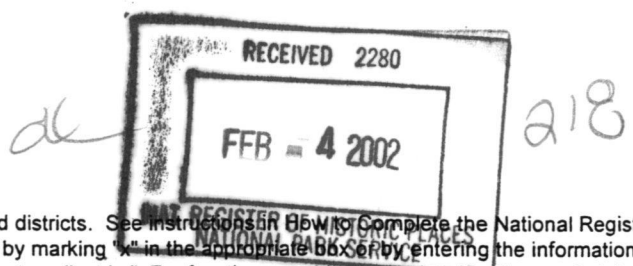


REC'D 5.23.01
7.24.01
9.24.01

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Weston, John Henry, House

other names/site number J.H. Weston House, Weston Flats (HAM-6529-10)

2. Location

street & number 1321 Michigan Avenue not for publication n/a

city or town Cincinnati vicinity n/a

state Ohio code OH county Hamilton code 061 zip code 45208

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Barbara Rowe Dept. Head
Signature of certifying official Planning, Inventory & Registration Date January 9, 2002

Ohio Historic Preservation Office -- OH SHPO

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper Date of Action

Edson R. Beall 3/20/02

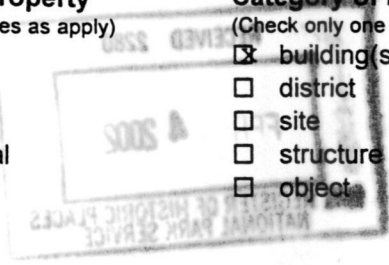
Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object



Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Number of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

0

Function or Use

Historic Functions
(Enter categories from instructions)

domestic: single dwelling

domestic: multiple dwelling

Current Functions
(Enter categories from instructions)

domestic: multiple dwelling

Description

Architectural Classification
(Enter categories from instructions)

Mid-19th century: Gothic Revival

Late Victorian: Italianate

Late 19th and early 20th century revivals: Classical Revival

Materials
(Enter categories from instructions)

Foundation: stone

roof: other

walls: stone, brick

other: stone, wood, brick

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

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Architectural classification continued

Late 19th and early twentieth century revivals:
Tudor Revival

7. Description

The John Henry Weston House or Weston Flats (HAM-6529-10) was built c. 1873 as an Italianate villa with Tudor and Gothic Revival details. It was converted to an apartment house in 1917 and remodeled with Neoclassical Revival and Tudor Revival elements. Asymmetrical in form, the building stands three stories high. The first two stories are faced with ashlar limestone with sandstone trim; the third story, added in 1917, is of light brown brick. The building occupies a low rise on the west side of Michigan Avenue, one block south of Observatory Avenue. It faces a shallow lawn, bounded on the south by a driveway. (Photo 1.) At the rear is a one-story garage of rectangular footprint, built of wood and concrete block. (Photo 15.) The building is in very good condition and has seen little alteration over the past 84 years. The property includes two contributing resources: the apartment building and the garage.

The building is located in Cincinnati's Hyde Park neighborhood. Located on the east side of the city approximately five miles from downtown, Hyde Park is a middle- to upper-class neighborhood developed for the most part in the 1900s through the 1920s. The neighborhood's varied housing stock includes many examples of popular house types of the early 20th century, in particular the American Foursquare and the Bungalow. It also includes landmark houses in a variety of academic and revival styles, some of which were designed by local architects. Isolated 19th-century dwellings can be found scattered throughout the neighborhood. Some of the neighborhood's main streets include two- to four-story apartment buildings of the early to mid-20th century, most often on corner lots. The building occupies a quiet residential block developed in the 1900s through the 1920s; it lies two blocks south of Hyde Park Square, the historic heart of the neighborhood. To the north of the building is a line of Foursquares; to the south is a row of bungalows. (See photo 14, which was taken looking northeast.) Anchoring the south end of the block, at the northeast corner of Michigan and Hampshire, is the former Weston carriage house, since converted to apartments and remodeled in an eclectic Tudor Revival/Craftsman style.

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Section 7 Page 2

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

An imposing building of large scale, asymmetrical form and irregular outline, the Weston House exemplifies the Italianate style with Tudor and Gothic Revival elements. Its walls are of coursed, rock-faced limestone ashlar, composed of stones of various sizes. Smooth-faced sandstone trim provides contrast of color and texture. Stepped pilasters, with sandstone caps, add visual interest. A sandstone water table and belt courses add horizontal emphasis. (Photos 1-4.) A three-story square tower anchors the north elevation; its first story contains tall, Tudor-arched bays, formerly open, that have been infilled with stone. (Photo 4.) Windows are tall and narrow, crowned by shaped sandstone lintels. A two-story angled bay projects from the main facade. (Photo 1.)

Archival views of the house, taken in 1877 and 1898, depict its original appearance. As built, it featured a steeply hipped roof crowned by elaborate cresting and punctuated by a series of tall, paneled chimneys and gabled or stepped wall and roof dormers. A tall, battlemented square tower with lancet-arched doorways anchored the house's northeast corner. A stone porte-cochere with battlemented roof and Tudor-arched spandrels projected from the west face. One-story porches with segmentally arched spandrels, slender posts, flat-sawn, cross-buck-style balustrades, and roof cresting are visible on the north and west elevations. A third porch, which may be a conservatory, can be seen at the south end of the house. The paucity of landscaping in the earlier photo suggests the house had just been finished, while the later view depicts the property enhanced by trees and shrubbery. (See photocopies.) The source of the 1877 photograph has not been identified; the later view appears in *Kraemer's Picturesque Cincinnati* (1898). Archival maps indicate that the house occupied an expansive lot with a large carriage house.¹

The house was sympathetically renovated and enlarged when it was converted to six apartments in 1917. The builder appears to have made a conscious effort to harmonize the new features with the house's original style and materials while reflecting new needs and changing architectural fashions. New elements were added in the Neoclassical Revival, Tudor Revival and Craftsman styles; others emulated original features. The mansard roof, dormers and tower roof were removed and replaced by a third story of smooth-surface, light brown brick, with alternating,

¹ The carriage house, now an apartment building, is still extant; it was converted to a residence in the 20th century and was reoriented in 1947 to face Michigan Avenue.

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CONTINUATION SHEET

Section 7 Page 3

Weston, John Henry, House
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rock-faced limestone quoins and heavy, modillioned cornices. (The present roof, presumably flat, is not visible from the street. See photo 1.) The lower stories were less extensively altered, and their outline, wall treatments and decorative features have largely been preserved. As noted earlier, the entrance in the first story of the tower also was enclosed. A new main entrance was created in the center of the east facade. The doorway is framed by half-length leaded-glass sidelights with delicate tracery and contains a Colonial Revival door, with a long, glazed panel. (Photo 2.) A wood entry porch was added, with broad, Tudor-arched spandrel, square posts and flat-sawn balustrade. A three-tier porch of similar design, with stone pillars used in the first story, was added to the southeast corner of the house. (Photo 3.) The porte-cochere on the west elevation was removed; it was replaced by three-tier wooden porches similar to those on the main facade. The porches emulate those originally found on the main facade. (See illustration.) A tall chimney of tan brick was added to the south elevation of the building. (Photo 6.)

The main doorway opens to an entry hall with apartments on either side, and an open staircase that winds to the third floor. The oak staircase, which dates from 1917, features a square newel with stylized carving, and turned spindles. (Photo 7.) Another, shorter hallway can be seen at the rear of the building; it features a staircase of similar, yet simpler design. (See floor plan.)

The building contains six spacious apartments, each of unique design, with high ceilings. The units include a central entrance hall, living room, dining room, kitchen, and two or three bedrooms. (Photos 8, 9.) Some also feature butler's pantries with built-in cabinets. (See apartment floor plans.) They also feature ample closets added during the 1917 renovation.

The apartments retain many historic architectural features, some of which are original to the building and some of which were added during the renovation. The first- and second-floor units retain Italianate door and window enframements, with mitered corners. They also exhibit finely detailed eight-panel doors with ornate Eastlake-inspired brass hardware. Many of the doors are walnut, and retain their original clear finish. The baseboards are twelve inches high. Some doorways and windows feature Gothic Revival-style label molds. Plaster crown moldings grace the ceilings. (Photos 8, 9.) One of the apartments retains an Italianate mantelpiece of white marble, with arched firebox. Several rooms include decorative ceiling beams added during the renovation. The third-floor apartments feature simple Colonial Revival woodwork that is painted

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Section 7 Page 4

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

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white. (Photo 11.) They also include Tudor-arched doorways that echo the porch spandrels. (Photo 12.)

Simple Craftsman or Colonial Revival mantelpieces, with colorful tile surrounds and hearths and pressed-metal summer covers, can be found in the living and dining rooms throughout the building. (Photos 10, 12.) Pocket sliding doors of varnished pine open to the living and dining rooms. The apartments retain early 20th century wall sconces, designed for candle fixtures. Some also include c. 1920 hanging light fixtures. Early 20th century electrical service panels, with glass doors and brass switches, can be seen in the apartment hallways. They were produced by the Crouse Hinds Company, Syracuse, New York. The apartment kitchens exhibit early 20th century wood cabinetry, including built-in cupboards with glass doors. (Photo 11.) French doors, with multi-light glazed panels and multi-pane transoms, open to the front and rear porches. Floors are polished oak.

One outbuilding can be found on the property: a six-car garage of rectangular footprint, which appears to have been built in two stages. The south section is wood frame: it features two sets of double, cross-buck-style, hinged wooden doors. The north section is concrete block. Each of its four bays contains a rolling wood door. (Photo 15.) It is not clear which of the two sections (now interconnected) was built first. No landscape features associated with the original estate are known to have survived.

Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

community development

Period of Significance

1873-ca. 1920

Significant Dates

1873; 1917

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Major Bibliographical References

Bibliography

List the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:
Ohio Historic Preservation Office

Primary location of additional data

10. Geographical DataAcreage of Property less than one acre**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing
1 16 721060 4334780
2 _____Zone Easting Northing
3 _____
4 _____
 See continuation sheet.**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Margo Warminskiorganization _____ date July 24, 2001street & number 340 East Second Street telephone 859-581-2883city or town Newport state KY zip code 41071**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white** photographs of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Grandin Properties, Inc. c/o Margaret Wyantstreet & number 312 Walnut Street, Suite 3540 telephone 513-721-7110city or town Cincinnati state OH zip code 45202

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 1

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

Section 8. Significance

Summary. The John Henry Weston House, built c. 1873 and remodeled in 1917, meets Criterion A and is significant in the area of community development as an example of a 19th-century suburban estate mansion converted to a fashionable apartment building in the early 20th century. It has been evaluated in the context of the development of the Hyde Park neighborhood (c. 1850-1920), which took place in the larger context of the suburbanization of Cincinnati (c. 1830 to 1920). The renovation and stylistic updating of the Weston House in the 1910s was carried out with great care and sensitivity, preserving much of its original architectural character while adding new features consonant with the old. The Weston House's period of significance begins in 1873, the estimated date of its construction, and ends c. 1920, as the era of the great hilltop estates came to an end.

The Weston House is one of the few surviving examples of the stone mansions built by wealthy Cincinnatians in the eastern suburbs during the second half of the 19th century, as business owners, industrialists, professionals and civic leaders made their homes in new hilltop communities, linked to the central city by newly built rail and car lines. As one of the few extant estate residences of Hyde Park, and one of the oldest surviving buildings in a neighborhood built primarily in the 20th century, the Weston House is a rare surviving resource in the neighborhood: a link with its suburban past. It represents Hyde Park's transition from an isolated community to an urban neighborhood following its annexation by Cincinnati, linking the two eras in the neighborhood's history. While several other former estate residences survive in the neighborhood, they appear to have been maintained as single-family dwellings and do not represent the community's development in the same way.

The Weston House is a highly significant example of a typical adaptive reuse of a large single-family residence. It is distinguished by its high artistic values; its unique architectural character, which carefully blends the sensibilities of two dissimilar eras; and its high degree of preservation. The house's integrity was been preserved by two specific conditions, uncommon in urban neighborhoods: a long tenure by one owner (the Weston family), and consistently high property values, which justified maintaining the original configuration of the apartments rather than subdividing them into smaller spaces.

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Weston, John Henry, House
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The house appears to have been built as the suburban residence of John Henry Weston, a prosperous Cincinnati business owner known as the "lightning rod man." At the time the house was built, its environs were part of an isolated suburban community largely comprised of expansive estates of families like the Westons. During the early 20th century Hyde Park was annexed by Cincinnati and developed as a middle- and upper-class residential neighborhood. After the deaths of Weston and his wife, Mary, their children Harry and Maggie inherited the house and the surrounding acreage. They divided the land into building lots for single-family residences and converted the homestead to an apartment building, named the Weston Flats. The building was passed down through the family until 1955.

HISTORICAL DEVELOPMENT

Suburbanization in Cincinnati, c. 1830-1920. The Ohio River city of Cincinnati, nicknamed the Queen City of the West for the pre-eminent position it once enjoyed among cities west of the Alleghenies, was founded in 1788. Prior to 1870, it was primarily a "walking city," much of its growth confined to a terrace surrounded on the west, north and east by steep hills that proved a barrier to expansion. The inaccessibility of the hilltops and the poor quality of their soil, generally thin clay, limited their usefulness for agriculture. During the 1800s, buyers and real estate speculators began to purchase land atop the hills. Here they established "farms," rural residences and summer homes, or held land as an investment.

In the 1830s and 1840s a number of wealthy Cincinnatians established rural estates atop the hills. "Cincinnati's elite was moving out into the country, and hilltop land all over the county was rapidly increasing in value.... [T]his hilltop land...offered splendid opportunities for Cincinnati's newly rich to build summer homes in the country, villas on estates appropriate to their status as the social and intellectual and financial elite of what was indeed the Queen City of the West" (Henry Shapiro and Zane Miller, *Clifton: Neighborhood and Community in an Urban Setting. A Brief History* [Cincinnati, Ohio: The Laboratory in American Civilization, 1976], pp. 3, 7). Among the communities that drew wealthy residents was the village of Clifton; one of the city's oldest suburbs, it was located on a verdant hill three miles northeast of downtown. (Since Clifton is perhaps the best-documented of Cincinnati's hilltop communities, a wealth of

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information exists about its history, much of which is also applicable to similar neighborhoods.)
“So soon as Americans discovered the romantic possibilities of landscape and scenic views, and
so soon as the residents of Cincinnati amassed enough wealth to send an elite to the hilltops
surrounding the city, Clifton came into its own” (Shapiro and Miller, p. 3).

Over the next half-century Clifton’s development followed a pattern repeated by other hilltop
communities, including East Walnut Hills and Hyde Park.

The grand country estates developed in the mid-40s remained, but in among them were
constructed newer homes in different styles, their floor plan and their details, their
location and their landscaped grounds designed to meet the needs of a suburban rather
than a rural population. The houses themselves, like their owners, were of the city but not
in it, yet it was with ultimate reference to the city that the new Clifton of the second half
of the century emerged. (Shapiro and Miller, p. 9)

The new suburban dwellers, like John Henry Weston, tended to be prosperous business owners
or professionals. As suited their station in life, their homes tended to be larger and more opulent
than the more modest residences of their predecessors.

Buildings of this period, which ranges from the later 1850's to the 1880's, were usually
designed by architects and are interpretations of popular architectural styles of the period.
During this time, European styles from various times were incorporated into designs for a
modern way of life. This was the heyday of Clifton when wealthy industrialists, lawyers
and merchants built mansions for themselves and displayed their wealth. (Cincinnati City
Planning Department, Historic Conservation Office, “Clifton Historic District
Designation Report” [1991], p. 8)

Some of Cincinnati’s finest suburban estates of the period were described by author Sidney D.
Maxwell in his 1870 work, *The Suburbs of Cincinnati*. Built for the most part of enduring stone
or brick, they featured verandas, bay windows and “observatories” (belvederes) offering choice
views of hill, valley and river. The East Walnut Hills estate of J.L. Stettinius was

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Section 8 Page 4

Weston, John Henry, House
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a stately residence...of blue limestone...with window caps and other external ornaments of the same material.... The color imparts to it an air of sobriety and quiet comfort well comporting with the enduring nature of the materials, upon which the tooth of time may, for generations, gnaw in vain.... The land rises from the road, and the house commands a delightful view of hill and dale, woodland and gentle slope. (Sidney D. Maxwell, *The Suburbs of Cincinnati* [G.E. Stevens, 1870], pp. 68, 69)

The Edward Sargent house was a

brick edifice trimmed with brown stone, with Mansard roof and observatory; and veranda upon the south and west.... A splendid landscape is to be seen from his observatory. There is neither mountain nor river, but the eye wanders over farm, grove, and hillside, which follow each other in rapid succession, until vision is arrested by the woods skirting the horizon from fifteen to twenty miles away. (Ibid., p. 68)

One of the most famous suburban mansions of the post-bellum era was "Elmhurst," the palatial Hyde Park residence of Judge William Slocum Groesbeck, eminent jurist and statesman. In the late 1860s Groesbeck bought 25 wooded acres on Grandin Road, in what is now Hyde Park. Here he commissioned a grand mansion designed by James W. McLaughlin, "probably the most important Cincinnati-born architect during the second half of the nineteenth century" (Walter E. Langsam, "A Biographical Dictionary of Architects Who Worked in the Greater Cincinnati Area Before World War II" [1996], p. 100). This "elegant residence of blue limestone" contained 38 rooms and was filled with exquisite furnishings, such as gilt mirrors and Waterford crystal chandeliers (Iphigene Bettman, "Elmhurst," *Cincinnati Historical Society Bulletin*, Vol. 18 No. 3 [July 1960], p. 203-204). To connect Elmhurst with a nearby thoroughfare, an iron "carriage bridge" was built across a ravine. Groesbeck and his wife, the former Elizabeth Burnet, entertained many distinguished guests at their home, including President and Mrs. Rutherford B. Hayes.

The suburban era comes to an end. As cities grew in population, and formerly exclusive communities attracted large numbers of new residents, wealthy urban dwellers began to depart for new suburbs. The history of Cleveland's Euclid Avenue, a proud residential street hailed as

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Weston, John Henry, House
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the “showplace of America” during its heyday in the late 19th century, graphically illustrates the outmigration of the rich, and the conversion or demolition of the homes they left behind. “By the mid-1920s, a number of the magnificent houses on the Avenue had been sold and subdivided. Those residents of long standing who remained disliked the downgraded property as much as their new neighbors” (Jan Cigliano, *Showplace of America: Cleveland’s Euclid Avenue, 1850-1910* [Kent State University Press, 1991], p. 322). High property tax assessments, based in part on the street’s commercial potential, also helped to drive residents from the avenue. “[O]nce the Avenue’s commercial function had become well established, real estate taxes uniformly skyrocketed 200 percent between 1900 and 1910, and another 300 to 500 percent over the next decade” (ibid., p. 323). Residents responded by “moving off the Avenue, razing their residences, and selling the land.... Other residents donated or sold their homes to tax-exempt, philanthropic institutions” (ibid., p. 324).

This “transition from city to suburb” was facilitated by the automobile.

While visitors to the city might have been disappointed by finding the splendid residences that had been Cleveland’s pride gradually displaced by aggressive trade, transit lines, inner-city apartments, and recreational enterprise for the masses, the Avenue’s patrons had already looked well beyond the Avenue to find homes for themselves outside the downtown area. They shared such mobile tendencies with their American peers, who were moving off the nation’s grand avenues in large numbers after 1910.... (ibid., p. 326)

The same transition took place in Cincinnati, beginning in the mid-19th century. During the mid-1800s, some of the estates of Clifton, and similar communities, began to be subdivided into smaller parcels. “By the mid-1850s some large estates...were already being subdivided to adjust to an influx of new residents who may have appreciated the atmosphere of Clifton but could not afford to build palatial homes” (“Clifton Historic District,” p. 6).

By the late 19th century the hilltop communities were becoming more populous. Population growth led to annexation by Cincinnati, which accelerated the pace of urbanization. Most of the remaining estates were broken up and subdivided for building lots, where middle- and upper-middle-class owners built homes. Business districts, which included multi-family dwellings,

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developed along main streets; in some cases older residences were converted to business use. Public transportation increased accessibility and carried residents to jobs in the urban core. For the hilltop neighborhoods, the suburban era was at an end.

Over the next several decades, the growing popularity and accessibility of automobiles reshaped the city once again. No longer dependent on transit lines for the journey to work, middle-class residents could now live where they pleased, in outlying neighborhoods and even far-flung suburbs. The city and surrounding communities expanded outward, resulting in an increasingly decentralized metropolis linked by a series of new roads, parkways and viaducts.

In Hyde Park, the influence of the automobile is apparent in the many single-family residences built in the 1910s, 1920s and 1930s, usually with small garages at the side or rear. In the 1920s the city's wealthy residents built new, sprawling estates in outlying areas accessible only by auto. These included the Grandin Road area of Hyde Park, located on a ridge overlooking the Ohio River, and the secluded village of Indian Hill in northeast Hamilton County, formerly a farming community known as Camargo. (See Cincinnati neighborhood map.)

New uses for old mansions. As the rich moved away, their former estates, costly to maintain and lacking a viable use, were demolished and their grounds platted for building lots. "Although many large estates were maintained by wealthy families, others were converted to other uses or demolished as the property was subdivided.... In some cases, the estate house was maintained, in others, it was not" ("Clifton Historic District," p. 7). The Groesbeck estate exemplifies this trend. Its acreage began to be subdivided in the early 1900s, and over the next two decades a series of stately residences was built on lots carved from its acreage. By the 1940s, the mansion, now bereft and empty, was demolished, and a group of smaller houses was built on its site. In the words of Iphigene Bettman, "The stately homes of Elmhurst, how beautiful they stood, before their recent owners relinquished them for good!" (Bettman, p. 201)

Some mansions were spared by conversion to institutional use: a process that began in the late 19th century. These included the Clifton home of political "boss" George B. Cox (NR, 1973), which was converted to a women's dormitory in 1939 and later became a fraternity house. Still others were replaced by new apartment buildings, or were torn down for institutional expansion:

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a fate shared by several residences along Auburn Avenue in the Mount Auburn Historic District (NR, 1973).

Many large 19th-century residences, like the Weston House, were saved by conversion to multi-family use. These conversions were most common in areas with multi-family zoning and high housing demand, such as Clifton (which includes the University of Cincinnati), Avondale, Mount Auburn and Walnut Hills. Walnut Hills, an economically and racially diverse community on the east side of the city that developed primarily in the second half of the 19th century, provides a good case study for this type of reuse. (See neighborhood map.) Its housing stock, built for the most part in the 1870s, 1880s and 1890s, included grand residences on large lots, spacious duplexes resembling single-family dwellings, and blocks of well-detailed rowhouses. Many of the great houses of the late Victorian era began to be subdivided into apartments in the early 20th century: an era that also saw the construction of several large apartment blocks in the neighborhood, as well as small bungalows on scattered parcels. The WPA guide to Cincinnati may have been referring to these converted mansions when it stated, "Near by are stolid rooming houses that once were elegant homes" (*The WPA Guide to Cincinnati* [Cincinnati: The Cincinnati Historical Society, 1987], p. 283).

Several well-preserved and architecturally distinguished large residences converted to multi-family, office or institutional use still stand. One of the finest is 2333 Kemper Lane, a Romanesque Revival sandstone residence. "The Ingleheim," the Luray Avenue villa of industrialist Frederick Lunkenheimer (NR, 1985), has been converted to offices. The Pogue House on Fulton Street, a Queen Anne/Romanesque Revival edifice built for a department store magnate, now houses a social service agency. Recently renovated after years of dilapidation, in 2000 it received a preservation award from the Cincinnati Preservation Association. These imposing residences, while diverse in architectural expression, are comparable in scale and character to the Weston House.

The neighborhood also includes many well-preserved multi-family residences that lack considerable individual distinction but contribute to the ambience of the street. Many can be found along Park Avenue and Kemper Lane south of East McMillan Street. They include 2309-11 Kemper Lane, a frame Italianate house with Neoclassical Revival portico; 2227-29 Kemper

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Lane, a Queen Anne/Eastlake brick residence; and 2238 Kemper Lane, a Queen Anne frame and brick dwelling. Still other converted residences have suffered from insensitive remodeling or lack of maintenance: problems exacerbated by neighborhood decline. Extensively altered buildings include 2338 Kemper Lane, a brick Italianate house; 2245 Park Avenue, a stone Romanesque Revival dwelling with obtrusive modern addition; and 2327 Park Avenue, a house of unknown vintage that has been altered beyond recognition.

In sum, Walnut Hills' multi-family residences include several landmark buildings, numerous "background" houses, and a few noncontributing structures. Similar conditions can be found in other city neighborhoods with comparable housing stock, topography and socioeconomic conditions. (See also "Apartment house development in Hyde Park.")

As the 20th century waned, a few hilltop mansions remained as single-family residences, standing proudly amid their diminished, yet ample acreage. These include the Rawson House (NR, 1973), an Italianate villa in Clifton, and 2312 Park Avenue, a Walnut Hills Shingle Style residence with accompanying gazebo and greenhouse.

Development of Hyde Park. The development of Hyde Park was in many ways typical of the pattern of suburbanization and annexation that characterized Cincinnati's 19th-century development. Prior to its annexation by Cincinnati, it was part of Columbia (later Spencer) Township: one of several Hamilton County townships that would largely be absorbed by urban growth. The first Euro-American settlers ventured into the eastern part of the township by the early 1800s, seeking out choice sites near the Little Miami River. Among them was Joseph Ferris, a Connecticut Yankee who migrated to Cincinnati in 1799. He purchased 700 acres of land from proprietor John Cleves Symmes, who controlled a million acres of land between the Little and Great Miami rivers. A small part of Ferris' vast acreage lay in what would become eastern Hyde Park. Here he raised corn and hogs, and founded a tannery and a distillery. (See "Cincinnati Landmark: Wealth of History in Background of 126-Year-Old House. House Cited as U.S. Architectural Example," *Cincinnati Post*, July 16, 1934, p. 9.)

By the early 19th century, several roads or turnpikes had been built through the township. One of the first was Observatory Avenue, a section road variously known as the City Road, County Road

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or Linwood Pike. "Observatory Road, then called the City Road, was an old plank-and-gravel way that had been laid down in 1792 and extended from...Walnut Hills to Chillicothe, Ohio" (*The WPA Guide to Cincinnati* [Cincinnati: The Cincinnati Historical Society, 1987], p. 306). Edwards Road, formerly known as the Plank Road, was a section road built about 1830; it extended northeast from the Ohio River toward the village of Sharpsburg (now the present-day city of Norwood) (ibid.). Linwood Avenue, formerly known as the Linwood Turnpike or Linwood Road, was a toll road that ran north from the village of the same name. A tollhouse (no longer extant) was located at the southwest corner of Linwood and Observatory, with a grocery and post office nearby (ibid.). (See *Titus' Atlas of Hamilton County, Ohio* [C.O. Titus, 1869]; also topographic map.)

By the 1830s, isolated rural settlements, which would eventually become part of Cincinnati, began to develop along these roads. Columbia, the second-oldest settlement in the Northwest Territory, was founded at the confluence of the Ohio and Little Miami rivers in 1788. At the three-point intersection of Madison Road, Grandin Road and Torrence Parkway developed the village of O'Bryonville, which was platted in the 1830s. Farther east was Madisonville, located along the road of the same name, also laid out in the 1830s. Madisonville later benefitted from the Marietta and Cincinnati Railroad, the first rail line to be built through eastern Hamilton County. The hilly community of Mount Lookout grew up along the Linwood Turnpike, Observatory Road and Paxton Avenue in the mid-19th century. A steam-powered "dummy" train carried commuters to Cincinnati. (See *Titus' Atlas of Hamilton County, Ohio*; Cincinnati neighborhood map.)

For most of the 19th century, much of what is now Hyde Park was considered to be part of East Walnut Hills, itself an unincorporated suburban community. In 1870 Sidney D. Maxwell described East Walnut Hills as a place of "beautiful homes, broad fields, splendid groves of forest trees," conveying the "full enjoyment of rural simplicity" (Maxwell, p. 66).

An 1847 Hamilton County atlas indicates that during the mid-1800s Edwards Road and Observatory Avenue were occupied by rambling country estates surrounded by forest. (See W.D. Emerson, *Map of Hamilton County, Ohio* [C.S. Williams, 1847].) Here well-to-do Cincinnatians built splendid residences in a variety of architectural styles, some of which were

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designed by local architects. Some were sited to take advantage of sweeping river views. "And the views must have been magnificent. The native trees were cut over in good 19th century fashion so that the trees across the valleys might be seen..." (Shapiro and Miller, p. 3). The owners improved their estates with winding drives, flower gardens, shrubberies and evergreens.

Titus' 1869 county atlas indicates that Section 26 of Columbia Township was occupied for the most part by ample tracts of land. By 1883 it included a mixture of full-time residences and other dwellings that may have been summer homes or investment properties, on tracts ranging from small parcels to 50-acre holdings. (See E. Robinson and R.H. Pidgeon, *Atlas of the City of Cincinnati* [E. Robinson, 1883-1884].) Several of the owners who could be identified by the 1883 city directory, including Arnold Kattenhorn, owned businesses in downtown Cincinnati and resided elsewhere in the city, either in the downtown area or in another suburb. Others, like the Westons and the Cryers, made their homes there. The Cryer family, relatives of the Mortens, resided in a family compound at Observatory and Paxton that included two houses, one much larger than the other. Intermingled among the estates were modest parcels. Samuel Leeds, a contractor, lived on a small lot at Linwood and Observatory. Farther east, along Paxton, lay a block of diminutive residences on narrow lots. Morten Street, located one block east of present-day Michigan Avenue, was dotted with houses by 1883; it was a one-block subdivision carved from the Morten estate. (See Weston history for more information.) It is interesting to note that the map shows the land overlaid with a dashed grid of "paper" streets, some of which apparently were built and some that were not. (See 1869, 1883 atlases.)

By the late 1800s, Hyde Park began to develop an identity separate from East Walnut Hills. In 1872 the Norfolk and Western Railroad built a rail line through the area, crossing Madison Road near Edwards, and a small community soon grew up around it. The village comprised a triangular parcel bounded by Madison Road, Observatory Avenue and Edwards Road, which would eventually be expanded to the east and the south. Originally called Mornington, it was renamed for the Hudson River village as a mark of status.

Hyde Park was incorporated in 1896. A promotional brochure produced in the 1890s (exact date unknown) described the site as "a beautiful rolling plateau...far above the smoke and soot of the city." It went on to say, "The view is grand. One may see for miles a charming succession of

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pretty villages separated by stretches of green-topped trees” (“Hyde Park Subdivision,” n.d.). Hyde Park was conceived as a “place of homes” (ibid.): an exclusive residential suburb with broad avenues, expensive residences, regulated commercial districts and no industry. Residents could commute to Cincinnati by the new rail line or by a street railway at the foot of the Torrence Road (now Torrence Parkway), a macadamized thoroughfare; they could also travel by way of the new Columbia Road (since rebuilt as Columbia Parkway), a paved avenue along the river. The stalwart could ride the cable line to Walnut Hills, then continue on foot along the Madisonville Turnpike.

Hyde Park was annexed to Cincinnati in 1903. Roads were improved, streetcar lines extended and utilities upgraded, and the new neighborhood’s population grew. Hamilton County maps from 1913 and 1914 depict clusters of development along primary thoroughfares such as Madison Road and Observatory Avenue, interspersed by open land.

As Hyde Park developed a somewhat denser, more urban character, it lost some of the exclusive ambience of its early development. In a pattern typical of Cincinnati in the first two decades of the 20th century, a growing population meant increased demand for multi-family living units. Apartments were added to Hyde Park’s residential mix in the 1890s with the construction of multi-story buildings around the newly developed Hyde Park Square. The oldest buildings, built on main avenues close to transit lines, often had ground-floor storefronts, and some built in commercial districts had common walls.

The Weston House’s neighborhood developed for the most part in the 1900s and 1910s. The 1904 Cincinnati Sanborn map depicts the area south of Observatory and east of Edwards, with the exception of the previously noted Morten Street, as largely open land. An exception was Morten Street, carved from the Morten estate, which was dotted with houses by 1883. Another cluster of houses stood at the intersection of Linwood and Observatory. The Weston property, still undeveloped, was not included in the map. By 1917 Michigan Avenue and neighboring streets were solidly lined with houses. The Weston House is clearly indicated on the map. It is noted as an apartment building of brick and stone construction, with front and rear porches and a detached garage. (See map copy.)

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Few of Hyde Park's 19th-century estate residences have survived the relentless march of urban development. One of the few that has been identified is the Stuart B. Sutphin House at 2180 Grandin Road, built in 1865. The Sutphin House is a frame Second Empire dwelling in a secluded hilltop setting that conveys some of the ambience of the 19th-century estates. The George N. Stone House at 3025 Observatory Avenue (HAM-2141-10), built c. 1880, is a High Victorian frame dwelling with intricate wall treatments and a tall tower with steep cap. It is surrounded by large period revival residences of the 1920s. The Sutphin and Stone residences were identified as potentially eligible for National Register listing during survey. At 3264 Stettinius Avenue is a stone vernacular residence built for John Longworth Stettinius c. 1865.

Others still stand in altered condition. These include 4 Hill and Hollow Lane (c. 1887), a rubblestone dwelling of cubical massing whose original design is no longer apparent because of extensive alterations. On nearby Elmhurst Place stands the former stable of the Groesbeck estate, since enlarged and adapted as a residence (HAM-1301-10, c. 1874).

Apartment house development in Hyde Park. No formal study of apartment buildings in the city of Cincinnati in general, or in Hyde Park in particular, has been conducted to date. Original research by historians, however, has delineated some basic patterns of development. A citywide survey conducted in 1978 provided general information about apartment house styles, and OHI forms and National Register nominations supplied information about specific buildings.

The development of apartment houses in Cincinnati can best be understood in the context of the process of suburbanization in the late 19th and early 20th centuries. Beginning in the 1870s transportation system improvements, including inclined planes, commuter railroads and electric streetcar lines, made it easier for citizens, including middle- and working-class residents, to move away from the central city. As noted previously, a network of suburban communities developed atop the surrounding hills. Many of these towns were eventually annexed by Cincinnati.

The first series of annexations took place in the mid-19th century, during which several communities near downtown were added to the Queen City's crown. During the 1890s, 1900s and 1910s many more communities farther from the center—including Hyde Park, where the Weston House is located—were enveloped by the city (see *WPA Guide to Cincinnati*). Partly as a

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result of this expansion, Cincinnati's population climbed from 296,908 in 1890 to 325,902 in 1900, 363,591 in 1910 and 401,247 by 1920 (John L. Andriot, compiler and editor, *Population Abstract of the United States* [Andriot Associates, 1980]).

The increase in the city's population created interest in apartment living. Apartment houses came to Cincinnati in the 1880s, several years after the new "French flats" had achieved popularity on the East Coast (Elizabeth Cromley, *Alone Together: A History of New York's Early Apartments* [Cornell University Press, 1990], p. 101). The earliest buildings, not all of which have survived to the present day, were built in the 1880s and 1890s on outlying blocks of the central business district. The Lombardy (1885) in the West Fourth Street Historic District (National Register, 1976), for example, was one of several apartment buildings built in the downtown core during the late 19th century. Others included the Brittany Apartments (1885), the Normandy Apartments (1894) and the Courtland Flats (1902).

In the 1880s through the 1900s the firm of Thomas J. Emery's Sons, perhaps the city's most prolific and influential developer of multi-family buildings during the late 19th and early 20th centuries, pioneered the construction of apartment houses in middle-class hilltop neighborhoods. The Emery firm built blocks of flats along major thoroughfares served by public transportation, so tenants could ride streetcars to jobs downtown. By the early 20th century, apartment living had become widely accepted, even in conservative midwestern communities such as Cincinnati, and apartment houses were a familiar part of the Queen City's streetscape.

Central Hyde Park, in the vicinity of Hyde Park Square, was a convenient location for apartment buildings such as the Weston Flats because it was well served by public transit by the early 20th century. A city directory published in 1915, two years before the building's conversion to apartments, indicates that the neighborhood was serviced by three streetcar routes. One car line traveled Madison Road eastward to the city limits, and two followed Madison and Erie. A 1931 route listing and map indicates the neighborhood was served by four regular streetcar lines and one commuter (rush-hour only) route; four of these lines traversed Madison and Erie, while the fifth followed Madison out of the city. The neighborhood also had two bus lines: one ran along Madison while the other followed a convoluted route including sections of Edwards and Erie. Studies of other classic apartment buildings in Hyde Park indicate that many tenants of the

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1920s and 1930s worked in white-collar occupations in the central business district. (See La Tosca Flats [1915; National Register, 1998], located at Edwards and Observatory, and San Carlos Flats [c. 1920; HAM-6530-10] on Madison Road.)

At the same time that apartment buildings were being built on the neighborhood's main streets, older buildings like the Weston were being adapted as multi-family dwellings. (See also "New uses for old mansions.") The conversion of single-family residences to multi-family units has been a familiar part of urban life since the mid-19th century, when townhouses were converted to tenements to house burgeoning immigrant populations. Multi-family conversions also were common in Cincinnati around the time of World War I—a time of rapid population growth—especially in mature neighborhoods. The practice continued during the Great Depression of the 1930s, when money was scarce, and the war years of the 1940s, when few new buildings were built. Buildings converted typically were large, older dwellings, such as the Weston House, no longer in the height of social or architectural fashion. Smaller single-family houses also were split into duplexes. A perusal of Cincinnati city directories of 1933-1934 and 1943 suggests apartment conversions were common in older, more densely built sections of the neighborhood near Hyde Park Square, parts of which likely were zoned for multi-family or commercial use.

For the first three decades of the century, most Hyde Park apartment builders—like those of other neighborhoods—favored either formal, academic styles or picturesque modes: all of which also were popular as house styles in the neighborhood. This may have been an attempt to present a "proper," dignified image attractive to tenants, or simply to maintain an architectural consistency in the neighborhood. Some of the oldest extant apartment blocks in the neighborhood employ a Neoclassical Revival vocabulary, with prominent cornices, corner quoins, and classical motifs. Perhaps the most striking example is the A'Laise Apartments (HAM-1303-10) at the southeast corner of the square, built in 1904.

Period revival styles, which enjoyed great popularity in the neighborhood for single-family residences, also were favored by apartment developers. The Grassmoor Apartments on Madison Road are inspired by the Italian Renaissance Revival style. The Tudor Revival style, distinguished by steep gables, applied half-timbering, stonework and leaded-glass casements, is represented by a number of buildings, including The Aero at 3634 Edwards Road and two

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buildings at Madison Road and Kendall Street. Some buildings, such as 2570 Madison Road (1920s) and Georgian Terrace at 2136 Madison Road (1920s), freely combined elements of various styles. The redesign of the Weston House, which combines Neoclassical and Tudor elements, is consistent stylistically with both apartment buildings and single-family homes built in Hyde Park in the first three decades of the 20th century.

Weston House. Hamilton County deed records indicate that the Weston House's lot was part of an approximately 106-acre tract of land purchased by Thomas and Mary Morten in June 1868. The land lay in the northwest corner of Section 26 of Columbia Township; it was described as being "in the eastern part of the city of Cincinnati," although it was actually outside the city. In April 1873 John Henry Weston purchased 15.97 acres of land from Thomas E., Mary G., Andrew G. and Mary H. Morten. The land ostensibly sold for \$1.00; the real price is not recorded. Through the years the property gradually diminished in size; the remnant remained in the Weston family until 1955.

The exact construction date of the Weston House has not been determined. While architectural clues and archival records (old photographs, city directories) suggest the house was built in the 1870s, old maps suggest it was constructed on the site of an earlier dwelling. It is possible it may incorporate part of the earlier structure, although this is not evident from the exterior. (The construction of a new, more elaborate estate residence on the site of an earlier dwelling was a common practice in Cincinnati's leafy suburbs in the second half of the 19th century, as contemporary histories record.) Emerson's 1847 county atlas indicates a house, labeled "J. Morten," in the northwest corner of Section 26. Titus' 1869 atlas notes a dwelling, labeled "John Morten," on the eastern half of a 15.97-acre parcel (likely the same tract sold to Weston). The house sits in the extreme northwest corner of the Morten tract: the approximate location of the present building. An unidentified photograph of the house, taken in September 1877, shows the house sitting on a low rise; the stark appearance of its surroundings, with young trees and little landscaping, suggest it had been built recently. (See photocopy.) Robinson and Pidgeon's 1883 Cincinnati map notes both the house and a carriage house, a small, square structure; a driveway winds south through the property from Observatory Avenue. The house occupied a rectangular plot measuring 648.7 by 1072-1/2 feet. The Weston House's property was bounded by Edwards Road on the west, Observatory on the north, the rear of Morten Street on the east, and the Arnold

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Kattenhorn property on the south. (See map copy.)

The Weston Flats is first listed in the 1917 Cincinnati city directory, under the heading "Public buildings and flats." Directories of the 1930s and 1940s offer some basic information about the building's early tenants. (The 1926-1927 directory, one of the first to be cross-indexed by street address, does not list any occupations for the residents.) Most of the building's occupants were employed in white-collar or professional occupations; the majority worked in the central business district. Among the residents in 1936-1937 were Charles S. Kelley, a clerk with the Army Organized Reserve Corps; Maurie Jacobs, an insurance agent; and Sallie Hance, a widow. Residents in 1949 included building owners Dr. Robert E. and Margaret W. Slemmer; Mrs. Rose B. Nottingham, widow; Mabel Morsbach, schoolteacher; William H. Makepeace, manufacturer's agent; and William H. Makepeace (presumably a relative), salesman. The building was renamed "Western Flats" in 1924; it has since reverted to its original name.

The sophistication of the Weston's 1917 renovation, and its sensitivity to the house's original character, suggests it was carried out with the aid of an architect, who has not been identified. Architectural historian Walter E. Langsam of the University of Cincinnati has attributed it to the local firm of Alfred O. Elzner (1862-1933) and George M. Anderson (1869-1916). Elzner and Anderson were among Cincinnati's leading architects of the early 20th century. Although they carried out several high-profile commercial commissions in this period, they specialized in residences. They designed numerous distinguished houses in Hyde Park in a range of styles from transitional Romanesque Revival to American Colonial Revival, including sophisticated Craftsman, Tudor Revival and eclectic dwellings. Colonial Revival became their dominant mode once Anderson joined the firm. "...[T]he firm also used other fairly authentic period styles but the treatment was generally quite severe in massing and detail" (Walter E. Langsam, *Great Houses of the Queen City* [Cincinnati Historical Society, 1997]). It is not known whether the firm carried out any other renovation projects of this type. The original architect of the Weston House has not been identified.

Weston family. John Henry Weston, also known as J.H. or Henry Weston, was a "manufacturer and dealer in galvanized, carbonized, copper and cable lightning rods, points, insulators, etc" (Williams' Cincinnati City Directory, 1878). His business was located on Sixth Street in

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downtown Cincinnati. An undated newspaper clipping says of him, “[He] was known far and wide as ‘Mr. Weston, the lightning rod man.’ His lightning rods and weather vanes, works of art in wrought iron, were as ornamental as they were functional” (J.H. Weston, clipping file, Cincinnati Historical Society library). The 1891 city directory describes him as a dealer in copper and steel.

City directories of the 1860s indicate that Weston resided in East Walnut Hills, which may well have included what is now Hyde Park. No street address is given. In 1874 and 1877, however, he resided in downtown Cincinnati, perhaps because of the demands of his business. It is possible he used the property as a summer residence during this time. By 1879 Weston had moved back to the eastern suburbs: his residence is given as “Linwood Road, Walnut Hills.” The 1881 edition lists his address as the southeast corner of Edwards Road and Mount Lookout Avenue, which appears to be the intersection of present-day Edwards and Observatory. (The surrounding streets had not yet been platted.)

The 1880 federal population census noted that the Weston household included J.H. Weston, age 50; his wife, Mary, age 50; son Harry, 17; and daughter Maggie, 15. James Weston, an 82-year-old widower, also lived with the family. The enumerator noted that John Henry Weston had been born in Pennsylvania, as had his parents. Mary Weston was born in Washington, D.C. Her father had been born in Switzerland, and her mother in New Jersey.

John Henry Weston died on May 6, 1906. His will provided for a home for his widow for her lifetime, including household expenses, servants, supplies and all household comforts, as well as an annual annuity of \$1,000. His will also expressed concern, albeit equivocal, for the preservation of the family home: it specified, “I prefer that my family continue to live at the homestead as now, at least until said homestead may be sold.” All of his property was to be divided equally between Harry and Maggie. Weston left an estate valued at \$105,200.

Following Weston’s death, his widow and children moved out of the homestead into residences nearby. As of 1906, the family resided at 2725 Observatory Avenue. A year later Mary and Harry Weston moved to 2741 Observatory. By 1912 the family members resided in newly built dwellings on Michigan Avenue, near the homestead: Harry Weston at 1296, and Mary and

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Maggie at 1288. Mary Weston apparently passed away soon afterward; she is not listed in subsequent editions. Directories of the 1900s and 1910s indicate that Harry Weston was a realtor who maintained an office in downtown Cincinnati, from which he presumably oversaw the development of the Weston Subdivision, as well as other real estate interests.

Harry Weston died in 1930. He left half his estate to his widow, Sarah Curtis Weston, and half to his daughter, Margaret. Sarah Weston remained at 1296 Michigan Avenue after her husband's death. Maggie Weston, who never married, died in 1940. She left half of her \$75,000 estate to her sister-in-law, Sarah, and half to her niece, Margaret.

During the 1930s Margaret Weston married Robert E. Slemmer, a physician. From 1948 or 1949 through 1954, the couple occupied apartments 1 and 2 of the Weston Flats. Margaret Weston Slemmer conveyed half of her inheritance to the Central Trust Company in 1942, and the other half in 1947. The bank controlled the other half of Lot 21, as guardian of Sarah Weston, an incompetent. In 1955 the bank filed an order of sale for the entire lot, either by private sale or public auction. It was subsequently sold privately to Mercedes Robbert. Cincinnati directories note that Robbert was an office secretary for the Interchem Corporation. She was married to Walter J. Robbert, an expeditor for the Schaible Company. The couple lived on Duck Creek Road in eastern Cincinnati.

The present owners purchased the Weston House in 1999. They are presently renovating the building and updating its mechanical systems while preserving its character and details.

Integrity. The integrity of the Weston House was been preserved by two specific conditions, uncommon in urban neighborhoods: a long tenure by one owner (the Weston family), and consistently high property values, which justified maintaining the original configuration of the apartments rather than subdividing them into smaller spaces. The Weston House retains nearly all of the physical features that made up its character and appearance during its period of significance. The exterior of the building has seen only minor alterations since 1917: a window was inserted in a former doorway in the north face, and metal storm windows have been added. The apartment interiors also have seen only cosmetic alterations such as painting of woodwork, replacement of light fixtures and remodeling of kitchens and bathrooms. Therefore the building

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exhibits a high degree of historic integrity under all its aspects.

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 3

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

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Williams' Cincinnati City Directories, various years.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 1

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

10. Geographical Data

Verbal boundary description

The John Henry Weston House is located within the corporate limits of Cincinnati. It occupies Lot 21 of the H.J. and M. E. Weston Subdivision, fronting 150 feet on the west side of Michigan Avenue and extending back between parallel lines for a distance of 200 feet. (Please refer to plat.)

Verbal boundary justification

The nominated property includes the parcel of land historically and visually associated with the building.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 12 Page 1

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

12. Additional documentation

Photograph key

Name of property: John Henry Weston House (same for all photographs)

Location: Cincinnati, Hamilton County, Ohio (same for all photographs)

Photographer: Margo Warminski (same for all photographs)

Date taken: December 2000 (same for all photographs)

Location of negatives: Grandin Properties (same for all photographs)

View: Main (east) facade, looking west.

Photo 1

View: Main entrance, east elevation; looking west.

Photo 2

View: Two-tier porch, main facade; looking northwest.

Photo 3

View: North elevation, with tower; looking southwest.

Photo 4

View: Rear (west) elevation, looking northeast.

Photo 5

View: South elevation, looking northwest.

Photo 6

View: Front entry hall and main staircase.

Photo 7

View: Entrance hall, first-floor north apartment.

Photo 8

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 12 Page 2

Weston, John Henry, House
Cincinnati, Hamilton County, Ohio

View: Living room, first-floor north apartment.
Photo 9

View: Mantelpiece, living room, first-floor north apartment.
Photo 10

View: Kitchen, first-floor north apartment.
Photo 11

View: Living room, third-floor apartment.
Photo 12

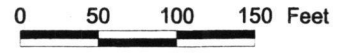
View: Doorway, third-floor apartment.
Photo 13

View: View of east side of 1300 block of Michigan Avenue; looking northeast from third-floor porch.
Photo 14

View: Garage, looking west.
Photo 15

LOCATION MAP

Weston House: 1321 Michigan Ave
Carriage House: 1303 Michigan Ave
Cincinnati, Hamilton County, Ohio



1321 Michigan Avenue

1303 Michigan Avenue

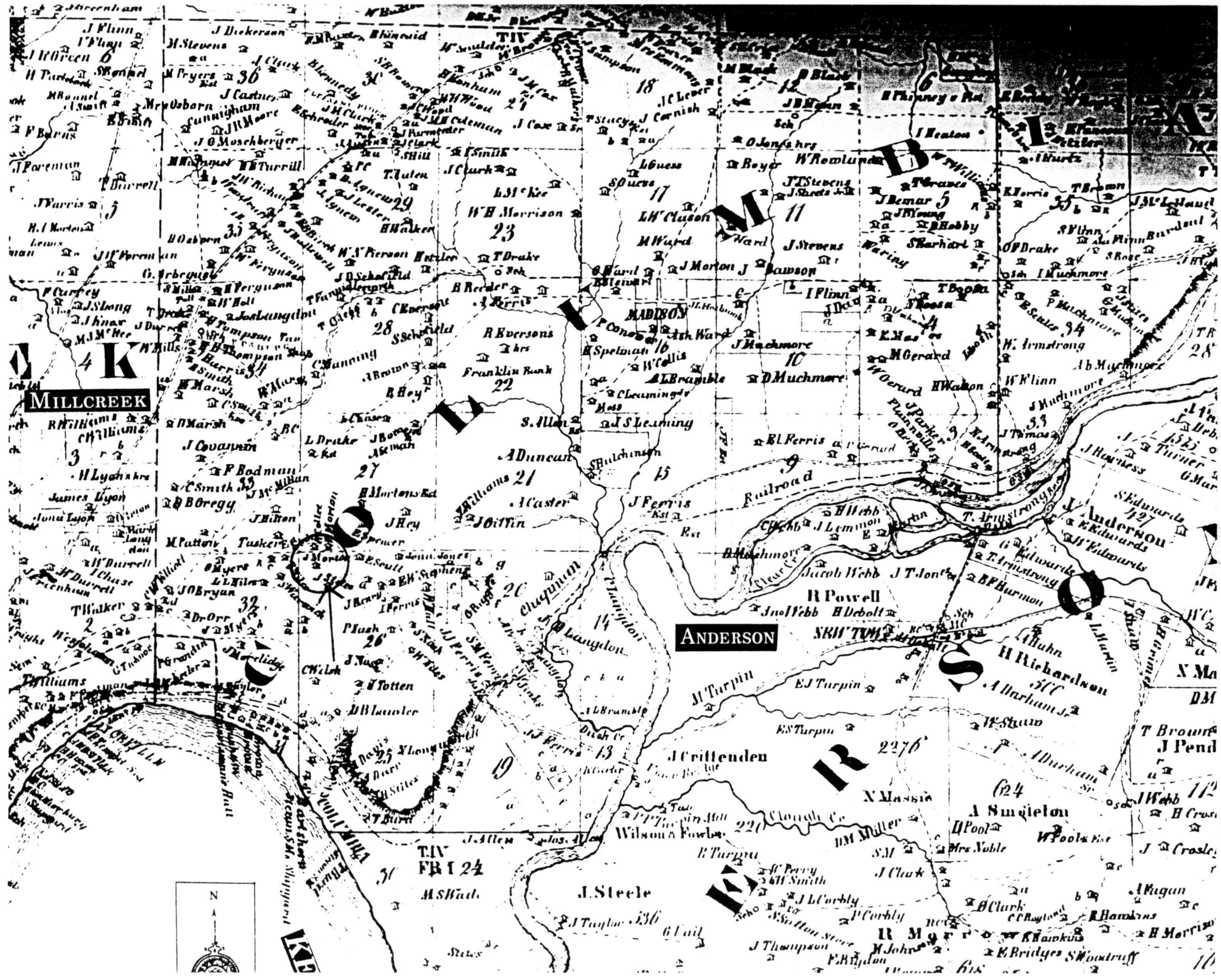
PERKINS LN

EDWARDS RD

HANDASYDE AV

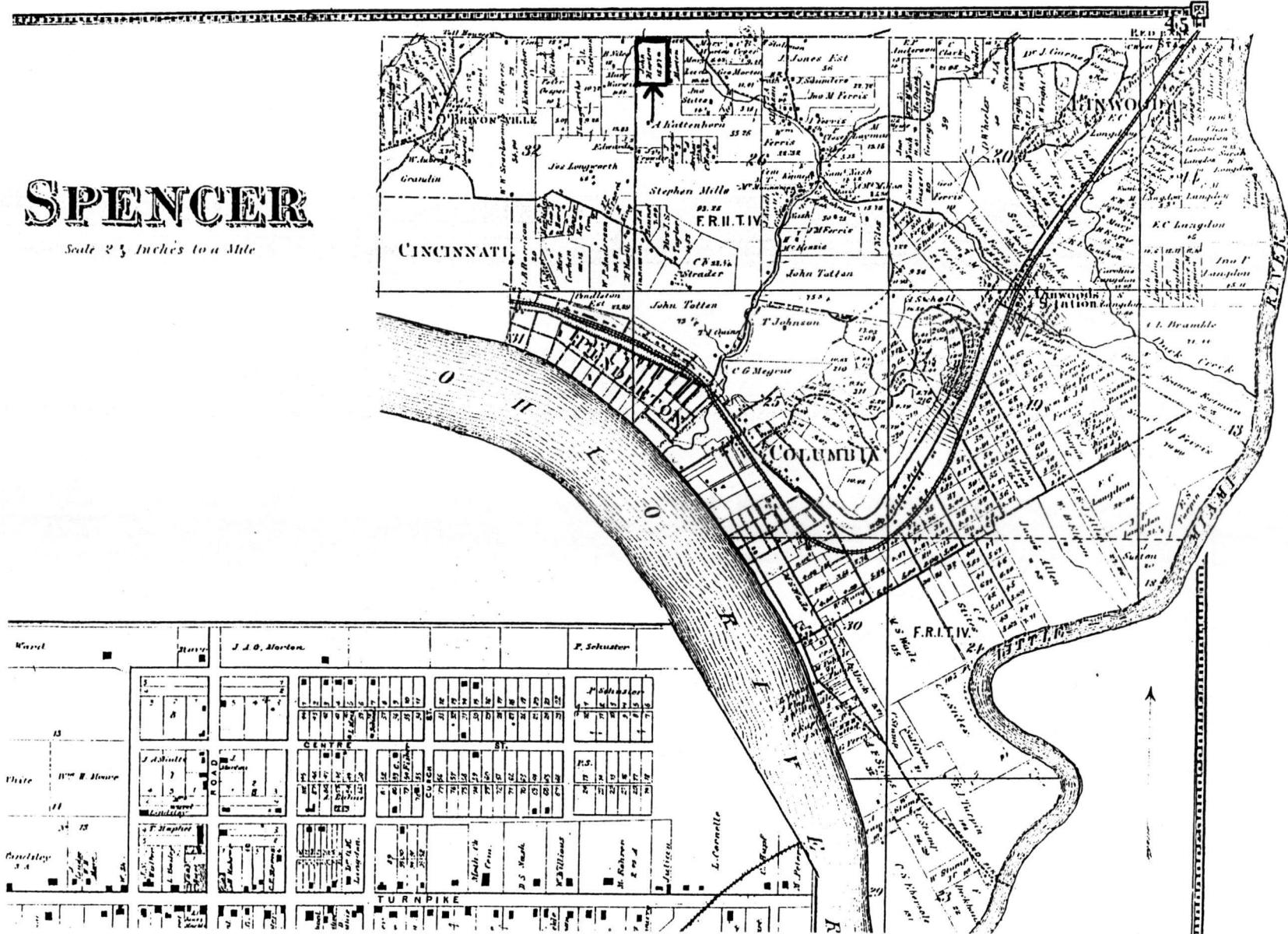
HAMPSHIRE AV

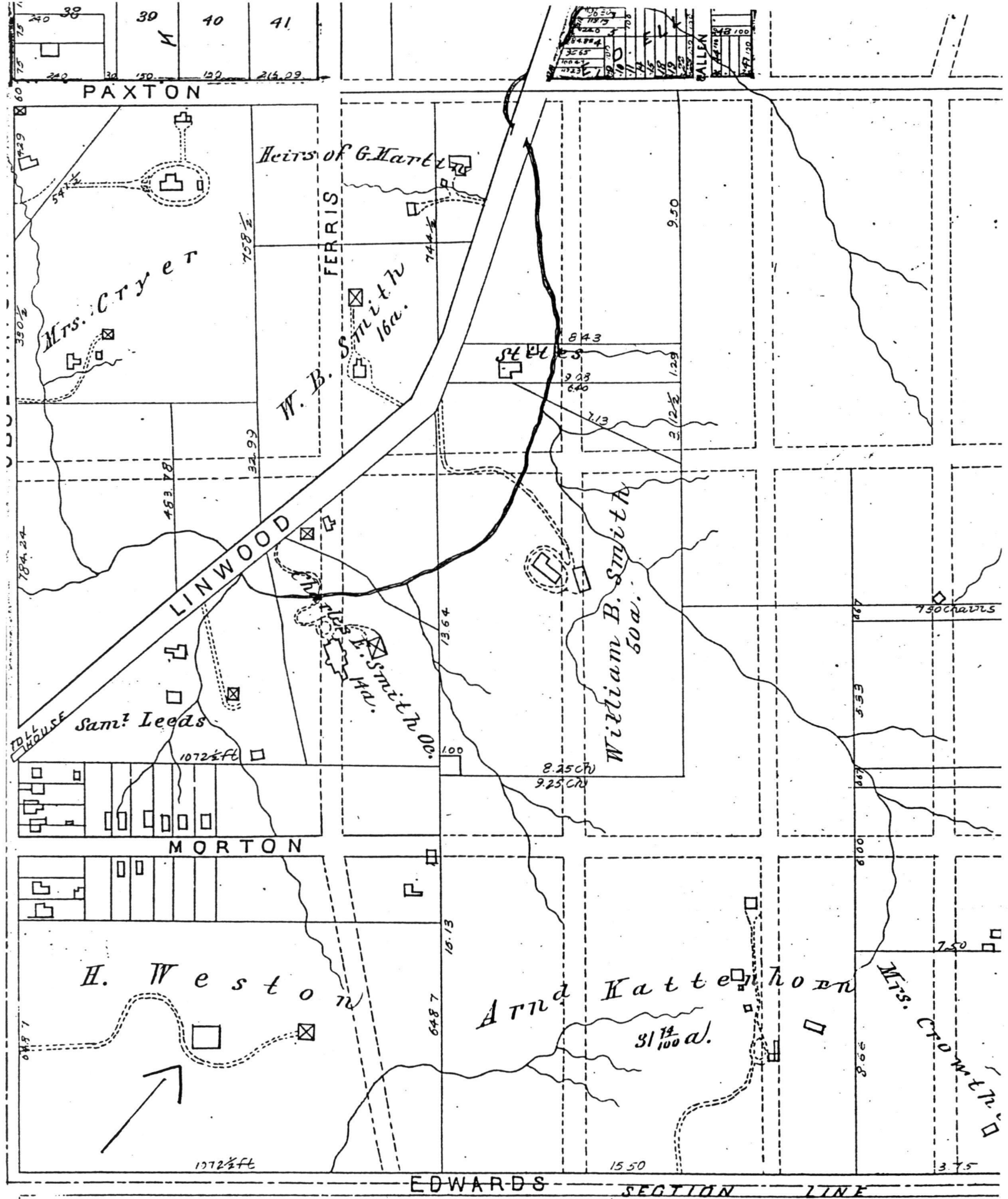
MICHIGAN AV



SPENCER

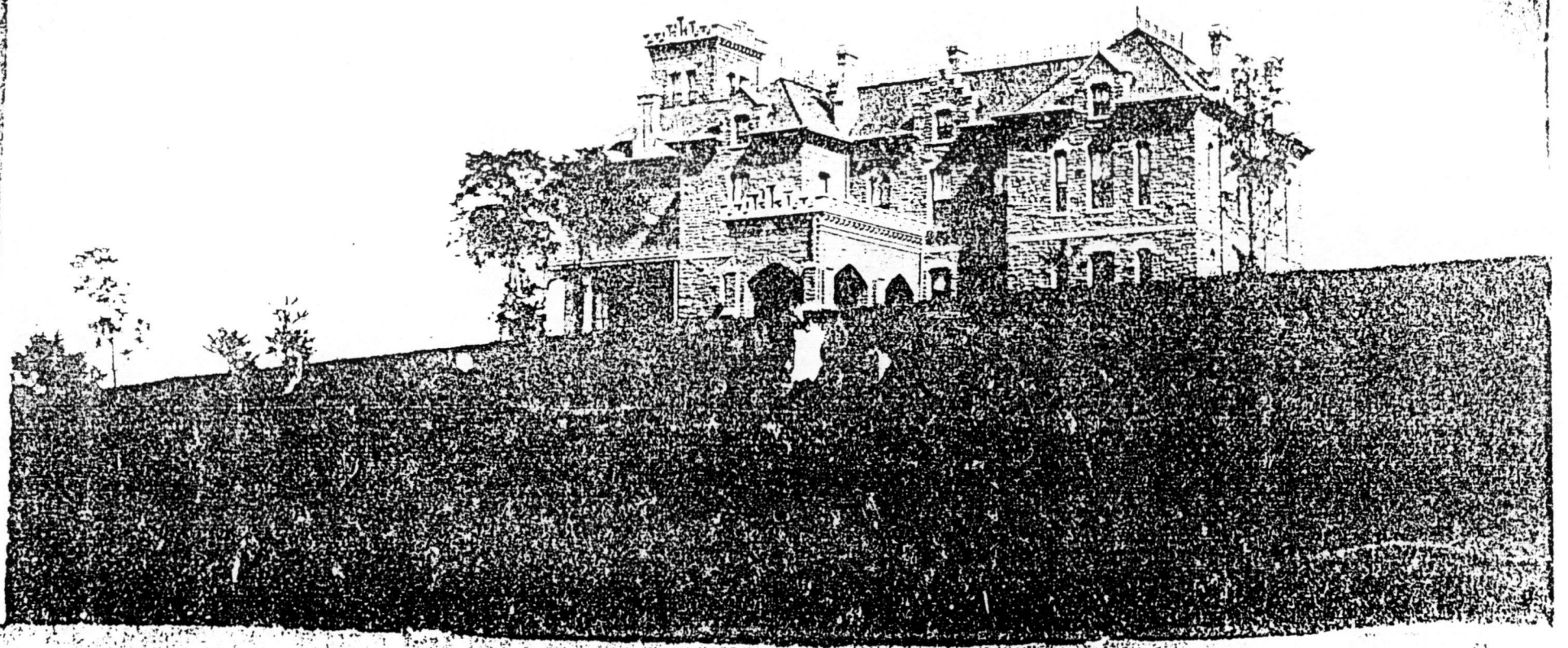
Scale 2 1/2 Inches to a Mile



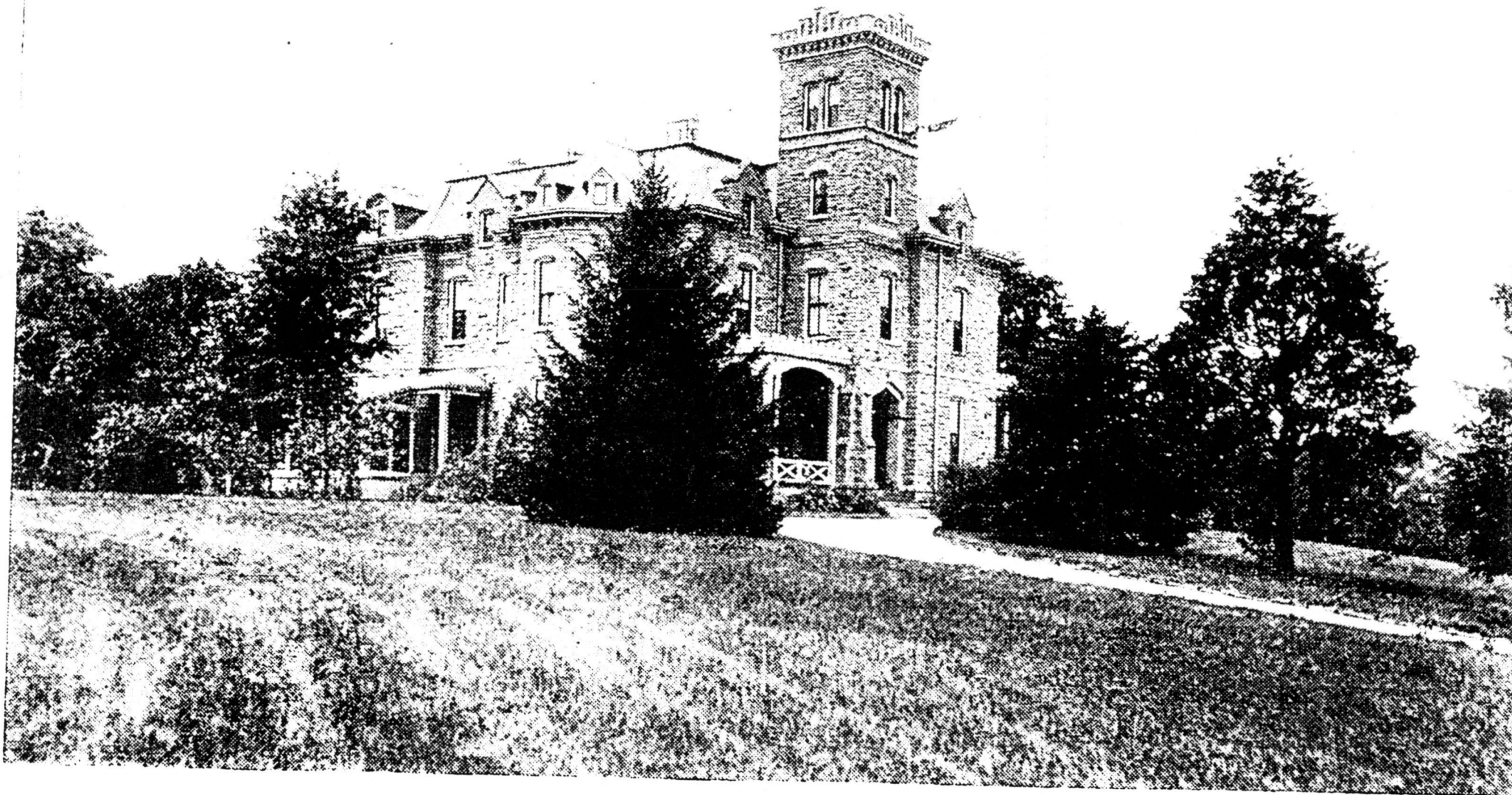


John Henry Weston House, 1321 Michigan Avenue, Cincinnati, Hamilton Co., Ohio. 1883 Cincinnati atlas.

John Henry Weston House
1321 Michigan Avenue
Cincinnati, Hamilton Co., Ohio
1877 photographic view



John Henry Weston House, Cincinnati, Hamilton Co., Ohio
View of house from Kramer's Picturesque Cincinnati (1898)



RESIDENCE OF H. J. WESTON, HYDE PARK.

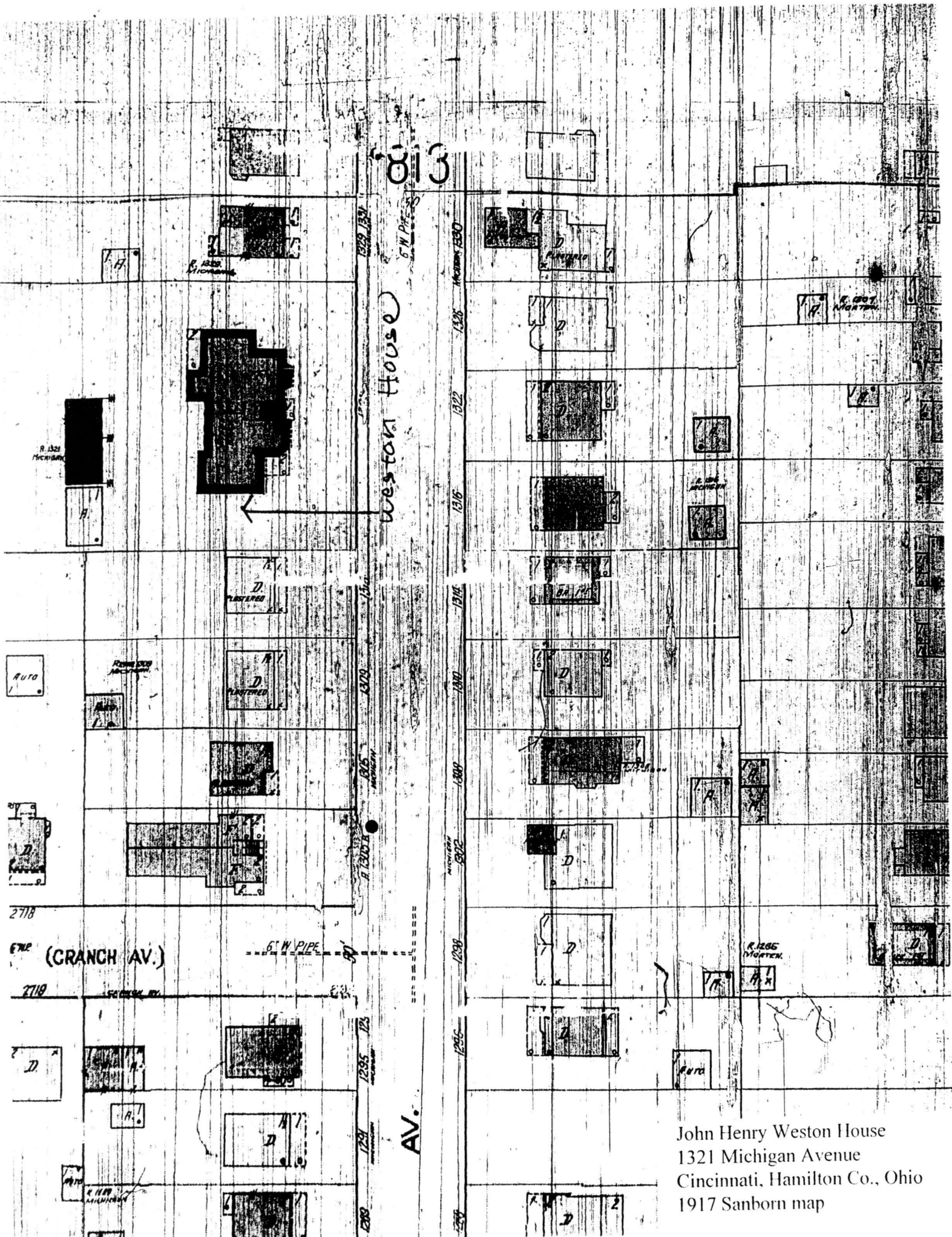
John Henry Weston House
1321 Michigan Avenue
Cincinnati, Hamilton Co., Ohio
Cincinnati neighborhood map



Cincinnati's Neighborhoods

Prepared by City Planning Dept.
Cincinnati, Ohio Sept. 1999





813

Weston House

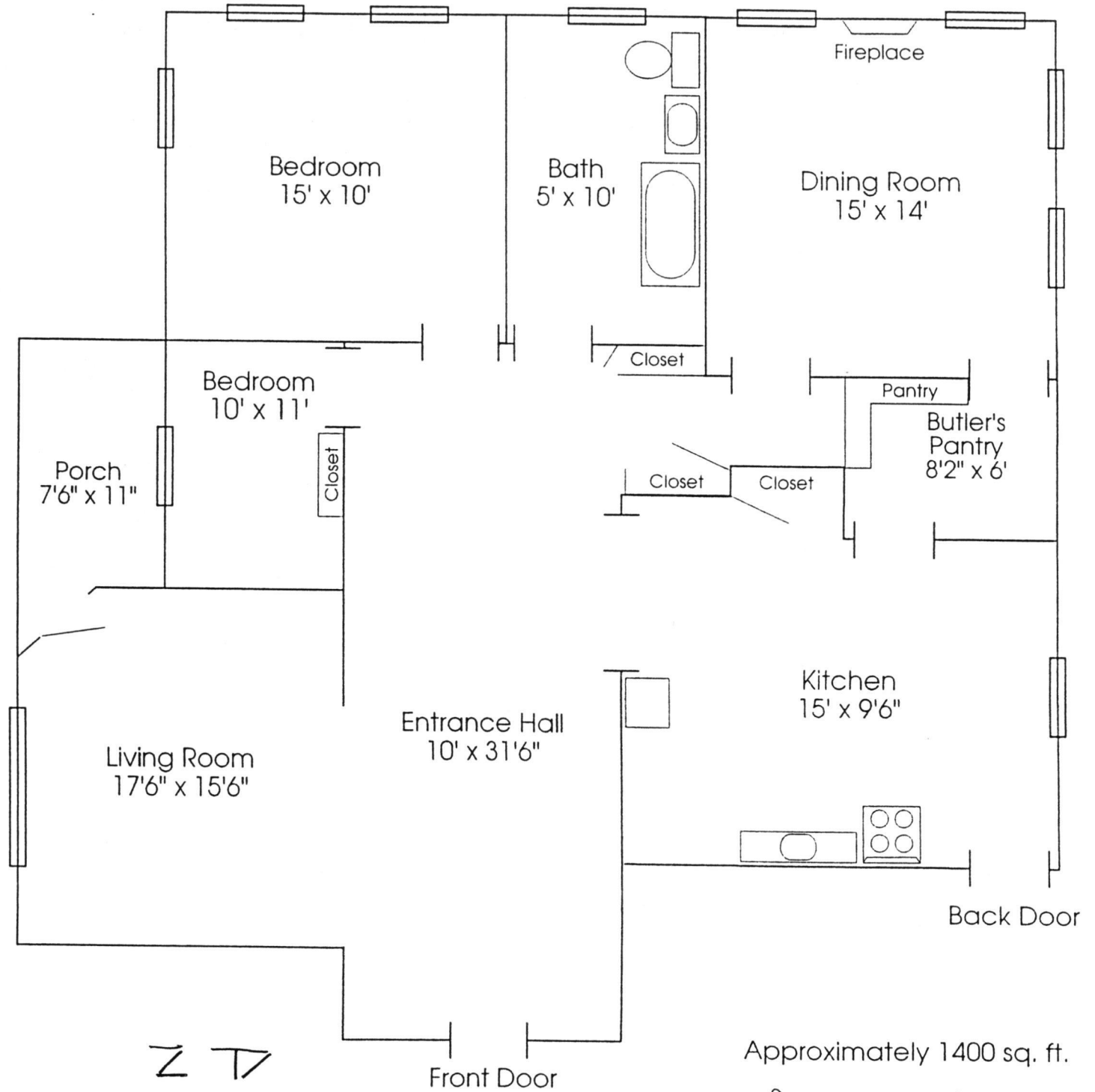
AV.

John Henry Weston House
 1321 Michigan Avenue
 Cincinnati, Hamilton Co., Ohio
 1917 Sanborn map

Weston Flats
1321 Michigan

Two & Three Bedroom Apartments

John Henry Weston House
1321 Michigan Avenue
Cincinnati, Hamilton Co., Ohio
Apartment floor plan (south)



Approximately 1400 sq. ft.
left side of blog.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Weston, John Henry, House

MULTIPLE NAME:

STATE & COUNTY: OHIO, Hamilton

DATE RECEIVED: 2/04/02 DATE OF PENDING LIST: 2/22/02
DATE OF 16TH DAY: 3/10/02 DATE OF 45TH DAY: 3/21/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000218

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/20/02 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



Photo 1 John Henry Weston House Cincinnati, OH





Photo 2 John Henry Weston House Cincinnati, OH

Photo 3 John Henry Weston House Cincinnati, OH





OH
Photo 4 John Henry Weston House Cincinnati





PHOTO 5 JOHN HENRY WASTON HOUSE
Cincinnati, OH



Photo 6 John Henry Weston House Cincinnati, OH



PHOTO OF JOHN HENRY WESTON HOUSE CINCINNATI,
OH



PHOTO 8 John Henry Weston House Cincinnati,
OH





photo 9 John Henry Weston House Cincinnati,
OH



Photo 10 John Henry Weston House Cincinnati, Ohio



Photo of John Henry Weston House
Cincinnati, OH





Photo 12 John Henry Weston House
Cincinnati, OH



Photo is John Henry Mason House Cincinnati,
OH



photo 14 John Henry Weston House Cincinnati,
OH

Kodak
PAPER

Kodak PROFESSIONAL
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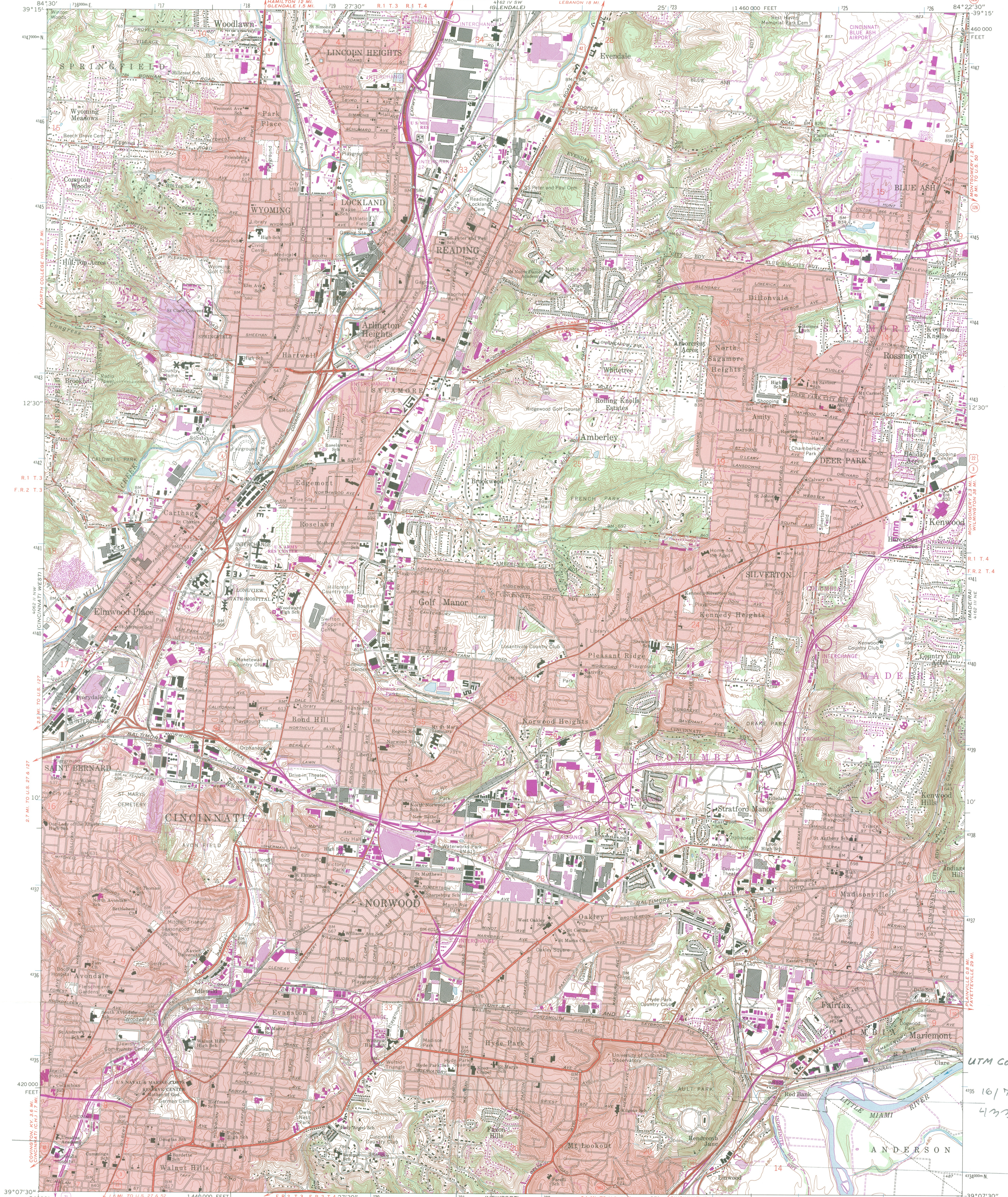
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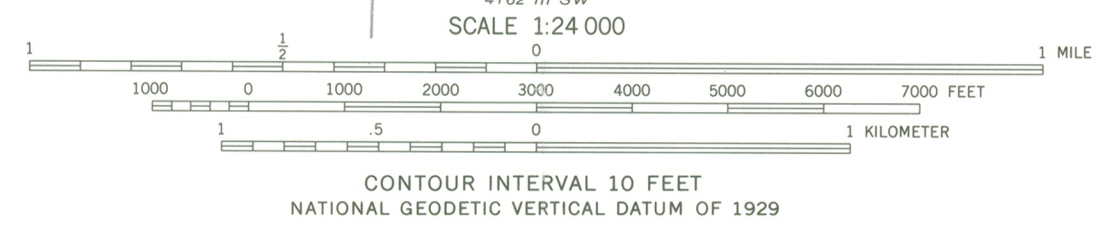
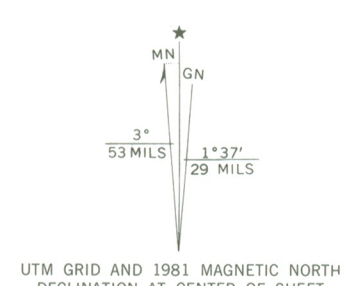


Photo 15 John Henry Weston House
Cincinnati, OH



UTM Coordinates:
1617210601
4334480

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



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Weston House
Cincinnati
Hamilton Co., Ohio

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



CINCINNATI EAST, OHIO

39084-B4-TF-024

1961
PHOTOREVISED 1981
DMA 4162 III NW-SERIES V852

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

Revisions shown in purple and woodland compiled in cooperation
with State of Ohio agencies from aerial photographs taken 1979
and other sources. This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas



City of Cincinnati



REC'D BY OHPO AUG 31 2001

City Planning Department

August 29, 2001

Amos J. Loveday, Jr.
State Historic Preservation Officer
567 East Hudson Street
Columbus, Ohio 43211-2037

Two Centennial Plaza
805 Central Avenue
Suite 720
Cincinnati, Ohio 45202
(513) 352-4880
(513) 352-4853 Fax

Elizabeth A. Blume, AICP
Director of City Planning

Dear Mr. Loveday,

The Cincinnati Historic Conservation Board unanimously supports the nomination of the John Henry Weston House to the National Register of Historic Places. The Board reviewed the nomination at its meeting on August 20, 2001. A copy of the staff report and the draft Board minutes are enclosed.

Although the Board was very supportive of the nomination, its support was conditional on the registration form being revised to demonstrate clearly that the building meets Criterion A for listing in the National Register. Specifically, the Board indicated the registration form should document that the John Henry Weston House is a significant example of a typical adaptive reuse of a single-family residence; this type of development occurred as the City of Cincinnati annexed suburban neighborhoods into the larger urban community in the early 20th century.

Thank you for the opportunity to review this nomination. If you have any questions about the Historic Conservation Board's review, please call me at (513) 352-4853.

Sincerely,

William L. Forwood, Jr.
Urban Conservator
Historic Conservation Office

cc: Margaret Warminski
Steve Gordon