

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 9 1983
date entered

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

1. Name

historic Park Flats
and/or common Park Apartments

2. Location

street & number 2378-2384 Park Avenue^e not for publication
city, town Cincinnati vicinity of ~~Washington District~~
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 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 Maple Creek Partners c/o Nelson Schwab III
street & number Taft Broadcasting Company, Attractions Group, 1718 Young St.
city, town Cincinnati vicinity of _____ state Ohio 45210

5. Location of Legal Description

courthouse, registry of deeds, etc. Hamilton County Courthouse
street & number Court and 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 Association for Historic Preservation
city, town Cincinnati state Ohio

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input 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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(interior)	date _____

Describe the present and original (if known) physical appearance

This four-story building has a basically rectangular plan with recessed sections on the east side for light and ventilation. The rusticated stone base composes the ground story on all sides of the building except the east, or back, side. The upper stories sheathed in a buff-colored brick, with two beltcourses per story. The bottom beltcourse is more elaborate; it appears almost like a cornice, with moldings crowning it. The upper beltcourse has no ornamentation. The building is crowned by a heavy entablature composed of large incised brackets which are punctuated by dentils and medallions with flower motifs in the frieze.

The west elevation, which faces Park Avenue, contains the four main entrances to the apartments, and thus is the most prominent architecturally. The distinguishing features of this front facade are the multi-story bay windows and the entrances. The eight three-story bay windows, which terminate at the roof line, are decorated simply with rectangular panels below the l/l windows. On each story, between the bay windows, there is a small round-arched window decorated with a keystone. The ground story entrances are identical, with paneled stone pilasters which flank the doors. The doorways are capped with paneled stone round arches with keystones, which contain fanlights composed of opalescent glass. The entrances are designated "A" through "D", with the letter appearing on a shield motif in the fanlights. Above the paneled round arch of the doorways is a stone panel in which the word "Park" is inscribed. The foyers of these entrances are small, with stairways leading both up and down within approximately four feet of the door. The foyers have colored tiled floors, marble walls, and simple oak woodwork.

The north and south sides of the building are similar, with a multi-story bay window in the center of the elevation. The north side's bay window is identical to those on the west elevation; the south side bay window is four stories high. Both elevations have three open paneled balconies, one per story, which are located at the west end of the elevations.

The east, or back, elevation has several recesses which serve as light courts. These recesses contain porches on each floor, which have a low brick wall, now stuccoed, at the outside edge.

The building is located at a busy intersection, just east of Peebles Corner, which historically was the most important commercial area in Walnut Hills. Single family homes, many now multi-family, and large apartment buildings line Park Avenue to the west and south of the Park Apartments.

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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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

1904

Builder/Architect Charles Mayer, developer
(architect not known)

Statement of Significance (in one paragraph)

The Park Apartments is significant as an example of a local adaptation of elements of the Chicago Commercial style, combined with the subsequent classicism of the early 20th century, in a residential building. The building's architectural design is a successful blend of the functional and aesthetic concepts of these two periods of architecture. The Chicago Commercial style was at its height in the 1880's and 1890's. Architectural critics appreciated its functional considerations, such as the allowance of more light through its glass-enclosed bays made possible by its metal framework, and the simple lines and decoration which did not distract from the delineation of its construction. It was the Columbian Exposition of 1893 in Chicago which was the most visible cause, although not the only factor, in the demise of this style. The "White City's" overwhelmingly classical appearance led the way to a new classical ideal and "[by] 1898 ... the Renaissance palazzo ... was already an emergent ideal as the aftermath of the Columbian Exposition, although incipient in buildings completed before the Fair, like the Marshall Field Warehouse Store and the Second Leiter Building." 1.

The design of the Park Apartments successfully combines the functional considerations of the Chicago Commercial style with the popular aesthetic of the classical idea of the early 20th century. The elements of the Chicago Commercial style are particularly represented in the repetitive, multi-story bay windows which reach to the top of the building and join with the cornice in a manner similar to Holabird and Roche's Tacoma Building (1887-1889). The building is garbed, though in a simple interpretation of the Second Renaissance Revival, whose elements include the rusticated base, beltcourses and classical details.

The Apartments were built in 1904 by Charles Mayer, who had recently changed his profession from insurance to real estate. Mayer subsequently founded Mayer Realty and Building Co., which primarily developed single-family houses and duplexes in the Walnut Hills and Avondale areas. Although the Park Apartments were an early project for Mayer, he was certainly aware of the most important factor in real estate - location. The apartments were located close to the largest and most important commercial area in Walnut Hills in the late nineteenth and early twentieth centuries, Peebles Corner. Residents of the apartments could either walk to work close by or board the streetcars on Gilbert Avenue, two blocks away, to their jobs downtown. The residents of the flats in 1923 (the first year that a street index is included in the city directory) bear out this statement. The residents comprised a mix of occupations from clerks and stenographers who worked for large companies downtown to merchants who had shops on McMillan to the president of a piano company. (cont'd.)

1. p. 73, AMERICAN BUILDINGS AND THEIR ARCHITECTS: Progressive and Academic Ideals at the Turn of the 20th Century, William H. Jordy, 1976.

9. Major Bibliographical References

Deed search, tax duplicates - Hamilton County Courthouse
 Williams' Cincinnati City Directories
 1900 census
 AMERICAN BUILDINGS AND THEIR ARCHITECTS: Progressive and Academic Ideals
 at the Turn of the 20th Century, by William H. Jordy

10. Geographical Data

Acreege of nominated property Less than one acre

Quadrangle name Cincinnati East

Quadrangle scale 1:24,000

UMT References

A

16	71	17	31	25	43	31	35	10	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 Beginning at the southeast corner of McMillan St. and Park Ave.; thence running along the south side of McMillan St., in an easterly direction sixty (60) ft.; thence southwardly at right angles to said McMillan St., one hundred forty (140) feet, more or less, to the north (cont'd)

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Rita Walsh, Architectural Historian

organization Miami Purchase Association date February 1983

street & number 812 Dayton Street telephone (513) 721-4506

city or town Cincinnati state Ohio 45214

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 National Park Service.

State Historic Preservation Officer signature W. Ray Luce

title SHPO date 7/18/83

For NPS use only

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

Entered in the
National Register

date 9/8/83

for Allores Byers
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**

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Park Flats, Cincinnati, Hamilton County, Ohio
Continuation sheet

Item number 8

Page 1

There are many other apartment buildings in the city which were built in approximately the same period as the Park Apartments, several of which have Second Renaissance Revival elements. Although some of these buildings have bay windows, they are not a continuous element across the facade nor are they more than two stories high.

Although the Park Apartments is simple stylistically, its multi-story bay windows are a striking visual element in the streetscape. Not only do they function as a source for much more light and ventilation, but the repetition of the bays creates a rhythm that distinguishes the building from others nearby, a quality which was notable in the early Chicago Commercial style skyscrapers.

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

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

Park Flats, Cincinnati, Hamilton County, Ohio

Continuation sheet 1

Item number 10

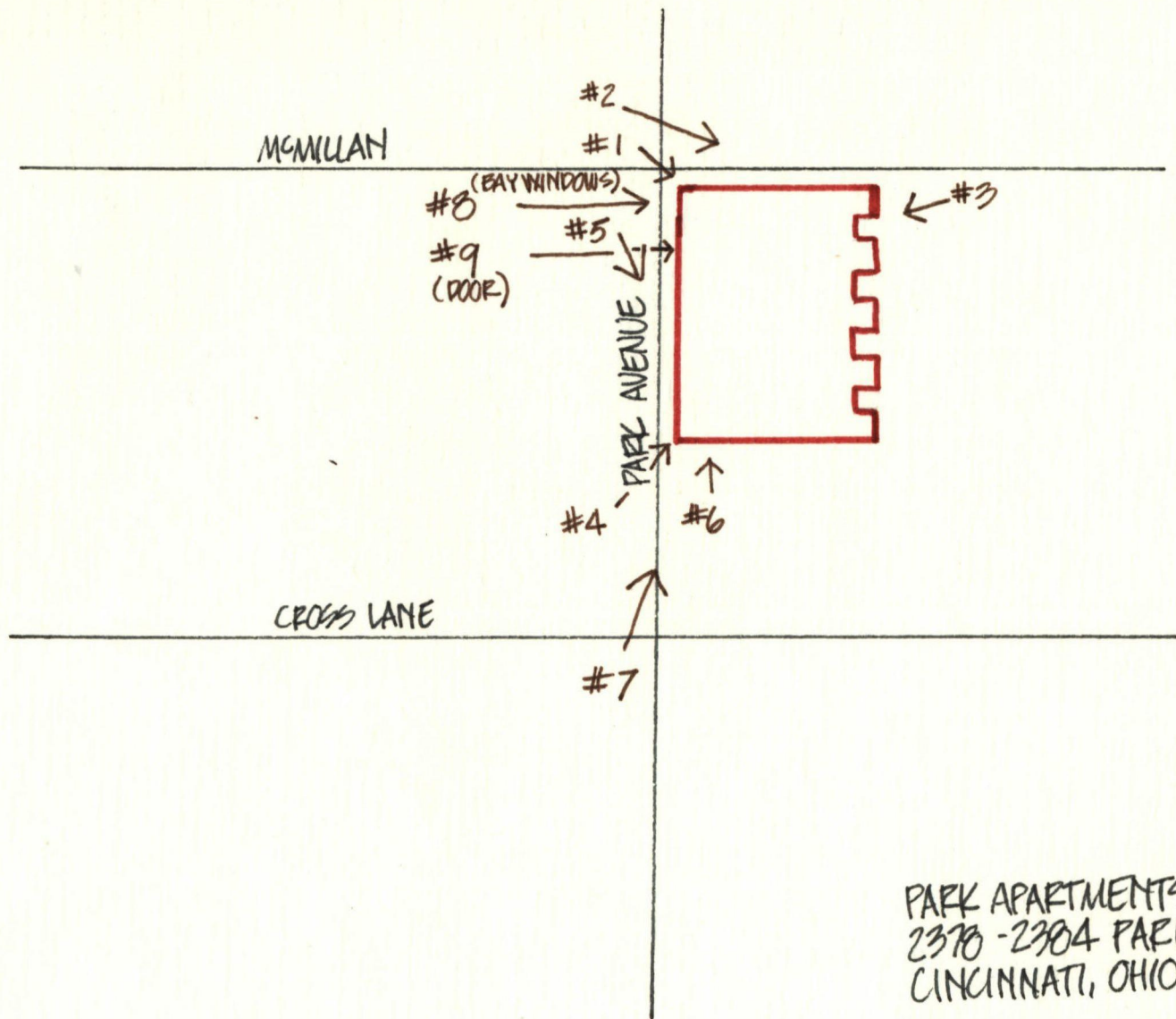
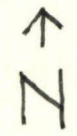
Page 1

For HCRS use only

received

date entered

en feet, more or less, to the north line of lands formerly owned by Joseph B. Foraker and Elizabeth Appleton; thence along the said line in a westerly direction and parallel to McMillan Street sixty(60) feet, to the east line of Park Avenue; thence along the east line of Park Avenue in a northerly direction one hundred forty (140) feet, more or less, to the place of beginning. The building occupies almost the entire site described.



PARK APARTMENTS
2378 - 2384 PARK AVENUE
CINCINNATI, OHIO

PHOTO NUMBERS

SK

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Park Flats
Hamilton County
OHIO

Working No. AUG 9 1983
Fed. Reg. Date: 2-7-84
Date Due: 9/8/83 9/23/83
Action: ACCEPT 9/8/83
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- 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



Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Facing southeast from the intersection
of Park Avenue and McMillan

PHOTO #1



Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Facing southeast from McMillan Street
showing the north and west sides

PHOTO#2



Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Facing west, showing the east side
and part of the north side of the
building

PHOTO #3



Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Facing northeast from Park Avenue,
showing the west and south sides

PHOTO #4



East side of Park Avenue from the in-
tersection with McMillan Ave.
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Facing southeast

PHOTO #5



Park Apartments

2378-2384 Park Avenue

Cincinnati, Hamilton County, Ohio

Rita Walsh, photographer

February 1, 1983

South side of the building from Park
Avenue, facing northeast

PHOTO #6



Park Avenue between McMillan and
Cross Lane
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983

Facing northeast from the intersection
of Park Avenue and Cross Lane, showing
Park Apts. in background

PHOTO #7



BK AVEN
AL INFORM
19637

125121

Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio
Rita Walsh, photographer
February 1, 1983
Multi-story bay windows on the west
side of the building

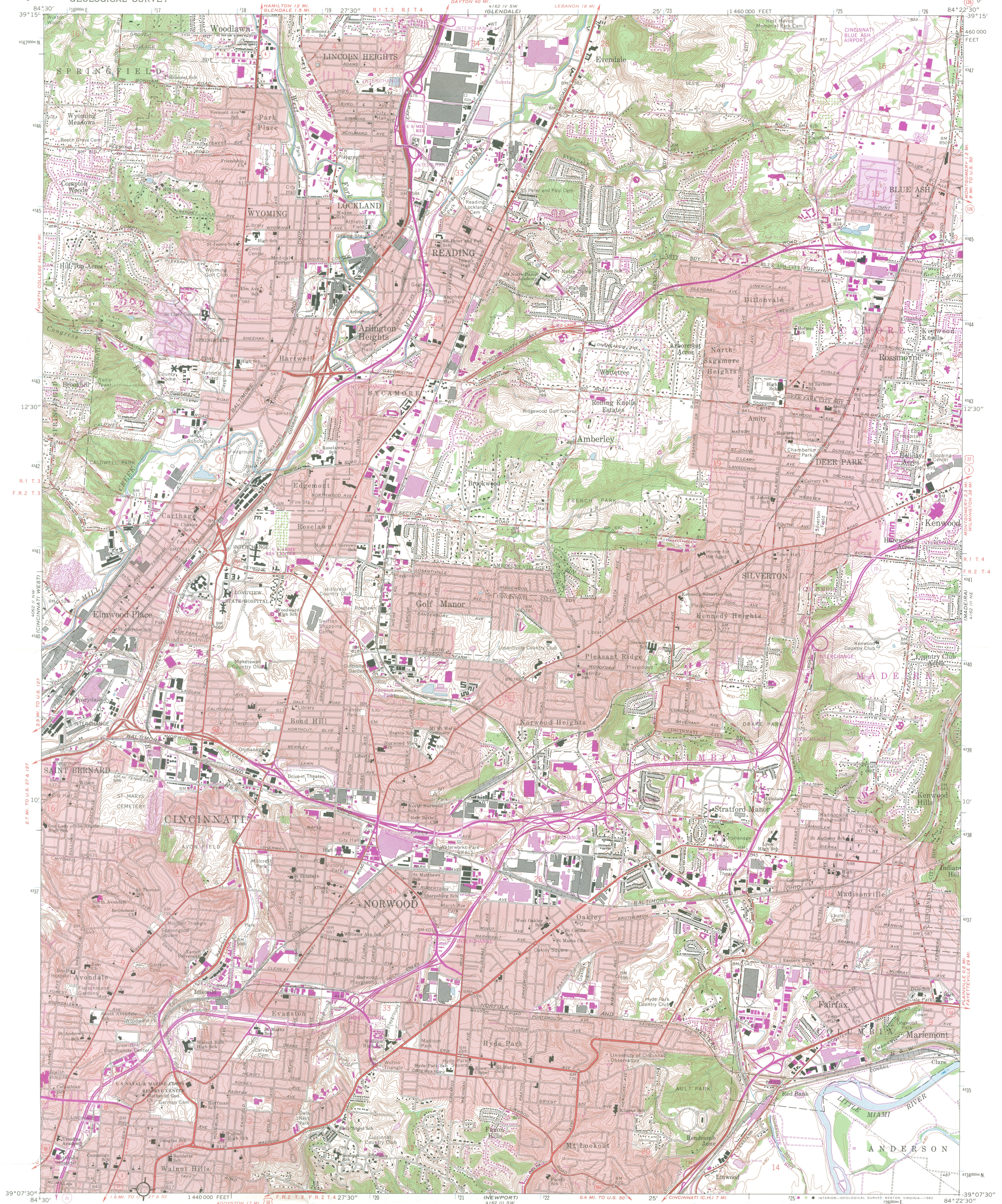
PHOTO #8

-PARK-



Park Apartments
2378 - 2384 Park Avenue
Cincinnati, Hamilton, County, Ohio
Rita Walsh, photographer
February 1, 1983
Doorway "A" on the west elevation

PHOTO #9



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

Polycyclic 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

UTM GRID AND 1981 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION

- Heavy-duty (solid red line)
- Medium-duty (dashed red line)
- Light-duty (dotted red line)
- Unimproved dirt (dashed red line with cross-ticks)
- Interstate Route (red line with shield)
- U.S. Route (red line with shield)
- State Route (red line with shield)

CINCINNATI EAST, OHIO

N3907.5—W8422.5/7.5

1961
PHOTOREVISED 1981
DMA 4162 III NW—SERIES V852

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

Park Apartments
2378-2384 Park Avenue
Cincinnati, Hamilton County, Ohio

UTM 16/717325/4335500