NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

878

RECEIVED
JUN 21 1995
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE
NATIONAL REGISTER, HISTORIC PLACES

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Race Street Historic District

other names/site number

2. Location

street & number Portions of Race, West 6th, West 7th Sts. & Shillito Pl. N/A ☐ not for publication

city or town Cincinnati N/A ☐ vicinity

state Ohio code OH county Hamilton code 061 zip code 45202

3. State/Federal Agency Certification

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

Barbara Poweu - Dept. Head Planning, Inventory & Registration — 6-15-95

Signature of certifying official/Title — Date

State of Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

Signature of the Keeper — Patrick Andrus — Date of Action — 8/4/95

Race Street Historic District
Name of Property

Hamilton County, OH
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
24	1	buildings
		sites
		structures
		objects
		Total

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

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE /business
COMMERCE/ department store
COMMERCE/ professional
COMMERCE/ specialty store
RECREATION/ sports facility

Current Functions
(Enter categories from instructions)

COMMERCE/ business
COMMERCE/ department store
COMMERCE/ professional
RECREATION/ sports facility
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY
LATE VICTORIAN
LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS

Materials
(Enter categories from instructions)

foundation Brick, Concrete
walls Brick, Stone, Concrete
Iron, Terra Cotta
roof Asphalt
other

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

8. Statement of Significance

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

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

[ ] **F** a commemorative property.

[X] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1877-1951

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Elzner & Anderson, James McLaughlin, Tietig & Lee, Jos. G. Steinkamp & Bro.

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

9. Major Bibliographical References

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

Previous documentation on file (NPS): N/A

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

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- [ ] Federal agency
- [X] Local government
- [ ] University
- [ ] Other

Name of repository:

Description

The Race Street Historic District is an irregularly shaped district in downtown Cincinnati extending for a little more than a block on Race Street and including Shillito Place and portions of West Sixth and West Seventh Streets. Unlike surrounding blocks that have been redeveloped, this area retains the early street pattern of downtown, with ten-foot-wide alleys piercing the blocks. The district includes a total of 25 low- and mid-rise commercial buildings. Ranging in height from two to twelve stories, most buildings in the district are four to six stories tall. All buildings are built to the sidewalk line and contiguous, except for those abutting alleys. All have one- or two-story storefronts, which have been altered over time.

Reflecting a period of significance from 1877 to 1951, the district includes examples of the revival styles--Italianate, Second Empire, Romanesque Revival, Italian Renaissance--as well as the Commercial and Moderne styles. All buildings except one contribute to the character of the district. Among the district's most outstanding contributing buildings are the Lazarus Department Store (the former John Shillito Company), the Robertson Building, the Groton Building, and the Denton Building, which together frame the pivotal intersection of Seventh and Race Streets. Others include the Cincinnati Gymnasium & Athletic Club (individually listed), the Lancaster, Conrad and J. J. Newberry Co. buildings.

The most prominent building in the district, The former John Shillito Company building (now Lazarus Department Store) occupies an entire city block at the southwest corner of Seventh and Race (photos 2,3,4). The smooth, streamlined limestone facade with rounded corners was executed in 1938 when the store was enlarged. At the upper floors of this 7-story building, continuous horizontal bands contain square windows, stylized pilasters and green marble panels. The ground floor is clad in polished red granite and emphasized by a bold aluminum and black granite cornice with canopies at the entrances. The brick exterior of the original building, built in 1877, is still visible on Shillito Place (Photo 20). The 1877 building was remarkable for its early use of an internal iron skeleton with external masonry piers, as well as for its multi-story atrium on the interior. The atrium was floored over, however, when the interior was modernized in the 1938 renovation. In 1965, a buff-brick extension with a loading dock was added at the southwest corner of the building.

The Robertson Building (photo 2). Built in 1921, the Robertson Building at 707 Race Street is composed of a three-story base with an eight-story tower on the Race Street side. An example of the Commercial style, the building consists of a concrete frame, floors and roof with limestone curtain walls. The street elevations are articulated at every floor by band courses at the sill level and at the top by a prominent cornice supported by modillions. The exterior wall

surfaces are further refined by fretwork around the windows. The central entrance on Race Street is emphasized by an entablature supported by pilasters.

The Groton/Commercial Arts Buildings (photo 1,9). The 7-story Groton Building, at 700 Race Street, was built in 1897. In 1925, the Commercial Arts Building was added on the north side, duplicating the design, but with a concrete frame. Although never joined on the interior, these two buildings read as one, with five bays on Race Street and four on Seventh Street. The street elevations are articulated by multi-story arcades at the bottom and middle, single windows at the top floor, and a modillioned copper cornice. The facades are enlivened by contrasting colors of brick and stone in a rusticated pattern. The storefronts have been modified for changing retail uses; however, the buildings retain most of the design integrity.

The Denton Building (photo 4), at 37-41 West 7th Street, is a 1916-vintage nine-story brick building with a reinforced concrete structure and terra cotta trim. Square in plan, the building displays a tripartite composition, with a two-story cast-iron base, triple windows in the shaft, and an attic story and heavy modillioned cornice at the top. The top story is emphasized by a corbelled band at the sill level. As in many commercial buildings, the storefronts have been altered, but the upper floors are intact.

The Cincinnati Gymnasium & Athletic Club (photo 22), at 111 Shillito Place, was built in 1903 in the Second Renaissance Revival style. Its symmetrical, four-story stone and orange/buff brick facade is subdivided by stone banding into three parts. The two-story base is faced with rough cut stone at the basement level and smooth rusticated stone at the first floor level. The central recessed double-height doorway, emphasized by an entablature, is flanked at both levels by paired windows with single windows in the end bays. The middle level of the building is made dominant by five double-height windows surmounted by keystoned blind arches and framed by stone pilasters and projecting bracketed stone sills and lintels. In the end bays are single windows with stone surrounds and keystones. In the spandrels of the arches, four medallions spell out the initials of the club's name. The top of the building is articulated by ten square windows grouped in the center and a modillioned cornice with small lion heads. Stone quoins define the corners.

Abutting the original building on the east is a three-bay addition, similar in height and materials. The base is defined by a dentilled cornice above the first floor, and the top story is capped by a gabled parapet. A cornice between the fourth and fifth floors terminates with decorative consoles. The vertically stacked windows are separated by piers. The first floor has been filled in with matching masonry, with three doors and a small window.

The Lancaster Building (photo 7). Built in 1898, the 7-story Lancaster Building at 22 West 7th Street is distinguished by its elaborate sandstone facade and use of classically derived architectural detail. The ground floor is distinguished by columns with Ionic capitals. The second floor by stone facing with four arched keystoned windows, quoins, and a cartouche in the center. The most prominent features of the building are the two projecting metal-clad bays extending from the fourth to the seventh floors. The top of the building is defined by four windows joined by stone band courses at the lintels and sills, terra cotta panels in the piers, and a projecting cornice. The ground floor storefront has been altered.

The Conrad Building (photo 7). The 1913 Conrad Building, at 18-20 West 7th Street, is an example of a commercial loft building with curtain wall construction. The 8-story white-glazed terra cotta facade, divided into five bays by 2-story Corinthian pilasters, reflects an Italian Renaissance influence. The spandrels of the intermediary floors are ornamented with blind balustrades. The cornice is dramatized by modillions and acroteria. The storefront still retains its transom windows.

The 6-story brick building at 30 West 7th Street (photo 8) was built in 1912 for the Oskamp Nolting jewelry company, which occupied the building from 1917 to 1980. The structure consists of concrete framing, floors and roof with brick curtain walls. Trimmed with terra cotta, this building also expresses the tripartite composition of the Commercial style. The 2-story base has been completely altered in 1969. The middle three floors feature paired windows divided by pilasters. The top floor is divided by rusticated pilasters and is surmounted by a modillioned cornice and low parapet.

The 3-story building at 14 West 7th Street (photo 6) dates from ca. 1850, making it the oldest remaining building in the district. The 3-bay portion on the left displays a plain entablature and eared lintels typical of the Greek Revival style. A lower one-bay section, which appears to be a later addition, features paired windows with Greek-inspired surrounds and a bracketed cornice with a carved frieze. The first floor has been completely altered in the 1970s with a brick and glass storefront and prominent splayed metal canopy.

The Kenney Building (photo 6) at 10-12 West 7th Street is a 4-story brick building with stone trim. Originally constructed as a two-and-a-half story residence circa 1870, the building was enlarged and refaced circa 1900, and is now occupied by store on the first floor and apartments above. An excellent example of the Renaissance Revival style, the two-bay, brown-brick facade features heavily arched Palladian windows at the second floor and flat-arched triple windows at the 3rd and 4th floors. The building is further elaborated by rustication, quoins, and denticulated metal cornices at the first floor and top. The upper cornice is a full entablature, with circular medallions in the frieze.

Built circa 1920, the Lyric Piano Company Building (photo 11) at 632 Race Street is a 4-story building of buff brick with white-glazed terra cotta--a commercial interpretation of the Venetian Renaissance. The elaborate upper facade features elongated casement windows with bracketed sills at the 3rd and 4th floors. The top floor is dramatized by an arcaded loggia surmounted by a broken pediment and circular medallions at the corners of the parapet. The historic name of the building appears in raised letters in a panel above the third floor. The ground floor has been infilled with a contemporary aluminum and glass storefront with a mezzanine projecting over the sidewalk.

The 6-story building at 630 Race Street (photo 10) is an example of the Romanesque Revival style. The 3-bay facade has a two-story cast-iron storefront and a two-story arcade at the 4th and 5th floors. The top story is emphasized by a central pediment at the parapet. Built circa 1885, this building employed bearing wall construction with wood floor framing.

The 4-story building at 616-628 Race Street (photo 12) comprises several late 19th-century buildings unified by a 1950s Streamlined Moderne facade. The simple brick facade displays a horizontal emphasis created by widely spaced paired windows joined by raised brick band courses at the lintels and sills. The first floor, now divided into smaller stores with aluminum and glass storefronts, is surmounted by a tall blank fascia board extending across the facade.

The two-story building at 612 Race Street (photo 13), ca. 1865, has a cast-iron facade punctuated by quoins, raised panels, dentils, and other molded decoration. The storefront has been replaced with aluminum and glass, but the original triple, bowed window and transoms still exists at the second floor. Originally 7 stories tall, this building was reduced to two stories, probably in the 1950s.

Built in 1950, the J. J. Newberry Company store (photos 14, 15), at the northeast corner of Sixth and Race Streets, like Lazarus, exemplifies the Moderne style. The steel-framed building is clad in a streamlined buff-brick exterior punctuated by bands of windows and banding at the parapet. The entrance is located at the corner, which is rounded, and emphasized by a broad metal canopy. The name of the store, in individually mounted gold letters, contributes to the composition. The brick cladding of Newberry's extends east on Sixth Street into the lowest 3 floors of the adjacent 12-story building, known as the Merchants Building. On Race Street, there is a continuous aluminum and glass storefront, and on Sixth Street a smaller storefront at the eastern extension.

The Merchants Building (photos 15, 16), a 12-story loft building built at 28-34 West Sixth Street in 1912, is the tallest building in the district and more in scale with the primary commercial streets to the south. Above the buff Newberry's front, the red brick upper facade expresses the Commercial style, with three bays of triple windows with single windows in the end bays. Detail is

limited to terra cotta cornices and banding at the top three floors.

Presently known as the Bakers Shoe Building, the 7-story building at 609-617 Race Street (photos 18, 19) dates from ca. 1915. A good example of the Chicago School, the facades consist of grouped windows divided by multi-story pilasters and plain spandrels. The center bay on Race Street has arched windows. The second-floor windows have small-paned transoms and upper sash. The top story features single windows alternating with consoles supporting the broad, bracketed cornice. The storefronts have been altered, with signboards covering the windows at the second floor. The rest of the building, however, is in its original condition.

603 Race Street (photo 17) is the only non-contributing building in the district. Built in 1915 with concrete floors and framing, this 4-story building probably exemplified the Commercial style before its exterior was redone with aluminum cladding and large display windows. The only original feature still exposed is a small metal cornice.

Built in 1925, the two-story building at 106-108 West Sixth Street (photo 26) is small, but distinguished by a very refined terra cotta facade. The storefront is framed by a gray-glazed surround embellished with Adamesque gold ornaments. The second floor has a group of four small-paned casement windows with transoms. Spandrels below the windows, divided by consoles with lion heads, display bas-reliefs each with griffins flanking a fountain. The continuous lintel features medallions and garlands. The upper facade is scored to resemble tiles.

The 3-story building at 110-112 West Sixth Street (photo 23) dates from ca. 1865. Although a signboard obscures the second floor above the altered storefronts, the paired windows, bracketed cornice and mansard roof visible at the top of the building reflect the Second Empire style.

The circa-1915, 6-story brick loft building at 114-116 West Sixth Street (photo 25) has an altered storefront. The upper floors have groups of four windows, with original two-over-two sash at the third through sixth floors. The second floor has taller single-light sash and transoms. The top floor is set off by a wall cornice below and an entablature above, including a modillioned cornice and frieze punctuated by recesses corresponding with the top floor windows.

The circa-1860, 3-story building at 118-120 West Sixth Street (photo 23) has been altered at the lower two floors. On the ground floor is a storefront with central recessed entrance and a doorway to the upper floors. The second floor has been sheathed in metal with vertical ribbing, pierced by two pairs of jalousie windows. The unaltered top floor retains four windows with bracketed lintels and sills and two-over-two sash. A metal cornice with paired double brackets caps the building.

At 122-124 West Sixth Street (photo 24), the four-story brick building retains most of its original Italianate character, including a cast-iron storefront. The upper floors are divided into two bays by heavy pilasters, which are embellished between floor levels by plaques. Above the second floor, the three plaques spell out, "18," "AD," and "79," indicating the date of construction. Within each bay are two windows with corbelled lintels and two-over-two sash. The building is capped by a bracketed metal cornice featuring small oculi between the brackets.

Significance

One of the few intact historic commercial streetscapes in downtown Cincinnati, the Race Street Historic District is eligible for the National Register under Criterion A for significance in the area of commerce and Criterion C for architectural significance. Beginning in 1877, when Shillito's--one of Cincinnati's oldest stores--moved to Race and Seventh Streets, Race Street became a major retail spine of downtown. The period of significance--1877 to 1951--reflects the heyday of Race Street as a commercial center and the time during which most of the buildings in the district were built.

In terms of architecture, the Race Street Historic District exemplifies the transition in land use from residential to commercial; in architectural style from revival styles--Greek Revival, Italianate, Second Empire, Romanesque Revival and Renaissance Revival--to the Commercial and Moderne styles; and in building technology from bearing-wall masonry to reinforced concrete framing. Despite continual alteration of storefronts, the street has maintained its cohesiveness of building type, materials, street pattern and land uses.

Commercial Development

As Cincinnati's population rapidly grew during the 19th century, development pushed inland from the riverfront, with commercial activities closest to the river and residential areas beyond to the north. By the Civil War, most of downtown was filled with substantial buildings housing a mix of dwellings, offices, shops and theaters. Fourth Street, which had been the city's most fashionable residential quarter in the 1840s, evolved into the primary retail and business district. In the 1870s, Fourth Street was home to major stores such as Shillito's, Burkhardt's, and Mitchell & Rammelsberg furniture company, as well as to publisher John Church and printing and textile industries.

In the late 1870s, however, commercial establishments began to move into the residential quarter north of Fourth Street. In 1877, John Shillito surprised many by relocating his prosperous dry goods store from Fourth Street to Seventh and Race Streets. In doing so, Shillito left the city's principal retail district, but was able to obtain a larger piece of land than he could find on

major attractions, and other businessmen gradually followed Shillito's lead by moving into the adjacent blocks. Among them was the Robert Mitchell Furniture Company, which in 1901 moved from Fourth Street to 616-628 Race Street, where it remained for over 35 years.

By the 1920s, Race Street was an integral part of the downtown retail district and remained so until the mid-1980s. Retail stores included a music store, shoe store, ladies apparel, jewelers, grocers, a bakery and other specialty retail. Most of the buildings in the district range in age from 1875 to 1925, with the exception of Lazarus, which was enlarged in 1938, and J. J. Newberry's, built in 1950. In addition to retail, the area was popular, particularly from the 1890s through 1920s, with doctors and dentists, whose offices congregated on and near West Seventh Street. Buildings such as the Conrad, Groton, Lancaster and Denton, were built to serve the expanding need for professional office space in the area.

Since 1950, there has been no new construction of buildings in the district, but there have been numerous alterations in connection with retail activity. A 1963 survey indicated that Race Street had the highest volume of pedestrian traffic in downtown. In 1966, the Greater Cincinnati Chamber of Commerce unveiled a plan by Strauss Springer Tweddell & Wheeler to improve Race Street as a shopping area by remodelling buildings, widening sidewalks, planting trees, and installing new lighting and a canopy over the sidewalk. Despite these improvements, retail activity has declined on Race Street and in the entire Central Business District as suburban shopping centers have diverted customers. There are currently several empty storefronts on Race Street, and Lazarus plans to vacate their building.

Several of the buildings have strong historical associations. The largest business in the district is the Shillito Department store, which changed its names to Lazarus in 1986 after 155 years in business. In 1935, the company became part of the Federated Department Stores, which for a time was headquartered at 707 Race Street. (Federated is now housed in a contemporary tower on Seventh Street outside the district.) In January 1995, it was announced that Lazarus was merging with an Atlanta department store, and the future of the building at West Seventh and Race is in question.

The Conrad Building was built in 1913 by the Conrad Windisch Company. Windisch was an important figure in Cincinnati's brewery industry in the 19th century. He worked with several companies before he founded Lion Brewery with partners Gottlieb and Muhlhauser in 1866. After Windisch's death in 1887, his sons William and Charles continued in the brewery business, which later changed its name to Windisch-Muhlhauser. The sons also began a real estate company which they named after their father and later built the building that bears his name. Like other buildings in the district, the Conrad building housed professional offices occupied by sales representatives, lawyers, dentists and doctors.

The Oskamp Nolting building was built for one of Cincinnati's oldest jewelry manufacturers. Clemens Oskamp established his business in 1844 producing watches, diamonds, silver ware, jewelry, clocks, bronzes and other items. and was for many years located at 175 Vine Street with a factory on Harrison and Culvert Streets. In 1912, the company moved into new quarters with a retail store and manufacturing above.

The Lancaster Building was built at 22-24 West 7th Street in 1898 to house professional offices. The building quickly became popular with doctors and dentists whose offices were in great number on and near West Seventh Street. During the next twenty-five years, many other buildings such as the Groton, the Conrad, the Denton, and the nearby Doctors' Building were built to serve the expanding need for professional office space in the area.

The Cincinnati Gymnasium and Athletic Club (CGAC), at 111 Shillito Place, is one of the oldest institutions of its kind in the nation. Founded in 1853, the club included such members as Rutherford B. Hayes and William Howard Taft, while serving a wider socio-economic range than many other men's clubs of the time. By the turn of the century, the club had been lodged in numerous temporary homes, each an attempt to provide modern facilities for a steadily growing membership. Construction in 1903 of CGAC's current home represents the success of the club and an early example in a nationwide trend of gymnasium construction. The building was listed in the National Register of Historic Places in 1983.

Architectural Significance

With a period of significance from 1877 to 1951, the Race Street Historic District exemplifies the transition in architecture from low-scale revival styles--Greek Revival, Italianate, Second Empire, Romanesque Revival, Renaissance Revival, and Jacobethan--to the Commercial and Moderne styles. Only one building of the 25 in the district--603 Race Street--has been so extensively altered that it has no recognizable style.

Revival styles

Examples of the earlier revival styles remain at 14 West 7th Street, 110-112 West 6th Street, 118-120 West 6th Street, and 630 Race Street. The oldest building in the district is the 3-story building at 14 West 7th Street, which displays a plain cornice and eared lintels typical of the Greek Revival style. The easternmost bay was added later--sometime between 1855 and 1883. The current storefront was installed for Nobby Tailors in 1970.

The 6-story building at 630 Race Street is a rare example of Romanesque Revival as applied to a commercial building. Map research indicates that it was built between 1883 and 1891.

110-112 West Sixth Street, which appears on the 1855 G. H. Martin atlas, has been altered on the lower floors but retains the bracketed cornice and mansard roof typical of the Second Empire style. 118-120 West 6th Street reflects the First Renaissance Revival style and was probably built ca. 1860. It was altered at the lower levels in 1962, but still retains the original two-over-two windows with bracketed, molded hoods as well as a cornice with paired brackets.

The small but distinguished two-story building at 106-108 West Sixth Street is an excellent example of a commercial application of the Jacobethan style in 1925. The storefront is framed by a gray-glazed terra cotta surround embellished with gold-glazed ornaments. Typical of the style are the grouped small-paned casement windows and refined ornament including lion-head consoles, and bas-reliefs of griffins, medallions and garlands. The remaining terra cotta upper facade is scored to resemble tiles.

Renaissance Revival

Examples of Renaissance Revival are the Kenney Building, at 10-12 West Seventh Street; the Groton/Commercial Arts Buildings; the Cincinnati Gymnasium & Athletic Club; and the Lyric Piano Company Building. Two buildings illustrate the application of Renaissance vocabulary to the early skyscraper: the Lancaster Building at 22-24 West 7th Street; and 18-20 West Seventh Street.

The Groton Building, at 7th and Race Streets, was built in 1897 by the Avery family and designed by the important local firm of Crapsey & Brown. In 1925, the Commercial Arts Building was added on the north side in accordance with drawings by Harry Hake, duplicating the design of the Groton Building, but with reinforced concrete framing. Together, these two buildings are an excellent example of the Renaissance Revival style applied to an office building.

Built in 1898, the Lancaster Building (22-24 West 7th St.) represents a mix of the Renaissance Revival and Queen Anne styles. The storefront was altered in 1971. The architect was A. O. Elzner. After practicing on his own briefly, he entered into a partnership with George M. Anderson. This collaboration produced one of the more successful firms in Cincinnati at the turn of the century. They were responsible for the design of the Ingalls Building, the first concrete skyscraper in the country, the Procter & Collins Building, the American Book Company Building, and the Mariemont Community Center. They also were well-known for their residential designs, predominantly in the Revival styles.

The best example of Renaissance Revival in the district, however, is the CGAC. Completed on the club's 50th anniversary, the club was designed by Werner & Adkins, a local firm responsible for the Brighton German Bank (1900), the Second National Bank, the Oakley Bank Building, Grace Episcopal Church, and several prominent residences. Although the Depression and World War II reduced the

club's memberships, renewed interest in physical fitness during the 1960s reversed this trend. The CGAC survives today as the city's oldest continuously operated athletic club, its building symbolizing the club's commitment and contribution to athletics in the city.

Dating from ca. 1900, the Kenney Building at 10-12 West 7th Street is a 4-story brown-brick building with stone trim. Its bold arched windows, rustication, and proportions make it a fine example of the Renaissance Revival style.

Built circa 1920, the Lyric Piano Co. building at 632 Race Street is a 5-story building of buff brick with white-glazed terra cotta. By 1940, a dress shop had replaced the piano company. The contemporary storefront dates from 1976 when Burger Chef took occupancy. Since that time, the building has been used by other fast food chains, but is now vacant. The upper facade remains unchanged.

Commercial Style

The Commercial style, 1875-1915, describes buildings 5 to 16 stories tall, with regular, often grouped fenestration, planar facades and little ornament. Piers and spandrels may be in the same plane, or the spandrels may be recessed, but usually there is an even balance between the vertical and horizontal lines. These buildings are typically capped by a cornice of moderate projection.

James McLaughlin's Shillito store was the most important early example of the Commercial style. Architectural historian Marcus Whiffen credits it as having inspired William Le Baron Jenney's use of an internal iron skeleton and external masonry piers in the First Leiter Building built in Chicago in 1879. Although the store was updated in 1938 with an Art Moderne facade, the original brick exterior is still visible on Shillito Place.

Examples of the Commercial style include the Merchants' Building, the Denton Building, 612 Race, 609-617 Race Street, the Robertson Building, 30 West 7th Street, 108-110 West Sixth, and 114-116 West Sixth Street, as well as the addition to the CGAC.

The Robertson Building at 707 Race Street was designed in 1909 by Joseph G. Steinkamp & Brother. Since 1921, the ground floor has been continuously occupied by a bank--the Pearl-Market Bank, which became Central Trust in 1932, which in turn became PNC Bank, ca. 1990. An excellent example of the Commercial style, the Robertson Building is also significant as an early example of reinforced concrete and steel construction with terra cotta cladding. The Steinkamps produced a number of important apartment buildings, as well as the Mercantile Library (414 Walnut) dating from 1905.

The 12-story Merchants' Building (28-34 West Sixth Street) is the tallest building in the district. Built in 1912, the building was designed for Albert Andrews by architects Tietig and Lee, who located their offices there. Above the Moderne facade of Newberry's at the base, the red brick upper facade expresses the Commercial style, with triple windows and terra cotta cornices and banding. The firm of Tietig and Lee, who were students together at MIT, endured for fifty years--from 1902 to 1952--during which time they designed many schools, churches and commercial buildings, including the Doctors' Building at 19 Garfield Place.

The 2-story building at 612 Race Street, ca. 1865, has a cast-iron facade punctuated by quoins, raised panels, dentils, and other molded decoration. This building was originally 7 stories tall but reduced to two, probably in connection with the renovation of 616-628 Race Street by the Butler Brothers Department Store in 1951.

The building at 609-617 Race Street is a 7-story brick-clad concrete building, built ca. 1915. A good example of the Commercial style, the facades are characterized by regular grids of grouped windows and a small cornice. The granite-faced storefront and the porcelain enamel signboard were installed in 1952 for Chandler's shoes. Since 1984, the building has been occupied by Baker's Shoe Store.

Built in 1916, the Denton Building at 37-41 West 7th Street was designed by the distinguished firm of Elzner and Anderson in the Commercial style. Square in plan, the building displays a tripartite composition, with a two-story cast-iron base, triple windows in the shaft, and a top story emphasized by a corbelled band at the sill level and a heavy modillioned cornice. As in many commercial buildings, the storefronts have been altered, but the upper floors are intact. The L. Denton Company sold ladies' and children's apparel. Elzner and Anderson were national leaders in concrete construction, having designed the first reinforced concrete building in the United States--the Ingalls Building--in 1902. (Located at 6 East Fourth Street, the Ingalls Building was designated a National Historic Civil Engineering Landmark in 1974.)

The 6-story brick building at 30 West 7th Street was built in 1912. Trimmed with terra cotta, this building also expresses the tripartite composition of the Commercial style. The bottom two floors were altered in 1969 for the Oskamp Nolting jewelry company, which occupied the building until 1980.

Moderne

The Race Street Historic District has three significant examples of Moderne, dating from 1938 to 1951. The earliest of the three is the Lazarus Department Store, which was reclad in 1938 by architects George Marshall Martin and George Roth of the firm Potter Tyler & Martin. With its smooth, streamlined limestone

facade with rounded corners, continuous horizontal bands, stylized geometric ornament and molded metal cornice and curved canopies, the Lazarus Department Store is an excellent example of Art Moderne with a Mayan influence.

Next was the J. J. Newberry Co. store, built in 1950 at the northeast corner of Sixth and Race Streets. Like Lazarus, Newberry's exemplifies the Streamlined Moderne style with its streamlined planar facade, rounded corner and horizontal banding. Within the next year, Butler Brothers Department Store installed a new facade on three late-19th-century buildings at 616-628 Race Street. The simple Streamlined Moderne facade displays a horizontal emphasis created by widely spaced paired windows joined by raised brick band courses at the lintels and sills. The first floor is divided into smaller stores with aluminum and glass storefronts.

Newberry's and 616-628 Race Street are both integral parts of the historic district through their architectural character (illustrating the Streamline Moderne style in materials, design, and details), and as reflections of the continued commercial development of the area.

Bibliography

Unpublished Sources

Personal files of Walter Langsam, Cincinnati, Ohio

Files of the Historic Conservation Board, City of Cincinnati, Ohio.

Records of the Department of Buildings & Inspections, City of Cincinnati, Ohio.

Published Sources

Articles

"Building sold for $675,000, Vista Realty Buys," Cincinnati Post, 11/3/53, 1:5.

"Downtown Building Figures in Sale," Cincinnati Enquirer, 5/24/50, 11:4.

"Fourth Sale Made Since 1947," Enquirer, 5/24/50, 1:3.

"How Race Street has been emerging," Enquirer, 5/6/51, 1:5.

"New Look Race St.," Enquirer, 9/2/66, 1:3.

"New survey confirms fact that Race St. is busy," Enquirer, 9/7/63.

"Oskamp Nolting to close store Xmas Eve," Enquirer, 11/19/80.

"Prominent Race Street Location Purchased," Enquirer, 3/5/50, 1:30.

"Race Street Plan," Enquirer, 9/2/66, 8:2.

"Race Street facelift between Fifth and Sixth Street," Enquirer, 4/18/68, 1:3.

"Race Street building bought at auction," Post, 6/7/45, 18:6.

"This is My Valley," Enquirer, 5/6/51, 1:5.

"Three Properties are Sold in Race Street Transaction," Enquirer, 12/12/47, 1:3.

Books

Dorsey, Robert W. Architecture and Construction in Cincinnati: A Guide to Buildings, Designers & Builders. Cincinnati: The Architectural Fdtn., 1987.

Giglierano, Geoffrey and Deborah A. Overmyer. The Bicentennial Guide to Greater Cincinnati. Cincinnati: Cincinnati Historical Society, 1988.

Kenny, D. J. Illustrated Cincinnati: A Pictorial Handbook. Cincinnati: Robert Clarke & Co., 1875.

Whiffen, Marcus and Frederick Koeper. American Architecture, v. 2, 1860-1976. Cambridge, Mass.: MIT Press, 1981.

Williams' Cincinnati Directories, Cincinnati: Williams & Co., 1860-1986.

Maps

Atlas of Cincinnati & Hamilton County, Ohio. C.O. Titus, 1869.

Atlas of City of Cincinnati, Ohio. New York: E. Robinson, 1883-4.

Insurance Map of Cincinnati, Ohio. Cincinnati: W. H. Martin, 1855.

Insurance Map of Cincinnati, v. 2. Chicago: Central Map Survey & Pub. Co., 1891

Real Estate Atlas of Cincinnati, Ohio. New York: Sanborn Insurance Map Co., 1904, 1922, 1934.

Sanborn Fire Insurance Map of Cincinnati, Ohio. New York: Sanborn Insurance Map Co., 1981.

Race Street Historic District
Name of Property

Hamilton County, OH
County and State

10. Geographical Data

Acreage of Property 6

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	714740	4330950
2	16	714960	4331020
3	16	714940	4330830
4	16	714830	4330820

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Beth Sullebarger, City Planner, Historic Conservation Office

organization City of Cincinnati date March 20, 1995

street & number 801 Plum Street telephone (513) 352-3298

city or town Cincinnati state OH zip code 45202

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

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

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

name See attached list.

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

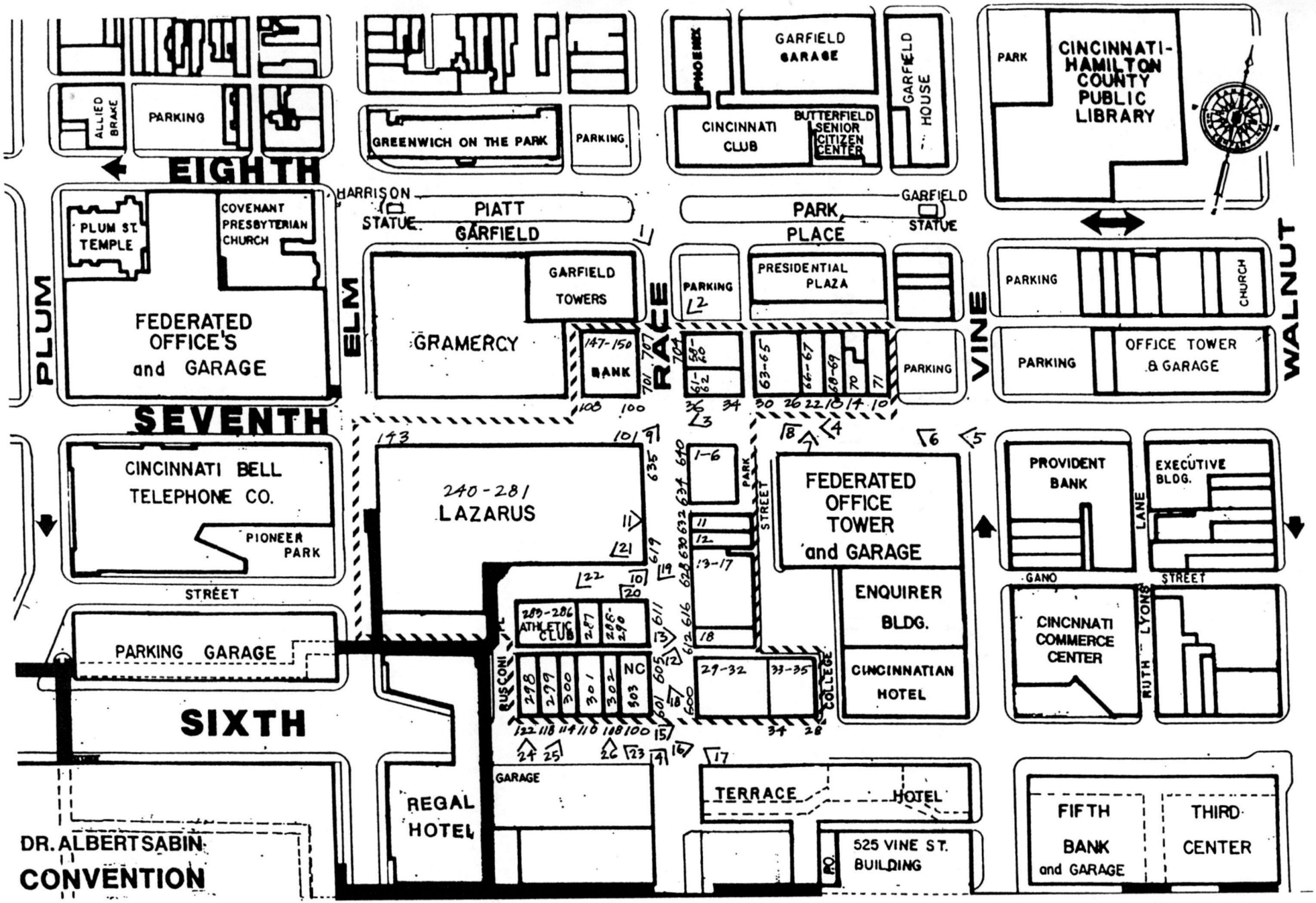
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Verbal Boundary Description

The boundary of the Race Street Historic District is shown as a dotted line on the accompanying map. An irregularly shaped district, it comprises the following addresses: 600-706 Race Street, 601-707 Race Street, 28-124 West Sixth Street, 10-108 West Seventh Street, 37-143 West Seventh Street and Shillito Place. Corresponding lots, per the County Assessor's plat maps, are as follows: book 77, page 1, lots 147-150, book 77, page 2, lots 1-6, 11-18, and 29-35; book 77, page 3, lots 58-71; and book 145, page 2, lots 240-281, 283-290, and 298-303.

Boundary Justification

The boundaries are based on visual changes in the character of the area. The district includes buildings dating from 1850 to 1951. The surrounding blocks have been redeveloped since 1951, with the exception of several contiguous properties that are individually listed--the Doctor's Building at 19 Garfield Place on the north, the Cincinnatian Hotel and the Enquirer Building on the east, and Cincinnati Bell Telephone on the west. The Cincinnati Gymnasium & Athletic Club, which is also individually listed, was included within the proposed district to simplify the boundaries.



1" = 200'

= District boundary

RACE STREET HISTORIC DISTRICT

Cincinnati, Ohio

All bldgs. are contributing except 601-605 Race St., marked "NC" for noncontributing

Photographs

The following information pertains to all photographs:

District:	Race Street Historic District
County/State:	City of Cincinnati, Hamilton County, Ohio
Photographer:	Beth A. Sullebarger
Date:	February 1995
Location of negatives:	City of Cincinnati, City Planning Department 801 Plum Street, Cincinnati, OH 45202

1. Race Street
   Looking se from Garfield Place

2. Race Street
   Looking sw from Garfield Place

3. Lazarus Department Store, 101-149 Seventh Street
   Looking sw from Race Street

4. Denton Building and Lazarus Department Store
   17-149 Seventh Street
   Looking sw

5. 10-108 West Seventh Street
   Looking nw

6. 10-16 West Seventh St.
   Looking nw

7. Conrad and Lancaster Buildings
   18-24 West Seventh St.
   Looking ne

8. Oskamp-Nolting Building
   26-30 West Seventh St.
   Looking nw

9. Groton Building/Commercial Arts Building
   34-36 West Seventh Street/704 Race Street
   Looking ne

10. 630-638 Race Street
    Looking nw

11. Lyric Piano Company Building
632 Race Street
Looking east

12. 618-628 Race Street
Looking ne

13. 612 Race Street
Looking east

14. Race Street between Sixth & Seventh Streets
Looking ne

15. West Seventh Street
Looking ne

16. Merchants' Building and Cincinnatian Hotel
West Seventh Street
Looking ne

17. 601-605 Race Street
Looking nw

18. 609-635 Race Street
Looking nw

19. Baker's Shoe Building
609-617 Race Street
Looking nw

20. Lazarus Department Store
Shillito Place, looking nw

21. Shillito Place
Looking sw

22. Cincinnati Gymnasium & Athletic Club
111-119 Shillito Place
Looking sw

23. 100-126 West Sixth Street
Looking nw

24. 122-124 West Sixth Street
Looking north

25. 114-116 West Sixth Street
Looking north

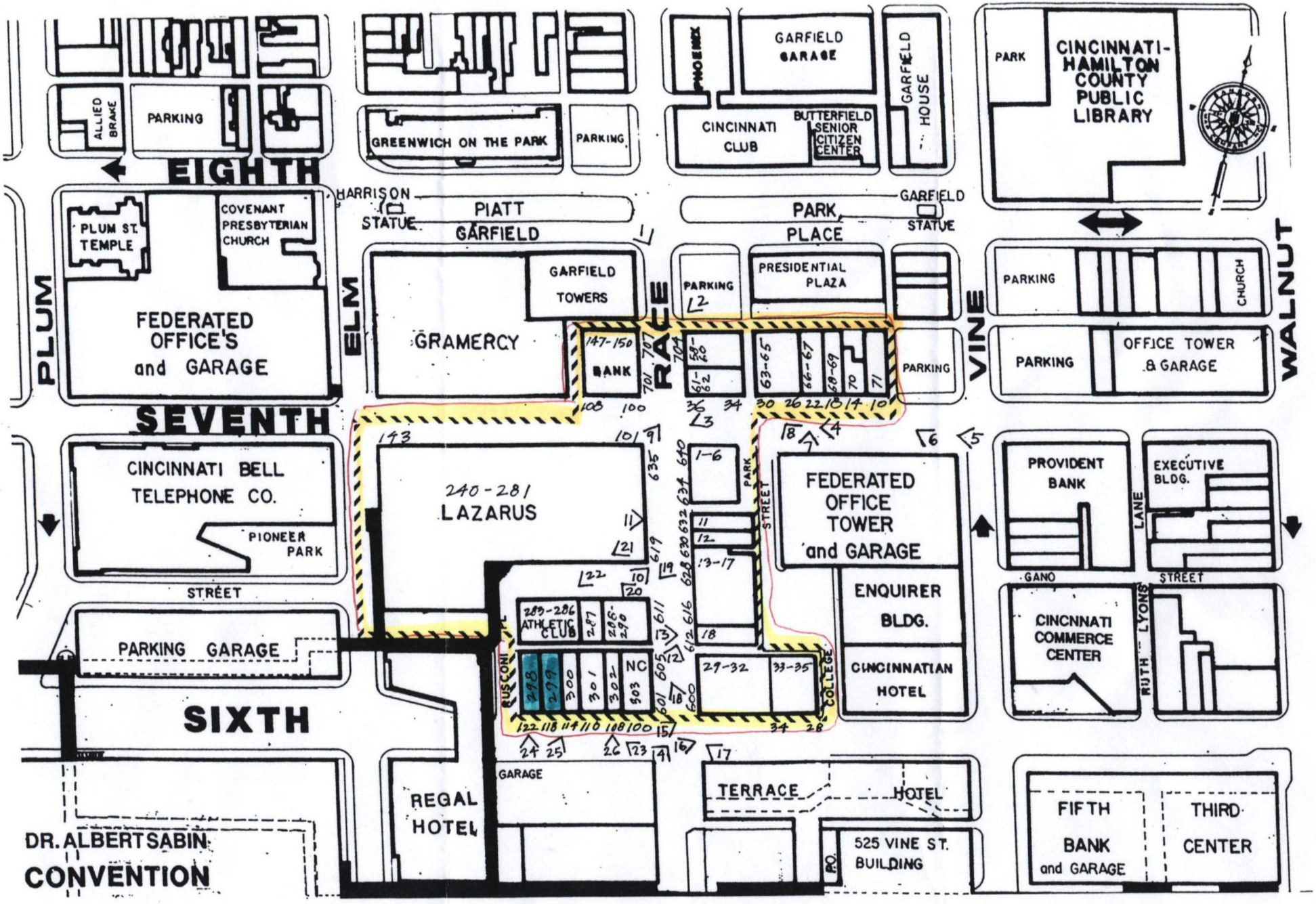
26. 108 West Sixth Street
Looking north

Race Street Historic District
Cincinnati, OH
List of Property Owners

Zenith Holding & Trading Co c/o Rash & Associates P.O. Box 1600 Rowlett, TX 75088	632 Race St.
Zenith Holding & Trading Co. c/o The Case Co. 65 S. Fifth St., Suite 200 Columbus, OH 43215	614 Race St.
Kathy & Karl Hoelmer 5021 Jessup Road Cinti., OH 45247	630 Race St.
Chong Nung & Kil Jin Kim 616 Race Street Cinti. OH 45202	616-628 Race St.
The Valley Center, Inc. c/o Thomas H. Siemers 401 East Court Street Cincinnati, OH 45202	604 Race St.
Paul Sumner Mill End Shops 26 West Seventh St. Cinti. OH 45202	26-30 West 7th St.
City of Cincinnati Real Estate Division 801 Plum Street, rm. 122 Cinti. OH 45202	702 Race St.
Louis Guttman 704 Race Street Partnership c/o Hills Developers 7420 Montgomery Road Cinti. OH 45236	704 Race St.
Francis Isaac Wilks 22 West Seventh St. Cincinnati, OH 45202	22-24 West 7th St.
Norman I. Barron, Trustee Irwin I. Roth Inc. 119 East Court St. Cinti. OH 45202	18-20 West 7th St.

Anthony & Hazel Bianco 5697 Pinehill Lane Cinti. OH 45238	14-16 West 7th St.
Colman Hanish 23380 Carolwood Lane, #3104 Boca Raton, FL 33428	10-12 West 7th St.
Fifty-One Co./Jay Cranley c/o Jeweler's Exchange 7th & Race, Suite 900 Cinti., OH 45202	41 West 7th St.
Edwin Goldstein Richard M. Schwartz, Trustees P.O. Box 62008 Cinti. OH 45262	32 West 6th St.
Raymond B. Fine c/o Bownar Realty 3145 Fairhaven Lane Cinti. OH 45237	118-120 West 6th St. 122-124 West 6th St.
Judy Barron & Lois Lefton Irwin I. Roth Inc. 119 East Court St. Cinti. OH 45202	114-116 West 6th St.
Edith C. Bowman, Trustee c/o James Bowman 25 S. Shaw Place Ft. Thomas, KY 41075-1812	110 West 6th St.
Thomas A. Buckley c/o Thomas Ahlrichs 7088 Pickway Drive Cinti. OH 45233	108 West 6th St.
Albert Schmalau Shmalo Family Partnership 7900 Willowridge Lane Cinti. OH 45237	106 West 6th St.
Jeff Robenson The Kenko Corp. 2250 Seymour Avenue Cinti. OH 45212	607 Race St.
David Dunlap, Manager Cincinnati Athletic Club 111 Shillito Place Cinti. OH 45202	same

Federated Department Stores 7 West Seventh St. Cinti. OH 45202	101-141 West 7th St. Lazarus Department Store
Terrence Evans, V.P. PNC Trust Co. P.O. Box 1198 Cinti. OH 45202	707 Race St.
Mr. Arnold Bortz Towne Properties 1055 St. Paul Place Cincinnati, OH 45202	interested party
Barry Randman 2321 Kemper Lane Cincinnati, OH 45206	interested party (Baker Shoe Bldg.)
Allen Nagler 2280 Royal Oak Court Cincinnati, OH 45237	interested party



1" = 200'

= District boundary

RACE STREET HISTORIC DISTRICT

Cincinnati, Ohio

All bldgs. are contributing except 601-605 Race St., marked "NC" for noncontributing

Albert Shmalo

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Race Street Historic District

MULTIPLE NAME:

STATE & COUNTY: OHIO, Hamilton

DATE RECEIVED: 6/21/95 DATE OF PENDING LIST: 7/05/95
DATE OF 16TH DAY: 7/21/95 DATE OF 45TH DAY: 8/05/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000878

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 8/4/95 DATE

ABSTRACT/SUMMARY COMMENTS:

Historically & architecturally significant district which served as Cincinnati's commercial center in the late 19th through mid-20th centuries.

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE _____ DATE 8/4/95

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


TRI-STATE BEAUTY COLLEGE
ONE WAY
LAZARUS
BORIS
LITWIN
JEWELERS
MOVIES

95000878

071 00+00 GNNNN+00DM 624

1. Race Street looking se from Garfield Place


LAZARUS
Garfield Place 0-99
NO TURN ON RED
ONLY
ONE WAY
MOVIES
MILLANE'S
Southwestern College of Business

95-678

062 00+00 GNNNN+01AM 024

2. Race Street looking SW
from Garfield Place


OCEANIC
Payless
ShoeSource
Globe
records • tapes

95-876

057 00-02 GHHNN+250M 624

3, Lazarus Department Store
101-149 W. Seventh St


mill end
LANCASTER BUILDING

95-878

053 00-02 GNNNN+33DM 624

4 Seventh St, looking SW


Nikon
YOUR Nikon HEADQUARTERS
PROVIDENT
E-Z PARK
SHOE REPAIR
WHILE YOU WAIT
DON'T WALK

95-878

051 00+01 GNNNN+04AM 624

5. 10-108 W. Seventh St.
looking nw


NOBBY'S
Custom
TAILORS
HATS
PARAGON
Ram's
SHOE
REPAIR
WHILE YOU WAIT
SHOE REPAIR
WHILE YOU WAIT

95-078

048 00+01 GNNNN-020M 624

6. 10-16 W. Seventh St.
looking nw


PROVIDENT
CAMERA
SHOP
Asimus
Hair Center

95-478

032 00+02 GNNNN+040M 024

7. Conrad + Lancaster Bldgs
18-24 W. Seventh St.


mill end
Draperies
Draperies-Upholstery
SALE
ONE WAY
SALE

95-478

035 00+02 GNMAN+00AM 024

8. Oskamp-Nolting Bldg.
26-30 W. Seventh St.


Globe records tapes
Globe records tapes
Globe records tapes
Globe
Globe
Globe

Race Street Historic District
Hamilton County
OHIO 95000878

20 00-01 6NNNNN-03DM 624

9. Groton Bldg./
Commercial Arts Bldg.
34-36 W 7th St/704 Race


JEWELERS EXC
TRI-STATE
JEWELERS
INC.

Race Street Historic District
Hamilton County
OHIO 95000878

021 00+01 GNNNN+07AM 05

10. 630-638 Race Street
looking NW


LYRIC PIANO CO
Jordan's
AUDIO
VIDEO
CENTER
NAME
BRANDS
BIG
DISCOUNT
PRICES
SONY
SANYO

Race Street Historic District
Hamilton County
OHIO 95000878

017 00+01 GNNN+23DW 04

11. Lyric Piano Co. Bldg.
632 Race St.


SUN
WIGS
SUN WIGS

Race Street Historic District
Hamilton County
OHIO 95000878

23 00+01 GNNNN+00GM 623

12. 618-628 Race St.
looking ne


STATE LIQUOR STORE

Race Street Historic District
Hamilton County
OHIO 95000878

027 00+05 GNNAN-0CAM 03

13. 612 Race St
looking ne


NEWBERRYS
J.J. NEWBERRY CO.

Race Street Historic District
Hamilton County
OHIO 95000878

14. Race St. looking ne


CO.

Race Street Historic District
Hamilton County
OHIO 95000878

056 00+00 GNMAN+13AM 05

15. W. seventh St
looking ne


Y CO.
WEST 34

Race Street Historic District
Hamilton County
OHIO 95000878

039 00+00 GNHNW+000W 03

16. Merchants' Bldg
28-34 W. Sixth St.


Dodd
JEWELERS
ONE WAY

Race Street Historic District
Hamilton County
OHIO 95000878

36 00+02 GNNNN-05AM 623

17. 601-605 Race St


BAKERS
DOUG JORDAN OPTICIANS
EYE WEAR
613
BAKERS
ZARUS

032 00+01 GNNNN+030M G23

18. 609-635 Race St
looking NW


Bakers
Bakers
Bakers
Bakers
LEASE

Race Street Historic District
Hamilton County
OHIO 95000878

017 00+00 GNNNN+02MM 05

19. Baker's Shoe Bldg.
609-617 Race St



Race Street Historic District
Hamilton County
OHIO 95000878

011 00+00 GNNNN+09AM 624

20, Lazarus Dept. Store
Shillito Pl.


BAKERS
BAKERS

:ace Street Historic District
[amilton County
)HIO 95000878

014 00-02 6HHNN-28AM 623

21. Shillito Pl. looking SW



:ace Street Historic District
[amilton County
)HIO 95000878

008 00+00 GNNNN+06AM 624

22. Cincinnati Gymnasium
111-119 Shillito Pl.


Race Street
NO TURN ON RED
ONE WAY
Dino's
PRESS

:ace Street Historic District
[amilton County
)HIO 95000878

045 00-01 GNNNN-05NM 023

23. 100-126 W. 6th St
looking nw


18
AD
79
126
W. 6
POST

Race Street Historic District
Hamilton County
OHIO 95000878

068 00+01 GNHNN+000M 623

24. 124-126 W. 6th St.
looking north


OFFICE SPACE
621-0700
IRWIN L. ROTH
REALTORS
Maurice & Co.
JEWELERS · DESIGNERS · LAPIDARY

Race Street Historic District
Hamilton County
OHIO 95000878

062 00+02 GNHNW+0CAM 623

25. 114-116 W. 6th St.
looking north


KATHMA
GOODYE
SHOE REP

Race Street Historic District
Hamilton County
OHIO 95000878

050 00+03 GNWNW+17AM 623

26. 108 W 6th St.
looking north

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF KENTUCKY
KENTUCKY GEOLOGICAL SURVEY
UNIVERSITY OF KENTUCKY

COVINGTON QUADRANGLE
KENTUCKY–OHIO
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 WEST CINCINNATI 15′ QUADRANGLE

Race Street Historic District, Cincinnati, Hamilton County OH

UTM References
1. 16.714740/4330950
2. 16.714960/4331020
3. 16.714940/4330830
4. 16.714830/4330820

Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA, 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 from aerial photographs taken 1977. Field checked 1978. Map edited 1981

Polyconic projection. 10,000-foot grid ticks based on Kentucky coordinate system, north zone, and Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 3 meters south and 5 meters west as shown by dashed corner ticks

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

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

UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225 OR 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

KENTUCKY
QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled in cooperation with State of Kentucky agencies from aerial photographs taken 1984 and other sources. Contours not revised. This information not field checked
Map edited 1987
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987

COVINGTON, KY.–OHIO
SE/4 WEST CINCINNATI 15′ QUADRANGLE
39084-A5-TF-024

1981
PHOTOREVISED 1987
DMA 4062 II SE–SERIES V853

DUTTENHOFER'S MAP STORE
210 W. McMILLAN ST.
CINCINNATI, OHIO 45219

MAILING ADDRESS:
25 SOUTH SHAW LANE
FT. THOMAS, KY 41075

OFFICE ADDRESS:
645 HIGHLAND AVENUE
OFFICE 6-B, N. BLDG.
FT. THOMAS, KY 41075

JAMES S. BOWMAN
ATTORNEY - AT - LAW
PHONE: (606) 572-9200

May 3, 1995

RECEIVED MAY 0 4 1995

Mr. W. Ray Luce
State Historic Preservation Officer
c/o National Register Staff
Ohio Historic Preservation Office
Ohio Historical Society
1982 Velma Avenue
Columbus, OH 43211-2497

Re: nomination to Nat'l. Register
110-112 W. Sixth Street
Cincinnati, Ohio 45202

Dear Mr. Luce:

Your communication concerning the above-captioned building addressed to Edith C. Bowman, Trustee was forwarded to me here in Fort Thomas, Kentucky. Please be informed that Edith C. Bowman died November 10, 1993 and was never a Trustee of the owner of this real estate. J. Julian Bowman died July 1, 1993. The correct owner's name and address for the trustee, are as follows:

J. Julian Bowman and Edith C. Bowman Trust
c/o James S. Bowman, Trustee
25 South Shaw Lane
Fort Thomas, KY 41075-1812

My office was located at the Cincinnati address where your communication was addressed until my sister and I sold the building on Fourth Street on October 1, 1994.

Please consider this letter as the owner's objection to the listing of 110-112 West Sixth Street as a building to be considered for the National Register as part of the "Race Street Historic District, Cincinnati, Hamilton County, Ohio."

This real estate was purchased by my family as an investment, looking forward to a time when a major project would be considered for the 1/2 block, south of what was then Shillito's. We have no intent to restore the front and donate an easement. We have no interest in any tax deferments or historic preservation tax incentives or tax credits or Federal grants.

There is no elevator in the building and no lobby. Thus, the upper floors are not tenantable. We continue to believe that, in the future, a development will require an assemblage of parcels including ours at 110-112. We have no assurance that City Council will not designate this building or district as a historic district following the National Register designation. In our opinion, either or both of these actions will add

(over)

restrictions and/or disincentives to a significant re-development of this block.

Very truly yours,

James S. Bowman

James S. Bowman, Trustee
J. Julian Bowman and Edith C. Bowman Trust

COMMONWEALTH OF KENTUCKY :
: S.S.
COUNTY OF CAMPBELL :

James S. Bowman, after being duly sworn, states that the statements in the foregoing letter are true to the best of his belief and the signature appearing above is his own and that he is the Trustee of the J. Julian Bowman and Edith C. Bowman Trust, said trust being the legal owner of the real estate located at 110-112 West Sixth Street, Cincinnati, Hamilton County, Ohio.

Subscribed, sworn to and acknowledged by James S. Bowman, before me, Rebecca J. Schleyer, a Notary Public in and for Campbell County, Kentucky, this third day of May, 1995.

REBECCA J. SCHLEYER
Notary Public, Kentucky State at Large
My Commission Expires Aug. 4, 1996

Anthony C. Bianco

RECEIVED MAY 30 1995

5697 Pinehill Lane
Cincinnati, Ohio 45238
513/922-0477

May 18, 1995

W. Ray Luce
State Historic Preservation Officer
c/o National Register Staff
Ohio Historic Preservation Office
Ohio Historical Society
1982 Velma Avenue
Columbus, Ohio 43211-2497

Dear Mr. Luce:

Re: Race Street Historic District, Cincinnati, Hamilton County, Ohio 14-16 West 7th Street, Cincinnati, Ohio.

This is to inform you that we as property owners, object to the listing of our property in the Ohio Historic district.

Sincerely,

Anthony C. Bianco
Hazel M. Bianco
Anthony & Hazel Bianco

Subscribed to and sworn before me this 18th day of May, 1995.

Toni G. Herbert (Hayes)

TONI G. HAYES
Notary Public, State of Ohio
My Commission Expires Sept. 30, 1998

RECEIVED JUN - 2 1995

DR. RAYMOND B. FINE
3145 FAIRHAVEN DRIVE
CINCINNATI, OHIO 45237

May 31, 1995

State Historic Preservation Officer
c/o NATIONAL REGISTER STAFF
Ohio Historic Preservation Office
Ohio Historical Society
1982 Velma Avenue
Columbus, Ohio 43211-2497
ATTN: W.RAY LUCE

RE: Rights of Owners to object to listing in the National Register in accordance with National Historic Preservation Act 36 CFR 60

Dear Sir or Madam,

We are the owners of two parcels of Real Estate located at 116 through 124 West Sixth Street that has been entered into a proposal to be included in a "RACE STREET HISTORIC DISTRICT IN DOWNTOWN CINCINNATI, OHIO"

This letter is formal notice that we object to the listing of our property into this program. Further, we are not in favor of this Race Street Historic District at all.

Sincerely,

Raymond B. Fine

Phyllis G. Fine

STATE OF OHIO COUNTY OF HAMILTON, SS:
Be it remembered, That on this 31st day of May in the year of our Lord One Thousand Nine Hundred and ninty-five 1995, before me, a Notary Public, in and for said County, personally came

Raymond B. Fine and Phyllis G. Fine

and acknowledge the signing hereof to be their voluntary act and deed.

In Testimony Whereof, I hereunto subscribe my name and affix my notarial seal on the day and year last aforesaid.

Barbara L Katz
Notary Public - Hamilton County Ohio

SWEDLOW, BUTLER & LEVINE CO., L.P.A.
ATTORNEYS AT LAW
ONE COLUMBUS
SUITE 2400
10 WEST BROAD STREET
COLUMBUS, OHIO 43215-3418

TELEPHONE
(614) 461-1100
FACSIMILE
(614) 461-8178

GERALD H. SWEDLOW
JACK C. BUTLER
RICHARD L. LEVINE*
KARL R. INMAN
JEFFREY M. LEWIS

SEAN M. GOUHIN

*ALSO ADMITTED IN GEORGIA AND MINNESOTA

RECEIVED JUN 0 8 1995

June 5, 1995

VIA CERTIFIED MAIL

Ohio Historical Preservation Office
Ohio Historical Center
1982 Velma Avenue
Columbus, Ohio 43211-2497

RE: Race Street Historic District, Cincinnati, Hamilton County, Ohio
612-614 Race Street, Cincinnati, Ohio

Gentlemen:

The undersigned is the duly authorized attorney for W. Lyman Case Holding Corporation. The corporation is the owner of the property at 612-614 Race Street, Cincinnati, Ohio.

I am in receipt of a letter dated April 17, 1995, addressed to Zenith Holding & Trading Co. which was the former owner of the property. The letter advises that the property is being considered for nomination to the National Register of Historic Places.

Please be advised that the owner objects to the listing of the property.

Very truly yours,

W. Lyman Case Holding Corporation
by Gerald H. Swedlow, Authorized Attorney

STATE OF OHIO)
)SS.
COUNTY OF FRANKLIN)

Sworn to and subscribed before me this 7th day of June, 1995, by Gerald H. Swedlow.

NOTARIAL SEAL STATE OF OHIO
JULIA A. JACOBY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JAN. 18, 1999

Julia A. Jacoby
Notary Public

GHS/lad

City of Cincinnati

City Planning Department

Room 228, City Hall
Cincinnati, Ohio 45202
(513) 352-3471

Leon A. Meyer
Director of City Planning

6 June 95

Dr. W. Ray Luce
Ohio Historic Preservation Officer
Ohio Historical Society
1982 Velma Avenue
Columbus, OH 43211-2497

Re: Race Street Historic District

Dear Dr. Luce:

In fulfillment of our role in the Certified Local Government program, the Historic Conservation Board (HCB) reviewed the nomination of the proposed Race Street Historic District at their regular meeting on June 5, 1995. A copy of the staff report to the HCB is enclosed.

This district was initiated by the City of Cincinnati's Economic Development Department in order to promote rehabilitation of this downtown area through historic-related financial incentives.

It is our opinion that the proposed district is eligible for the National Register of Historic Places under Criteria A and C. We fully support this nomination.

Sincerely,

W. James King
Chairman
Historic Conservation Board

Honorable Roxanne Qualls
Mayor
City of Cincinnati

Enclosure

Equal Opportunity Employer

Ohio Historic Preservation Office

Ohio Historical Center
1982 Velma Avenue
Columbus, Ohio 43211-2497
614/297-2470
Fax: 297-2546

RECEIVED
JUN 21 1995
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE
NATIONAL REGISTER BRANCH

OHIO HISTORICAL SOCIETY
SINCE 1885

June 16, 1995

Ms. Carol Shull, Chief of Registration
National Register of Historic Places
National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127

Dear Carol:

Enclosed please find one (1) new National Register nomination. All appropriate notification procedures have been followed for this new submission.

NEW SUBMISSION	COUNTY
Race Street Historic District	Hamilton

We have received four (4) letters from owners who object to their properties being listed; this constitutes a minority of property owners in the historic district. If you have questions or comments about this document, please contact this office.

Sincerely,

Ray

W. Ray Luce
State Historic Preservation Officer

enclosures