

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 28 1982

date entered

1. Name

historic Bernard Ratterman House

and/or common

2. Location

street & number 1349 Broadway _____ not for publication
city, town Cincinnati _____ vicinity of _____ congressional district 1st
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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input 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 checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Charles Levinson

street & number 1720 Du Bois Tower

city, town Cincinnati _____ vicinity of _____ state Ohio 45202

5. Location of Legal Description

courthouse, registry of deeds, etc. Hamilton County Courthouse

street & number Court and Main Streets

city, town Cincinnati _____ state Ohio 45202

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 Association, 812 Dayton St.

city, town Cincinnati _____ state Ohio 45214

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

This building is an asymmetrical, 18' x 70', 3 bay, 2 1/2 story common bond brick distinctive example of Italianate architecture. The first floor exhibits a sandstone stair and stoop treatment leading to a raised recessed entrance. A semicircular lighted transom rests atop a typically Italianate styled door with paired semicircular headed glass and decorative rectangular panels. The door surround is composed of engaged columns with long rectangular panels rising to be terminated by rectangular capitals with a mixed bas-relief motif. A semicircular compound arched sandstone lintel exhibits a decorative leaf motif at the keystone. The window treatment is 1/1 double hung with compound semicircular lintels supported by engaged smooth columns with an acorn motif pendant and bracketed lug sills.

The raised water table with stone course is pierced by small rectangular windows.

The second floor window treatment is identical to the first floor. The upper story detail is composed of decorative brackets, turned column supports with acorn pendant, and small dentils. Concentric circles are flanked by lighted elliptical windows in the frieze.

The moderate gable roof has a slight parapet with stone coping and the large triple flued chimney is capped by decorative chimney pots.

A decorative wrought iron fence rests atop a low retaining wall in front of the main facade.

The side facades are composed of simple sandstone lintels and lug sills and common bond brick.

The interior exhibits a side hall plan and the rooms were recently rehabilitated to allow for a better utilization of space and to bring the building up to code.

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 c. 1865 Builder/Architect *Unknown*

Statement of Significance (in one paragraph)

Identified in the Cincinnati Historic Inventory as contributing to the unique environment of the Over the Rhine, the Bernard Ratterman House is an excellent example of Italianate architecture exhibiting distinctive elements associated with the style and fine craftsmanship.

Constructed in c. 1865, the building with its use of semicircular stone window trim, bracketed lug sills and detailed cornice treatment exhibits distinctive characteristics associated with the Italianate style. The addition of fine execution for the stone trim by skilled craftsmen enhances its architectural significance. The use of acorn and foliated motifs are significant stylized elements since they appear in extremely limited distribution.

The building is found in close association with similar period, scale, and architecturally significant buildings and contributes to a distinctive streetscape.

It is believed that Bernard Ratterman had the building constructed in c. 1865. He and his family resided in it for a number of years during which time he was employed in various white collar activities. In 1883, the building was sold to A. J. Nurre, the owner of a picture frame, molding and mirror company. The firm is still in operation today. When it was sold in 1928 by his heirs, the building changed owners numerous times and at an unknown time was converted to apartments.

The building has recently undergone rehabilitation in accordance with the Secretary of Interior's Rehabilitation Standards and the owner is desirous of taking advantage of the provisions of the 1976 Tax Act as it relates to historic buildings.

9. Major Bibliographical References

Hamilton County Courthouse Deeds
Williams Cincinnati Directories

10. Geographical Data

Acreeage of nominated property less than an acre

Quadrangle name Covington, Ky.-Ohio

Quadrangle scale 1:24,000

UMT References

A

1,6	7,1,5,3,8,0	4,3,3,1,9,5,0
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Lot No. 5 of the Abigail Lewis Subdivision per Sheriff; recorded March 19, 1860 (Plat Book 2, Page 75)

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

state	code	county	code
<u>N/A</u>			

11. Form Prepared By

name/title Fred Mitchell

organization Historic Preservation Associates date November 1, 1981

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 4/9/82

For HCRS use only

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

date

Keeper of the National Register

date

Attest:

Chief of Registration

Substantive Review
EVALUATION / RETURN SHEET

Property: Ratterman Bernard House
State, County: OH, Hamilton
Federal Agency: _____

Working No. 4/28/82-1260
Fed. Reg. Date: _____
Date Due: 5/27/82 / 6-12-82
Action: ACCEPT
 RETURN 6/10/82
 REJECT _____

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

photos
maps _____

Substantive Review: sample request appeal NR decision

Reviewer's comments: *An important contributing building to the
Duer-Ae-Rhine district, this bldg poses question
whether its fine example and unique orna-
mentation distinguish it sufficiently to be
individually eligible. In
streetscape photo, it stands
out. However, without
further analysis of this in
context of ~~other~~ Italianate residential architecture
in Cincinnati, it is not possible to determine
whether it individually meets criteria.*

Recom. / Criteria Return
Reviewer Don Clollard
Discipline Arch Hist
Date 6/2/82
_____ 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: excellent good fair
 deteriorated ruins unexposed
Check one: unaltered altered
Check one: original site moved date _____

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
- relationship of integrity to significance
- justification of exception
- other

Nomination discusses how building contributes to the architectural diversity and historic significance of the Over-the-Rhine district. This is a distinctive example of Italianate residential architecture, but whether it stands out among other examples in district and in Cincinnati generally to individually meet NR criteria isn't established. Please provide further analysis of Italianate residential architecture in Cincinnati, and discuss this building's distinctive detailing and design in that context.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
 Quadrangle name _____
 UBT 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 L McClelland

Signed Beth Grosvenor Date 6/10/82 Phone: 202 272-35

Comments for any item may be continued on an attached sheet

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only

received APR 28 1982

date entered

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

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and/or common

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<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
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
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city, town Cincinnati state Ohio 45202

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 Association, 812 Dayton St.

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 unexposed

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<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 c. 1865 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Identified in the Cincinnati Historic Inventory as contributing to the unique environment of the Over the Rhine, the Bernard Ratterman House is an excellent example of Italianate architecture exhibiting distinctive elements associated with the style and fine craftsmanship.

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It is believed that Bernard Ratterman had the building constructed in c. 1865. He and his family resided in it for a number of years during which time he was employed in various white collar activities. In 1883, the building was sold to A. J. Nurre, the owner of a picture frame, molding and mirror company. The firm is still in operation today. When it was sold in 1928 by his heirs, the building changed owners numerous times and at an unknown time was converted to apartments.

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Williams Cincinnati Directories

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Quadrangle name Covington, Ky.-Ohio

Quadrangle scale 1:24,000

UMT References

A

1,6	7,1,5,3,8,0	4,3,3,1,9,5,0
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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H

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Verbal boundary description and justification

Lot No. 5 of the Abigail Lewis Subdivision per Sheriff; recorded March 19, 1860 (Plat Book 2, Page 75)

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Fred Mitchell

organization Historic Preservation Associates date November 1, 1981

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 4/9/82

For HCRS use only
I hereby certify that this property is included in the National Register

[Signature] date 9/20/82
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

For HCRS use only

received 8.16.84

date entered

Continuation sheet Bernard Ratterman House Item number 8

Page 1

Within the significant architectural history of Cincinnati, the Italianate style, as used on residential buildings, makes a major contribution to the built environment. Most examples of the style are characterized by bracketed cornice with frieze pierced by a variety of styled windows; lintels composed of semicircular, segmental or rectangular heads with lug sills, bracketed lug sills or slip sills; 2 to 4 bays wide; mostly asymmetrical facades with simple entrance to frontispiece surrounded by decorative stone trim. The Ratterman House deviates from the typical architectural detailing by incorporating stone pendants with acorn motif below its frieze and having its semicircular compound arch stone window trim terminate with the same motif. The use of this detail adds a unique, distinctive design element that is not common to the style in Cincinnati. Additionally, the use of the decorative leaf motif at the key-stone above the frontispiece is a decorative treatment found in limited distribution as it is applied to the style.

When viewed within the context of residential Italianate architecture in Cincinnati, the Ratterman House is an excellent example because its exterior utilizes additional architectural details that are unique since they are not common to the style. This use of detail adds to the diverse motifs applied to the style.

NATIONAL REGISTER OF HISTORIC PLACES

States Department of the Interior
National Park Service

SUBSTANTIVE REVIEW
EVALUATION / RETURN SHEET

Property: RATTERMAN, BERNARD HOUSE
State, County: DH, HAMILTON
Federal Agency: _____

Working No. 4.28.82-1260
Fed. Reg. Date: 2.1.83
Date Due: 9/30/82
Action: ACCEPT 9/30/82
 RETURN _____
 REJECT _____

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

photos
maps _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria C
Reviewer Mac Dougan
Discipline A.H.
Date 9/29/82
 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: excellent deteriorated good fair
Check one: unaltered altered
Check one: original site moved date _____
 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 *NOW PROVIDED*

completeness

clarity

applicable criteria

justification of areas checked *→ NOW SHOWS HOW BUILDING IS IMPORTANT EXAMPLE OF ITALIANATE STYLE IN CONTEXT OF CITY.*

relating significance to the resource

context

relationship of integrity to significance

NA justification of exception

NO other

9. Major Bibliographical References

10. Geographical Data

Address 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



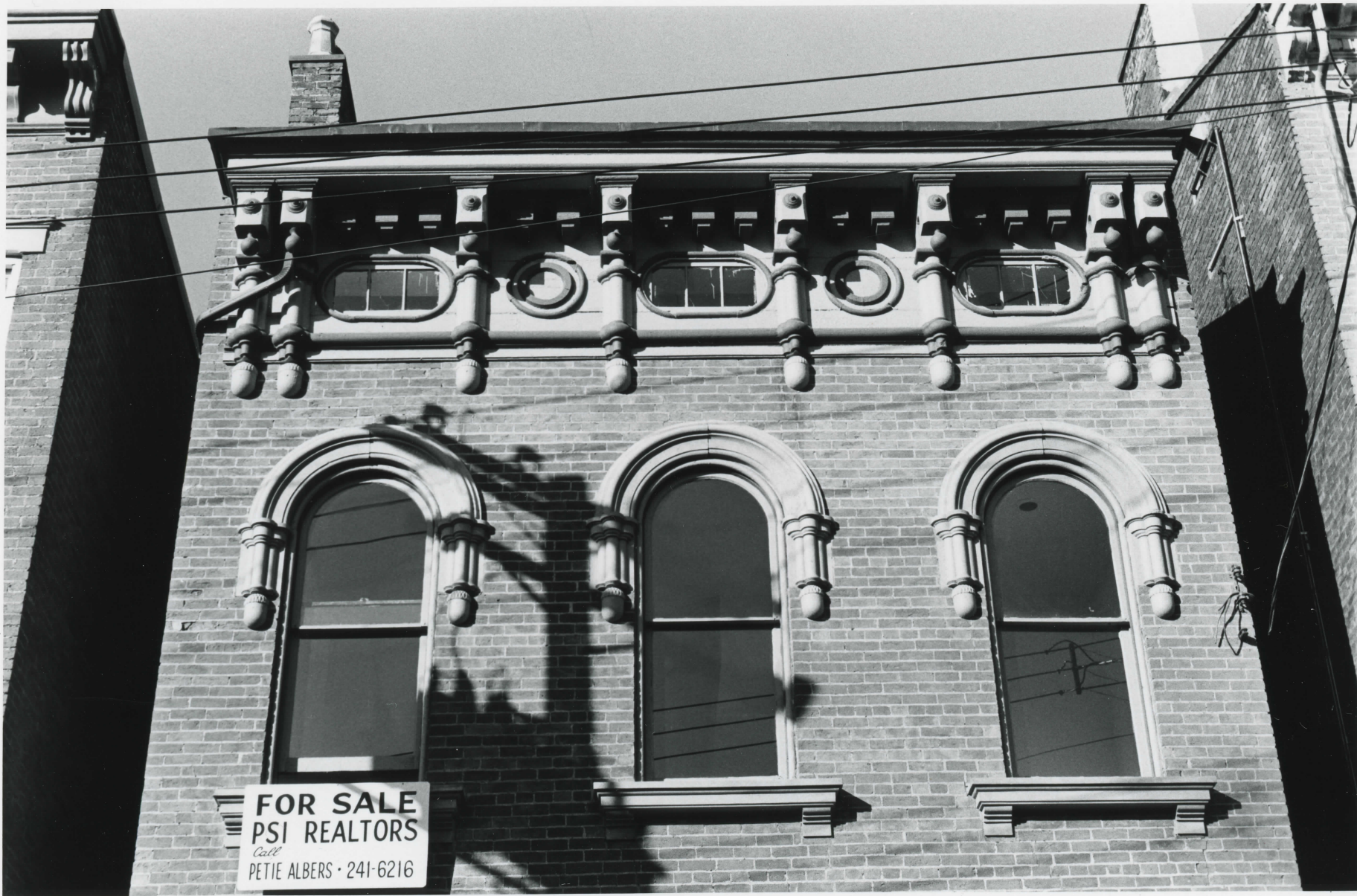
FOR SALE
PSI REALTORS
JULIE ALLEN • 201-470-1010

HELLO BROADWAY

Bernard Ratterman House
1349 Broadway
Cincinnati, Hamilton Co., Ohio
Photographs by Fred Mitchell
October, 1981
Negatives with the Laker Company
Looking at front (east) facade
Photo #1 of 4



Bernard Ratterman House
1349 Broadway
Cincinnati, Hamilton Co., Ohio
Photographs by Fred Mitchell
October, 1981
Negatives with the Laker Company
Architectural details of first
floor
Photo #2 of 4



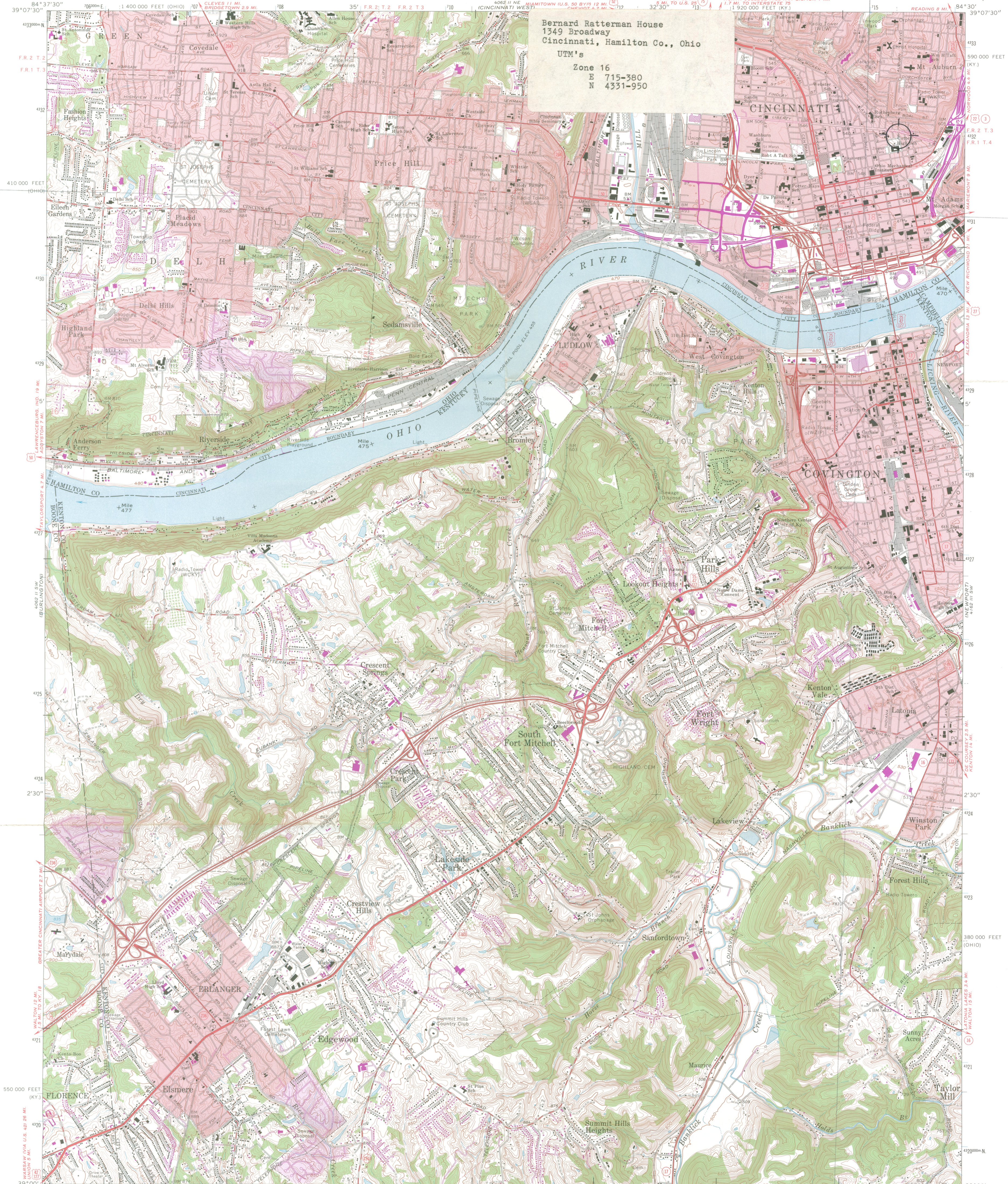
FOR SALE
PSI REALTORS
Call
PETIE ALBERS • 241-6216

Bernard Ratterman House
1349 Broadway
Cincinnati, Hamilton Co., Ohio
Photographs by Fred Mitchell
October, 1981
Negatives with the Laker Company
Architectural details of upper
floors
Photo #3 of 4

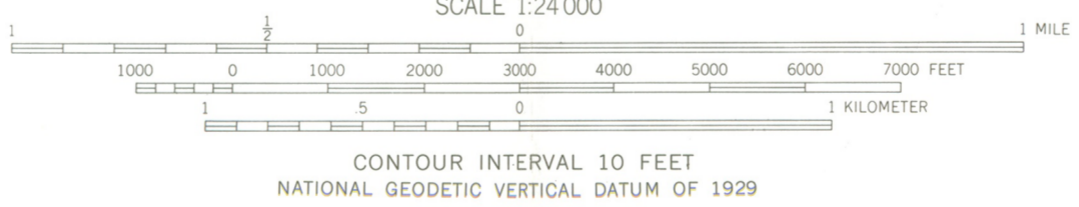
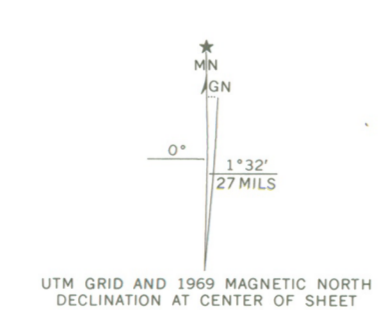


Bernard Ratterman House
1349 Broadway
Cincinnati, Hamilton Co., Ohio
Photographs by Fred Mitchell
October, 1981
Negatives with the Laker Company
Streetscape including 1349
Broadway
Photo #4 of 4

Bernard Ratterman House
1349 Broadway
Cincinnati, Hamilton Co., Ohio
UTM's
Zone 16
E 715-380
N 4331-950



Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, USCE, and the City of Cincinnati
Topography by photogrammetric methods from aerial photographs
taken 1949, and in part by the City of Cincinnati
Field checked 1950 and 1953. 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-meter 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
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 1914, and supplementary information
Red tint indicates areas in which only landmark buildings are shown
Ohio area 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



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



ROAD CLASSIFICATION

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

COVINGTON, KY.-OHIO
SE/4 WEST CINCINNATI 15' QUADRANGLE
N3900-W8430/7.5

Revisions shown in purple compiled in cooperation with
Kentucky Geological Survey from aerial photographs taken 1969
This information not field checked
Purple tint indicates extension of urban areas
1961
PHOTOREVISED 1969
AMS 4062 II SE-SERIES 7853



City of Cincinnati

FEB 02 1982



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

CITY PLANNING COMMISSION

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

HERBERT W. STEVENS
DIRECTOR OF CITY PLANNING

ERWIN E. HOFFMAN
ADMINISTRATOR
LAND USE AND ZONING

February 1, 1982

Mr. W. Ray Luce
State Historic Preservation Officer
Ohio Historical Center
I-71 & 17th Avenue
Columbus, Ohio 43211

Dear Mr. Luce:

This letter is in regard to the nominations of buildings in the City of Cincinnati which will go before the Ohio Historic Site Preservation Advisory Board for final approval February 5, 1982. The following ten nominations were reviewed by the Cincinnati Historic Conservation Board at its January 25, 1982, meeting.

1. Grace Church
2. The Bernard Ratterman House
3. The Samuel Burdsal House
4. Gilbert Row
5. The Moses Goldsmith Building
6. Underwriters Salvage Corps
7. The Sycamore, 13th Street Grouping
8. The William Groesbeck House
9. The Charles Broadwell House
10. The John H. Endebrook House

The Historic Conservation Board acknowledged its support of all ten nominations. The contribution to a potential historic district of the Groesbeck, Broadwell and Endebrook Houses and their historic association with Cincinnati's early growth and expansion was acknowledged, despite the fact that the Historic Conservation Board questioned their nomination on an individual basis.

Sincerely,

Adele Cramer
City Planner II

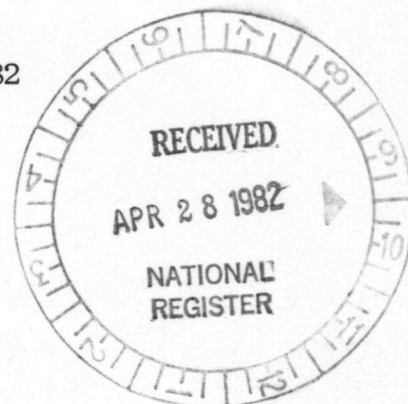
AC:rmc

Ohio Historic Preservation Office

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

April 13, 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 eleven new National Register nominations. All the appropriate notification procedures have been followed and the state review board has approved each nomination.

<u>Name</u>	<u>County</u>
Ross-Gowdy House	Clermont
Burdsal, Samuel, House	Hamilton
Goldsmith, Moses, Building	Hamilton
Meyer-Phillipp House	Hamilton
Ratterman, Bernard, House	Hamilton
Sycamore-13th Street Grouping	Hamilton
Mother Thompson House	Highland
Youngstown Sheet and Tube Company Housing	Mahoning

We are recommending that the following nominations receive a substantive review:

<u>Name</u>	<u>County</u>
Broadwell, Charles, House	Hamilton
Endebrook, John H., House	Hamilton
Groesbeck, William, House	Hamilton

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/DAS:jb
enclosure

McClelland
8/30/82

JUL 1 1982

Dr. W. Ray Luce
State Historic Preservation Officer
The Ohio Historical Society
Interstate 71 at 17th Avenue
Columbus, Ohio 43211

Dear Dr. Luce:

We have reviewed and considered the following nominations for individual properties within the Over-the-Rhine area of Cincinnati, Hamilton County, Ohio:

- Broadwell, Charles, House
- Endebrook, John H. House
- Groesbeck, William, House
- Meyer-Phillipp House
- ✓ Ratterman, Bernard, House

We are returning these nominations to you with substantive comments on why the properties cannot be listed on the basis of the current documentation. As in the past, we continue to feel it is inappropriate to nominate individually properties whose prime significance is their contribution to the collective and cohesive character of a larger district. We recommend that these properties be nominated as part of the larger Over-the-Rhine Historic District, which is presently pending before the Ohio State review board.

The strength of the properties listed above lies in their collective contribution to the historic character and architectural diversity of the Over-the-Rhine section of Cincinnati. Although some properties within a historic district may also individually meet the National Register criteria for evaluation, the context for their evaluation is often difficult to establish without an extensive analysis of the locality's architectural development or historic themes. The Charles Burdsal House, also in the Over-the-Rhine area, was listed in the National Register on June 10, 1982, because, as one of the city's few remaining examples of Federal period architecture, it stands on its own as significant when evaluated within the context of the city's overall early 19th-century development. Although the Meyer-Phillipp House and the Bernard Ratterman House are prime examples of a predominant style and type of housing in the district, we are unable to evaluate them individually without being provided further analysis of the significance of their particular type or stylistic detail in the city-wide context of 19th-century residential architecture. Such analysis should define what characteristics and degree of integrity an example must possess in order to qualify for individual listing, and should show how each of the examples meets these requirements. As currently written, the nominations stress how each building contributes to the significance of the overall district.

The nominations for the Broadwell, Endebrook, and Groesbeck Houses similarly lack sufficient analysis of significance in the context of their respective architectural themes. However, even if the significance of their vernacular or transitional types could

be established, they do not possess sufficient historic integrity for individual listing due to alterations, additions, and overall deterioration. Although these properties were found not to meet National Register criteria individually on June 10, 1982, they do appear to contribute to the significance of the larger district.

Although we will reconsider the nominations for the Meyer-Phillipp House and the Ratterman House if they are resubmitted with additional contextual information, it is more appropriate that they be nominated as part of the overall district.

We are aware of the controversial nature of the nomination for the Over-the-Rhine Historic District. We have received an affidavit from the Over-the Rhine Property Owner's Association calling for an appeal by the Acting Keeper based on the refusal of the Ohio review board and the State Historic Preservation Officer to approve the nomination of the district. We are writing you separately concerning the affidavit.

Sincerely yours,

Carol D. Shull
Acting Keeper of the National
Register

Enclosures

cc: Midwest Regional Office
710

FNP:NR:LMcClelland:ldg:272-3504:6/29/82

BASIC FILES RETAINED IN NR

System 8 (NOM) - # 1057

Ohio Historic Preservation Office

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

August 10, 1982

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

Dear Ms. Shull:

Enclosed are ten new National Register nominations and one resubmission. All the appropriate notification procedures have been followed for the new submissions.

We are recommending that four of the nominations receive a substantive review: the Krumm House, Franklin County; the Miller House, Franklin County; the Wright House, Hamilton County; and the Ropes Building, Hamilton County. Questions arose on the Krumm House, Ropes Buildings, and Wright House during the ERTA Part 1 certification process which we feel have been addressed in the nomination form. The Miller House was approved by the state review board but I have questioned its basic eligibility on a signed continuation sheet that is enclosed with the form.

New Submissions

<u>Name</u>	<u>County</u>
Roas-Ihhardt Farm and Winery	Clermont
Snow Houses	Cuyahoga
Krumm House	Franklin
Miller, Orlando, House	Franklin
Grace Church	Hamilton
Ropes Building	Hamilton
Wright House	Hamilton
YWCA	Hamilton
Diver House and Storebuilding	Portage
First Reformed & First Lutheran Churches	Stark

Resubmission

✓ Ratterman, Bernard, House Hamilton

Please let me know if you have any other questions.

Sincerely,

W. Ray Luce
W. Ray Luce

