and a few of the protomodern more functional types that fill out the collection. "The Village" proper is middle class settlement and high style is limited. The overall quality is excellent and the level of preservation exceptional.

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A notable characteristic of Wyoming is its almost wooded character. The streets are lined with large old hardwood trees which tower above the buildings. The residents have emphasized landscaping to an unusual degree. In the spring, yards are filled with wild flowers. Gardens are planted to maintain colors throughout the growing seasons. One of the reasons that allows this to happen is that the community is 97% residential.

Survey started with an Architectural Review Board attempt to identify all of the historic buildings in 1979. Under the auspices of the Wyoming Planning Commission a volunteer committee, entitled the Wyoming Historic Preservation Committee, was established in 1981. The purpose of the committee was to nominate eligible buildings in the city to The National Register of Historic Places. The committee was given a training program in historic inventory by the Regional Preservation Office of the Ohio Historic Preservation Office. The Regional Preservation Office participated in the initial windshield survey. The committee formed a team of two architectural specialists and one historical specialist to survey the area by district. Loren Gannon of Landmarks Renaissance Corporation was contracted to review the inventory and prepare the National Register nomination.

The persons involved in the inventory are:

Jennifer McCauley	Chairman, Urban Planner
Richard Evans	Chairman of the Planning Commission
Nancy Ackerman	Teacher, Historical Society
Marilyn Braun	Urban Planner
Jan Byer	Antiques Dealer
Lee Crooks	Computer Programmer
Eileen Fey	Architect
Pat Jackson	Housewife
Susan Long	Librarian Archivist
Chuck Olsen	Industrial Management
Lynn Ruckman	Housewife
Bette Sherman	Antiques Dealer
Ann Stein	Housewife
Kathleen Tamarkin	Housewife/Historical Society
Presley C. Thompson	Degree in Architecture
John M. Zoller	Businessman

Advisers: Architectural Review Board

Fred Diebel, Architect
John Bemmerlin, Architect
Jim Alexander, Architect

Regional Preservation Office

Frederick Mitchell
Steve Gorden

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EXT. 12/31/84

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Miami Purchase Association

Rita Walsh

Selected architectural examples in "The Village" Historic District.

514-516 Oak Avenue (Photo #6) is a vernacular Greek Revival (c.1865). Vies with 914 Oak Avenue for the position as oldest house in "The Village". Rectangular in plan, it too rests on a quarry cut limestone foundation. The four bay facade has a door with transom at each end. The doors are four panel with two replaced by lights. The windows are 6/6 double hung sash. The wood porch across the front is Victorian Italianate. The weatherboard walls have been covered by composition shingles. The end windows have a three (offset), two, one configuration. There is a rear shed that appears original. The cornice is a box gutter, the molded eaves verge extending and there are two interior chimneys at the ridge (Photo #6).

310 Wyoming Avenue (1868) (Photo #11) is an unusually excellent and well preserved frame High Victorian Italianate. Cruciform in plan, it sits on a quarry cut ashlar foundation. The walls are weatherboard with end boards. There is a deep pavilion right front with a wrap around porch to the left (west) wing. The right wing has a one story box bay. The main door at the re-entrant angle of the pavilion is Victorian Renaissance with an unusual coupled round headed light with connecting spandrel light. There is a transom and surround of pilasters and molded shouldered pediment. The pavilion has a polygonal bay with molded shouldered pedimental window surrounds (whole house pattern), paneling and straight brackets supporting a deep cornice. The second floor pavilion window is mullion. The gable has hammer beams with pendent and raised spandrel panels. The porch has High Victorian pillars, a rail with scrolled balusters and pierced gingerbread work. Windows are 1/1 or 2/2 double hung sash, dependent on the breadth. All eaves are straight bracketed with shaped ends and a king post. (Photo #11)

217 Wyoming Avenue (1870) (Photo #14) is a rare and excellent example of asymmetrical Gothic Revival in Wyoming. Vertical board and batten walls have the battens terminating in a corbel table. The main door is centered with molded panels and one light. There is a polygonal bay left and on the porch to the right. The right bay has a very large four-light fixed window. The porch has straight molded columns on a square base. The balusters are splats pierced with High Victorian rinceau work. Windows are a mix of square and round headed single and double, all with labeled hood molding and 1/1 double hung sash. There are centre pointed gable windows with segmental sills and trefoil internal trim. On the left is a storm foyer with segmental transom. The right front block is an addition with a Queen Anne type parlor window in the end. Behind it is the original gable end with a one story box bay. The roof is a complex gable, slate clad and has two multiple flue decorated chimneys. The rear extends back in two stories, then a one story addition. The interior trim is quite plain and not particularly Gothic in character. The exterior of the building is thoroughly unified despite its several additions and is striking in its Gothic character.

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313 Burns Avenue (Photo #33) is one of the most distinguished properties in "The Village". Predating the plat, it sits far back from the street. It is an elaborate brick High Victorian Italianate (1874) with stone trim sitting on a quarry cut ashlar foundation. The plan is irregular, with numerous gabled projections. The facade has a central pavilion tower with main doorway having side lights and an elliptical transom with beveled clear art glass. A Doric porch (alteration) spans the facade with pedimental portico at the stair, urn form balustrade and a crossbuck balustrade above the dentiled cornice. There is a straight bracketed balcony with decorative iron rail at the third floor. The tower is crowned by a gable with hammer beam panels and shouldered cornice. The windows are 1/1 double hung sash with bracketed shouldered pedimental head decorated with High Victorian rinceau work and bracketed stone sills. There are stone belts at the sill lines and a stone water table. The south (Stearns Avenue) side has a two-story polygonal bay with cornice that supports a balcony with decorative iron rail and Palladian like windows. To the rear is a two story box bay with mullion windows. There is a pillared neoclassic porch at the southwest corner. The eaves are corniced with decorated straight brackets and dogtooth molding. The gables have circular trim with rinceau pierced spandrel panels.

501 Water Street (c.1880)(Photo #4) represents four intriguing identical story and half houses sitting two by two across from each other on Water Street. They have rough cut limestone foundations supporting frame construction with ship lap siding. Only 507 has retained what appears to be an original Victorian Renaissance period five paneled door. In the left bay and ends are 2/2 double hung sash windows with what approached High Victorian proportions. The standing seam metal cat slide roof slopes down over the porch. The aileron has a triangular panel and vertical siding. The porch has chamfered pillars, a shiplap siding rail and semicircular brackets with petal cut edge. There is a gable dormer with louvered vents. At the rear is a shed providing a second bay and a further small shed behind that with novelty siding. These buildings give the strong impression of a southern vernacular.

The Baptist Church (1882)(Photo #28) on Burns Avenue is an L plan weatherboard frame building with stick style planking sitting on a quarry cut ashlar foundation. The design has elements of Stick, Eastlake and Gothic Revival styles. The tower and a one story vestibule sit in the reentrant angle, villa like. The tower has two straight pointed arch windows and a patterned slate pyramidal roof with hip hood over the top window at the eave and a centre pointed louvered dormer. The main gable wing on the left has a large star-traceried centre pointed window, two straight arched lancet windows on each side, straight brackets at the eave, bracketed hammer beams supporting a tie beam and quatrefoil in the gable. The main doorway right of the tower has double panel doors and a heavy bracketed hood with decorated gable. The vestibule has straight arched windows. There is a six light recessed gable dormer in the roof above the entrance. The roof is pattern slate with a gable front and jerkin head on the south. The church was designed by A. C. Nash, noted Cincinnati architect.

124 Wentworth (Photo #95) is a superb example of Italian Villa Style (1886) house. The L plan with tower and porch in the reentrant angle sits on a quarry cut ashlar foundation. The three story tower has the doorway with panel door with two

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lights and art glass transom, the third story is skirted with alternating butt shingles and a multilight casement window, dentiled cornice and pyramidal roof. The porch has molded pillars, petal brackets and Stick style balustrade and lattice. The gable ends have one story box bays and elaborate cross brace gable ornaments with pierced panels. The roof is patterned slate with two large Queen Anne type chimneys.

216 Wilmoth Avenue (Photo #87) is Queen Anne Villa Style (c.1890). The main double door is central in an advancing plain. The right bay has a mullion window. On the left is the round tower with three bays of double hung sash, pressed metal clad third story, sixteen small four light windows in two rows above the house eave line and a candle snuffer roof with iron finial. The porch has a pedimented pavilion at the stairs, stick balustrade and square cut spindle work. On the right above the eave is a shingle style pedimental gable with two multi-light casement windows, swallow tail shingles and on the ridge an iron finial. The right side has a bracketed head over a door and shingle gable. The left side has a polygonal pavilion with chimney face and medieval stepped overhanging gable with two small four light windows and rinceau decorated panels. The roof is patterned slate with inside wall chimneys behind the tower and on the right.

212 Worthington (Photo #77) is a prime example of frame Eastlake Style (c.1888) as found in "The Village" of Wyoming. It is essentially a rectangle with plan broken by pavilions. Walls are weatherboard with end boards and trim boards at the sill and lintel lines. The foundation is quarry cut limestone ashlar. The facade has a shallow pavilion right. The doorway in the left bay has double doors with lights and a transom. These lights are exceptionally fine art glass with a mixture of clear beveled glass and colored flower designs. The shed porch has table leg pillars, straight balusters and a sunburst paneled gable over the steps. The pavilion has box bay with shaped panels, mullion window and bracketed eave, a mullion window on the second floor, a mullion gable window and alternating butt shingles in the gable. There is a pavilion on the right (east) side and shallow pavilion with one-story Victorian polygonal bay on the left. The eave box gutters are on brackets. The roof is hip and gable with patterned slate. There is a gable dormer in the left bay of the facade. An interior chimney on the left has panels and corbeling.

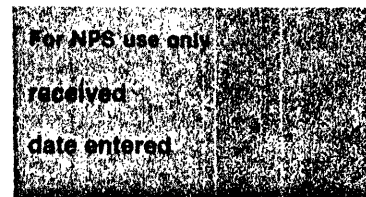
320 Grove Avenue (1896)(Photo #45) is a two-story rectangular Shingle Style house, the best of its type in "The Village". The left bay advances in a pavilion with recessed porches filling the reentrant angle. The first story has narrow weatherboard, the second a flush shingle skirt and alternating butt pattern and gables varying cuts of shingle. The pavilion has a three sash mullion window on the first floor, a central sash with small multiple pane side lights on the second floor and wide two part windows in the gable. The cross gable is salt box sweeping out over the porches and back over a single story at the rear. The porch has a straight balustrade with plain pillars supporting a balcony porch behind a shingle skirt rail. Large multiple light double doors give access from the master bedroom to the balcony. The main door is paneled and has a pattern frosted on the one light. The right (south) gable has an overhanging pedimented three-part louvered ventilator. There is a large corbel patterned interior chimney.

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27 Worthington Avenue (Photo #81) is an unusually fine early Georgian Revival (1905). Rectangular in plan, it sits on the ubiquitous quarry cut limestone foundation. The walls are narrow weatherboard with end pilasters. There is a wide and shallow pavilion. The large main central doorway has a panel door with one light and a Greek Revival criss-cross frame with leaded art glass. In the right bay is a Queen Anne type parlor window and on the left, French doors. The porch is a rather light Doric order with very busy turned balustrade. Over the doorway on the second level is a three-part mullion window with the narrow side windows having diamond panes. The pavilion is crowned by a dentiled pediment with a Palladian window that has wood tracery in the lights. The eaves are dentiled box cornice gutters. The roof is hip, clad in composition shingle. There are gable dormers on each side and large interior chimneys left front and right rear.

104 Wyoming Avenue (Photo #17) is a large and excellent example of a turn-of-the-century American Foursquare tan brick house (1908). The facade is spanned by a one-story porch with brick rail and heavy bracketed piers. The central doorway has large double oak paneled doors with multiple lights. On each side are broad polygonal bays. The second story has a central polygonal bay with two windows on each side. The roof is hip, clad in the red tile and has hip dormers at each end. There is a box bay and exterior chimney on the left (west) end and interior chimney in the right hip. There is a large architecturally compatible garage at the right rear of the lot.

612 Springfield Pike (Photo #102) is a Tudor Revival (1910) by the noted firm of Samuel Hannaford And Sons Architects. It is an irregular rectangle in plan with a wing in lesser scale to the rear. The walls are stucco and half timbering and the foundation concrete. There is a low concrete-railed patio porch across the right two-thirds with brick steps on the left. The main door is left with double multi-light doors, Doric surround, a hip hood and two half finials. Windows are mullion or ribbon form with 6/1 or 6/6 double-hung sash. The left and right bays advance on the first floor with tall casements and a hipped hood. The second bay has a four part mullion window on two floors with half timber spandrel panels between the floors. Between the fourth and fifth bay is a wire brushed brick chimney with random stones and brick patterns. The left two bays have an off-center gable and the door bay a gable. Eaves have exposed purlins. The roof is slate clad. On the right (south) end a small porch is recessed into the roof. The rear wing has recessed entrance bay under a slate hood. The second story is polygonal at the end and is solid ribbon of windows. There is an architecturally compatible two-car garage in the northeast corner of the lot.

510 Springfield Pike (Photo #103) is a highly picturesque five bay English Cottage Style (1925) of irregular plan with stone and stucco walls. A triple gable advances on the right with a deep set circular doorway left that has a plank door and prominent wrought iron hardware. The center gabled bay is stone to the lintel line with a large steel frame casement window (all windows steel). The right gable is half timbered with a carved lintel in grape vine pattern with crest. To the left of the doorway is a massive exterior wall chimney, stone to above the eave, flemish bond brick in multiple flues above and crowned by three twisted chimney pots. The roof is complex with saddle back hips clad in shakes. On the right side there is an interior wall chimney. South end and rear roof plains have recessed hip dormers.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	___ architecture	___ education	___ military	___ social/
___ 1700–1799	___ art	___ engineering	___ music	___ humanitarian
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation
		___ invention		___ other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The properties nominated as a part of the Wyoming Multiple Resource Area are significant under Criterion A for their role in the suburban development history of Cincinnati; for Criterion B through their association with major industrialists and their families; and for Criterion C as representatives of a range of architectural styles from early 19th century Victorian Italianate to early 20th century Tudor and Georgian Revival.

Wyoming, Ohio provides an exceptional visual record of metropolitan suburban development from the middle of the nineteenth century to the Depression. Four Miami and Erie Canal locks in the adjacent community of Lockland provided a good head of water for an early industrial center in the 1850's. The factory managers built their Victorian era homes (Photo WH1) a short distance away on attractive wooded hillsides overlooking the Mill Creek Valley. Arrival of a railroad in 1851 established a barrier between blue collar industrial Lockland and the management community that became Wyoming. The healthy scenic location and easy rail transportation encouraged growth of Wyoming during the rapid expansion of Cincinnati industry in the "Gilded Age." Over a quarter of the properties nominated are Eastlake and Queen Anne in architectural character (Photo WH8 & #15). CHIC, a Cincinnati magazine, referred to Wyoming as "The Queen of Suburbs" in December 1892. Arrival of the Inter-urban and trolley tracks along Springfield Pike at the turn of the century added a component of white collar, middle class bungalow dwellers (Photo #11, 98 & 109). Its character set in the nineteenth century, Wyoming remains a middle class bedroom community with an unusual degree of continuity, both social and architectural.

The resource area west of Springfield Pike, known locally as the "Wyoming Hills" continued to develop as large estates up to the First World War (Photo WH4). In the 1920's, the country roads and winding lanes began to slowly develop as a widely disbursed upper middle class suburb and with Tudor and Georgian Revivals. Intensive suburban development of the "Wyoming Hills" area did not occur until after World War II.

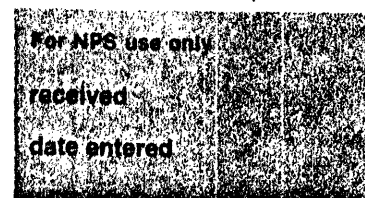
"The Village" is the local expression for the cluster of heavily tree shaded streets (Photo #36) between the railroad and Springfield Pike. Wyoming Avenue (Photo #8) stretches from the Pike to Lockland, dividing "The Village" Historic District into north and south halves. Burns Avenue bisects it again into four quadrants (see the 1874 map of Wyoming). The earliest residences disbursed along these thoroughfares are Victorian Italianate (Photo #11 and 33) with very few exceptions. The Presbyterian Church manse (Photo #14) on Wyoming and the Baptist Church (Photo #28) on Burns are outstanding Gothic Revivals. The best historic vista is along Worthington Avenue (Photo #76-82), an early side street in the southwest quadrant. In the northeast quadrant near the railroad is a modest black neighborhood (Photo #1-5), the remnant of a servant quarter. A few of the early houses in this area have retained historic

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character enough to be included in the "The Village" Historic District

There were some early plats and faltering development in the northwest quadrant of "The Village" Historic District. But, it was efforts of the Wyoming Land and Building Company with offices in Cincinnati that made Wyoming a suburb. Their subdivision was the southwest quadrant (see the 1874 map enclosed). The architectural character changed from Victorian Italianate to fifty-seven per cent of the nineteenth century buildings being Eastlake (Photo #32) and Queen Anne (Photo #15) designs. Building continued to be almost all frame construction. The Presbyterian Church (on the National Register) (Photo #13) is the one stone Richardsonian Romanesque. The more modest southeast quadrant contains a significant collection of Queen Anne (Photo #43) and Shingle Style houses (Photo #45 & 13) from the 1890's as well as early twentieth century examples (Photo #29).

The twentieth century saw another change in the architectural character of "The Village". Large houses are still constructed (Photo #17 & 102), but the majority are more modest structures (Photo #22). Stucco and brick veneer are the most popular materials (Photo #41). There is a good collection of American Foursquares (Photo #10 & 85) with some being quite pretentious. The Arts and Crafts movement influenced a third of the twentieth century houses, mostly bungalow types (Photo #49, 61, 94 & 98). The various colonial revival styles are about a fifth (Photo #51, 81 & 89), and the English picturesque types the same (Photo #25 & 103). Modern architecture has not had any appreciable impact. Small neighborhood commercial nodes are found at each end of Wyoming Avenue (Photo #7, 8 & 104). "The Village" Historic District was essentially filled in by the time of the Depression. There are somewhat less than ten per cent intrusions spread fairly evenly.

Prior to suburban development, Wyoming's settlement history began with the arrival of white settlers in the first decade of the 19th century. They came with their families from the northern states of New Jersey, New York and Pennsylvania. After arrival, they became farmers, clearing land and building log cabins in the midst of a densely wooded wilderness. Most of these early farm families remained for generations and intermarried with their neighbors. Some of their names remain in the community today: Pendery, Wilmoth, Burns, Oliver, Allen and Riddle.

In 1806, a short cut in the Great Hamilton Road was carved through the wilderness. The Great Road, running from Cincinnati's Fort Washington to Fort Hamilton, was an old Indian trail and the path used by General Anthony Wayne on his way to victory at Fallen Timbers. The New Road, as the short cut was called, ran along a section line in the Miami Land Grant Symmes Purchase and is known today as Springfield Pike (State Route 4). In 1834, improvements increased the road's importance. A group of Wyoming farmers whose property bordered the New Road participated in forming a toll-road company and rebuilt the road to state specifications. The road became a major route for livestock going to the Cincinnati slaughterhouses.

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The architecture of this early agricultural period began with log cabins on the original farms. These were replaced with modest Federal and Greek Revival style homes as the farmers became more prosperous during the first half of the 19th century. Most of these were also replaced during the second half of the 19th century. A few examples remain today: the Riddle-Friend House (1832) at 507 Springfield Pike (Photo WH5), the Shepherd House (before 1847) at 914 Oak Avenue (Photo VIL2) and the Victorian Italianate George George House (c.1870) at 313 Elm Avenue (Photo #52) which falls at the end of the period.

After this agricultural base was established, the growth of 19th century Wyoming was influenced by three modes of transportation which developed during that century: The New Road which was cut through in 1806, the Miami-Erie Canal in 1828, and the railroad in 1851.

The major route north from the early settlement at Fort Washington was an old Indian trail which became known as the Great Hamilton Road (Wayne Avenue in Lockland today). In 1806 a short cut in this road was cut through the woodlands along a section line in Springfield Township. This new path is today known as Springfield Pike. Not only did this new road provide north and south accessibility to the Wyoming Hills, it also provided business opportunity for the early Wyoming farmers. In 1834, farmers Burns, Riddle and Pendery joined in the formation of the Hamilton, Springfield and Carthage Turnpike Company. This company turned the new road into a very thriving toll road business. The last remaining turnpike mile marker is being nominated (Photo WH18).

With the construction of the Miami-Erie Canal in 1828, another new era began. Four locks were opened in what was to become Lockland, an early city just to the east of Wyoming. The canal became a major industrial transportation route for coal, starch, beer, flour, etc to and from Cincinnati. The water power generated by a 48 foot drop at the locks provided power to manufacturing mills along the waterway. Flour, starch, paper and cotton mills moved to Lockland and attracted many workers. Lockland's industrial growth became the impetus to Wyoming's residential growth. The owners of these businesses desired fine homes away from the manufacturing hubbub but within a reasonable commuting "horseride". Wyoming, blessed with beautiful topography became the most desirable location for these affluent entrepreneurs. This association created Wyoming Avenue as the main route to Lockland. The owners of Stearns & Foster Company, Tangeman Paper, House & Palmer Flour, etc. all built and lived in Wyoming.

The agricultural aspects of Wyoming gave way to a growing suburban atmosphere. Mill owners from Lockland bought land along the existing roads now known as Wyoming Avenue, Burns Avenue and Springfield Pike. Wealthy industrialists such as Charles Woodruff, George Palmer, the many Stearns and John Tangeman built fine Italianate in both brick and weatherboard. The upper middle class such as Judson Harman and Charles Fey built center gable Stick Style and more modest Italianate.

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Representative of the Lockland connection are:

George H. Friend House (Photo WH5)	507 Springfield Pike Fox & Friend Paper Mill	Greek Revival (alt.)	1832
John Tangeman House (Photo WH1)	550 Larchmont Tangeman Paper	Victorian Italianate	1857
The Baptist Church (Photo #28)	Burns Avenue	Gothic Revival	1882
Presbyterian Church manse (Photo #14)	217 Wyoming Ave. George S. Stearns built	Gothic Revival	1870
George B. Fox House (Photo #78)	209 Worthington Ave. Fox & Friend Paper Mill	Victorian Italianate	1873
Alfred Stearns House (Photo #73)	127 Stearns Ave. Lockland Lumber Company	Victorian Italianate	1875
Gideon Palmer House (Photo #73)	313 Burns Ave. House & Palmer Flour Mill	Hi Victorian Ital.	c.1874
George House residence (Photo #11)	310 Wyoming Ave. House & Palmer Flour Mill	Hi Victorian Ital.	c.1874
Charles Woodruff House (Photo WH2)	411 Springfield Pike Lockland Lumber Company	Victorian Italianate	c.1855

The railroad came to Wyoming in 1851 when the Cincinnati, Hamilton and Dayton Railroad single track line opened. This occasion marked the expansion of Wyoming from a Lockland suburb to a Lockland and Cincinnati suburb. During the railroad's heyday, a Wyoming passenger could catch any of 33 daily trains at the Lockland Wyoming Station just off Wyoming Avenue and reach downtown Cincinnati in 24 minutes. Today, the trip by car takes approximately the same amount of time.

The railroad also created a physical barrier separating the developing communities of Lockland and Wyoming. This barrier eventually became the boundary line between them.

Cincinnati business owners and entrepreneurs moved to Wyoming looking for fine homes, beautiful location, strong community and an educational emphasis—all within a commuting distance to work. Women were an important part of community. This is most aptly demonstrated when all the residents of the area, men and women, assembled at Col. Reily's Home [now at 629 Liddle Lane (Photo WH70)] in 1861 to choose a name for their village. By 1880, three farms were being developed due to the death of the original owners. Wilmuth Farm was sold to George Fox, a Lockland entrepreneur, who sold that land on a rather piecemeal basis. Dissatisfied with the results of that effort, a group of residents bought and platted the Burn's Farm area in 1874. This was Wyoming's first planned development and it, along with the benefits of wonderful "country living", was widely marketed to Cincinnati residents. The Hammerlein Farm next to the railroad station was platted by a group associated with the railroad and lumber mills in Lockland. Efforts were so successful that the population doubled from 840 in 1880 to over 1800 in 1892. (See the enclosed maps "Farms of 1848" and "Wyoming Land and Building Co.")

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The business district established itself near the large and elaborate "Lockland and Wyoming Station". The station was the center of village life when the carriages gathered to meet the commuter trains going to and returning from Cincinnati. Unfortunately, the station and the square were torn down in the 1940's and replaced by a blacktop road and open space.

Fine estates of the wealthy continued to be built along the Wyoming Hills. The most impressive early structure was Twin Elms, home of Robert Reily (629 Liddle Road) who is known as the father of Wyoming. He built a huge and beautiful brick Gothic Revival just like the homes being built by his wealthy friends in nearby Cincinnati. In "The Village" area fine homes were built on smaller plots of land. Eastlake (Photo #32) and Queen Anne (Photo #77) pattern book styles were primary styles, most are excellently maintained today.

The use of weatherboard for the exterior of these buildings is significant because brick was preferred in southwestern Ohio buildings. Here, however, the proximity of lumber mills at the locks of Miami Erie Canal and the influence of the owners who lived in neighboring communities created the distinctively New England "weatherboard" character of Wyoming and neighboring Glendale and Hartwell. It is worth noting that Glendale has a somewhat more exclusive character and Hartwell somewhat less. Wyoming inbetween is the essence of middle class suburbia.

High Victorian proportions persist somewhat later than one expects in most areas. The broad Queen Anne parlor window with art glass in a smaller upper sash is found, but not prevalently until quite late. There is a persistent influence of Eastern Stick Style throughout the period of nineteenth century wood construction. Eastlake work was popular but with somewhat less flamboyance and not so much turned spindle work. "Keeping up with the Joneses" was widely practiced by "modernization", most notably the alteration or addition of neoclassic porches (Photo #16). The primary stylistic influences are Victorian Italianate (Photo #11), Italian Villa (Photo #95), Eastlake (Photo #75), Queen Anne (Photo #87) and Shingle Style (Photo #23).

The churches of "The Village" are the monumental buildings. The Episcopal and Catholic churches are excellent buildings, a tribute to the community, but built out of the historic period. The magnificent Baptist Church (1882)(Photo #28) is by the noted Cincinnati architect A. C. Nash. It is in Stick Style Eastlake wood of the early Lockland oriented period. The Presbyterian Church (1888)(Photo #13) is by the most prestigious architectural firm in southwest Ohio, Samuel Hannaford and Sons. It is built in Richardsonian Romanesque stone representing the influence of the new Cincinnati commuter leadership. Both historic churches have at least regional significance architecturally.

Some houses which represent the Cincinnati connection are:

George Barrows House (Photo #66)	240 Elm Ave. Standard Wagon Co.	Ital. to Queen Anne	c.1874
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Theodore George House (Photo #54)	140 Elm Ave. Cincinnati Gas Co.	Queen Anne	c.1890
Addiane James F. Milholland (Photo #95)	124 Wentworth Ave.	Italian Villa	c.1886
John Pfaff House (Photo #8)	216 Wilmoth Ave. Pfaff, Webb & McCabe (varnish)	Queen Anne	c.1890
Charles Ault House (Photo #51)	50 Elm Ave. Barrett, Dole & Co..	Neoclassic	c.1895
Prof. W. H. Pabodie House (Photo WH3)	131 Brooks	Second Empire	c.1870
Josiah Kirby House (Photo WH4)	65 Oliver Rd. Bung Manufacturing Co.	Queen Anne	c.1890

The progressiveness of the 1890's set the tone for the next century in Wyoming. A beautiful new school with an excellent reputation was in operation. The Improvement Association, a private group of residents, planted trees and were instrumental in street improvements and numerous other beautification projects. The Amusement Hall provided a recreational, cultural and social center for the residents. Wyoming firmly established its independence from Cincinnati by opening its own waterworks plant in 1892 and by becoming the first village in Ohio to undertake systematic laying of concrete sidewalks.

As the twentieth century began, transportation again proved to be a critical enabling factor in Wyoming's next stage of growth. The Interurban Electric Railroad Millcreek Valley Line opened on Springfield Pike in 1899, followed two years later by the Glendale to Cincinnati Trolley Line along the same route. Now Cincinnati's middle class workers as well as business owners had commuter access to Wyoming. Their more moderate houses began infilling the village and along the Pike, eventually equalling the number of 19th century building in the village. Although population growth was steady, Wyoming did not achieve city status (pop. 5000) until 1949. The Wyoming Hills west of the Pike continued as an area of disbursed estates. The newcomers adopted the established community attitudes emphasizing quality of life, community and education. This is demonstrated in the exceptional quality of many of the smaller houses built during this time. It is also demonstrated in the quality of the black community emphasis on education, pride and entrepreneurship.

Most of Wyoming remained employed during the Depression but progress slowed. Fewer houses were built but the Presbyterian Church added an addition in 1930. Significant in these years was a new preservation movement. Wyoming residents no longer tore down the old houses to build new. Now, classical changes and additions were made to existing homes in order to improve and modernize them (Photo WH2). Modest homes

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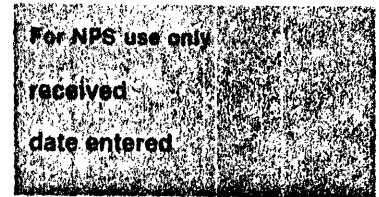
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were moved to the servant's area near the railroad tracks (Photo #2). Some Victorian structures were stuccoed and redesigned as English Cottages (Photo #103) or in Tudor style (Photo #70). Building continued in the village area until World War II by subdividing many of the huge old lots. This served to create an unusual mix of architectural character.

Twentieth Century building in "The Village" does not have the distinctive features of the earlier houses, with exceptions. Its improvements add a historically significant collection representing this community's changing taste.

Examples of early 20th century houses are:

Otto Armleder House (Photo #53)	104 Elm Ave. Wagon & truck mfr.	American Foursquare	c.1905
Samuel Blackburn House (Photo #55)	131 Elm Ave. Morris Foundry & Morris Tool	Georgian Revival	c.1910
David Jones House (Photo #102)	612 Springfield Pike President, Lunkenheimer Co.	Tudor Revival	1910
Clarkson Taylor House (Photo #91)	23 Wilmuth Harkness & Cowing Candles	Georgian Revival	1924
Elmer Hess House (Photo WH15)	Architect Walter Cordes 333 Springfield Pike President, Spring & Axle Co.	Queen Anne Influence	1905

By mid-twentieth century, the village area had begun a period of stagnation and decay. Many community leaders wondered if mass demolition might not be the best route. Mortgages became very difficult to obtain and some fine buildings were torn down. At the same time, hilltop area's new construction clearly became the housing choice of home buyers. Young professionals began revitalization of the area in the 1970's. This blossomed into large scale rehabilitation which has improved and stabilized the village area in the 1980's.

Historic Wyoming as we see it today represents the period after the railroad made Wyoming a commuter suburb. It should be noted that the early farm families and the owners of Lockland industries continued to make Wyoming their home. "The Village" Historic District was selected as the most historically representative core area with homes of a cross section of the community including the servants of the more affluent and remnant of the commercial service area. The boundaries are cut where the most representative structures taper off into less notable or later development. The individual sites selected represent the historic development of the community and are the best preserved. There are only two properties included that are generally exempt; the Presbyterian and Baptist churches which are clearly significant for their architecture.

9. Major Bibliographical References

Cincinnati William's Directories 1850 - 1980

Teetor, Henry B. The Past and Present of the Millcreek Valley, Cohen and Co., Cincinnati, 1882

Guastafarro, Kathy Lang, ed., Wyoming Centennial, Association, Inc. 1974. (see cont. sheet)

10. Geographical Data

Acreage of nominated property 1,772 Resource Area, 178 "The Village" Historic District

Quadrangle name Cincinnati Post

Quadrangle scale 1:24,000

UTM References

A

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7	1	8	1	7	0
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4	3	4	5	2	7	0
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Zone Easting Northing

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7	1	8	8	5	0
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4	3	4	4	9	4	0
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Zone Easting Northing

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7	1	8	6	1	0
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4	3	4	3	8	5	0
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7	1	8	2	9	0
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4	3	4	3	7	6	0
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7	1	8	1	2	5
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4	3	4	4	0	2	0
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Verbal boundary description and justification The resource area boundary is the village boundary during the selected period of significance. This includes the original boundary of 1874, an annexation on the northend of 1904 and a small one at the southend in 1906 (see annexation map). "The Village" Historic District boundary and justification are on cont.

List all states and counties for properties overlapping state or county boundaries

sheets.

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Jennifer McCauley, Chairman
Wyoming Historic Preservation Committee

organization City of Wyoming

date August 16, 1985

street & number 806 Oak Avenue

telephone 513/821-⁷⁶⁰⁰6700

city or town Wyoming

state Ohio 45215

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national

___ state

☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

W. Ray Luce

title

SHPO

date

July 7, 1986

For NPS use only

hereby certify that this property is included in the National Register

Patrick Andrews

date

8/25/86

Keeper of the National Register

Attest:

Chief of Registration

date

See Continuation sheet for Justification

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Continuation sheet Wyoming, Ohio Resources

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Item Number 9:

Oral Histories Compiled by WHP Committee and Wyoming Historical Society,
major contributors:

Katie Bond
Ann Helmsderfer
Gertrude McSlwain
Shirley Wrampelmeier

Pendery Family History Book

DAR Revolution War Records

Hamilton County Courthouse & Plot Books and Deed Transfers

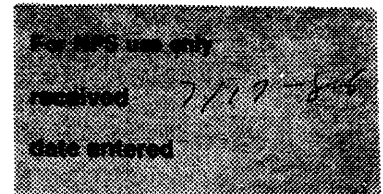
Ault, Pendery, Woodruff Family Files, Cincinnati Historical Society

Item Number 10:

Springfield Pike is the historic and logical east boundary between "The Village" and "Wyoming Hills". North of Wentworth Avenue the building stock is mostly in the period but the general architectural quality sharply declines. North and east of the boundary there is an area of excessive renovation. East of Grove the quality of architecture declines and the number of intrusions become unexceptable. South of Waverly and east of Burns is an area not developed until the post WWII building boom. The south boundary is the city limit excluding several lesser quality houses. In the southwest Elm, East Mills and Allen Avenues have a high level of intrusions and lesser quality buildings. (This southwest corner was the most difficult point of boundary selection, it has been generally agreed upon by compromise.)

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Continuation sheet

Item number

Page 1 of 2

Multiple Resource Area
Thematic Group

dnr-11

Name Wyoming Multiple Resource Area
State OHIO

~~Administrative Review~~

Concur Patrick Andrews 8/25/86

Nomination/Type of Review

Date/Signature

1. Baldwin, Joseph W., House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

2. Bromwell, Jacob, House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

3. Fay, Charles, House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

4. Hess, Elmer, House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

5. Kirby, Josiah, House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

6. Luethstrom--Hurin House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

7. Moore, Charles H., House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

8. Pabodie, Professor William,
House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

9. Pollock, John C., House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

10. Reily, Robert, House

Entered in the
National Register

for Keeper

Shelore Byers 8/25/86

Attest

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National Park Service

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Continuation sheet

Item number

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Multiple Resource Area
Thematic Group

Name Wyoming Multiple Resource Area
State Ohio

Nomination/Type of Review

Date/Signature

11. Retszch, W.C., House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

12. Riddle-Friend House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

13. Rychen, John, House

~~Entered in the~~
~~National Register~~ Determined Eligible
Substantive Review Keeper

Patrick Andrews 8/25/86

DOE/OWNER OBJECTION

Attest

14. Sawyer, Louis, House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

15. Stearns, Edward R., House

~~Entered in the~~
~~National Register~~ Substantive Review Keeper

Patrick Andrews 8/25/86

Attest

16. Stearns, William, House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

17. Tangeman, John, House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

18. Village Historic District

~~Entered in the~~
~~National Register~~ Substantive Review Keeper

Patrick Andrews 8/25/86

Attest

19. Woodruff, Charles, House

Entered in the for
National Register Keeper

Shelene Byers 8/25/86

Attest

20.

Keeper

Attest