

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

HISTORIC RESOURCES OF EAST TOLEDO

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

ETHNIC SETTLEMENT OF TOLEDO (1830-1930)

WORKING CLASS SETTLEMENT OF EAST TOLEDO (1852-1930)

C. Form Prepared by

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (☐ See continuation sheet for additional comments.)

Barbara Pave - Dept. Head
Planning, Inv. & Reg.

6-18-96

Signature and title of certifying official

Date

Ohio Historic Preservation Office -- OHSHPO

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Patrick Andrews
Signature of the Keeper

8/8/96

Date of Action

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I. INTRODUCTION

A. IMMIGRATION IN AMERICA AND TOLEDO

Beginning in the 1870s, a phenomenon occurred in the United States that had not happened previously in its history: The country, particularly in the midwest and northeast, experienced unprecedented industrial expansion and urbanization. This era, often referred to as the "golden age" of iron and steel, would witness some of the most dramatic increases in population and density of buildings in American cities. Immigrant groups, as well as rural native white Americans, fueled by these new economic opportunities, poured into northeastern and midwest cities at unprecedented rates, eclipsing the first wave of immigration of the 1830s and 1840s. In Toledo, as in many other cities, this first wave of immigrants were largely composed of English-speaking people, primarily of English, Welsh, Irish and Scottish ancestry. Many of these early immigrants came directly from New York State across the Erie Canal, though many others were of similar Anglo stock from the New England states. A few came directly from Great Britain itself.

This trend of mass immigration would continue for another fifty years, peaking about 1905 and gradually tailing off until virtually ceasing about 1930. The immigrants represented more than a dozen European countries, each one with different cultural traits, religious beliefs and languages. Each group, especially the larger immigrant groups, not only brought their customs, traditions and beliefs with them, but eventually tempered much of American urban society with these traditions. Although many immigrants realized that some assimilation was necessary in order to survive and compete they nevertheless maintained and openly exhibited enough of their own traditions and beliefs to alter the cultural composition of many northeastern and midwest American cities. Their impact varied from city to city, but everything from housing styles to cuisine was affected to some degree by these immigrants.

Over 5.2 million immigrants moved to the United States during the 1880s, almost double that of the previous decade. Between 1910 and 1920 that number jumped to 8.8 million. With these ever increasing numbers of immigrants moving to America, the immigrant population increased at a faster rate than the native-born population. As a result, the ratio of immigrants to native-born would increase also. By 1920, immigrants made up almost half of the labor force in America.

Toledo, like many other midwest cities and the nation as a whole, was experiencing massive urbanization brought about by dramatic increases in the

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manufacturing sector. New factories were opening up all throughout the city, creating a huge supply of job opportunities. With so many new jobs available, Toledo's manufacturing leaders had to look for outside help to fill the necessary new positions because the local labor force could no longer provide the adequate numbers of laborers to meet their ever-expanding needs.

To supplement the local labor force, manufacturers turned to the Eastern Europeans who were now entering the county in droves. Hence, by the 1880s Toledo's population and cultural makeup, like America's as a whole, was beginning to be influenced and shaped by the various immigrant groups. Although the influence of the dominant ethnic groups that came to Toledo would affect this area differently than other midwest and northeastern cities, the impact of the groups as a whole would nevertheless be unparalleled. As a case in point, Toledo's immigrant groups remained more cohesive for a longer period of time than groups from other cities such as New York, Chicago, Detroit, and Cleveland. Also, the rate of home ownership among Toledo's immigrants was the largest of American cities above 100,000 population, in 1900 (58% in contrast to New York's 11%).

In Toledo, there is no area where this was more true than in East Toledo which always had the greatest agglomeration of working class residents. This made it ideal for new manufacturing sites and would set up the scenario for mass Eastern European settlement.

The immigration of Eastern Europeans into Toledo during the late 1800s and early 1900s was one of the city's most important cultural phenomena. Between 1870 and 1930, the peak years of immigration to America, immigrants from over 40 different countries settled in Toledo, ranging in size from less than 500 in the case of the Norwegians to over 70,000 in the case of the Germans. In East Toledo, where some of the heaviest concentrations of immigrants could be found, the most dominant group, by far, was the Hungarians. The Hungarians, like other groups, had been hard hit by a souring economy in their homeland and were looking for new sources of income. Many had lost their land and were facing hard times because of declining cottage industries. Stricken by poverty, they began emigrating to America in droves. By the 1880s the first trickle of Hungarian immigrants had arrived in Toledo. A decade later, the Hungarians had established themselves in a large part of East Toledo, after the National Malleable Castings Company opened a plant in Toledo and transferred Hungarian workers from its already operating plant in Cleveland.

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Continuation SheetSection number E Page 3B. EAST TOLEDO: GENERAL HISTORY 1830-1944

The city of Toledo is located in the Maumee Valley, in the northwestern region of Ohio. The area known as East Toledo is that portion of the City of Toledo which is situated on the east side of the Maumee River, and is connected to the greater Toledo area by a series of bridges. The Maumee River is a natural dividing line separating the two parts of Toledo and forming East Toledo's western boundary. To the north the Maumee Bay acts as a border, with the Oregon City Limits to the East and the Wood County line forming the southern border. The East Toledo area is characterized by ethnic and working-class neighborhoods which evolved as a result of the existence of numerous local industries. These neighborhoods feature a variety of late 19th and early 20th century residential, commercial, industrial, and ecclesiastical architecture. The majority of the residential buildings (approx. 90%) are frame, one-and-one-half story, vernacular, single-family dwellings with gable, clipped-gable or gambrel roofs and full, front porches. Other construction materials used are brick, stone, and cast-concrete block. The neighborhoods are composed of mixed-use residential streets featuring a diverse collection of ethnic churches, one and two story commercial buildings, and small commercial districts.

The east side of the Maumee River developed simultaneously with, albeit more slowly than, the west side. Between 1817 and 1840 the Maumee Valley was an urban frontier with at least fifteen towns platted along a twenty-mile strip of the Maumee River. Among the towns platted, both Maumee and Perrysburg eventually became major suburbs of the Toledo area; Utah and Oregon became part of East Toledo. Early settlement of the east side included the Isaac B. Worden farm located on the river bank near what is now Oak Street. It was on this farm that Mr. Worden, in 1826, built the first house on the east side and planted three acres of corn. By 1830, other farms appeared - the Potter farm (covering part of what became Potters Addition) and the Bissell and Hicks farms (running from Oak Street to what is now East Broadway) - which included cultivated land and houses.

Active settlement of the east side began in the 1830's with the founding of the town of Oregon (in what is now the southeast part of the city near the intersection of Fassett and Miami Sts.), by Isaac Street. Here Street built a hotel, store and fifteen houses with the hope of changing the location of the Miami & Erie Canal to the east river bank, and making his town of Oregon the commercial center of the entire valley. His scheme failing, the town was sold at auction five years later, in 1835; (the name of Oregon, however, was later used to name the township). Much farther north, the town of Lucas (in what was

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to become the Ironville district) suffered a similar fate.

Utah was the first developmental area on the East Side. It was bounded by Front Street, on the north; Oak Street, on the west; East Broadway, on the east; and Starr Avenue, on the south (see map). In 1839 Elijah J. Woodruff took over the Bissell farm and built a new residence at the corner of Euclid and Starr in 1852. It was in 1851 that east side resident Judge Potter, the democratic member of the U.S. Congress opened a post office on the East Side, which he named Utah; Elijah Woodruff was appointed postmaster. The first business operated in this part of the East Side was a saw mill, built in 1848 on the river bank at the foot of Elm St. (now Steadman). The first store, a small frame building, was erected in 1849 on Front St. near the foot of Oak St. Another saw mill was built in 1850 at the foot of Cherry St. (now Euclid) and another store that same year. 1851 saw the first hotel, on Front near Oak. None of these buildings remain extant except for the Woodruff residence.

What had, until 1850, been primarily farm land was fast becoming a business center. This was aided by the building of the Toledo, Norwalk & Cleveland railroad line through Oregon Township, in 1852. The line was supposed to terminate in Toledo, but since there wasn't a bridge across the river the line terminated at the Toledo & Ohio Central docks. Passengers were then ferried across to Toledo. As a result of this situation, Toledo annexed the land east of the river in 1853 and built a railroad bridge across the river in 1856. The first brick store was built in 1863 on the corner of Oak and Front Streets. From that time through 1873 the area around Front and Oak became the major shopping area featuring six groceries, two dry goods stores, a bakery, a boot & shoe store, meat market, and a drug store. Up to 1877 Cherry St. (now Euclid), from Front to First Sts., and Front St., from Main to Oak Sts. were the principal business streets on the East Side. Some of the earliest industry on the East Side was related to farming concerns and the vast amount of timber-covered land. While barrel stave factories were a pioneer industry in Toledo, the timber was also used for charcoal - to fuel the Manhattan Iron Co. in Ironville (for example). It was taken to saw mills which produced lumber for building, or simply cut and burned to make way for farms.

The first pedestrian/vehicle bridge across the Maumee River was built in 1865 (the Cherry Street Bridge). It was a toll bridge, so while access to the East Side was made easier, it was costly and therefore hindered the growth of that part of the city. In 1875 the City of Toledo purchased the bridge and dropped the toll, thus opening the East Side to more rapid development. By 1884 the population of the East Side reached 5,000 and by 1892 a population of 12,000.

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There were several factors contributing to this boom. First, construction of the railroads attracted a substantial workforce to the East Side spurring commercial and residential development. A second factor was the annexing of the East Side in 1853, thus expanding the city of Toledo's boundaries. The free pedestrian bridge allowed for easier access to land and employment opportunities on the east side of the river. A third major influence was the discovery of natural gas for fuel in 1865. The East Side had an abundance of natural gas which in addition to cheap land, extensive river frontage, and the railway facilities attracted manufacturers who were looking for suitable locations for their plants.

By 1894 the East Side boasted of nine railroads which ran through it, to the coal, iron ore, lumber, and sand docks that lined the river front. Along with these shipping facilities grew an industrial complex of oil refineries, ship and boat building yards, iron works, paper and pulp factories, flour and milling complexes, brick yards, bridge contractors, and rolling stock car companies.

These factors combined to spur the residential and commercial development of the East Side during the late 19th and early 20th centuries. Some of the residential areas grew up around a specific industry: Swaynetown, around the Wheeling & Lake Erie rolling car shops (between the Birmingham & Ironville areas); Ironville around the first charcoal iron furnace; Birmingham, around the National Malleable Castings Company; the Mott Ave. district, near the old rolling mill on the site of the current Toledo Edison plant; Southeast Toledo, by the old stockyards and the Pennsylvania & Ohio Central Railroad yards; Cottonwood, around the Smith Bridge Company, and Dayton & Michigan RR shops; and Industrial Heights, near Woodville and East Broadway at the New York Central tracks around the old pump works, the linseed oil mills and the Toledo Bridge Company plant. In these neighborhoods of East Toledo developers built modest, single family dwellings to accommodate factory workers. Factory owners, businessmen, and business owners built larger, more substantial dwellings for themselves, some more ornately decorated with period detailing. These areas became contained, self-sufficient neighborhoods where the residents could walk to work, shop, worship, educate their children, and recreate without leaving their area. The need for transportation was minimal. As a result, East Toledo developed independently as a collection of neighborhoods with small commercial districts and nodes.

Several bridges were added, connecting East Toledo to the west side of the city, and with the increasing importance of the automobile the East Side became more cohesive. And while much industry left East Toledo after 1930, the neighborhoods have remained much as they were at the turn-of-the-century.

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In evaluating the eligibility of the East Toledo area for the National Register, it was compared with other late 19th and early 20th century working class neighborhoods in the City of Toledo. Among the neighborhoods identified were South Toledo (Irish and German), Brown-Dorr-Collingwood, Lagrange, (German and Polish) and Bancroft-Upton-Monroe areas.

Of these neighborhoods all have possibilities for National Register listing. East Toledo was chosen as the first of these areas for nomination because of the extensive amount of survey completed in the area. Using the National Register Criteria, the East Toledo area was examined for integrity and significance of neighborhood residential and commercial structures and streetscapes. This analysis resulted in four areas being identified as districts within the multiple property contexts. These four areas represent the earliest, largest, and most intact neighborhoods of the East Toledo area. They provide an important illustration of the development and growth of East Toledo during the late 19th and early 20th century.

The multiple property nomination for the East Toledo neighborhoods is based on two important contexts, each described at length below. The first is Ethnic Settlement of Toledo, which reflects a national trend of population growth in the major American, industrial cities during the latter half of the 19th century. The second context is Working-class Neighborhoods of East Toledo, which was influenced by Toledo's prominence as an important industrial and manufacturing center, toward the end of the 19th and in the beginning of the 20th century.

II. ASSOCIATED HISTORIC CONTEXTS

A. ETHNIC SETTLEMENT OF TOLEDO (1830-1944)

Toledo, like many nineteenth century American cities, grew as a result of the migration of people from the farms to the cities. As early as the 1850's there was a national movement away from the rural areas. More important than this rural movement, however, was the great influx of European immigrants to the United States. These immigrants, usually peasants in their home country, often settled in the cities.

During the era of the pedestrian, or walking city, which lasted through the 19th century, the location of places to work determined where people lived, thus neighborhoods formed around the central business districts and industrial centers. As transportation improved middle-class groups were able to move away from the central city. This movement vacated additional housing for the

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continually arriving immigrants. Since nationality groups tended to live in distinct areas of the city, among their fellow countrymen, "the residential areas of many larger cities began after 1860 to form a mosaic of immigrant neighborhoods and ethnic ghettos."

Located on the banks of the Maumee River, five miles southwest of Maumee Bay and just eight miles from the western edge of Lake Erie, Toledoans took full advantage of their location and rich natural resources. And with the completion of the Miami and Erie Canal in 1845, Toledo became a canal terminus and an area of commercial and industrial growth. By 1870 Toledo was the third largest city in Ohio, with a population of 31,584. As a rapidly developing industrial and manufacturing city, Toledo attracted diverse ethnic groups. Between 1870 and 1940, the U. S. Census identified 43 distinct nationality groups in the city of which eight (German, Polish, Canadian, Hungarian, Irish, Russian, English, and Austrian) were represented by more than a thousand foreign-born residents (see chart #1). While Toledo's foreign-born population reached 35% in 1870, the total percentage of the foreign element (foreign-born and those with one foreign-born parent) reached 65% in 1890 - falling slightly over the next two decades (see chart #2). Toledo's ethnic communities tended to differ in at least one important regard from those of the larger manufacturing cities. The groups remained more cohesive and for a longer period of time. Their neighborhoods did not experience the rapid population turnover of cities such as New York, Chicago, Detroit, and Cleveland. This was particularly true of the foreign enclaves in East Toledo where large-scale industrial sites and the Maumee River limited customary residential expansion. Also, Toledo's rate of home ownership among the immigrants was the largest of American cities above 100,000 population, in 1900 (58% in contrast to New York's 11%).

While the French were among the first white settlers of the Maumee Valley region (arriving here in the late 18th century), they were never among the largest immigrant groups in Toledo. French-Canadians came to this region after the War of 1812, with the development of the timber industry. They established a small group on the east side of the Maumee River, near the Ironville area. By 1841 there was a sizeable enough French element in Toledo to warrant a church. However, the first French Catholic church, built 1854, was located on the west side of the river. East Side parishioners had to commute by ferry boat to attend services. Another French settlement was established around the Parker Ave. and Greenwood Ave. area, which became known as "Frenchtown." Because the early growth of the East Side was substantially hastened by the presence of the French-Canadians, the necessity for a second French Catholic Church was soon evident. St. Louis church was erected on Sixth Street, on the East Side, in

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1871. Peter Navarre, the "Father of the East Side", was buried after services at St. Louis Church on March 21, 1874.

The German and Irish were the earliest major ethnic groups in the Toledo area. One of the reasons the Irish came to America was to escape the British Flag (since the majority of the Irish immigrants were Catholic). They came to Toledo starting in 1832 to work on the construction of the Wabash & Erie Canal and the Miami & Erie Canal. As a people, the Irish had proved themselves indispensable in canal building as more than 3,000 of them had worked on the Erie Canal in 1818. They were put to work building every canal in the north prior to the Civil War. The favorable work opportunities in America, coupled with crop failures and resulting famine in Ireland during the early 1840's, hastened the flow of immigrants. While the canals were being completed, early railroads began construction, offering continual employment to the Irish immigrants.

Since the majority of the Irish immigrants were poor they tended to settle in the poorer sections or on the outskirts of the City. The canal workers formed the nucleus of Toledo's large Irish settlement and while some squatted along the canals in shacks, an early colony was founded on the west bank of Swan Creek in Toledo's near south side. Another settlement was founded about a mile above the mouth of Swan Creek, along the bank of the Maumee River during the 1860's. St. Patrick's Parish was founded about this time and the church was built at the corner of Lafayette and 13th Street, in 1862. The Irish population reached its peak in Toledo in 1870, with 3,032 foreign-born residents. Only 748 residents of Irish birth were listed on the 1940 census, however:

The German-born residents of Toledo constituted the largest foreign element of the city's population up to 1920. By 1840 German-born residents began coming to Toledo in large numbers from Cincinnati. During this time Salem Lutheran Church in North Toledo (Vistula Historic District, N.R.) was erected (the oldest Lutheran Church in Toledo). A German Methodist Church was built in 1850 and a German Catholic Church in 1854. The original German settlement was along Cherry Street, but later spread to South St. Clair Street. A German colony of Catholics grew up on the East Side and in 1883 the Church of the Sacred Heart, Oswald Street, was dedicated. (East Toledo H.D.). Toledo's German population produced major entrepreneurs, a number of community leaders (including four mayors), and a wide range of cultural activities. Bavarian-born Peter Lenk was one of Toledo's early entrepreneurs, founding the renowned Brand & Lenk Wine Company in 1849 and his own brewery, the City Brewing and Malt Company, in 1854. Another leading, German entrepreneur was Rudolph Bartley who established Toledo's largest wholesale grocery house in 1867. In 1853 the German-language newspaper,

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"Ohio Staats-Zeitung" was established, and by 1900 Toledo's German community supported four ethnic newspapers. In the late 1870's and early 1880's, Toledo had at least nine German beer halls spread throughout the city. By WWII, at least 35 separate German societies and clubs had been organized. After WWII, however, German ethnic activity was affected by a trend that transformed American urban life - large-scale suburbanization.

IMMIGRATION CHART (Figures from United States Census Reports)

ETHNIC GROUP	1870	1880	1890	1900	1910	1920	1930	1940
Germans	5341	6809	11962	12373	15308	8476	7512	4890
Irish	3032	2941	2878	2684	1971	1513	1193	748
Canadian	972	1395	1845	2449	2499	3137	2497	1697
Fr-Canadian	--	--	--	846	534	392	534	324
French	206	304	285	248	246	593	412	255
Norwegian	12	6	40	45	65	--	129	105
Swedish	12	50	52	--	140	273	281	223
Danish	18	74	93	97	118	--	167	127
Polish	17	603	1971	3824	7063	10283	8360	6364
Hungarian	3	55	285	647	2927	3041	2399	2010
Russian	9	17	97	516	3340	2069	1468	1162
Italian	4	17	63	79	270	850	968	859
Mexican	3	2	3	2	6	--	554	196
Greek	--	1	--	20	81	682	820	674
Syrian	--	--	--	--	--	432	577	542
Bulgarian	--	--	--	--	232	683	633	489
Scots	119	180	213	256	328	365	676	442
Welsh	7	18	57	73	61	78	67	38
Chinese	--	3	8	25	33	63	51	35
Czechoslovakia	5	34	--	15	--	349	699	493

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FOREIGN-BORN POPULATION

Year	Total Population	Foreign Born	Percent/Foreign Born
1840*	1,222	--	--
1850	3,829	--	--
1860	13,768	--	--
1870	31,584	11,099	35.1%
1880	50,137	14,349	28.6%
1890	81,434	22,189	27.2%
1900	131,822	27,822	21.1%
1910	168,497	32,144	19.0%
1920	243,164	38,145	15.7%
1930	290,718	33,836	11.6%
1940	282,349	24,747	8.7%

FOREIGN-BORN and FOREIGN-BORN STOCK (All figures based on United States Census Reports)

Year	Foreign-born	Natives with one or both parents foreign-born	Total foreign element	Total Toledo Population
1890	22,189	44,101	66,290	81,434
1900	27,822	50,128	77,950	131,822
1910	32,144	59,383	91,527	168,497
1920	38,144	75,185	113,330	243,164
1930	33,836	78,085	111,921	290,718
1940	27,747	63,100	87,847	282,349

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New immigration began to affect life in Toledo after 1880. Poles began arriving in particularly large numbers after 1890 and two distinct neighborhoods were established - along Nebraska Ave. to the south of the old German settlement (Lenk's Hill), and the other to the north along Lagrange St. The Poles also supported several foreign-language publication. "Gwiazda", a semi-weekly, was started in 1887 by Knights of Labor organizer Anthony A. Paryski and in 1902 he started a daily paper, "The Echo." In 1898 Paryski began publishing an illustrated monthly, the "Dictionary of English and Polish Languages", along with numerous religious newspapers and several Polish books.

By 1920 the Poles had displaced the Germans as the largest foreign-born group, with some 10,283 residents.

In 1892 the National Malleable Castings Company built a plant in East Toledo along Front St. in an area named Birmingham after its industrial counterpart in England. At that time the Company brought about one hundred Hungarian families of skilled foundry workers from Cleveland to work in the plant. These families provided the nucleus for the Hungarian settlement near the plant. As word of the favorable working conditions in America reached Hungary, Hungarians began arriving in Toledo in large numbers. In 1898 St. Stephen's parish, which had been founded in 1892, began erecting the first Hungarian Catholic church, St. Stephen's Church. It was dedicated on New Year's Day 1899. The current structure was built in 1914 and adjacent school building in 1924. The Toledo Hungarian Reformed Church (now Calvin United Church of Christ) was built in 1903 on Bakewell. St. Michael's Greek Catholic Church, on Valentine St., was the third Hungarian-speaking church in the Birmingham area and was built in 1915. Birmingham had become a self-contained neighborhood. Genesee Street was the main shopping strip lined with residential and one-story or two-story commercial structures which housed everything from general stores, bakeries, and tailors to clothiers, boot shops, and taverns. The entire neighborhood was dotted with corner stores, family businesses, and taverns. By 1920 the Hungarian population of Toledo reached 5,470, and today the local churches still offer services in Hungarian. Hungarians also could be found in other sections of East Toledo, including a sizable population in the Industrial Heights neighborhood off Woodville Road, but not in the concentrations as in Birmingham.

Toledo's black community developed differently than in such places as Detroit, Cleveland, and Chicago. Before the Civil War Toledo was part of Ohio's famous Underground Railway, and a number of fugitive slaves seeking freedom in Canada passed through, stopping in Perrysburg and East Toledo. In 1840 Toledo had a small community of free blacks, 54 in all. By 1880 the number had grown to 115. The Warren African Methodist Episcopal Church was

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first organized in 1860. It was the first Black church founded in northwest Ohio and one of the first in the entire midwest. The Third Baptist Church, which followed shortly thereafter, was built in 1868. Toledo's small black community gave rise to a number of civic leaders between 1870 and 1910, and from 1910 to 1930 the black population rose from 1,877 to 13,260 as migration from the rural south to the northern manufacturing cities began to affect Toledo. By 1910, on the west side of the river, there were two major black settlements: The neighborhoods around Nebraska/Division and Canton/Spielbush streets.

At the turn of the century, very few blacks lived in East Toledo. Most were located (but not concentrated) in the southwest on streets like Lakewood, Foulkes, Plumer and Miami. However, by the late 1910s a sizable black community was forming along Ironwood street in a subdivision known as the Co-Operative. The first black family moved to the neighborhood about 1902, and by 1916 large numbers of mostly southern blacks, attracted by railroad work opportunities, were moving into a five block area. One block, bounded by Ironwood, Girard, White, and Crystal Streets, was over 90% black by 1940. Ironwood, as it is known as today, would eventually become the third largest black community in Toledo, peaking in population about 1940. Another major concentration of blacks in East Toledo during this era occurred in the extreme southern part of a neighborhood known loosely as Hi-Level (named after the Hi-Level Bridge). Here, blacks primarily settled along Yondota and Chesbrough Streets south of Navarre, peaking in population and concentration in the early 1920s.

Like the European immigrants, homeownership among Toledo's black community was higher than in many cities, which made the city's population more stable and less open to the racial violence experienced elsewhere.

During the twentieth century, many other nationalities settled in Toledo. The Willys-Overland automobile plant in west Toledo employed about 500 Bulgarian workers just before WWI. The Bulgarian community settled, for the most part, near Front & Main Streets in East Toledo, although a few could be found in the Co-Operative Addition (a neighborhood located near East Broadway and Oakdale).

It was during the Great Depression of the 1930's that the Bulgarian soup kitchen was set up in the Bulgarian section of Front St. shopping area. It was home to Alexander Kochanoff's general store as well as Turkish coffee houses and numerous Bulgarian-owned businesses. Large numbers of Greeks, Syrians, Lebanese, and Near Eastern groups settled in the old upper-middle class residential sections of early Vistula. The Italians settled, for the most part, on the East Side - one settlement near Licking, Elgin, and Front Streets; and a small section on York St. The Czechoslovakians settled an area near Collins Park in East Toledo. It is there, on York St. that they built Holy Rosary Church in 1910. Czechoslovakians, like the Hungarians, worked mainly in the factories and

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shipping and railway yards in East Toledo. Russians, like the Italians, settled in Toledo in substantial numbers, but tended to disperse throughout the city and do not, therefore, have a readily identifiable neighborhood. Similarly, the Greeks never really settled in any large concentrations, although several blocks of the Co-Operative neighborhood were over 25% Greek by 1920 as were blocks in the Vistula neighborhood.

B. WORKING-CLASS NEIGHBORHOODS OF EAST TOLEDO (1850 TO 1944)

Working-class neighborhoods began developing in East Toledo as a result of the influx of industry on the East Side. Located on the east bank of the Maumee River from Toledo proper, the East Side began as a farming and timbering community. Since the ferry boat was the only passage across the river, early industry on the East Side was oriented to the needs of area residents, rolling mills, grist mills, and sawmills, to name a few. Commercial development started appearing in the late 1840's around the Front and Oak Streets area. By the late 1870's this area had become the major shopping district on the East Side featuring bakeries, groceries, dry goods, boot and shoe stores, meat markets, and drug stores.

When the Toledo, Norwalk, & Cleveland railroad line was built through Oregon township, terminating in East Toledo, in 1852 the East Side began to boom. Toledo annexed that portion of the East Side of the river in 1853 and a railroad bridge across the river was built in 1856. The first pedestrian/vehicle bridge was built in 1863. By this time the East Side already had shipyards and coupled with the railroad yards, abundant natural resources, and cheap land the area began attracting industry and a substantial workforce. Commercial and residential development increased rapidly to meet the needs of the growing population. While the new industrialists, bankers, developers, and shop owners built large, elegant homes on the East Side, neighborhoods of one and one & a half story worker-cottages developed around these dwellings and the original old farm houses in the area. Many of the working-class neighborhoods on the East Side developed around individual companies. Birmingham, for example, grew-up around the National Malleable Castings Company, which actually brought workers and their families to Toledo with the establishment of the Company. Swaynetown, an area between Birmingham and the old Ironville area, housed workers for the Wheeling & Lake Erie rolling cars shops; Ironville, which was disappeared into oblivion in the mid-1960s, was the site of the first charcoal furnace in East Toledo; the Mott Avenue district grew-up around the old rolling mill (now the Toledo Edison Plant)

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These East Side neighborhoods housed the workers and some became self-contained islands of activity. The people who worked in the local factory or shop also worshiped at the local churches, shopped at the local shops, recreated in the local halls and taverns, and their children attended the local schools. East Toledo was, and still is a collection of neighborhoods, some so ethnically homogeneous that English was rarely heard on the streets. The workers' residences were modest dwellings, built by developers, which met the need of the workers' modest lifestyles. While the majority of these dwellings were truly modest, that is without unnecessary architectural detail, others contained some individuality, borrowing from an ethnic heritage such as brick double-arched porches or a then popular architectural style like Arts & Crafts. The most widely used building material was wood, followed by brick. But another frequently used building material was cast-concrete block either as an exterior wall construction material, such as found in the Spring Grove Historic District, or for architectural detail, such as in Folk-Victorian influenced porches.

Few carriage houses remain behind the large homes of the wealthy industrialists and business owners. Since the neighborhoods were so compact the workers did not rely on individual modes of transportation. The garages that line the alleys, therefore, were built after the 1920's. And while most of the garages are not contributing to the period of significance, many are contributing by way of their scale, mass, and construction materials. At any rate, they are all built to the rear of the lots, off alleys, and therefore have little impact on the integrity of the streetscapes.

An integral part of these working-class neighborhoods were the corner stores, neighborhood churches, other neighborhood businesses, and taverns. The streets of some of the neighborhoods are, as testament to their pre-zoning beginnings, dotted with one and two story commercial buildings which housed these local businesses. In Birmingham, for instance, while Genesee St. was the main commercial street in the district, there are areas where each cross street features a commercial building on each of the four corners. Other streets may have contained one or more commercial buildings in the center of the block. Generally these commercial buildings house doctor and dentist offices or other businesses on the upper floors, but others had apartments or rooms to let or were the homes of the shopkeeper's family. Most of the commercial buildings have been converted to living quarters like 2016 Genesee, or other uses like this cast-concrete block building at 1302 Kelsey which is now The Church of the Living Epistles. However, some remain unaltered and in use as corner stores like Cready's Convenient Store at 1965 Genesee and the National Bakery at 191 Whittemore.

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The churches are scattered throughout the neighborhoods, located either on wide busy streets like the Euclid Methodist Church on the corner of Euclid Ave. and Starr Ave., or on quiet, narrow neighborhood streets like the Calvin United Church of Christ located on the corner of Bakewell St. and Bogar Ave. Their numbers are plentiful and their sizes varied from the small frame Zion Hill Baptist Church to the large stone Church of the Sacred Heart located at the corner of Oswald St. and Sixth St. The churches vary widely in architectural detail and ethnic influence. The church played a very active role in the lives of the working-class families. Over and above the weekly services they brought the neighborhoods together through a wide range of cultural and recreational activities. The churches also formed organizations to aid the elderly, sick, and poor within the community.

Working-class neighborhoods are an important facet of the American culture. One that has been greatly ignored in the face of our wealth of high-style, more affluent neighborhoods and communities. These neighborhoods, however, were compact and efficient, and they represent a way of life that is all but lost to our society in this last decade of the 20th century. Of the four historic districts contained in this nomination, Birmingham remains the most pure. Although ethnically it has become much more diverse, the Hungarian churches still offer services in the Hungarian language. All four of these districts, however, remain relatively free from decay and urban blight. Their streetscapes are uniform and intact, and for the most part free of mid to late 20th century architectural infill. The neighborhoods are now occupied by what remains of the old world working-class who settled the areas and the new, young, factory and industrial workers. The East Side has remained home to the working-class families of Toledo.

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III. HISTORIC DISTRICTS

A. EAST TOLEDO HISTORIC DISTRICT

The East Toledo Historic District (E.T.H.D) is a rather large area which occupies some 24 streets encompassing 20 blocks of buildings, most of which were built between 1900 and 1930. The district includes contributing buildings from the mid to late 1800's,

Most of the residential architecture is of wood frame construction with some excellent brick and stone examples. Commercial architecture is mainly of brick or limestone.

The southern boundary of the district is the north side of Starr Ave., between East Broadway and Spring Grove Ave. This street developed as part of the area's commercial district and is lined with one and two story brick or limestone commercial buildings. The property in the E.T.H.D. was originally developed as single family residences on farms, or remained vacant. The majority of the residential architecture located in the area southwest of East Broadway was built prior to 1900 while the area to the northeast of East Broadway was developed primarily between 1900 and 1930. Most of the residential buildings in the district were constructed of wood, but there are several examples of brick, stone, and cast-concrete block construction.

Stylistically the majority of the buildings in the district can be classified as vernacular, typically from one and a half to two story, wood-frame structures. Stylistic architecture includes Italianate, Queen Anne, Romanesque, and Greek Revival. Twentieth century styles include the American Four Square, the Bungalow, and Tudor Revival. The district includes neighborhood churches and schools and a playing field that was a WPA project.

Culturally, the most prominent ethnic influence in the district was the German settlement located around the Church of the Sacred Heart on Oswald and Sixth Sts.

Historically, the E.T.H.D encompasses part of the original 1854 Yondota plat and shares the development history of the Yondota Historic District. The remainder of the district developed much more slowly and therefore contains most of the later, 20th century architecture. Perhaps more importantly, however, the E.T.H.D. contains a wide range of mid to late 19th and early 20th century architectural styles. Some of the oldest buildings are found on Platt St. and range from a small "hall & parlor"-type house to large Italianate and Queen Anne

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residences to stately cast-concrete block homes. There are also many Craftsman period homes, rows of one-story worker cottages and catalog houses. While the concentration of commercial architecture in this district is located along Starr Ave. the whole neighborhood is dotted with the occasional corner store or tavern.

For the most part, the East Toledo Historic District was built as single-family, owner-occupied housing and has remained as such. The neighborhood streets are tree-lined and quiet, and community pride is evident in the care that is taken by the East Toledo residents to maintain their historic buildings. Because a large portion of this district developed after 1900 there is a greater concentration of American Craftsman architecture than in the other two large districts, and a more definite change in historic fabric from one area to the next. The East Toledo Historic District distinctly serves to represent the old and the new ethnically, historically, and architecturally more than any other district in East Toledo. It is an example of the blending of the past and present that has been at the core of the community, creating the solid ethnic and working-class neighborhoods of East Toledo.

B. SPRING GROVE HISTORIC DISTRICT

The Spring Grove Historic District is a small area located one block south of Starr Ave. and ending at Greenwood Ave. The district, completely intact is a cohesive collection of single family, residential buildings. What is most noteworthy is that a great number of the houses are constructed from cast-concrete blocks. Although many houses in East Toledo were constructed with this material, nowhere else in the city is there such a heavy concentration of them. All of the buildings were constructed between 1910 and 1917 and are the best examples in the whole city of how cast-concrete was used as a type of masonry. All of the eighteen dwellings in the district were built by a local Toledo contracting firm, Breyman & O'Neil.

During the ten years Breyman and O'Neil were in business the company built a number of homes, both single and multiple-family, on the East Side. The majority of the homes were built of cast-concrete block and were most often built as real estate speculation properties.

The homes located within the Spring Grove Historic District were built during a time of great industrial stability in East Toledo. The influx of industry to the East Side, which began toward the end of the 19th century, created a great demand for housing. The East Side began expanding as the work-

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force grew, factory owners built homes for their workers, and contractors/builders such as Breyman & O'Neil, built speculative homes for investment.

The ~~nineteen~~ dwellings located in the Spring Grove Historic District represent the significant contribution of Breyman & O'Neil to the strong aesthetic character of the architecture found in the East Toledo neighborhoods.

C. YONDOTA HISTORIC DISTRICT

The property in the Yondota Historic District was originally developed as large farms with single-family residences or remained vacant forest-covered land. After 1850, with the success of farming and timbering on the East Side, land began to be subdivided and developed into more distinct residential and commercial areas.

The majority of the buildings in the district are single-family residences constructed of wood that represent a cohesive collection of architecture from the mid to late 19th and early 20th centuries. The earliest existing documented residence is the Ca. 1852 Elijah J. Woodruff home on Garfield Place, which also is the earliest known residential structure to survive in the Multiple Properties nominated area.

Yondota is rich in ethnic heritage, encompassing parts of the early Bulgarian and French neighborhoods located on the East Side. Historically, it includes a portion of the original 1854 Yondota Plat, one of the earliest areas platted on the east side of the Maumee River.

The Yondota Historic District is part of a section of Oregon Township that was annexed to the city of Toledo in 1853. Prior to annexation this land was used primarily for large farms with a commercial area developing along Front St. from Oak St., and industry related to the farming and timbering activities on the East Side. After the railroad bridge was built across the Maumee River, connecting Toledo with the East Side, development of the area began to take off. Developers began subdividing the land in the vicinity of the district. Land was cheap on the East Side and natural resources were abundant, an attractive combination when coupled with the easy river access for industry. The land around the large, old farm houses became subdivided into neighborhoods of one and one & a half story worker cottages and individual high-style homes (built by and for the local business owners and company executives). Throughout the development of the district the majority of the businesses were oriented to

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serving the surrounding neighborhoods. Businesses with a city-wide emphasis over time began to appear in the district including furniture stores, grain and feed wholesalers, and banking & loan institutions. Most of the commercial activity was located along Front St., Oak St., and Starr Ave. Very little of the area along Front St. remains and is therefore not included in the district. Euclid Ave. contains some commercial buildings from Front to Third Sts., and then becomes completely residential, featuring some of the most elegant, high-style architecture in the district.

In summary, the architecture of the Yondota Historic District consists of primarily residential buildings built between 1850 and 1930. Most commercial development in the district occurred after 1850 when general growth of East Toledo pushed development into the district. The commercial development was largely located to the western, southern, and eastern boundaries of the district with residential development filling in the center area. The architecture of the district consists mainly of vernacular forms in both residential and commercial with areas of outstanding stylistic examples found in only one other area of Toledo, the Old West End Historic District (N.R.). The district remains relatively free of decay and urban blight despite the loss of factories and manufacturing facilities in the area. The pride of home-ownership evident in the care given these historic structures reveals an overall integrity of the residential areas that is consistent throughout the whole of East Toledo.

D. BIRMINGHAM HISTORIC DISTRICT

The Birmingham Historic District is located in the central/western portion of the East Toledo area, along the Maumee River. The district includes all or portions of a number of different subdivisions which were platted in the late 19th and early 20th centuries. Almost all of the commercial and residential development in the district occurred after 1892 and was the result of East Toledo's industrial growth. Prior to that time most of the district consisted of vacant land or large farming plots. Most of the residential buildings in the district are wood and were constructed between 1892 and 1920. The majority of the buildings in the district can be classified as vernacular, typically one and one & a half story, wood, single-family dwellings). Stylistic architecture includes Queen Anne, Italianate, Romanesque Revival, and Georgian Revival. Due to the great numbers of Hungarian and Slovaks who settled the area, the vernacular architecture contains very definite ethnic influences. The majority of the commercial buildings are two and three story brick structures with storefronts on the first floors and apartments or offices on the upper floors. There are a few single story examples. Most of the buildings have brick facades

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and are of brick bearing construction. Wood structures are also found in the district, but less frequently than brick. The religious architecture is constructed of either brick or stone, with one wood example.

The perimeter streets are lined with shops, taverns, and industries. The interior, residential streets are a mix of small-scale residential cottages, corner stores, bakeries, taverns, general businesses, churches, and light-industry.

The Birmingham area was annexed to the city of Toledo in 1872. The East Side had become an ideal location of industrial and manufacturing facilities, and along with these facilities came a workforce many of whom were emigres from Europe. Developers began to subdivide the land on the East Side. Some areas were subdivided and developed much earlier than other areas. Some areas were subdivided and developed by one particular company. Birmingham, for example developed around the National Malleable Castings Company plant established on Front Street in 1892.

Birmingham, named for its equally heavily industrialized counterpart in England, evolved as one of Toledo's most unique enclaves. Separated from the larger city that lay west of the Maumee river, and well north of the area known properly as East Toledo, Birmingham developed virtually as a separate entity. Its residents relied on the resources of their neighborhood to sustain their way of life. Settled primarily by Hungarians and Slovaks in the late 19th and early 20th centuries, the people brought many of their Old World traditions with them to the New World. The Birmingham Historic District is significant for both its cultural and architectural merit.

When National Malleable Castings Company established its plant on Front Street in 1892, it brought 100 Hungarian families of skilled workers from Cleveland to work in the plant. These families provided the nucleus for the Hungarian settlement near the plant. In the ensuing decades following this settlement, the area was heavily built-up, so that its present-day appearance is that of a dense working class neighborhood.

Throughout the development of the district, commercial structures were erected on almost every block. The businesses were oriented to serving the surrounding neighborhoods. As late as 1958, the six block section of Consaul St. from Front St. to the railroad contained twenty commercial use structures, encompassing four grocery/confectionery stores, three cleaners, five taverns, two bowling alleys, one theater, and three building supply companies. The commercial

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buildings generally had first floor commercial tenants with office, shops, or apartments on the upper floors.

The residential architecture in the Birmingham Historic District is almost exclusively of the vernacular gable-front type, with two windows and a single door facing the street; sometimes the door is centered, but more often than not it is offset, making the facade asymmetrical. When Toledo's Hungarian immigrants began to erect homes, they chose a type that was not foreign to them, yet was also acceptable in a new cultural ideology. That is, they incorporated some of the architecture from the homeland that they were familiar with into the popular American house types that were being designed and built during the era. The basic shell of the house may have been the same as others built in the city but that's where the similarity ended. The Hungarian architecture incorporated into the house made the houses very distinct and more significant than those built elsewhere in the city. In that way they were able to retain certain cultural ties to their homeland. Magyar Street is an excellent example of this building trend. The size, scale, setback, roof-type, fenestration, and placement of the houses is a striking replication of a street in a rural Hungarian village. The unusual arrangement of the houses on Magyar Street, that of two homes side by side with an open space in between can be found in the rural Hungarian village of Atany as well. This arrangement is an apparent reference to the importance of yards in Hungarian village life.

In summary, the ethnic tradition of Birmingham has played a major role in the districts architectural heritage. The architecture in the Birmingham Historic District consists of primarily residential buildings intermingled with commercial, religious, and light industrial buildings. Most of the development occurred in the late 19th and early 20th centuries along with the general growth of East Toledo. The cultural resources of the district exhibit outstanding ethnic-inspired architecture unmatched in density of influence in other areas of East Toledo. It also contains excellent examples of property-types common only in the Birmingham area.

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F. ASSOCIATED PROPERTY TYPES:

I. NAME OF PROPERTY TYPE: F.1 Commercial Architecture in Ethnic & Working-class Neighborhoods

II. DESCRIPTION

Commercial architecture in ethnic and working-class neighborhoods can be divided into two sub-types: A - Vernacular Buildings and B - Buildings with Ethnic/Stylistic features. These sub-types share common features. Typically they are brick, two to three stories in height, with one or more storefronts on the first floor and secondary businesses or apartments on the upper floors. Most have flat roofs with either cornices or large parapets.

SUB-TYPE A: VERNACULAR BUILDINGS

The majority of the oldest existing commercial buildings in the East Toledo area are vernacular brick structures, save a few frame structures (c.1890). These buildings either lack ornamentation or their ornamentation cannot be identified as any one particular style, hence they can be defined as vernacular.

Very few facades of the remaining commercial structures have survived intact. Over the years many of the buildings have been converted to residential housing with varying degrees of alteration. While the majority of these conversions consist of boarding or bricking-in the large ground floor windows, such as 923 Starr, an easily reversible alteration, others have been re-sided. This process often included changing of windows and complete facade alteration, such as The Payless Shoe Source at 1001 Starr. Typically, these brick facades were plain with stone lintels and some decorative corbeled brick cornices.

After 1900 the commercial structures were influenced by the quality of brick available. Colored brick was introduced and used to create a polychromatic effect on vernacular buildings. Details include flat and round-headed windows; cornice details such as corbelling, diamond & sawtooth designs, dentils, and crenellations; and beltcourses. Another notable materials used for construction during this period is cast concrete block, such as evidenced by the row house apartment at 401-417 Fourth or in the Spring Grove Historic District.

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SUB-TYPE B: BUILDINGS WITH STYLISTIC FEATURES

Buildings with stylistic features are found less frequently in the East Toledo area. Buildings with stylistic features in form and placement of building elements differ from the vernacular only in the use of ornamentation and building elements of Romanesque Revival, Italianate, and Renaissance Revival. These buildings are finely crafted examples of the architectural styles they represent.

One example of the Romanesque Revival style is the Bertok Building (built c. 1902), which exhibits symmetrical facade with castellated parapet, arched double-hung windows with arched stonework above, quoins, dentils, oculi, and facade name plaque. First story contains three storefronts, two with recessed doorway entrance, the other with sidelights.

The Tudor-influenced fire house (c. 1899) features a gable front symmetrical facade with decorative vergeboards and brackets (design is repeated in the steeply pitched side dormers), arched transom above front door flanked by two garage-door entrances, and decorative horizontal band below three 6/1 windows in facade. There are two, extremely narrow lights above the second story with a bracketed sill below. Also featured is a gabled tower in rear of structure with a decorative gable-front cornice and circular windows with decorative brick surrounds.

The only example of Renaissance Revival is found in the Playdium (1902) featuring graceful arches with quoined surrounds on the second floor, oriel windows and heavily renaissance-inspired tin cornices that feature Hungarian ethnic symbols. The building has a mansard roof with scrolled parapet dormers.

The facades of some of these stylistic commercial buildings (such as the Playdium) have been dramatically altered, while others have remained intact.

III. SIGNIFICANCE

These buildings are noteworthy examples of the commercial architectural designs that developed in East Toledo neighborhoods during this period. Commercial buildings in ethnic and working-class neighborhoods reveal the extent to which a neighborhood is self-sufficient. They represent developmental factors which molded these neighborhoods and relate to the social background and status of the area's residents. Therefore, under Criteria A, they are significant under the Ethnic Heritage category. This is for their association with the events that have made a significant contribution to the broad patterns of our history, namely as examples of the working class ethnic settlement in Toledo (1830-1944).

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Under Criteria C they are also significant under Architecture. This is for their association with distinctive characteristics of a type and period of ethnic-influenced or designed commercial property.

The majority of these buildings lack individual significance, but coupled with the residential and religious buildings in the neighborhoods they combine to form a tangible link to the ethnic growth of Toledo and the commercial expansion of the East Side. While some of the buildings of this property-type do in fact have individual historical or architectural significance, most contribute to the significance of their respective historic districts in the East Toledo area.

IV. REGISTRATION REQUIREMENTS

These property-types are eligible for National Register listing under Criterion C, based on architectural craftsmanship, design, or a combination of the two. If additional areas of significance are cited for a property, they may also qualify under Criteria A or C, depending upon the events, persons, or businesses associated with the property. Buildings may qualify for National Register listing either individually or as part of a historic district. If a property does not relate to the district as an example of a property type or because of age or substantial recent alteration to building fabric or character, it will be considered a non-contributing building in the district.

In summary, the following minimum integrity levels are required in order to be considered a contributing structure to the historic district or the historic context as a whole:

1. The property must retain enough original elements, including roofline, fenestration patterns, scale and architectural detailing, to maintain the character it possessed during the period of significance. While it is recognized that few of the structures will not have been the subject of at least some amount of alteration during their life-cycle, a property should not have been altered to the point that the alterations significantly detract from or are seen as serious digressions from the integrity of the historic district.
2. The property must not have been moved unless it is so significant that its moving is secondary in importance to its association with the historic context under Criteria A or C; or its move occurred at an early enough date that the property itself has acquired significance of its own in relation to its neighborhood setting and does not detract from the physical context of its

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community. The property also must retain a close proximal relationship to adjacent properties as an iteration of the urban character of these districts.

I. NAME OF PROPERTY TYPE F 2. Residential Architecture in Ethnic & Working-class Neighborhoods

II. DESCRIPTION

The residential architecture in the ethnic and working-class neighborhoods of the East Toledo area can be divided into three sub-types: A - Vernacular buildings, B - Buildings with Ethnic or Stylistic Features, and C - Multiple-Family Buildings.

The most commonly used building material for the residential architecture is wood, followed by brick, stone, and cast-concrete block. The majority of the residences are one and one & a half stories in height, while the row houses/apartment buildings are mainly two story.

SUB-TYPE A: VERNACULAR BUILDINGS

Since the industrialization of the East Side vernacular building types have been the predominant architecture in the East Toledo area. The vernacular residences were built by and for the families of the factory and industrial workers. Vernacular architecture is characterized by the use of simple building forms and elements. The majority of these dwellings are one and one & a half story, gable front, frame structures (c.1890-1944). They can be defined as vernacular because they are either lacking ornamentation or their ornamentation cannot be identified as belonging to any one particular style. Early 20th century urban-vernacular forms include the American Four Square and the Bungalow. During this period, cast-concrete block became a frequently used construction material as either all-over exterior covering, such as the homes found in the Spring Grove Historic District (1910-1917), or as foundation and porch materials.

A further sub-type of the vernacular buildings should be noted. This involves ethnic influences. These influences are not necessarily stylistic features per se because the structures are not highly decorated, but rather reminders of an ethnic heritage. The buildings remain simple in design while building materials become more sophisticated. Some of the dwellings feature

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ornate brickwork. Dwellings with ethnic influences are found in the Birmingham Historic District (c. 1903) and feature clipped, cross-gable roofs and a corner, arched, double entrance front porch. These buildings greatly resemble dwellings found in Hungary, the country from which the majority of the residents of the Birmingham neighborhood emigrated during the 1890's.

SUB-TYPE B: BUILDINGS WITH STYLISTIC ELEMENTS

Buildings with stylistic elements are most often found in the oldest areas of East Toledo. They were built as residences for the tradesmen, merchants, and professionals who populated the East Side. These buildings differ in form and building elements from the vernacular architecture in that they have ornamentation and design elements identifiable as part of a specific architectural style. The most frequently identified architectural styles found in East Toledo are Queen Anne, Shingle, Greek Revival, Dutch Colonial, and Colonial Revival. There are many finely crafted intact examples of these styles in the neighborhoods.

For the most part, the surviving buildings with stylistic features remain intact again, the most common alteration has been siding such as aluminum, but the majority of the buildings have retained their original design elements.

SUB-TYPE C: MULTIPLE-FAMILY BUILDINGS

The multiple-family buildings in East Toledo are a natural extension of the self-contained ethnic and working-class neighborhoods in the area. With the population increasing and available land decreasing within the neighborhoods, developers built multiple-family units. The majority of these buildings fit into two types - Rowhouses and Apartment Buildings. These two types share common elements: They are (for the most part) two story buildings with flat or gabled roofs that blend easily into a neighborhood streetscape.

ROWHOUSES: Rowhouse-style buildings feature a series of two-story residential units with common walls and a uniform facade. The rowhouses in the East Toledo area contain from three to nine units, are brick or cast-concrete block, and feature simple or classical architectural details.

The rowhouses found in the East Toledo area, while similar in concept to others found throughout the greater Toledo area, are unique in their appearance or style, and construction materials.

The earliest rowhouses in East Toledo date from c. 1890, but most were built after 1905. They include 401-417 Fourth St., a nine unit vernacular

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building of cast-concrete block with cast-concrete block porches (c. 1914, Y.H.D.), 1001-1011 Mott Avenue, a six unit brick building with classical detailing (c.1914), and 193-199 East Broadway (c. 1907), a six-unit brick building with Prairie elements.

APARTMENT BUILDINGS: The apartment buildings found in East Toledo are unusual to the area. With few exceptions, these buildings are smaller in scale than apartment buildings found in other areas of Toledo. They are two story, brick or clapboard buildings with flat or gabled roofs and contain from two to six units. There are many finely crafted examples of this style of multiple-family living units, among them are such buildings as: 459 5th, a 4 unit brick veneer building featuring a parapet, recessed porches with sidelights and arched doorway entrances (c. 1916, Y.H.D.); 214-216 Euclid, a 4 unit structure with modest Queen Anne detailing in windows along with pedimented windows, brackets and turned porch columns (c. 1887, Y.H.D.); and 428-430 Platt, a four unit brick building (c. 1905 E.T.H.D.) featuring symmetrical facade dominated by a two story porch constructed of brick.

III. SIGNIFICANCE

The residential buildings of East Toledo are important in showing the changes brought on by the industrialization of the East Side. The industries attracted a sizable workforce that needed housing. The neighborhoods are a visible manifestation of a formerly rural community's expansion and development as a major industrial center. The buildings reflect the social and ethnic influences that were at work on the East Side during the late 19th and the first half of the 20th centuries. While many of these buildings lack individual significance, collectively they are important in relation to the development of the East Side as a collection of ethnic and working-class neighborhoods. Architecturally, there are only a few buildings which could be classified as non-contributing or intrusions.

Therefore, under Criteria A, they are significant under the Ethnic Heritage category. This is for their association with the events that have made a significant contribution to the broad patterns of our history, namely as examples of the working class ethnic settlement in Toledo (1830-1944). Under Criteria C they are also significant under Architecture due to their association with distinctive characteristics of a type and period of ethnic-influenced or designed residential property.

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IV. REGISTRATION REQUIREMENTS

These property-types are eligible for National Register listing under Criterion C, based on architectural craftsmanship, design, or a combination of the two. If additional areas of significance are cited for a property, it may also qualify under Criteria A or C, depending upon the events, persons, or businesses associated with the property. Buildings may qualify for National Register listing either individually or as part of a historic district.

To qualify for individual listing under Criterion C, a building must be a particularly good example of one of the property sub-types. For individual consideration, the building should exhibit outstanding craftsmanship or design characteristics of a the property type. To qualify under Criteria A or B, a building should have strong associations with persons, businesses or events that are part of a described historic context. Buildings with minor changes or slightly altered first floor storefronts shall be considered so long as the architectural craftsmanship and features which give the building significance are not altered. Later facades will be considered if the original form and plan of the building are recognizable or the building retains architectural integrity. They will also considered if the later facade has acquired significance in its own right and meets other registration requirements.

To qualify as a contributing building as part of a historic district, a building must be a good and intact example of one of the property types. It must contribute to the district in terms of its architectural character and physical relationship to other buildings in the district. Its history should have some relationship to the developmental changes which occurred during the evolution of the neighborhood, with regard to its ethnic make-up or class-status. Buildings with changes or altered first floor storefronts shall be considered so long as the alteration has not removed the basic distinguishing architectural features of the building. Later facades will also be considered if the original form and plan of the building are recognizable, the building retains architectural integrity, and the later facade has acquired significance in its own right. If a structure does not relate to the district as an example of a property type or because of age or substantial recent alteration to building fabric or character, it will be considered a non-contributing building in the district.

In summary, the following minimum integrity levels are required in order to be considered a contributing structure to the historic district or the historic

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context as a whole:

1. The property must retain enough original elements, including roofline, fenestration patterns, scale and architectural detailing, to maintain the character it possessed during the period of significance. While it is recognized that few of the structures will not have been the subject of at least some amount of alteration during their life-cycle, a property should not have been altered to the point that the alterations significantly detract from or are seen as serious digressions from the integrity of the historic district.

2. The property must not have been moved unless it is so significant that its moving is secondary in importance to its association with the historic context under Criteria A or C; or its move occurred at an early enough date that the property itself has acquired significance of its own in relation to its neighborhood setting and does not detract from the physical context of its community. The property also must retain a close proximal relationship to adjacent properties as an iteration of the urban character of these districts.

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I. NAME OF PROPERTY TYPE F 3. Religious Architecture in Ethnic & Working-Class Neighborhoods

II. DESCRIPTION

Religious buildings were built on the East Side beginning in 1863. However, the oldest is St. Louis Catholic Church built in 1871. The surviving buildings are located in and around the neighborhoods in abundance. Architecturally the buildings vary greatly from the very modern, Frank Lloyd Wright-style of the Memorial United Church of Christ (1927) to the Gothic Revival-style of the Second Baptist Church (1907) and Sacred Heart German Catholic (1900), to the Hungarian, ethnic-influenced St. Stephen's Church and Hungarian influenced Renaissance Revival-style of Calvin United Church of Christ (1904), to the simple clapboard Zion Hill Baptist Church (1912). The three main building materials used in church construction were brick, stone, and clapboard.

The religious buildings in East Toledo have remained, for the most part, intact on the exterior, with several yet evidencing original interior detailing as well, including original fenestration and stained glass with family or organizational inscriptions. Additions largely have been respectful of the building's architectural integrity. Some churches in particular exhibit unique characteristics associated with the ethnic groups that founded them. Two churches in the Birmingham Historic District, St. Stephen's Hungarian Catholic Church and Calvin United Church of Christ, originally the Magyar Reformed Church, offer the most significant representations of ethnicity as a part of the fabric of the church within the Multiple Properties districts.

St. Stephen's Church, designed by Toledo architect Joseph C. Huber, Jr. was erected in 1914. It is a massive brick structure with some immediately recognizable ethnic architectural elements, i.e. the statue of St. Stephen, the first King and Patron Saint of Hungary, in front of the church, and the cornerstone, both in Hungarian and English. On the interior, a series of six ethnic murals line the walls of the side aisles, with a seventh larger mural behind the main altar. These murals, along with designs in the stained glass windows that flank the aisles, depict the lives of Hungarian Saints, including St. Stephen (also the king of Hungary), his son St. Emery, St. Ladislaus, St. Elizabeth, and St. Margaret. Additionally, each of the stained glass windows contain both Hungarian and American nationalistic iconography. In the stained glass windows, the Hungarian royal Coat-of-Arms, which includes the crown of St.

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Stephen, is juxtaposed with the American Shield depicting a stylized American flag. This duality of national pride portraying both the new-world political and old-world cultural allegiances of the Hungarians is a significant physical expression of the cultural heritage of this community. (This same ichnographic juxtaposition also is found above the front entrance of St. Stephen's Elementary School next to the church.) Architecturally, the design of St. Stephen's Church is influenced by Renaissance motifs, with its classically-inspired facade and its opposing twin towers capped by domes nearly identical to those found on the Renaissance style Great Calvinist Church of Debrecen (begun in 1805) in northern Hungary.

Calvin United Church of Christ, which began its existence as the Magyar Reformed Church in 1901, was completed in 1904 and is of pure Renaissance design, here more Italian in derivation. It too contains ethnic symbolism, including a cornerstone inscribed in Hungarian, and stained glass which also substantiates the ethnic composition of the church through its use of both the Hungarian Coat-of-Arms and the American Shield in the same window, similar in design to those in St. Stephen's Church. This same ichnography also can be seen in shields painted on the ceiling of Calvin Church's sanctuary.

In the East Toledo Historic District the Church of the Sacred Heart, (c.1906), was founded as a parish in 1883 to serve the German speaking Catholic families of East Toledo. This irregularly massed stone building, with its arches, spires and domes reportedly was designed after the Gothic churches of Europe. The cornerstone, laid in 1900, has the inscription "Herz Jesu Kirche" (German for "Sacred Heart of Jesus," the official name of the church). The stained glass windows were imported from Munich and the stations of the cross are wood carvings, also from Germany.

In the Yondota Historic District, St. Louis Catholic Church exhibits elements of its ethnicity, notably in the French family names found on the stained glass windows and in the statue of St. Louis on the facade which dates to the original 1871 edifice.

Some of the churches in the historic districts also are active community centers and have amassed large collections of historical material about their neighborhood and its people. Most accessible are those at Calvin United Church which has lined its hallways with photographs and memorabilia depicting both the physical and cultural evolution of the church since its founding in 1901.

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III. SIGNIFICANCE

These property-types are eligible for National Register listing under Criterion A and C, based on Ethnic Heritage for their association with distinctive characteristics of a type of construction and for their significant contribution to the broad patterns of our history based on ethnicity, and for their architectural craftsmanship and design respectively and for representing the works of a master.

IV. REGISTRATION REQUIREMENTS

To qualify as a contributing building as part of a historic district, a building must be a good and intact example of one of the property types. It must contribute to the district in terms of its architectural character and physical relationship to other buildings in the district. Its history should have some relationship to the developmental changes which occurred during the evolution of the neighborhood with regard to its ethnic make-up or class-status. Buildings with changes shall be considered so long as the alteration has not removed the basic distinguishing architectural features of the building. Later facades will also be considered if the original form and plan of the building are recognizable, the building retains architectural integrity or the later facade has acquired significance in its own right. If a structure does not relate to the district as an example of a property type or because of age or substantial recent alteration to building fabric or character, it will be considered a non-contributing building in the district. In summary, the following minimum integrity levels are required in order to be considered a contributing structure to the historic district or the historic context as a whole:

1. The property must retain enough original elements, including roofline, fenestration patterns, scale and architectural detailing, to maintain the character it possessed during the period of significance. While it is recognized that few of the structures will not have been the subject of at least some amount of alteration during their life-cycle, a property should not have been altered to the point that the alterations significantly detract from or are seen as serious digressions from the integrity of the historic district.
2. The property must not have been moved unless it is so significant that its moving is secondary in importance to its association with the historic context under Criteria A or C; or its move occurred at an early enough date that the

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property itself has acquired significance of its own in relation to its neighborhood setting and does not detract from the physical context of its community. The property also must retain a close proximal relationship to adjacent properties as an iteration of the urban character of these districts.

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G. GEOGRAPHICAL DATA:

East Toledo is part of the city of Toledo, Lucas County, Ohio. It is situated on the east side of the Maumee River and is roughly bounded by the Maumee River, to the west; Maumee Bay, to the north; Oregon City line, to the east; and the Wood County line, to the south (see map).

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H. SUMMARY OF IDENTIFICATION & EVALUATION METHODS

In 1988-89 the University of Toledo Urban Affairs Center conducted an overview of the historic resources of East Toledo. At that time Ohio Historic Inventory (OHI) forms were completed on many of the most significant properties in the area.

In 1989 the Urban Affairs Center, through a continuing grant from the Department of Housing and Neighborhood Revitalization of the city of Toledo, began the historic designation process for some of the neighborhoods of East Toledo. A windshield survey was conducted to look over the housing stock and determine where to place potential historic district boundaries. Through the initial survey several potential historic districts were noted. Boundaries were subsequently set for three potential districts; Birmingham Historic District, Yondota Historic District, and East Toledo Historic District. As a result of further windshield surveys, boundaries for the potential Yondota and East Toledo Historic Districts were extended and a fourth area, Spring Grove Historic District, was added to the nomination process. The boundaries finalized, further documentation of the buildings was completed on OHI forms and each property was photographed in black and white, with a corresponding color slide.

Portions of the fieldwork and the research phase were conducted concurrently. Historical research conducted at the Toledo-Lucas County Public Library, Local History and Genealogy Department, consisted of the examination of city maps and atlases from 1852 through 1950; city directories from 1876 through 1985; social directories from 1888 through 1910; and the historical collections on the city of Toledo and Lucas County. Building permit cards were examined in the City Inspector's Office, and real estate transfer and property records were examined in the Lucas County Auditor's Office.

When the fieldwork and research phases were completed, the amassed information was sorted with regard to which historic district it pertained. Specific architectural types were identified and properties were labeled and sorted accordingly. The most representative examples were then selected for inclusion in the various district descriptions. Properties with strong historic association were also included in the nomination.

The historic contexts were determined by looking at the East Side as a whole and researching different events and patterns that made parts of the east

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side historically significant. It was determined through research of primary and secondary data that most of the physical and cultural development of the East Side was the direct result of two major forces: Ethnic Settlement in Toledo as a whole and Working Class settlement in East Toledo. The immigrants, who were of course mainly working class, had profound influence on East Toledo's physical and cultural development. In fact, as a result of the East Side's large and diverse ethnic population, East Toledo would develop differently than the rest of Toledo. Even though other areas of Toledo had large immigrant populations, none were as large and diverse and as concentrated as East Toledo collectively. The area's strategic location at the Maumee River and across from the Central Business District made it ideal for industrial development and would set the stage for massive immigrant settlement.

The properties are classified under two historic contexts that conform with the major themes that best describe East Toledo and its properties: Ethnic Settlement of East Toledo, Ohio (1830-1944) and Working Class Neighborhoods of East Toledo (1850-1944). As a result of East Toledo's large concentration of industrial factories that attracted the immigrants, East Toledo was, with few exceptions, a completely working class part of the city with its own styles of vernacular architecture that are rare or non-existent west of the river. (A good example of this is the large concentration of cast concrete homes on the East Side. Also unique to East Toledo are Birmingham's brick houses with double-arched porches). In East Toledo, the neighborhoods developed in ways that are truly unique to that part of the city. Whole streets consist of vernacular but very significant "workers' cottages" that were built by or for the immigrants and often modelled after neighborhoods in their mother county. One such example is the layout of Magyar Street whose plan was inspired from a town in northern Hungary. Many of these folk dwellings, simple and usually without detailing, still exist. Those neighborhoods have formed the boundaries of the East Toledo historic districts and in turn these districts are the best examples of Working Class Neighborhoods in East Toledo.

The period of time of Ethnic Settlement of Toledo historic context was determined by researching the years of immigration of each major group and the immigration patterns as a whole. Most immigrants arrived in Toledo between 1830 and 1930, but the period of the historic context is 1830 to 1944 to include contributing structures that were built between 1931 and 1944, as these neighborhoods continued to develop up to (and of course beyond) the National Register age criteria of fifty years.

Concerning the Associated Historic Context Working Class Neighborhoods of East Toledo, most immigrants did not begin to settle east of the river until 1852. Therefore, 1852 was the logical beginning date of East Toledo's working

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class development. Before 1852, only a few buildings existed on the east side, and no major subdivisions had been platted. Similarly, except for a few infill houses and minor plats, all of East Toledo had been largely developed by 1930, especially within the boundaries of the historic districts that are part of the historic context. Limited development however continued just prior to the end of World War II.

The significant property types were based predominately on vernacular architecture with particular attention paid to the influence of ethnicity on style and form. The majority of the buildings lack individual significance but they combine to form a tangible link to the ethnic growth of East Toledo. Vernacular architecture in East Toledo is characterized by the use of simple building forms and elements. Most of these buildings are 1 1/2 story gable-front frame structures.

The boundaries of the historic districts were determined by looking at those neighborhoods that had the most intact examples of this vernacular architecture. Streets with a uniform sense of scale and form were the best candidates for inclusion with a particular historic district.

Few high style buildings exist in East Toledo, but are more common in the older sections of the area. They were primarily built for tradesmen, merchants, and professionals who lived on the East Side. Major styles include Queen Anne, Shingle, Greek Revival, Dutch Colonial, and Colonial Revival. There are only a few apartment buildings and rowhouses within the historic districts. However, because they played a role in the physical development of East Toledo and some have significant architectural elements, the boundary lines of some districts were purposely drawn so as to include them.

Concerning commercial architecture, its function and significance were determined in much the same way as residential architecture. Predominantly vernacular and two to three stories in height, East Toledo's commercial buildings were an important part of the physical and cultural development of many East Toledo neighborhoods, some to the extent as to allow the neighborhood to become self-sufficient, such as Genesee Street in Birmingham. Religious architecture was also included because it provided the most direct insight into the ethnic neighborhoods of East Toledo, and was less prone to assimilation. The churches varied greatly in terms of size and design, but all were important artifacts of the various ethnic groups they represented.

The requirements for integrity were determined from criteria from the National Register. Property-types eligible for National Register listing under Criterion C were based on architectural craftsmanship, design, or a combination of the two. If additional areas of significance were cited for a property, it would also qualify under Criterion A or B, depending on the events, persons, or

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businesses associated with the property. Buildings qualified for National Register listing either individually or as part of a historic district.

Most of the contributing property types in this multiple property nomination were built between 1852 and 1944 to complement the two historic contexts that make up this nomination. Later construction or alterations were considered compromising and therefore non-contributing to the historic contexts. But in some cases, they may have been listed as contributing because they had acquired significance in their own right, such as the present Holy Rosary Church in the Birmingham Historic District. Neighborhoods that had a great deal of newer construction or alteration were avoided. Buildings built before 1850 are believed to be long demolished, hence making 1852 the earliest documented date of any existing structure found.

Integrity requirements were based on the knowledge of existing properties. The styles and forms of East Toledo's more significant properties, inventoried from field surveys, were considered in creating the outlines of criteria necessary for nomination to the National Register.

The four historic districts were formed by identifying and then drawing boundaries around the most intact and best representative example(s) of the historic contexts they were representing. Areas that had witnessed substantial demolition, alteration, or no uniform sense of scale or place were not considered eligible for the National Register and therefore were excluded from the historic district boundary.

In drawing the boundaries, it was realized that there are other possible historic districts in East Toledo that are not a part of this nomination. Although the entire area of East Toledo was surveyed, realistically, in terms of time and budgetary constraints, only a small part could be included in this East Toledo multi-property nomination. The areas that were chosen were areas that best represent the historic contexts of this nomination. This does not mean that other areas are not eligible for the national register. For example, as documented in this report, Hungarians primarily settled in the Birmingham neighborhood, but to a lesser extent they settled in other Toledo neighborhoods, such as Industrial Heights and Ironville. The reason why Birmingham was chosen as the potential historic district is because it is the most intact example of Hungarian settlement in Toledo. Ironville is completely gone, a victim of urban renewal. Industrial Heights still exists, but it is small and has much later infill housing. Birmingham is a far more original and intact example, although Industrial Heights may one day be a potential historic district based on some other historic context.

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