

**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 APR 13 1982

date entered MAY 13 1982

1. Name

historic _____

and/or common Gilbert Row

2. Location

street & number 2152-2166 Gilbert Avenue _____ not for publication

city, town Cincinnati _____ vicinity of _____ congressional district 1st of Ohio

state Ohio code 039 county Hamilton code 061

3. Classification

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

4. Owner of Property

name River City Development Corporation

street & number 2261 Francis Lane

city, town Cincinnati _____ vicinity of _____ state Ohio

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 Determination of Eligibility has this property been determined eligible? yes no

Documentation for Nassua-Eden Revitalization Area, Cincinnati, Ohio

date 1979 _____ federal _____ state _____ county local

depository for survey records City Planning Commission, Room 222, City Hall

city, town Cincinnati _____ state Ohio

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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

Gilbert Row contains 7 connected brick buildings. Six of the buildings are 2½ stories and have low, gabled, roofs with projecting dormers. One end building is 3½ stories with a mansard type roof, gabled dormers and a rear, gable-roofed addition. Each of the six row houses has corbeled brick chimneys. The corner building displays unusual end wall chimneys, brick banding and flue delineation.

Entablatures are composed of decorative brick friezes which are denticulated. A stone belt course below produces a continuous, horizontal, element on the facade of each building.

Fenestration throughout is one-over-one, double hung sash. Dormer windows in six buildings have semi-circular sash windows with decorative brick spandrels. Lintels are molded, and stone sills have shallow brick brackets and corbeling.

Entrances of six buildings have hip-roofed porches with chamfered and reeded box wood posts and lattice-like valences with decorative brackets. Railing/balustrades are now missing. Above each porch, the facades are articulated with shallow pilasters which provide a vertical continuity with roof dormers.

Full basements have stone and rubble foundation walls.

The west facade of the connected end building has a cast iron shop front containing rosette decorated pediments. Stone belt courses, windows articulated with brick piers, decorative brickwork and carved wood gable ornaments link this building stylistically with the six smaller buildings. The south facade contains a projecting 2nd/3rd floor, wood, three-sided window bay.

By the late 1920's, one-story commercial buildings were incompatibly added to the front elevation of Gilbert Row. These were removed in the late 1970's. The present owner intends to rehabilitate the Row utilizing the 1976 Tax Reform Act. What exactly preceded these 1920's additions across the facade is not clear. Gilbert Avenue was cut down when the streetcar lines were added in the 1880s, so there may have been small earthen embankments with steps as access to the porches.

Although the building has suffered the loss of most of its window sash, all other wooden and brick detailing which distinguishes its architectural styling remains on the exterior. For this reason it is felt it still retains sufficient integrity to meet the criteria.

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

Specific dates 1889 **Builder/Architect** Thos. J. Emery building, Jos. G. Steinkamp and Bros. possible architects

Statement of Significance (in one paragraph)

Gilbert Row is an unusual example of Queen Anne architecture rarely found in row house form in Cincinnati. Consisting of six townhouses and a larger building with a cast iron storefront, it was built by the Thomas Emery's Sons Real Estate Company in 1889 and reflected the latest innovations in urban residential living. The firm of Thomas Emery's Sons is said to have been the first to built apartment houses in Cincinnati. Possibly the "latest innovations" refer to indoor plumbing which physical evidence indicates was original to the building. Builder, Thomas Emery Jr. (1830-1906) was an abolitionist and civic activist who used the profits from real estate ventures to fund, through gifts, institutions prohibited from recognizing "color prejudice," such as the local Orphan's Asylum. The Steinkamp Brothers are believed to have been the architects for Gilbert Row. A 1909 advertisement states that "Thomas Emery's Sons employed one firm of architects, Steinkamp & Bro. exclusively." The ad further comments that "by doing this, every apartment house erected by them was an improvement over the previous one. Flat seekers always apply to Thos. Emery's Sons first, and very often rent apartments without even having seen the plan, knowing that the best arrangement and most comfort would be found in their apartments." Then, as now, the row was the anchor for the surrounding Nassau-Eden neighborhood, all of which has been determined eligible for the Register of Historic Places. Indeed, at the request of State and Federal preservation officials, the boundaries of said district were modified expressly to include the property in question (see attached).

Beginning in the late 1880s and throughout the 1890s, Thomas Emery bought investment properties in Walnut Hills and started erecting homes and apartment complexes. The buildings he constructed here became the model of residential property in Cincinnati throughout the decade of the 90s. Gilbert Row is thought to be the earliest Emery apartment in his Walnut Hills development and set the trend for his later work in the neighborhood.

9. Major Bibliographical References

Leonard, L.A. Greater Cincinnati and Its People Lewis Hist. Pub. Co., 1927

Dabney, W.P. Cincinnati's Colored Citizens Negro U. Press, 1926

Gordon, Steve Interview, March 30, 1982

10. Geographical Data

Acreeage of nominated property 0.37 acres

Quadrangle name Newport

Quadrangle scale 1:24,000

UMT References

A

1	6	7	1	6	6	4	0	4	3	3	2	8	8	0
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

The property nominated is a rectangular lot 92' on a north line of Deerfield Place by 176.65' on a southeast line of Gilbert Avenue.

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

state NA code county code

state code county code

11. Form Prepared By

name/title Linda Deatrck, Researcher

organization Self date May 1, 1981

street & number 1243 Martin Drive telephone (513) 721-8009

city or town Cincinnati state Ohio

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 3/30/82

For HCRS use only

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

Alton Byers
Keeper of the National Register

Entered in the National Register

date 5/13/82

Attest: _____ date _____

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: Gilbert Row
State, County: OH, Hamilton
Federal Agency: _____

Working No. 4/13/82-1118
Fed. Reg. Date: 2.1.83
Date Due: 5/13/82 - 5/28/82
Action: ACCEPT 5/13/82
 RETURN
Entered in the National Register REJECT
photos _____
maps _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 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

for NPS use only

8. Significance

Period _____ Area 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
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UNIT 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 _____

Site _____ 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



#1 of 4

Gilbert Row
2152-2166 Gilbert Avenue
Cincinnati, Hamilton County, Ohio
Photographer: Linda Deatrick
Date of Photo: April 1, 1981
Negatives Located at:
River City Development
2261 Francis Lane, Cinti., O. 45206
View of Entire Row, Including Cast
Iron Storefront, Looking Eastward



Gilbert Row

#2 of 4

2152-66 Gilbert Avenue

Cincinnati, Hamilton County, Ohio

Photographer: Linda Deatruck

Date of Photo: April 1, 1981

Negatives Located at:

River City Development

2261 Francis Lane

Cincinnati, Ohio 45206

Looking Northeastwardly, up Gilbert Ave.



5 Gilbert Row

#3 Of 4

2152-2166 Gilbert Avenue

Cincinnati, Hamilton County, Ohio

Photographer: Linda Deatrick

Date of Photo: April 1, 1981

Negative Located at:

River City Development

2261 Francis Lane, Cinti., O. 45206

A Closer View, facing East.



#4 of 4

Gilbert Row

2152-2166 Gilbert Avenue

Cincinnati, Hamilton County, Ohio

Photographer: Linda Deatruck

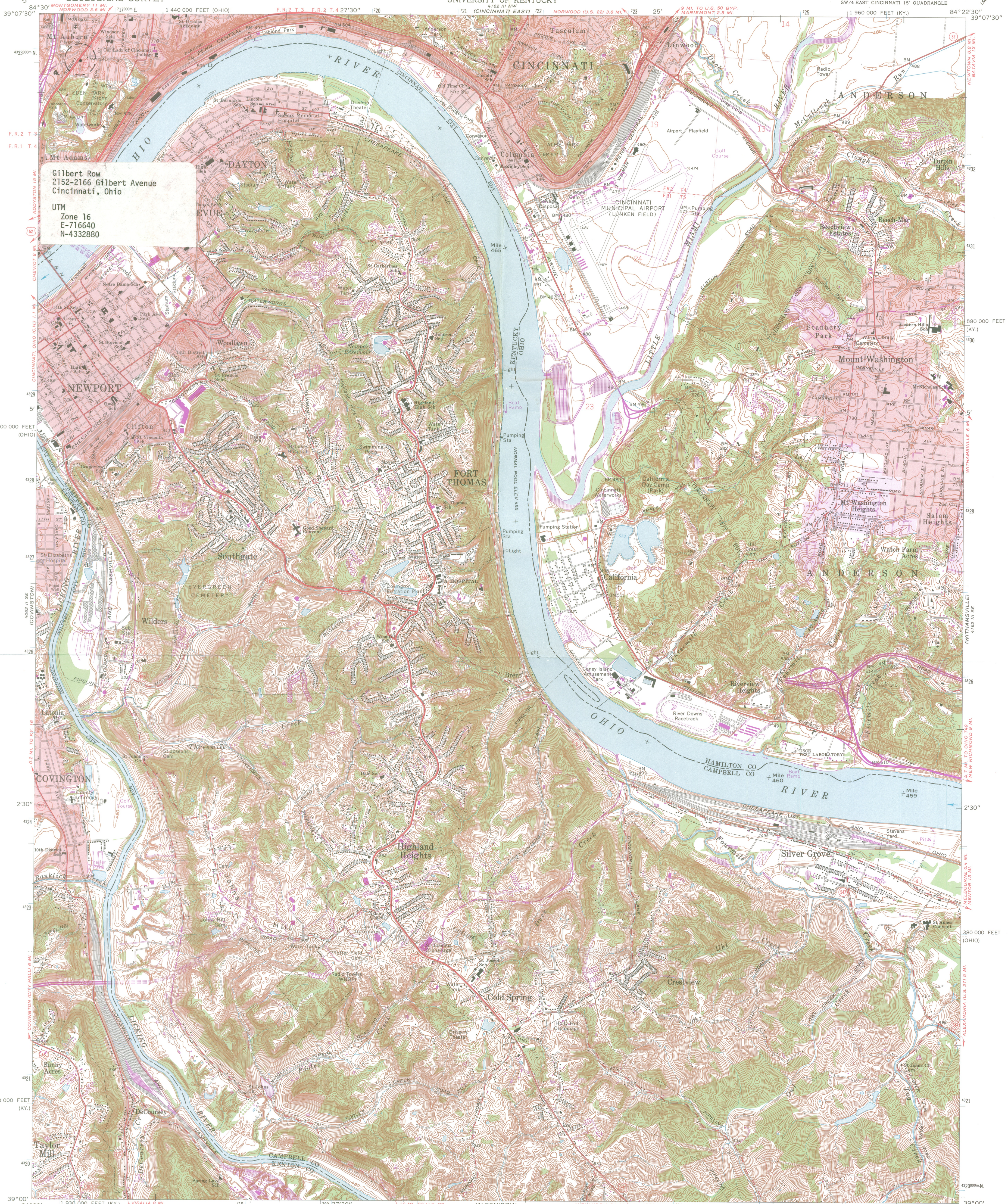
Date of Photo: April 1, 1981

Negative Located at:

River City Development

2261 Francis Lane, Cinti., O. 45206

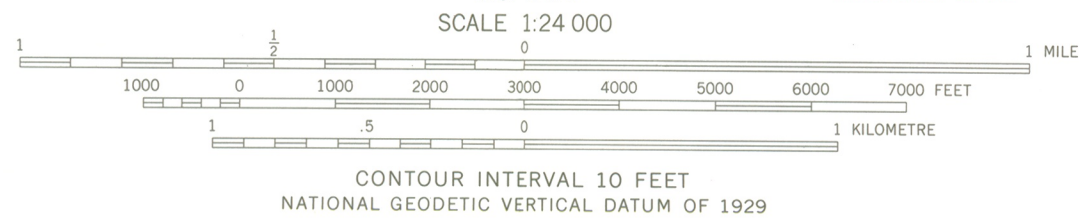
From Deerfield Place, facing Northwest,
the three sided bay and rear of the
row may now be seen.



Gilbert Row
2152-2166 Gilbert Avenue
Cincinnati, Ohio

UTM
Zone 16
E-716640
N-4332880

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, USCE, and City of Cincinnati
Topography by photogrammetric methods from aerial photographs
taken 1949, and in part by the City of Cincinnati
Field checked 1951, 1952, and 1954. Revised 1961
Polyconic projection. 1927 North American datum
10,000-foot grids based on Kentucky coordinate system,
north zone, and Ohio coordinate system, south zone
1000-metre Universal Transverse Mercator grid ticks, zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
The state boundary as shown represents the approximate position
of the low water line as determined from U.S. Corps of Engineers
Ohio River charts, surveyed 1913, and supplementary information
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



ROAD CLASSIFICATION

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



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
KENTUCKY GEOLOGICAL SURVEY, LEXINGTON, KENTUCKY 40506,
AND KENTUCKY DEPARTMENT OF COMMERCE, FRANKFORT, KENTUCKY 40601
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

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

NEWPORT, KY.-OHIO
SW 4 EAST CINCINNATI 15' QUADRANGLE
N3900-W8422.5/7.5
1961
PHOTOREVISED 1970 AND 1974
AMS 4162 III SW-SERIES V852



City of Cincinnati

SAMUEL T. BRITTON - CHAIRMAN
 ESTELLE B. BERMAN - VICE CHAIRMAN
 ROBERT J. BRODBECK
 THOMAS B. BRUSH
 L. MONTY ERB
 ELLSWORTH LOVE
 MARTIN W. WALSH

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

HERBERT W. STEVENS
 DIRECTOR OF CITY PLANNING
 STEVEN F. BLOOMFIELD
 ASSISTANT DIRECTOR
 ERWIN E. HOFFMAN
 ADMINISTRATOR
 LAND USE AND ZONING

August 30, 1979

File: Walnut Hills

Dr. Tom Smith
 State Historic Preservation Officer
 Director, Ohio Historical Society
 Ohio Historical Center
 I-71 and 17th Avenue
 Columbus, Ohio 43211

Re: NASSAU-EDEN ELIGIBILITY DETERMINATION (REVISED DISTRICT BOUNDARY)

Dear Dr. Smith:

A special on-site inspection of the Nassau-Eden area of Cincinnati on July 9, 1979 by Representatives from the SHPO and the Department of Interior resulted in the following change to the proposed Nassau-Eden Historic District boundaries.

The originally recommended boundary for the district was taken from the Cincinnati Historic Inventory, that was produced by the Miami Purchase Association. In the first submission, all of the properties fronting on Gilbert Avenue were excluded. At the recommendation of the visiting State and Federal preservation officials, a portion of the western boundary has been aligned with Gilbert Avenue to provide for the inclusion of the following properties to the district:

- g. 2152-2166 Gilbert Avenue
- h. 2176-2178 Gilbert Avenue
- i. 905 Nassau Avenue
- t. 2142-2144 Gilbert Avenue
- u. 2146, 2148, 2150 Gilbert Avenue

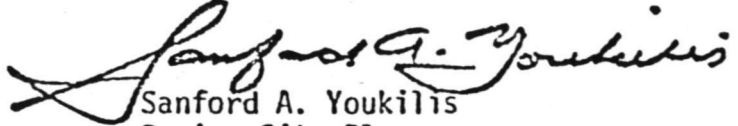
The following properties are identified as intrusions within the proposed district.

- j. 907-909 Nassau Avenue
- r. 950 Morris Street
- v. 2160 Nassau Avenue

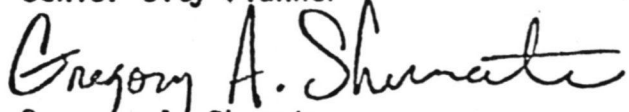
Attached is a map showing the modified boundary for the proposed Nassau-Eden Historic District. Accompanying the district map are photographs of each newly included property and the intrusion within the proposed district that are identified above.

It is our hope that this addition information regarding the Nassau-Eden area will be sufficient for making an eligibility determination at this time.

Sincerely,



Sanford A. Youkilis
Senior City Planner



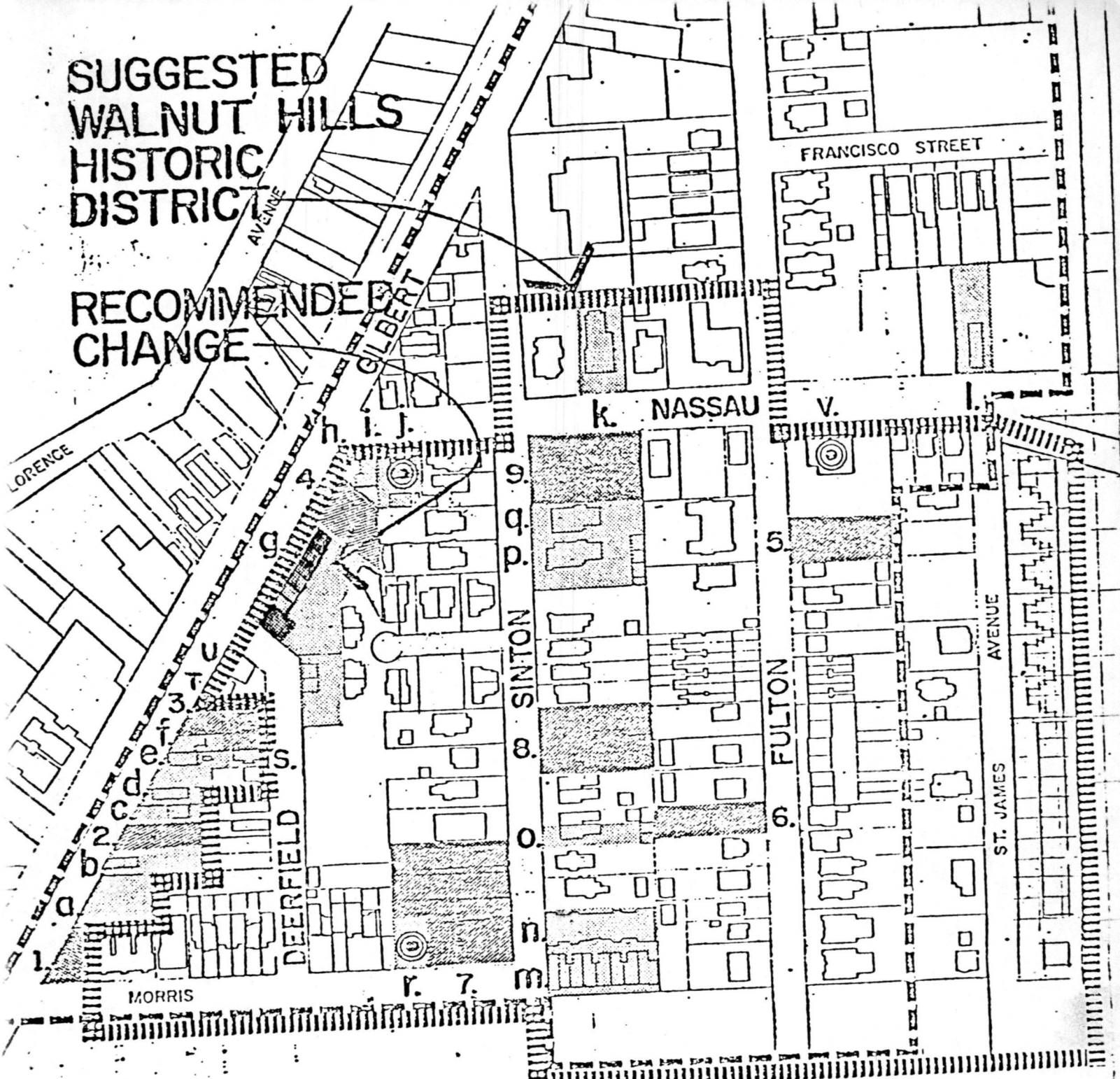
Gregory A. Shumate
City Planner

Attachments

SAY/GAS/bag

**SUGGESTED
WALNUT HILLS
HISTORIC
DISTRICT**

**RECOMMENDED
CHANGE**



- ⊙ INTRUSION
- 4. [shaded box] VACANT LOT
- e. [unshaded box] BUILDING
- - - - - PROJECT BOUNDARY

Determination of Eligibility

Suggested District Map  north

NASSAU-EDEN REVITALIZATION AREA

City Planning Commission

Cincinnati, Ohio



g.

Ohio Historic Preservation Office

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

September 11, 1979

Gregory A. Shumate
City Planning Commission
Room 222, City Hall
Cincinnati, Ohio 45202

Re: Determination of Eligibility
Nassau-Eden Revitalization Area

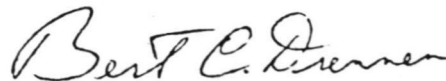
Dear Mr. Shumate:

In a letter dated June 25, 1979, Sanford Youkilis requested a determination of eligibility for certain properties within the Nassau-Eden Revitalization Area. Subsequently a field inspection of the area was attended by all three consulting parties on July 9, 1979, and it was decided that the boundaries of the proposed historic district should be revised. On September 5, 1979, we received your request for our opinion on the revised district boundaries and the additional documentation necessary for a determination of eligibility.

It is the opinion of the staff of the Ohio Historic Preservation Office that the suggested Walnut Hills Historic District boundaries, as outlined on the enclosed map, represents the area eligible for inclusion in the National Register of Historic Places. This area was agreed upon in the July 9, 1979, meeting between representatives of the City of Cincinnati, the State Historic Preservation Officer, and the Office of Archaeology and Historic Preservation (HCRS-DOI). By copy of this letter we are informing OAHP that we concur with the City of Cincinnati's opinion on the district boundaries, including intrusions, and we recommend that they proceed with the Determination of Eligibility for the Walnut Hills Historic District.

Thank you for the opportunity to participate in the consultation process.

Sincerely,



Bert C. Drennen, Head
Review and Compliance Department
(for the State Historic Preservation Officer)

BCD:cw

X. c: Bill Brabham



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D. C. 20243

IN REPLY REFER TO:

661

SEP 24 1979

Mr. Sanford A. Youkilis
Senior City Planner
City of Cincinnati
City Planning Commission
Room 222, City Hall
Cincinnati, Ohio 45202

Dear Mr. Youkilis:

Thank you for your letter requesting a determination of eligibility for inclusion in the National Register pursuant to Executive Order 11593 or the National Historic Preservation Act of 1966, as amended. Our determination appears on the enclosed material.

As you understand, your request for our professional judgment constitutes a part of the Federal planning process. We urge that this information be integrated into the National Environmental Policy Act analysis in order to bring about the best possible program decisions. This determination does not serve in any manner as a veto to uses of property, with or without Federal participation or assistance. Any decision on the property in question and the responsibility for program planning concerning such properties lie with the agency or block grant recipient after the Advisory Council on Historic Preservation has had an opportunity to comment.

We are pleased to be of assistance in the consideration of historic resources in the planning process.

Sincerely yours,

Charles A. Herrington
Acting Keeper of the National
Register

Enclosure

Ohio Historic Preservation Office

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

April 1, 1982

Ms. Carol Shull
Acting Keeper, National
Register of Historic Places
Department of the Interior
440 G. Street, NW
Washington, D.C. 20240



Dear Ms. Shull:

Enclosed are 3 are submissions for the National Register and four resubmissions. All new submissions have been approved by the state review board and all appropriate notification procedures have been followed. The new submissions are as follows:

<u>Name</u>	<u>County</u>
Gilbert Row	Hamilton
Ohio State Reformatory	Richland
Emanuel Lutheran Church	Shelby

Resubmissions:

Lima Multiple Resource Area	Allen
DeYarmon, Joseph L., House	Holmes
Piatt Castles	Logan
Shelby Center Historic District	Richland

Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "W. Ray Luce".

W. Ray Luce
State Historic Preservation Officer

WRL/DS:jb
enclosures