

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received **OCT 18 1982**
date entered

1. Name

historic Bauer Apartments

and/or common

2. Location

street & number 2015^{Ed.}-2017 Madison Road — not for publication

city, town Cincinnati — vicinity of congressional district 2nd

state Ohio code 039 county Hamilton code 061

3. Classification

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

4. Owner of Property

name Sunrise Investments

street & number 2015-17 Madison Road

city, town Cincinnati — vicinity of state Ohio 45208

5. Location of Legal Description

courthouse, registry of deeds, etc. Hamilton County Courthouse

street & number Court & Main Streets

city, town Cincinnati state Ohio

6. Representation in Existing Surveys

title Cincinnati Historic Inventory has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Miami Purchase Assoc., 812 Dayton St.

city, town Cincinnati state Ohio

7. Description

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

Describe the present and original (if known) physical appearance

This is a symmetrical, 40' x 79', three story at street level, brick building exhibiting the distinctive details of the Queen Anne style as applied to urban domestic architecture.

The three bay front facade exhibits a compound metal cornice supported by block modillion brackets large decorative consoles separating the bays, dentil and corbel courses. The semihexagonal projecting from the facade are composed of low roof with compound cornice and dentil course, one over one and three over one windows with simple wood surrounds and rectangular panels. The central bay exhibits one over one windows and decorative rectangular panels. Sandstone belt and string courses break the stretcher bond brick facade. The exterior first floor is composed of a central entrance leading to the residential units above and flanked by a three part storefront composed of display windows and entrance. Decorative cast iron columns accentuate the architectural detail of the storefront.

The rear facade exhibits a partially exposed basement level composed of rock-faced ashlar. A large four deck porch treatment composed of square spindles, hand rail, chamfered columns, and decorative brackets accentuate the rear. The rear windows are two over two with flat sandstone lintels and lugsills and the side facade windows are mostly three over one. The composite roof exhibits a low pitch to the rear and interior side chimneys accentuate the vertical emphasis. The building is basically rectangular in plan with side indentations.

The interior commercial space on the first floor has been altered and is devoid of significant architectural details. The residential units to the rear on the first floor and at the upper stories exhibit significant interior details composed of paneled doors with lighted transoms and bulleye surrounds, compound base boards, and tile fireplaces with simple wooden mantles. Much of the original brass hardware is still evident. The interior hall corridor is composed of simple wainscotting and individual door treatment exhibits wooden surrounds with bulleyes. An interior staircase leading from the second to third floors is composed of decorative newel post and balustrade. The individual apartments are basically intact. The only exception is the incorporation of bathroom units into each apartment. Prior to this, there was a central bathroom on each floor.

8. Significance

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

Specific dates c. 1885 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Bauer Apartment Building is significant as an example of Queen Anne architecture that embodies the materials, design, and distinctive architectural details associated with the style.

Constructed in c. 1885, the building is distinguished by its Queen Anne architectural details composed of decorative metal bracketed cornice with dentils, corbel courses, and sandstone belt and string courses breaking the continuity of the facade, large upper story bays projecting from the front facade and decorative rectangular panels. Inappropriate formica cladding has recently been removed from the first floor commercial storefront to reveal the original decorative cast iron columns exhibiting stylized sunburst and leaf motifs above recessed rectangular panels.

Originally constructed for mixed commercial/residential purposes, the building has retained this land use throughout the years. The commercial interior has been altered; however, the distinctive interior architectural details of the ten residential units remain largely intact to exhibit decorative boxed corner surrounds with bulleeyes, wain-scotting, flat fireplace mantles and decorative balustrades in the stairwell.

When viewed within the context of Cincinnati, this building should be considered as a good representative example of the Queen Anne style applied to a mixed use building.

The building was built for Ulrick Bauer and remained in the Bauer family for sixty-two years. Mr. Bauer operated a grocery store in an adjacent building, and his brothers, John and Leonard, ran a coal and feed store next to Ulrick. The residential units have remained largely intact; however, the first floor commercial spaces have undergone various changes throughout the years to house such commercial activities as millinery, post office, jewelry, toys and children's clothing. The most recent occupant was the Franklin Saving & Loan which resided on the first floor from 1953 to 1981.

The building shall be rehabilitated to the Secretary of Interior's standards and the residential/commercial land use shall be retained.

9. Major Bibliographical References

William's Cincinnati Directories (various)

10. Geographical Data

Acreeage of nominated property less than an acre

Quadrangle name Cincinnati East

Quadrangle scale 1:24,000

UMT References

A

1	6	7	19	3	6	0	4	3	3	4	2	7	0
Zone				Easting				Northing					

B

Zone				Easting				Northing					

C

Zone				Easting				Northing					

D

Zone				Easting				Northing					

E

Zone				Easting				Northing					

F

Zone				Easting				Northing					

G

Zone				Easting				Northing					

H

Zone				Easting				Northing					

Verbal boundary description and justification

Lot #8 of William R. Morris's Subdivision recorded March 29, 1849 (137' x 50')

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Fred Mitchell

organization Historic Preservation Associates date April 5, 1982

street & number P.O. Box 8933 telephone 513-871-6857

city or town Cincinnati state Ohio 45208

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature W. Ray Luce

title SHPO date 10/8/82

For HCRS use only

I hereby certify that this property is included in the National Register

date 12/2/82

Keeper of the National Register

Attest: date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

OCT 18 1982

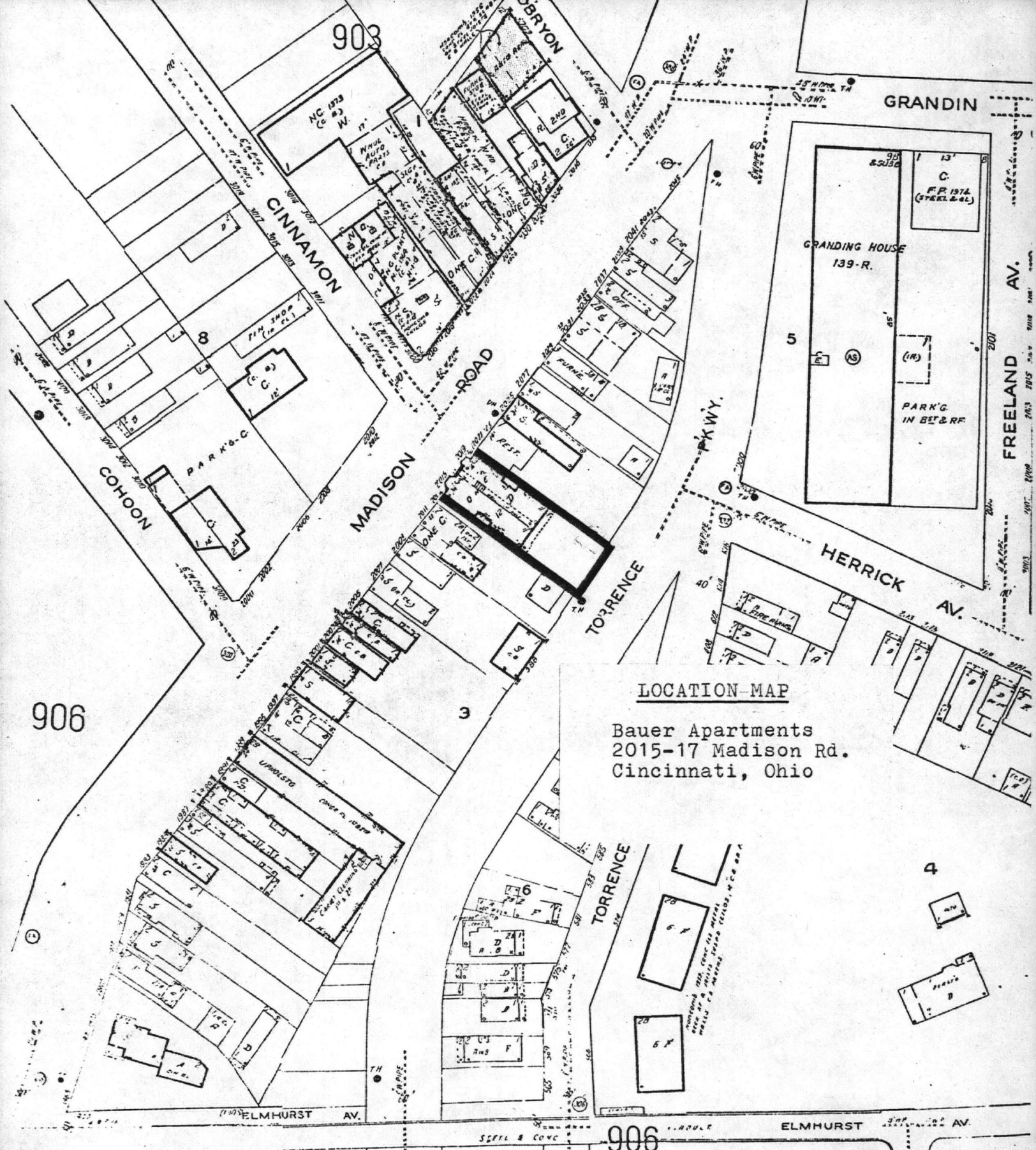
date entered

Bauer Apartments, Hamilton County
Continuation sheet

Item number 8

Page 1

Found within the older community of O'Bryonville, which is now incorporated within Cincinnati, this building represents the adaptation of the Queen Anne style as applied in the suburban built environment to mixed commercial/residential use. It exhibits a lower height, scale, and greater mass than the typical two bay, four or five story, mixed wall treatment examples of commercial/residential Queen Anne found in the older, densely developed basin area of Cincinnati. This building is one of a relatively small number of the variation on the style found in the eastern neighborhoods of Cincinnati. It is one of the better examples of the mode.



LOCATION-MAP

Bauer Apartments
 2015-17 Madison Rd.
 Cincinnati, Ohio

AUG 28 1981

United States Department of the Interior
National Park Service

Substantive Review

Bauer Apartments
Hamilton County
OHIO

Working No. 10/18/82-2910
Fed. Reg. Date: 2.1.83
Date Due: 11/24/82 12/2/82
Action: ACCEPT 12/2/82
 RETURN
 REJECT

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria c
Reviewer Mar. Duged
Discipline A.H.
Date 11-2-82
see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context *NOT AS STRONG AS IT COULD HAVE BEEN.*
 relationship of integrity to significance
 justification of exception
 other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
 Photographs
 Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



ONE WAY

PUSH BUTTON FOR WALK LIGHT

DONT WALK

Available for
OFFICE or BUSINESS
SUNRISE INVESTMENTS
871-4723

NO PARKING

Available for
OFFICE or BUSINESS
SUNRISE INVESTMENTS
871-4723

2015



Bauer Apartments
2015-17 Madison Rd.
Cincinnati, Hamilton Co., Ohio
Photos by Fred Mitchell
February, 1982
Negatives with Owner
View of main (north) facade
Photo #1 of 4



NO STOPPING
BUS STOP

Available for
OFFICE or BUSINESS
CALL
SUNRISE INVESTMENTS
871-4723

2015
HOURS
MON THRU THURS 9AM-6PM
FRI 9AM-6PM
CLOSED SAT

Available for
OFFICE or BUSINESS
CALL
SUNRISE INVESTMENTS
871-4723

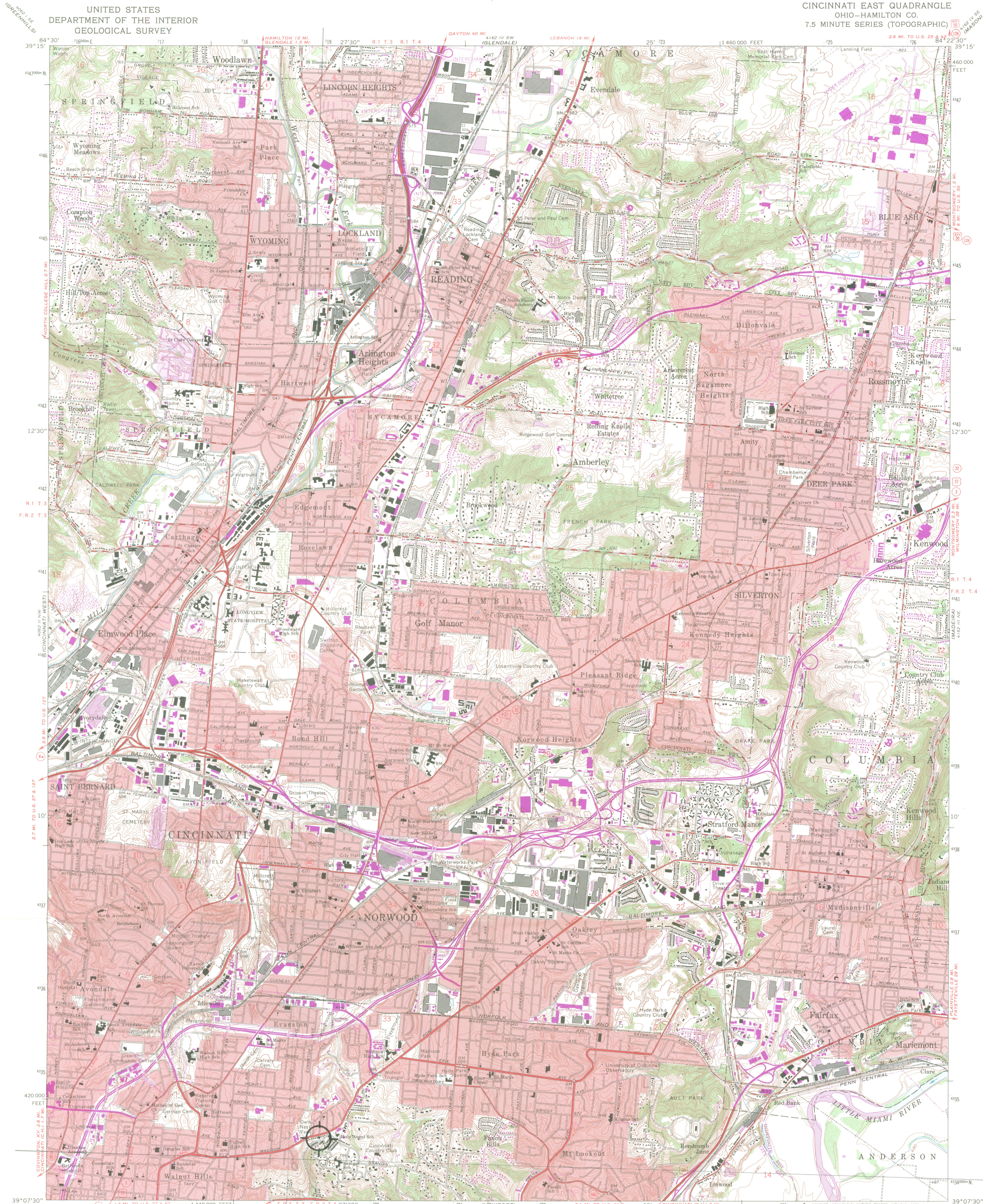
Bauer Apartments
2015-17 Madison Road
Cincinnati, Hamilton Co., Ohio
Photo by Fred Mitchell
February, 1982
Negatives with Owner
Detail of storefront
Photo #2 of 4



Bauer Apartments
2015-17 Madison Road
Cincinnati, Hamilton Co., Ohio
Photo by Fred Mitchell
February, 1982
Rear and east side facade
Photo #3 of 4

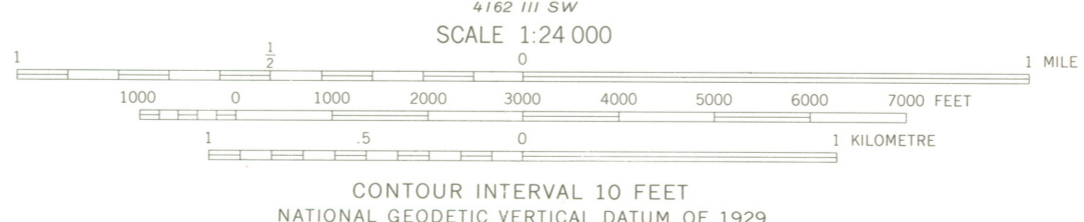


Bauer Apartments
2015-17 Madison Road
Cincinnati, Hamilton Co., Ohio
Photo by Fred Mitchell
February, 1982
Negatives with Owner
Madison Road streetscape of
significant buildings
Photo #4 of 44



Bauer Apartments
2015-17 Madison Road
Cincinnati, Hamilton Co., Ohio

UTM's
Zone 16
E 719-360
N 4334-270



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



CINCINNATI EAST, OHIO

N3907.5—W8422.5/7.5

1961
PHOTOREVISED 1970 AND 1974
AMS 4162 III NW—SERIES V852

the Miamis. Land lines based on the Great Miami River Base. Dotted land lines established by private subdivision of the Symmes Purchase

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

Revisions shown in purple compiled in cooperation with State of Ohio agencies using aerial photographs taken 1970 and 1974. This information is not field checked. Purple tint indicates extension of urban areas



City of Cincinnati



ROBERT J. BRODBECK — CHAIRMAN
L. MONTY ERB — VICE CHAIRMAN
ESTELLE B. BERMAN
SAMUEL T. BRITTON
THOMAS B. BRUSH
ELLSWORTH LOVE
SYLVESTER MURRAY

CITY PLANNING COMMISSION

ROOM 222, CITY HALL
CINCINNATI, OHIO 45202
PHONE 352-3471

HUBERT E. GUEST
DIRECTOR OF CITY PLANNING
ERWIN E. HOFFMAN
ADMINISTRATOR
LAND USE AND ZONING

June 10, 1982

Ohio Historic Sites Preservation Advisory Board
Ohio Historical Center
I-71 and 17th Avenue
Columbus, Ohio 43211


Dear Chairman and Members of the Board:

At its meeting on June 7, 1982, the Cincinnati Historic Conservation Board voted its support of the following nominations to the National Register of Historic Places:

- Bauer Apartments - 2015-2017 Madison Road
- Carew Tower Complex - Race, Vine and 5th Streets
- Cincinnati Gymnasium and Athletic Club - 111 Shillito Place
- Côte Bonnevillie - 4580 Colerain
- East Walnut Hills Firehouse - Hackberry & Madison Road
- Haddon Hall - 3418 Reading Road
- Nathaniel Ropes Building - 917 Main Street
- YWCA - 9th & Walnut Streets

With respect to the Nathaniel Ropes Building, the Board expressed the opinion that the building met the criteria for individual listing. The building's location next to other qualified buildings should not penalize the owner who wishes to rehabilitate it. Although architecturally, the potential for a district exists, owners of neighboring properties have shown no interest in such a designation. Considering this and the fact that the only mechanism for the generation of National Register nominations in Cincinnati is through private initiative, it is unlikely that such a district nomination would be prepared in the near future.

Sincerely,


FOR Genevieve Ray
Urban Conservator

GR:rmc

Equal Opportunity Employer

Ohio Historic Preservation Office

Ohio Historical Center I-71 & 17th Avenue Columbus, Ohio 43211 (614) 466-1500

October 8, 1982

Ms. Carol Shull, Chief
Department of Registration
National Register of
Historic Places
440 G. Street, N.W.
Washington, D.C. 20240

Dear Carol:

Enclosed are thirteen new National Register nominations and two resubmissions. All the appropriate notification procedures have been followed for the new submissions.

New Submissions

Nichols, Eli, Farm
Allen Memorial Medical Library
Wade Park Historic District
Columbus Transfer Company Warehouse
Grinnell Mill Historic District
Blair House
Bauer Apartments
Pine Meer
Antlers Hotel
Meigs County Fairground
Grandstand and Race track
Celina Main Street Historic District
Trimble, James S., House
Fairmont Avenue Historic District

Resubmissions

Jefferson Avenue Historic District
Canal Fulton Historic District

County

Coshocton
Cuyahoga
Cuyahoga
Franklin
Greene
Hamilton
Hamilton
Hamilton
Lorain

Meigs
Mercer
Morrow
Muskingum

County

Franklin
Stark



Please let me know if you have any other questions.

Sincerely,

W. Ray Luce

W. Ray Luce
State Historic Preservation Officer

WRL/BP:vb
Enclosures
X.c: Regional Coordinators (5)