

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Evanston Historic District

Other names/site number: _____

Name of related multiple property listing: N/A

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

2. Location

Street & number: Montgomery Road between Brewster Avenue and Rutland Avenue

City or town: Cincinnati State: Ohio County: Hamilton

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

<p><u>Barbara Lower</u> DSHPO Inventory & Registration</p>	<p><u>5/6/2022</u></p>
<p>Signature of certifying official/Title:</p>	
<p><u>Ohio Historic Preservation Office, Ohio History Connection</u></p>	
<p>State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____</p>	<p>_____</p>
<p>Signature of commenting official:</p>	
<p>Date</p>	
<p>_____</p>	
<p>Title :</p>	
<p>State or Federal agency/bureau or Tribal Government</p>	

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>19</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>19</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- Domestic – single dwelling
- Commerce – financial institution
- Commerce - professional
- Commerce – specialty store
- Religious facility – church

Current Functions

(Enter categories from instructions.)

- Domestic – multiple dwelling
- Commerce – restaurant
- Commerce – specialty store
- Religious facility – church

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian/Italianate

Late Victorian/Queen Anne

Late 19th & 20th Century Revivals/Classical Revival

Late 19th & 20th Century Revivals/Mission

Late 19th & Early 20th Century American Movements/Prairie

Late 19th & Early 20th Century American Movements/Commercial Style

Modern Movement/Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundations: stone, concrete block, poured concrete
walls: wood platform frame, concrete block, brick roof: asphalt shingles tar and asphalt, rubber,
other: wood, aluminum, vinyl, Permastone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Evanston Historic District is an intact two-block long commercial and residential section of Montgomery Road that consists of nineteen contributing buildings: eleven commercial buildings, one industrial building, one governmental building, one church, and five residential buildings. The district is 3.76 miles northeast of downtown Cincinnati, in the Evanston neighborhood.¹ Buildings range in date from 1885 to 1960. There are no non-contributing resources in the district. The district has historic integrity and the streetscape is intact.

Narrative Description

Overview and Setting

Commercial buildings are the dominant building type of the proposed district. The district includes two one-story purely commercial buildings and nine buildings with first floor

¹ The measurement is from Fountain Square in the Central Business District to the center of the Evanston Historic District.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

commercial use and apartments on the upper floors. Eight of the commercial buildings are constructed of brick, one is constructed of concrete block with PermaStone veneer, and two are wood-frame. The commercial style is the most common, with eight examples in this style. Other styles represented are Neoclassical Revival and Italianate.

The district also contains several non-commercial buildings. One of these is a one-story Commercial Style light industrial shop. One is a Neoclassical Revival brick fire station that was converted to commercial/office use after the end of the period of significance. The district also has one mid-century concrete block and glazed block church that is a modest example of the Art Moderne style. Finally, the district has five residential structures that were constructed as single-family dwellings, and later converted to apartments. Three of the residential structures are of wood frame construction, and the other two are brick. In terms of architectural style and type, the residential structures are a mixture of Prairie, Queen Anne, and Neoclassical Revival style influences and American Four Square type.

The district is linear in form, with most of the contributing buildings facing Montgomery Road, which is the major transportation artery in the district. Montgomery Road, also known as U.S. Highway 22, is a major arterial road that runs from downtown Cincinnati through the city's northeastern residential neighborhoods. The district is centered on two blocks of intact commercial and apartment buildings on the east side of Montgomery Road, stretching from Brewster Avenue on the south to south of Rutland Avenue on the north. The district's five contributing residential buildings also face Montgomery Road. Two of the district's contributing buildings face east-west residential streets that intersect with Montgomery Road; these are a commercial building on the district's south edge that faces Brewster Avenue, and a church that faces Rutland Avenue on the district's north end.

The district sits north of the main portion of the Evanston neighborhood, a residential suburb that was annexed by the City of Cincinnati in 1903. The district is separated from the main commercial and residential area of Evanston by Interstate 71, which was built through Evanston in the 1970s. The district is bounded by Brewster Avenue on the south, and most of the eastern boundary runs along the east side of the lot lines of the contributing commercial buildings. The district extends to the east to accommodate St. Andrew's Episcopal Church (Resource 13), and its northern boundary runs along Rutland Avenue. The west boundary is the western edge of the lot lines of the contributing residential buildings, then runs east to the west side of Montgomery Road to exclude a recently constructed commercial building. The boundary then extends west again to accommodate the commercial building at 3569 Montgomery Road (Resource 19), then runs along the west side of Montgomery Road, terminating at Brewster Avenue.

Description of Individual Resources

This description will begin with the commercial buildings and one civic/government building along Brewster Avenue and the east side of Montgomery Road, and then cover St. Andrew's Episcopal Church. The section will then finish with the residential buildings and one light industrial building on the west side of Montgomery Road. The construction dates for individual buildings are from the Ohio Inventory forms for each property.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

Commercial Buildings and Civic/Government Building on Brewster Avenue and the East Side of Montgomery Road

The district is centered on a two-block highly intact strip of early- to mid-twentieth century commercial buildings, and one civic/government building that extends from Brewster Avenue to just short of Rutland Avenue. The largest of these buildings are four-story structures with commercial spaces on the first floor and apartments above. These buildings are mostly clad in brick and have flat or shed roofs concealed by parapets. The district also includes three-story brick examples of this type of mixed-use building. The district has one two-story wood-frame mixed use building, and several one-story buildings that have commercial use only. Together, these intact buildings form a unified streetscape that represents a dense suburban development of commercial and high-density residential land uses centered on a major arterial road. This urban streetscape contrasts with the surrounding residential area, which consists of non-attached apartment buildings and single-family homes positioned on small, narrow grass lots. The denser and somewhat more high-rise character of the district is characteristic of areas that were commercial focal points in the older residential suburbs of Cincinnati. The streetscape of this area varies in height from one story to four stories, but the buildings are mostly consistent in character, exhibiting similar compositional characteristics and either fairly plain commercial architecture or traditional early twentieth century architectural styles.

1. 1738-1740 Brewster Avenue (Photo: 1)

The district's largely intact commercial streetscape begins on the south with this three-story Commercial Style brick building with commercial use on the first floor and apartments above. The building is faced in yellow pressed brick on the front and common-grade red brick on the side and rear. The design of the building is fairly plain, but includes some corbelled brick decoration in the parapet. Windowsills and lintels are stone, and the building has a cut stone foundation. The first floor commercial storefronts have undergone some changes. Doors and some windows have been replaced and commercial plate glass window openings have been boarded up. There appear to be original windows under the boards where visible. The two upper floors have the original intact pattern of window openings, and the windows themselves are a mixture of original wood one-over-one units and unobtrusive one-over-one aluminum and vinyl replacement windows. Some of the commercial storefront replacement windows appear to date from the period of significance.

2. 3546 Montgomery Road (Photos: 1-10)

This brick Commercial Style four-story building abuts 1738-1740 Brewster. The building has facades facing both Montgomery Road and Brewster Avenue, and the corner of the building is set at a diagonal. The building is constructed of common bond brick that has been painted dark red, and the window openings have stone sills and lintels. The roof is hidden by a plain brick parapet. The Brewster Avenue facade is plain, with newer aluminum commercial windows and doors on the first floor, and original one-over-one wood windows with aluminum storm windows on the upper floors. This wall also features two wrought iron balconies with decorative support brackets and distinctive curved railings.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

The corner diagonal and west-facing Montgomery Road walls are also plain, but have stone stringcourses and corbelled brick friezes and panels. Upper story windows are wood one-over-one units with aluminum storm windows. A newer commercial storefront facing Montgomery Avenue has aluminum frame plate-glass windows, an aluminum and glass door, and black tile cladding. Although this storefront is relatively new, it is compatible with the overall commercial character of the building.

3. 3548 Montgomery Road (Photos: 5, 6, 8, 9, 10, 11)

This fairly plain wood-frame Commercial Style building has a glass and aluminum commercial storefront on the first floor, and double-hung windows, wood trim, and narrow-lap aluminum replacement siding on the second floor. The southwest corner of the second floor is angled away from Montgomery Road at about 30 degrees. The commercial storefront retains original brick corner posts and an original wood entablature and cornice, but the space framed by these features has been filled in with newer aluminum storefront windows and an aluminum and glass door. A second entrance has been added to the building on the southwest corner, and is composed of stone veneer with a new door. The upper floor has aluminum siding, but retains original wood double-hung windows, and an original wood stringcourse and bracketed cornice. A parapet hides the roofline. The south-facing side wall has original wood narrow-lap siding and has newer vinyl or aluminum replacement windows.

4. 3550-3552 Montgomery Road (Photos: 5, 6, 8, 9, 11, 12)

This three-story Commercial Style building was built c. 1912. The building was designed by the firm Weber, Werner and Adkins. John Scudder Adkins is generally thought to have designed the building. Werner did supervise building construction.² Christian Weber also supervised construction but his main contribution seems to have been his political connections. Weber was an ardent Republican and was elected to the Kentucky State House of Representatives in 1909.³ The firm, housed in the Mercantile Library Building, also designed the 1912 Kentucky State Capital and the Cincinnati Athletic Club. Five of the firms' buildings are currently individually listed in the National Register of Historic Places.

The building has white glazed brick cladding and trim on its west wall. The glazed brick cladding features diamond and cross-shaped green decorative tiles, and a corbelled frieze in the parapet at the top of the west wall. The west wall has entrances and large commercial window openings on the first floor, and the doorways have carved stone casings with brackets. The upper two floors have one-over-one double-hung replacement windows in the middle. The north and south corners of the upper floors of the west wall have recessed balconies with curved wrought-iron railings. The first floor of the west wall has replacement aluminum frame commercial storefront windows, with one replacement aluminum and glass door, and one replacement asymmetrical custom-made wood door. However, these newer features are compatible with the commercial character of the building's first floor.

² Walter Langsam, "Architectural Foundation of Cincinnati, J.S. Adkins," <http://oldsite.architectureincy.org/dictionary/A.html>. Accessed December 15, 2021.

³ E. Polk Johnson, *A History of Kentucky and Kentuckians: The Leaders and Representative Men in Commerce, Industry and Modern Activities* (Chicago: Lewis Publishing Company, 1912), 1381.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

The building's north wall is clad in common bond brick painted dark red, and features a series of double-hung replacement windows, a brick chimney, and two, three-sided two-story wood bay windows on the second and third floors. The bay windows have wood trim and paneling that appears to have been recently replaced, but are compatible with the design and style of the building. The rear of the building has a small brick one-story flat-roof wing. A vacant lot sits to the north of this building.

5. 3562-3564 Montgomery Road (Photos: 6, 9, 13, 14)

This three-story commercial building has variegated orange-brown brick cladding, and is an example of Commercial Style architecture, with sparse Colonial Revival and Mission details. The first floor has two commercial storefronts and central and side entrances. The commercial storefronts retain their original recessed entryways and older wood one-light doors, but glass transoms have been covered over with plywood and vertical metal, and original storefront plate glass windows have been filled in and smaller windows installed. The central entrance is a newer flat metal replacement door, but the transom contains original leaded glass and an original wood swan's neck pediment. The side entrance is recessed. The upper floors have window openings with stone sills, brick lintels, and one-over-one aluminum replacement windows. The west wall is capped by a Mission-Style parapet with an overhanging red tile roof, wood soffits, and wood brackets. The south wall faces a vacant lot and has common bond brick cladding painted dark red. The upper floors of this wall have a recessed light well area with a series of vinyl replacement windows. This wall also contains a wrought iron fire escape, and a recently painted mural.

6. 3566 Montgomery Road (Photos: 6, 15-18)

This one-story commercial building was constructed around the turn of the century. It has plywood and wood plank cladding on the west wall and wood medium-lap siding on its south wall. The south wall also contains some boarded-up window openings. The north side of the building abuts the adjacent commercial building. The building has a brick and poured concrete foundation, and the west wall has two recessed commercial entrances with older one-light wood doors. It appears that original larger plate glass windows on the commercial storefronts were removed, the openings filled in with plywood, and then smaller Plexiglass windows were installed. Wood plank cladding on the upper level of the west wall appears to be original. The west wall is capped by an asphalt shingle-clad pent roof. The building has a shed-roof wing on the rear.

7. 3570 Montgomery Road (Photos: 6, 17-19)

This three and a half-story Neoclassical Revival commercial building has brick walls, a sandstone foundation, and a mixture of stone and pressed metal trim. The west wall is clad in common bond brick that has been painted dark red with trim and corner quoins highlighted in white. The first floor has three boarded-up window openings, two of which appear to have been changed in size and shape. The first floor also features rows of recessed brick courses, giving a rusticated effect, as well as brick jack arches with carved stone keystones. A plain entablature and cornice sit at the top of the first story. The second and third floors feature rectangular openings of various sizes; both the second and third floors each have one door and one window. One second-floor window appears to be an original wood double-hung unit; the rest of the

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

openings are boarded up or contain replacement windows or doors. The second-story openings are capped by common-bond brick, but the lintels on the second floor are stone, with a carved motif at the center. The west wall is topped by a pressed metal entablature and cornice with swags, dentils, brackets, and horizontal attic windows.

A diagonal corner wall of the building that faces northwest has similar features to the west wall, but features a recessed commercial entrance on the first floor with some original floor tile, windows, and wood paneling. The door is a flat metal replacement. The upper floors feature an overhanging pressed metal bay window with panels, swags, dentils and brackets. The openings in the bay window are filled with original one-over-one wood windows.

The north wall has painted brick cladding, and a series of windows on all three floors that have stone lintels and sills. A first floor entrance has a stone door casing with a gabled pediment. At the east end of the north wall, there is a recessed entrance on the first floor and recessed balconies on the second and third floors. The north wall is capped with an entablature and cornice identical to the one on the west wall. The east wall is blank brick, and the south wall is plain brick with rectangular window openings on the first, second, and third floors. Small fourth-floor windows on the south wall suggest a partial attic-level fourth story.

8. 3600 Montgomery Road (Photos: 20-21)

This Neoclassical Revival two-story orange brick building, designed by Cincinnati architect Harry Hake, was originally constructed as a firehouse in 1909 and now appears to be used for office or commercial space. The city closed the station in 1984 for budgetary reasons. Hake was a Hamilton County Republican supporter and therefore enjoyed considerable patronage from the political machine, with over two dozen commissions for the fire and police departments.⁴

The building has a stone foundation with a hand-chiseled texture, and dark orange brick walls with a frieze of corbelled brick triglyphs at the top. The building is capped by a pressed metal cornice with dentils and brackets, with a small brick parapet above. The west wall features a vehicle door opening filled with a large wood panel with small rectangular glass openings. The vehicle door opening has a corbelled brick border, and above it is a stone plaque that reads "FIRE CO. No. 39." On the second floor, there is a three-part wood window trimmed in soldier bricks, with pieces of square stone trim at the corners.

The south wall has two doors and several window openings on the first floor, and several window openings and one cargo door on the second floor. Most of the windows are aluminum replacements. One door on the first floor is a glass and aluminum replacement, while the other appears to be original. The metal cargo door on the second floor also appears to be original. The north wall has orange brick cladding and several rectangular window openings, but does not have the frieze and cornice features seen on the south and west walls. The east (rear) wall has dark orange brick but is fairly plain in design.

⁴ Deborah Ann Overmyer, Frederic L. Propas, and Geoffrey J. Giglierano, *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years* (Cincinnati: Cincinnati Historical Society, 1988), 177.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

9. 3604-3608 Montgomery Road (Photos: 22-23)

This Commercial Style three-story brick building is clad in pink brick cast with white pebble aggregate and a vertical-line texture. The bricks have very rough surfaces and rounded corners. The first floor of the west wall has two commercial storefronts and two upper-level entrances. Both entrances are recessed. The central entrance is capped with a brick pointed arch and has a flat metal replacement door, the second entrance is capped by a round arch and also has a replacement door. There is some modest corbelling and other decorative brickwork on the first floor. The two commercial storefronts have recessed entrances with original black and white tile floors, and one-light wood doors with wood transoms above. The commercial storefront windows have been boarded up. The first floor is capped with a cornice composed of corbelled brick and stone.

The second and third floors of the west wall have a series of window openings with metal replacement one-over-one windows, stone sills, and corbelled brick lintels. The west wall is capped by a plain parapet with coping.

The south wall has pink brick cladding on either end and on the first floor. The middle of the second and third floor walls have a recessed stucco-clad light well area with a series of one-over-one replacement windows. A small first-floor window on this side of the building has been filled in with glass block.

10. 3614 Montgomery Road (Photos: 23-24)

This three-story Italianate commercial building was built in 1920. It has common bond brick veneer walls and a poured concrete foundation. The west wall has a commercial storefront on the first floor that is framed by two painted brick posts, with a metal entablature and cornice above. The storefront is filled in with an angled wall clad in wide-lap wood siding. The commercial storefront also features a mullioned wood window and a recent metal replacement six-panel door. The wood siding and window date from the period of significance. The second and third floors each feature two one-over-one metal replacement windows. The window openings have plain stone sills and lintels. The west wall is capped by a bracketed metal cornice.

The south wall is clad in American bond red brick with one-over-one metal replacement windows with stone lintels and sills. The wall is capped with a metal coping. The north wall is largely blank.

11. 3616 Montgomery Road (Photos: 24-25)

This one-story commercial building was constructed c. 1930.⁵ The first floor commercial storefront on the west wall has a boarded-up door opening and two large boarded-up window openings. This is most likely from the 1938 upholstery business that replaced the original auto garage. The upper level of the west wall features a gabled design with Permastone cladding, and a louvered rectangular aluminum vent. The building's north wall is built of cinder block and has a boarded-up window opening; the south wall abuts the adjacent commercial building. This building has no high-style features.

⁵ Ohio Historic Inventory Form HAM092032.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

12. 3618 Montgomery Road (Photos: 25-26)

This two-story Commercial Style building was built in 1929 as the Abe Baumring Drugstore. Baumring lived above the store until his death in 1944. Baumring, a sports enthusiast, collapsed the day after returning from the 1944 St. Louis Cardinals vs. St. Louis Browns "Streetcar World Series" and died of a heart attack. The building has been used as medical office since his death.⁶

The building has rough-textured red brick walls with stone trim including quoins and both window and door casings. The building also has a few Neoclassical, Colonial, and Tudor Revival details. The first floor of the west wall has a set of double windows with stone casings and sills, and a storefront composed of aluminum frame windows and an aluminum and glass door that appear to date to ca. 1970. The central entrance is a Tudor-arched original wood one-light door, with a carved stone Tudor surround, capped off by a Colonial Revival pediment with an urn. The second floor features two pairs of full-size one-over-one windows, and a set of two smaller rectangular windows in the center. All of these windows have stone casings and sills. The small center pair of windows has been filled in with glass block, and three stone triangles are set into the brickwork above these windows. The west wall is capped by a brick parapet with stone copings, and two stone-trimmed gables with flat cast stone panels.

The north wall has common bond brick cladding with a series of one-over-one metal replacement windows, as well as one window filled in with glass block. The windows have stone sills but plain common bond brick lintels. The wall is capped by a plain clay tile coping. The north wall also has a six-panel metal replacement door of recent date. The south wall has plain brick cladding and a recessed light well area with stucco cladding and replacement one-over-one windows.

13. St. Andrew's Episcopal Church, 1807-1813 Rutland Avenue (Photo: 27-29)

This church is constructed of concrete block and glazed block. It was constructed in 1949 and dedicated in 1950. The main facade of the church is the north wall facing Rutland Avenue. This wall is clad in beige-colored glazed block that has been painted white. The *Cincinnati Enquirer* reported beige block when it was built. The church was attached to an education building built twenty-five years prior.⁷ In 1923, Davis and Stewart designed a brick church that was constructed at the property.⁸ A 1911 frame church remained then and was replaced by the 1949 structure.

The south section of the main facade contains an entrance with a series of concrete steps leading up to an aluminum and glass entrance that appears to date from the 1970s. To the side of the concrete steps is a wooden ramp. This entire entrance is covered with a permanent awning. A circular window is present directly above this entrance. To the east of the entrance is a short flat-roof tower with three original steel casement windows that have been painted over. To the east of the tower, there is a section of wall with a cross motif executed in large glazed blocks that appear to have been painted dark red. Below the arms of the cross are two large metal-frame windows,

⁶ "Druggist Dies," *Cincinnati Enquirer*, October 8, 1944, 37.

⁷ "New Church Authorized by the Board," *Cincinnati Enquirer*, March 19, 1949, 11.

⁸ "Cincinnati and Vicinity Building News," *The Building Witness*, May 24, 1923, 1.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

containing large sheets of opalescent glass. A stepped parapet sits at the top of this section of wall. The north wall has two undated bronze plaques containing information about the St. Andrew's congregation, as well as a granite cornerstone on the northeast corner of the building that reads: "Evanston Baptist Church Founded 1911 Erected 1949."

The east wall has a small section of painted glazed block at the front, and the rest of the wall is constructed of plain concrete block with large metal-frame windows. The west wall has a one-story brick-clad addition that is painted white. This addition has newer aluminum frame windows and two entrances with replacement doors. The upper section of the original part of the church on this side of the building has an arrangement of three original steel casement windows on its north end, three newer aluminum windows in the center, and a partially closed-in circular window opening on the south end. The roof of the church is hidden by parapets and appears to be a flat deck, or a very low arched or double-pitched structure. The church has a parking lot to the west along Montgomery Road.

Residential Buildings and Light Industrial Building, West Side of Montgomery Road, going south from Rutland.

14. 3627 Montgomery Road (Photos: 30-31)

This c. 1905 two-and-a-half-story house was originally built as a boarding house. The house was converted into a duplex in the 1920s.⁹ It has the vertical proportions, asymmetrical facade, and relatively tall central hipped roof often found in examples of the Queen Anne Style. The foundation is composed of small gray rock-faced stones, and the house has an original crenellated stone retaining wall in the front yard. The house is clad in wide-lap aluminum siding, and most of its trim elements, such as bargeboards and cornices, have been wrapped in aluminum. Most windows are one-over-one aluminum or vinyl replacements.

The east wall features a three-sided bay window capped with a gable that has a pair of windows. The remainder of the front wall features a series of replacement windows and a recently installed six-panel metal replacement door. A small gabled dormer sits on the south half of the roof. The south wall features a series of replacement windows and a shed-roof one-story addition. The north wall has a series of replacement windows, a shed-roof dormer, and a projecting bay window with a gable that appears to accommodate the house's main staircase.

15. 3625 Montgomery Road (Photos: 32-33)

This c. 1910 two-and-a-half-story house appears to have originally been a single family dwelling but has now been converted to apartments. The Udry family owned the home. It was listed in 1923 as the Udry School. Irene Udry was a dramatist, and it appears that she and her mother operated a finishing school on the premises. The house was later owned in the 1940s by Dr. Max Burger, a Viennese émigré who arrived in 1939.

The building has a simple front-gabled configuration and little stylistic decoration. The house has common bond brick cladding painted dark red, except for the front gable, which has wood

⁹ Ohio Historic Inventory Form HAM0920829.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

shingles. Much of the trim has been wrapped in aluminum, and the foundation is rock-faced coursed stone that has been painted gray. The shed-roof front porch has thin square wood replacement posts and a suburban deck-style wood railing; all were added within the last thirty years. The first floor has two door openings side-by-side; both doors are recent six-panel metal units. The first floor also features a set of double one-over-one replacement windows with a transom above that may be original. The second floor has two double-hung replacement windows, and the gabled attic has a pair of replacement windows at the center. The north and south walls have brick cladding and a series of replacement double-hung windows.

16. 3621-3623 Montgomery Road (Photo: 33)

This two-story brick American Foursquare house has a configuration that reflects the Prairie Style, while its Ionic-columned porches with baluster railings suggest Neoclassical influence. The house is clad in original unpainted common bond red brick, and wood trim such as cornices and soffits is exposed in most places although it is deteriorated in some areas. The foundation is composed of coursed gray stone with a rough texture. Windows are a mixture of one-over-one original wood, and aluminum replacements. The east wall has a hipped roof porch with original Ionic columns, although some of the capitals are missing. The porch also has original wood trim and an original wood baluster railing. There are two windows and a door on the first floor of this wall and two windows on the second floor, with brick moldings with a quoin pattern.

The south wall features a three-sided brick bay window and a small hipped roof porch with original wood Ionic columns. The north wall has a series of windows and a chimney. The roof has a deep overhang with wood soffits and metal gutters.

17. 3619 Montgomery Road (Photo: 34)

This c. 1905 two-and-a-half-story Neoclassical Revival house was owned by Michael J. McDonnell, a manager for the Central Engraving Company.¹⁰ It has a gable-front configuration and features asbestos shingle cladding and some original wood trim. The steep roof pitch suggests Queen Anne influence, but the house's fairly symmetrical facade, Tuscan-columned porch, and gabled arch framing a Palladian window suggest Neoclassical influence. On the east wall, the house has a porch with Tuscan Doric columns, a hipped roof, dentil wood trim, and a railing with wood balusters. The first floor features an older glass and wood door, as well as a wood picture window with stained glass transom. The second floor of this wall has one set of older French doors and a metal replacement one-over-one window. The attic level has arched wood trim and a Palladian window opening with original wood casings, but the actual windows are metal replacements. The south wall of the house has a one-story wing that may be a porch that was enclosed. The south and north walls of the house's main section feature double-hung replacement windows and have gabled roof dormers

18. 3615 Montgomery Road (Photos: 34-35)

This c. 1904 two-story wood-frame house is clad in a mixture of aluminum siding and wood shingles. The house was owned by Dr. Thomas Hulick. The house was designed by Phillip

¹⁰ Ohio Historic Inventory Form HAM0920529.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Pfeiffer and built by the Murdock Company. It cost \$3,000.¹¹ The Williams city directory does not list an office for Hulick, which indicates house and office combined. The main portion of the building is two stories, but there is also a small one-story south wing. The foundation is composed of rough-faced regular courses of light gray stone. Most of the building's trim has been wrapped in aluminum. The building appears to have been a single-family house originally, but has been converted to apartments. The overall form of the building is an American Foursquare with an overhanging hipped roof, but the building's proportions are somewhat vertical, and the building features a large corner bay window, suggesting Late Victorian influence. The bay window has original wood shingle cladding. Windows are one-over-one aluminum replacements. The building has two front door openings, one original and one likely added when the building was converted to apartments. Both doors in these openings are recent metal replacements. The building has a hipped-roof front and side porches. The front porch has original Ionic wood columns, while the side porch has wood Tuscan Doric columns that also appear to be original.

19. 3569 Montgomery Road (Photos: 36-37)

This one-story light industrial Commercial Style building is constructed of brick and concrete block. It was constructed in 1924 and housed the Orr Brothers Auto Repair. It is also listed on the Sanborn Fire Insurance Map as a garage. The Orr family still owns the building. The roof is concealed by a parapet on all sides and appears to be flat or low-arched. The east wall, facing Montgomery Road, has been re-clad in vertical plywood, stucco, and in some small areas at the corners, stone veneer. The original brick cladding appears to be intact underneath the plywood. This wall has aluminum and glass commercial display windows and doors, and these appear to date to the 1970s. A parapet at the top of this wall hides the roof.

The south wall is brick-clad and features a louvered metal vent, a flat replacement door, and a brick chimney. The north wall is clad in brick in the front and cinderblock at the rear. This wall has one boarded up window and one boarded up door. The wall also has a series of original steel industrial windows as well as a replacement metal garage door that is placed on a shorter rear wing of the building. The rear (west) wall is composed of blank concrete block.

Integrity of Location and Setting

The district has a high level of integrity of location and setting. All contributing buildings are in their original locations. The east side streetscape of Montgomery Road is highly intact with few vacant lots.

Integrity of Design, Materials, and Workmanship

Although some alterations have been made to contributing buildings of the district, overall, they retain integrity of design, materials, and workmanship. In terms of design, all contributing buildings retain their original overall form and massing and no contributing buildings have had large obtrusive additions or major remodeling that interfered with the buildings' sense of form,

¹¹ Building Permits, *Western Architect and Builder* 21 (1904): 4.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

massing, and composition. Elements including original parapets and cornices that contribute to the sense of the original design of these buildings have for the most part not been removed, although in some cases wood examples may have been covered over with aluminum. In these cases the siding mimics the horizontality of the original.

Original construction materials are also evident throughout the district. All brick commercial buildings retain their original cladding on front walls and street-facing side walls. The brick typically has its original surface or has been painted dark red. These brick buildings also typically retain original elements of trim, including pressed metal, stone, cast stone, and wood trim, such as cornices and other ornamental elements. St. Andrew's Church has its original glazed block cladding on its street-facing walls, although the block has been painted white. The two wood commercial buildings of the district also have good integrity of materials. The one-story commercial building at 3566 Montgomery Road (Resource #6) retains original wood plank cladding and wood trim. The two-story commercial building at 3548 Montgomery Road (Resource #3) has been re-clad in narrow lap aluminum siding, although the texture of this replacement cladding is compatible with the overall character of the building, and elements of original wood trim such as the building's bracketed cornice, have been retained in good condition.

The residential buildings of the area have a good level of integrity of materials, although some alterations have been made. The two brick residential buildings have their original cladding (Resources #15, #16), although the brick has been painted on one building. One brick building has most of its original wood trim elements visible (Resource #15), while on the other, trim elements have been covered over in aluminum (Resource #16).

The three wood-frame residential buildings are more altered in terms of materials. The building at 3615 Montgomery Road (Resource #18) has aluminum siding and some trim covered in metal, but has original wood shingles and trim exposed on the corner bay window feature. The building at 3619 Montgomery Road (Resource #17) has much of its wood trim intact, and has been re-clad in asbestos shingles. However, the asbestos likely predates 1970 and would therefore be within the period of significance for the district. The Queen Anne house at 3627 Montgomery Road (Resource #14) has the poorest integrity of materials, as it has been completely re-clad with wide-lap aluminum siding and metal trim. Original wood features may remain underneath the aluminum and metal. However, the siding likely mimics the horizontality of the original siding.

Integrity of workmanship is very evident in the district's contributing buildings. The original commercial buildings, in many cases, feature wood and metal architectural details such as panels, cornices, brackets, door and window casings, and balcony railings that demonstrate the architectural craftsmanship of the era. Several of the buildings also retain corbelled brick trim, a craftsmanship feature very characteristic of the Cincinnati metropolitan area. Finally, a few of the buildings have carved stone features, including door and window pediments and keystones, that show a high level of craftsmanship in terms of stone cutting and carving. Some of the residential buildings also retain evidence of architectural craftsmanship through hand-dressed foundation stones and wood trim features like moldings, columns, and decorative porch railings.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Integrity of Feeling and Association

Although some changes have occurred, the area still conveys the historical feeling of a commercial and residential mixed-use corridor constructed in the early twentieth century, with gradual changes made to the contributing buildings through the middle of the twentieth century. Most of the commercial buildings on the east side of Montgomery Road remaining with intact form and massing, and many remaining original architectural details. This part of the district gives a very strong sense of the density of suburban commercial strips of the early to mid-twentieth century in Cincinnati. The residential buildings and one industrial building on the east side of Montgomery Road are also mostly intact in terms of form and massing, and add to the sense of the area as a reflection of a medium-density, mixed-use twentieth-century commercial and residential corridor.

Contributing Resources

The district has nineteen contributing buildings. As a whole the district has a good level of integrity of setting, and all buildings are in their original location. Further assessment of contributing or non-contributing status in the district was made by considering each building's sense of integrity of design, materials, and workmanship. In terms of design, no buildings in the district were remodeled or expanded significantly enough to change the overall sense of the building's original design, especially the street view.

Original commercial storefronts of the district's commercial buildings have been in some cases altered. However, these alterations are not in any case considered severe enough to impart non-contributing status. Many of the commercial facade alterations are within the period of significance for the district and therefore do not detract from the integrity of the buildings. Other post-1970s alterations, such as boarding up plate glass windows with plywood, are of a temporary nature and very easily reversed. Other post-1970s commercial facade alterations such as the addition of new aluminum commercial windows, or installation of aluminum and glass doors, were seen as compatible with the overall commercial character of these buildings, and did not result in a non-contributing designation, as long as the other characteristics of form, massing, and materials of the building were mostly intact. Buildings with some upper-story window replacements were also given contributing status, as long as the replacement windows generally mimicked the one-over-one double-hung configuration that was common in the district's original wood upper-story windows.

Most contributing buildings of the district have a very high level of integrity of materials, retaining original cladding and elements of trim. This is especially true for the brick commercial buildings of the district, which tend to retain original brick cladding and original trim element materials. St. Andrew's Episcopal Church also has a similarly high level of intactness, as do the two brick residential contributing buildings of the district.

Wood-frame commercial and residential buildings of the district have had more alterations to exterior materials, and were considered on a case-by-case basis. Those with replacement windows were considered contributing as long as the replacements were double-hung units that

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

mimicked the overall configuration of the original wood windows. Replacement vinyl or aluminum cladding was allowed as long as the overall texture of the replacement cladding was similar to the original cladding—i.e., lap vinyl or aluminum siding over original wood siding, or metal shingles over original wood shingles. Also taken into consideration, when possible, was reversibility, as in whether the original wood features appeared to remain underneath the replacement cladding. Finally, some replacement cladding materials like asbestos shingles date from within the period of significance and were determined to be non-detrimental when considering contributing and non-contributing status.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

7. Statement of Significance

Applicable National Register Criteria

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

- 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.
- 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.)

- 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
- G. Less than 50 years old or achieving significance within the past 50 years

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Ethnic Heritage - Black

Period of Significance

1893-1974

Significant Dates

1903, 1967

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Evanston Historic District is a streetcar suburban neighborhood business district located in the Cincinnati suburb of Evanston. The district is being nominated as significant under Criterion A, for Community Planning and Development at the local level and for Black Ethnic Heritage for its role in Cincinnati's Black history. The district is a collection of late-nineteenth-century to mid-twentieth-century residential, religious, and commercial architecture. It represents property styles and types that reflect a neighborhood business district. The period of significance is 1893–1974. It begins in 1893, the date when Evanston was founded and continues until 1974, corresponding to the year that the interstate was completed through Evanston.

The district served as a commercial and social gathering spot for Evanston. Evanston's neighborhood business district also reflects the postwar period when segregation barriers fell and neighborhood integration came to the fore. Urban renewal, public housing projects, and the interstate highway affected Evanston in the mid-twentieth century, and urban renewal in Cincinnati's West End compelled African Americans to move to Evanston. However, planning and development efforts differed for neighborhood business districts in Cincinnati's neighborhoods. Interstate highway routes and zoning changes related to potential redevelopment were not equitably distributed. While city planners wanted the neighborhood business district to service interstate highway customers, Evanston's residents moved to protect the district and maintain a neighborhood focus. The proposed district is significant as a microcosm of Cincinnati's community development, city planning, and racial relations history in the nineteenth and twentieth centuries.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Brief History of Cincinnati

Cincinnati, located in the southwestern corner of the state of Ohio, was settled in 1788. Then part of the frontier West, the area was guided by the Land Ordinance of 1785 and the Northwest Ordinance of 1787. John Cleves Symmes acquired the Miami Purchase in 1788 through Congressional connections.¹² Oriented towards the Ohio River, Cincinnati, like many other river cities, became a boat and ship-building center due to a seemingly endless supply of lumber and a steady market for goods and the wood itself in New Orleans. By the 1820s, Cincinnati had begun a trajectory of growth. By the 1840s, it had assumed primacy in the Midwest. Segregated neighborhoods began to develop as the overall population increased. In the 1830s, African Americans were concentrated in the less desirable bottomlands located to the east and west of downtown.¹³

¹² David Stradling, *Cincinnati: From River City to Highway Metropolis* (Charleston: Arcadia Publishing, 2003), 10.

¹³ Stradling, *Cincinnati*, 20.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

German immigration was synonymous with Cincinnati from the beginning. David Zeigler, a Heidelberg native, commanded Fort Washington the year that Cincinnati was named.¹⁴ Zeigler would become mayor in 1802. The number of Germans dramatically increased, however, during the 1840s, and especially after the failed Revolution of 1848 that tried to liberalize German political society. Growing from 5 percent of Cincinnati's population in 1830, Germans would make up 27 percent of residents by 1850.¹⁵ German immigrants moved throughout Cincinnati. Not only did they settle in Over-the-Rhine neighborhood, they also participated in the move to early suburbs like Corryville and Pleasant Ridge.¹⁶ The balance of Cincinnati's nineteenth-century population leaned towards Irish and Anglo-Saxon origins.

The combination of growing industrialization and population density in the basin and the occasional cholera epidemic encouraged outward population growth. Wealthy residents would spend summers in the hills above the Basin. These early suburbs required personal transportation, that is, a horse or horse and carriage, to access them. This sorted the population economically and skewed it towards the upper echelons of Cincinnati's residents. These suburbs included Mt. Auburn and Walnut Hills below McMillan Avenue. Mt. Auburn and this section of Walnut Hills were annexed in 1849 and 1850 respectively. Initially the domain of the upper and middle classes, these first suburbs began to be served by electric streetcars and trolleys.¹⁷

Boss Cox and Annexation

Cincinnati continued to annex surrounding suburbs through the nineteenth century. Camp Washington was annexed in 1870. Cincinnati's growth was an opportunity and a cause for concern. The city experienced growing pains in regards to adequate infrastructure; streets and sewer in addition to vice issues. A machine government engaged these issues in the late nineteenth-century. With a densely populated Basin, George B. Cox, Cincinnati's Republican leader, wanted to accelerate the annexation of the surrounding suburbs. This fulfilled a number of goals. Annexation was a tool to expand the tax base in town that needed additional infrastructure. It also made Cincinnati appear to be a rapidly growing and therefore prosperous city experiencing steady growth that offered opportunities to newcomers. This was thought to encourage further growth.¹⁸ Cincinnati's city government added additional functions during the 1890s in addition to infrastructure such as streets, sewers, and water.

The vast majority of suburbs in Cox's sights did not want to be annexed. The suburban view that annexed suburbs would inherit the cost of Cox's infrastructure boom in Cincinnati was not unwarranted and suburban opposition was fervent. In order to blunt opposition, Cox's machine solution was the 1893 Lillard Law. Introduced by a Cincinnati state representative and passed by the Republican state legislature, the law stipulated that the votes of the annexed city and those in

¹⁴ Thomas Adam, *Germany and the Americas: Culture, Politics, and History* (Santa Barbara: ABC-CLIO, 2005), 239.

¹⁵ Adam, *Germany and the Americas*, 239.

¹⁶ Adam, *Germany and the Americas*, 239.

¹⁷ Zane L. Miller, *Visions of Place: The City, Neighborhoods, Suburbs, and Cincinnati's Clifton, 1850-2000* (Columbus: Ohio State University Press, 2001), 108.

¹⁸ Greg Hand, "What Did Clifton and Westwood Have in Common," *Cincinnati Magazine*, <https://www.cincinnati-magazine.com/citywiseblog/cincinnati-curiosities-westwood-clifton/>.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

the city doing the annexing would be counted together. This effectively meant that any offer of annexation was one that could not possibly be refused. Some new city residents were incensed that they had inherited municipal debt and higher tax burden. In Cincinnati-Clifton, Linwood, Riverside, and Westwood were the first round of Lillard annexations, all in 1896. All except Riverside voted against annexation but their wishes were overwhelmed by Cincinnati citizens' affirmative votes. Cox made Lillard the Superintendent of City Hall.

Annexation in Evanston was not as controversial as it had been in other suburbs in earlier years. What became Evanston was originally two unincorporated small settlements, Idlewild and Ivanhoe.¹⁹ In the 1870s, two railroads passed through the settlements, enabling them to grow. The Cincinnati Northern Railroad passed through Idlewood. The Cincinnati and Eastern Railroad passed through Ivanhoe, which was located west of Montgomery Road. The two contiguous communities were incorporated in 1893. The joined settlements were renamed Evanston after Evanston, Illinois, a town the newly incorporated city was thought to resemble.²⁰

Evanston, Winton Place, Bond Hill and Hyde Park were annexed in 1903 (Figure 5). After its founding in 1893, Evanston had embarked on an expensive campaign of public improvements, including brick streets in the entire suburb. For Evanston's residents, annexation meant they could pass the new infrastructure cost to Cincinnati and get a lower tax rate in return. Other suburbs felt just the opposite. Being annexed to Cincinnati meant absorbing its municipal debt, whereas Evanston was able to pass their new and comparatively expensive infrastructure debt to Cincinnati.

When Evanston was annexed in 1903 the suburb contained a mix of single family and duplex homes and light industry. The original industrial area was north of Dana Avenue while businesses were located at Montgomery Road and Brewster Street. A varnish plant was located just west of Montgomery Road on Dana Avenue. At this time, Brewster Street was the "swellest" part of the local NBD.²¹ This neighborhood focus continued to at least the 1940s, when the WPA Writer's Guide entry for Cincinnati points out the neighborhood business district at Montgomery Road and Brewster Street.²²

Annexation brought municipal improvements with a machine flavor. Henry Hake, Cincinnati's machine architect, designed Evanston's firehouse, as he did for many other Cincinnati neighborhoods.

Suburban Development

The initial Cincinnati streetcar suburbs include Bellevue/Dayton, the East End, Hyde Park-Mt. Lookout, Oakley-Madisonville, Avondale, Evanston, Norwood, and Pleasant Hill-Kennedy Heights (Figure 5).²³ Increasing reliability and a wider choice in destinations encouraged the

¹⁹Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:425.

²⁰Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:472.

²¹"Evanston Twenty-five Times Larger Than Ten Years Ago," Suburbs – Evanston 941, Cincinnati Museum Center.

²² Works Progress Administration, *Cincinnati: A Guide to the Queen City and Its Neighbors* (Cincinnati: Weisenhart Press, 1943), 316.

²³ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

working class to also move to suburban developments. Developers began to sell lots and houses at the ends of streetcar lines. In addition, the streetcar line intersections, areas where people transferred lines, became commercial nodes. After 1900, the bulk of Cincinnati's population shifted from the Basin to the hills above. The number of people leaving the Basin was large and overwhelmingly white. Along with Evanston, they flocked to Mt. Adams, Mt. Lookout, Hyde Park, Pleasant Ridge, and Oakley.²⁴ Hyde Park, Oakley, Kennedy Heights, Pleasant Ridge, and Avondale led the way in population growth²⁵ (Figure 5).

While white residents could move freely to the suburbs, this option was not open to Cincinnati's Black residents. Outmigration to the first ring of Cincinnati suburbs was largely a racialized affair. Cincinnati was firmly segregated by practice. Blacks could only move to areas already occupied by African Americans. Black migration within Cincinnati operated within this confine with such enclaves gradually expanding house by house and block by block. At some point this expansion would cross into adjacent white neighborhoods. As part of this suburban outmigration middle class African American residents had moved to parts of Walnut Hills, southwest of Evanston, in the 1860s. However, by the 1920s, the Cincinnati Real Estate Board forbade agents from selling homes outside the Basin to Blacks.²⁶

The nucleus of Black residency in Walnut Hills provided a means for later expansion, initially north into Avondale and later northeast into Evanston by the 1930s (Figure 7). The construction of Union Terminal and public housing projects in the West End furthered Black displacement from the Basin in the 1930s. The replacement of tenement housing in the Basin with industrial buildings, offices, service shops, and amusement places drove Black displacement.²⁷ Concurrently, new zoning, subdivision regulations, and building codes effectively stifled affordable housing construction and prevented intra-city Black migration to those neighborhoods. Even the public housing available to African Americans was economically and socially discriminatory. Public housing's employment and income requirements meant that not everyone displaced by construction received a place in the new public housing apartment blocks. Consequently, displaced African Americans were forced to relocate into already crowded neighborhoods.

While poor Blacks could move to outlying areas such as Kennedy Heights, Wyoming, and Lincoln Heights, moving to an area with better housing stock was difficult or impossible during the 1930s. Incoming population from the Great Migration combined with the later need for wartime housing in the 1940s to make overcrowding a way of life for Black people in Cincinnati.

²⁴ Henry Louis Taylor Jr., "City Building, Public Policy, and the Rise of the Industrial City and the Black Ghetto: Slum Formation in Cincinnati, 1850-1940," in *Race in the City, Work, Community and Protest in Cincinnati, 1820-1970*, ed. Henry Louis Taylor (Urbana: University of Illinois Press, 1993), 163.

²⁵ Henry Louis Taylor Jr. "Creating the Metropolis in Black and White: Black Suburbanization and the Planning Movement in Cincinnati, 1900-1950," in *Historical Roots of the Urban Crisis: African Americans in the Industrial City, 1900-1950*, ed. Henry Louis Taylor and Walter Hill (New York: Routledge, 2000), 54.

²⁶ Taylor, "City Building, Public Policy," 176.

²⁷ Taylor, "City Building, Public Policy," 177.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Neighborhood Business Districts

Suburban streetcar neighborhoods were commercially served by small, local business districts; business owners capitalized on the streetcar transportation patterns to build commercial districts that would serve their immediate neighborhoods. Intersections where streetcar transfers took place were especially coveted. One such intersection, Peebles Corner at the junction of Gilbert Avenue and McMillan Street in Walnut Hills, became the second busiest shopping district after downtown Cincinnati at the end of the nineteenth century.²⁸ The business districts formed concurrently with the suburbs. While they were initially located on streetcar lines, some businesses, such as gas stations and auto repair and sales locations, also became embedded as transportation choices expanded.

The streetcar suburb commercial districts were largely constructed before the adoption of the Cincinnati zoning code in 1923. This timing allowed houses to have business as well as residential functions; their building typology was residential, but they could include commercial functions and serve people who patronized the district.

Planners started to term the small commercial areas associated with suburbs and streetcar lines “Neighborhood Business Districts” (NBDs). This term was widely recognized in Cincinnati by 1932, when a lecture was offered touting their benefits.²⁹ They were defined as commercial areas meant to service the local needs of a community. The American Planning Association adopted the term in 1955 to identify and qualify the existing commercial districts. These NBDs were differentiated from the Central Business District shopping experience by the type of goods both offered and sought. NBDs offered what were termed convenience goods: hardware, clothing, drugs, small shops offering goods, and professional services such as banks to the immediate neighborhood. While planners recognized the commercial aspects, NBDs also served as social centers for the immediate neighborhood. Restaurants and bars rounded out the retail mix.

Central Business District shopping, by contrast, was a destination experience focused on large or expensive items such as appliances or furniture. Planning recognition focused mainly on how to categorize the areas within nascent or changing zoning codes. The vast majority, like Evanston’s NBD, had been constructed well before any zoning code was adopted. A newly adopted zoning code would protect the retail and professional mix, keeping it focused on convenience goods while at the same time protecting the nearby residential uses.³⁰ National planners also recommended curtailing industrial or manufacturing uses in an NBD.

Evanston Neighborhood Business District

Evanston promoted itself as a progressive middle-class haven. As in the rest of Cincinnati, home ownership in Evanston was driven by the large number of building associations in the city (Evanston boasted the Evanston Building and Loan Company.) Cincinnati’s building and loan companies, numbering 217 in 1909, enabled people to build and buy homes with locally controlled money. Cincinnati accordingly ranked second only to Philadelphia in the number of

²⁸ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 1:173.

²⁹ “Five Courses of Real Estate Scheduled,” *Cincinnati Enquirer*, September 11, 1932, 41.

³⁰ American Planning Association, *Neighborhood Business Districts* (Chicago: American Society of Planning Officials, 1955), 14.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

homes owned without encumbrances. This was thought to have a steadying effect. A home owned outright represented a valuable asset for a working or middle class family, and homeownership was thought to engender a more civic-minded outlook. This was compared to northern cities where immigrant renters fomented labor strikes and general social unrest.³¹ The emphasis on homeowners over renters was compounded by the fact that Evanston's housing stock was largely single-family homes and duplexes.

The neighborhood's center was the NBD on Montgomery Road and Brewster Avenue going north to Dana Avenue. The NBD, like Cincinnati as a whole, had a strong German influence. In 1900, Cincinnati's residents still skewed strongly towards German origin with 45 percent of the city's residents claiming German ancestry.³² The Montgomery Road and Clarion Street intersection was known as the Niehoff Corner after developer and owner Sophia Niehoff. Her husband George Niehoff, a German immigrant, operated a saloon on the ground floor of the building at 3601 Montgomery Road (now demolished) with a bowling alley next door. George's son, also named George, was an avid bowler. His team, Crestline, appears to have dominated the Cincinnati bowling scene in the early twentieth century. A pair of three-story brick mixed-use buildings combined ground floor retail and apartments on the upper stories. A one-story frame building that housed a bowling alley rounded out the corner.³³ Niehoff also hosted a house league. Bowling was an important social activity associated with the German "bier stubes." The Cincinnati Enquirer had a bowling editor, Dr. B.J. Mayer, a position he took instead of using his University of Heidelberg medical degree. Initially, bowling in the German community was more social function than sport. "The game was regarded as nothing more than a past-time between steins."³⁴ An emphasis on sport, and doubtless the help of Prohibition, moved the sport from a German past time to a more American version where the game was emphasized.

The other businesses reflected Evanston's German heritage, including Dow Pharmacy, Voss' Grocery, Foltz Grocery and Bakery, Blachsleger's Grocery, and Froelicher & Son's Blacksmith and Auto Repair. These businesses lasted largely into the 1950s.³⁵ The building at 3566 Montgomery Road (Resource 6) held a real estate office in 1927. By 1930, the Evanston NBD was largely developed. The last original NBD building, the Orr Brothers auto repair shop, was constructed in 1924 (Resource 19).³⁶ This also marked the beginning of the end for streetcar-oriented transportation in the neighborhood. George Peck constructed his eponymous building in 1927.³⁷ A bakery operated by Wolfgang Wild was located at 3614 Montgomery Road with two working class apartments above (Resource 10).³⁸

³¹Zane Miller, *Boss Cox's Cincinnati: Urban Politics in the Progressive Era* (Columbus: Ohio State University Press, 1968), 35.

³²Adam, *Germany and the Americas*, 239.

³³"Niehoff Corner, Evanston, Brings \$55,000," *Cincinnati Enquirer*, March 23, 1923, 4.

³⁴Carl Baumgartner, "Learn to Bowl; It's a Great Old Sport," *Cincinnati Enquirer*, October 13, 1940, 30.

³⁵Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 1:402.

³⁶Ohio Historic Inventory Form HAM 0919929.

³⁷Ohio Historic Inventory Form HAM 0920029.

³⁸Ohio Historic Inventory Form HAM 0920129.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

The 1920s brought increased growth to Evanston. A number of factors were cited but one writer at the time indicated that Evanston's growth was at Walnut Hill's expense. A growing number of people either moved from or skipped over Walnut Hills because of its Black population. Writing in 1923, one resident expected to move from Evanston in ten years, anticipating that traffic along Montgomery Road and a spate of apartment building was going to remove Evanston's charm.³⁹

Infill between earlier buildings happened in the 1930s. Originally built c. 1930 as an auto repair garage, 3616 Montgomery Road had become an upholstery business by 1938 (Resource 11). The upholstery and furniture shop was operated by R. Gordon Haile, who worked with the downtown retailer A. B. Clossens.⁴⁰ The 1930s also saw the growing dominance of the automobile. This would soon affect the NBD.

A drugstore initially operated at 3618 Montgomery Road (Resource 12). This was later replaced in c. 1935 by a physician's office and has been used by physicians or dentists to the current day. The NBD development pattern was three- to four-story mixed-use buildings on corners, often Italianate in design, with smaller frame or brick commercial building in between.

Before Cincinnati implemented its first zoning code in 1923, the inclusion of businesses in the houses in the NBD was not only legal but common. Two of the five houses in the NBD had advertised professional businesses in the city directory. The residence at 3615 Montgomery Road housed Dr. Thomas Hulick, whose 1942 draft registration card indicated the home was also his office (Resource 18). Hulick was an exception to the neighborhood's early German heritage; his parents were born in Ohio.⁴¹ Irene Udry and her mother Marjorie Udry appear to have operated a drama or finishing school in their house at 3525 Montgomery Road (Resource 15).⁴²

Prohibition changed the NBD, bringing an end to many social functions and group activities that had previously had a drinking component. The social activities provided by the family beer gardens and the bier stubes ended or changed. Sophia Niehoff and George Niehoff Jr., now a bank teller, lived on the east side of Evanston.⁴³ Sophia, who had been widowed since 1912, sold her building at 3570 Montgomery Road in 1923 (Resource 7). It became a dry-cleaning business.

Additionally, the transition from the streetcar to the automobile throttled NBDs. Not only did the gradual decline and eventual demise of the Cincinnati streetcar in 1951 cut off the pedestrian traffic that sustained NBDs, the question of where to park the automobile further hampered potential customers. The parking issue was exacerbated by the construction of regional shopping centers that drained customers from NBDs. The 1948 Cincinnati Metropolitan Master Plan noted the parking problem was exacerbated by the arterial streets that ran through the NBD. It was

³⁹J. R. Williams, "Evanston in Ten Years," *The Building Witness*, April 26, 1923, 1.

⁴⁰Auction listing, *Cincinnati Enquirer*, July 9, 1978, 89.

⁴¹Thomas Hulick, World War II draft registration card, <https://www.ancestry.com/discoveryui-content/view/7195754:1002>.

⁴²Donald Heinrich Tolzman, *The Cincinnati Germans After the Great War* (New York: Peter Land, 1987), 186.

⁴³Williams Cincinnati Directory, Cincinnati: Williams Publishing Company, 1919, 1411.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

thought that the interstate highway would preserve the NBD by diverting traffic and returning the NBD to the neighborhood.⁴⁴ Building the interstate *through* the NBD was another matter. In practice, this was to be avoided. In addition, the 1948 plan showed the Evanston Historic District prioritized for industrial use north of Interstate 71. This would connect the NBD to the industrial area east of the NBD and on Dana Avenue.

Urban Renewal, Public Housing, and Interstate Highways

As time went on, the West End, southwest of Evanston, became more crowded. In the 1930s, officials cleared land for Union Terminal and public housing projects, such as Laurel Homes in 1938 and Lincoln Court in 1942. Although the projects did provide some housing for African Americans, many of those displaced were unable to meet the income and employment qualifications to return to the neighborhood.⁴⁵ These people moved elsewhere, either to overcrowded conditions within the West End or elsewhere where Black occupancy was allowed.⁴⁶

African American wartime migration in the 1940s resulted in even more overcrowding. African American residents began to move into Avondale and Walnut Hills. Both previously had Black enclaves, both of which border Evanston. These areas grew denser and gradually began to expand into formerly white areas as those residents moved away from large, old, and functionally obsolete houses to new homes in the suburbs. A combination of white residents moving to suburbs, an increasing number of middle-class Black residents, and easing restrictions on mortgages resulted in the expansion of Black neighborhoods into formerly white areas.

In the 1950s, housing relocation associated with the Northwest Expressway, now Interstate 71, forced more Blacks to move. The Mill Creek Expressway, now Interstate 75, exacerbated the problem. In the early 1960s, the Kenyon-Barr urban renewal project forcibly removed 27,000 people, 97 percent of whom were African American, from the West End. Local segregation meant that displaced people moved to Walnut Hills, Evanston, and Avondale.⁴⁷ African American residents also began to move from Walnut Hills-South Avondale to Evanston.⁴⁸

Urban renewal and interstate highway construction caused internal migration in the city. Urban renewal in the West End, which saw extensive “slum removal” without the appropriate amount of replacement housing, forced Cincinnati’s African Americans to scramble for new housing in segregated areas. It also forced an expansion of segregated areas such as Avondale and Walnut Hills. The rapid African American population increase during the war led to a vacancy rate in the

⁴⁴ *Metropolitan Master Plan* (Cincinnati: City Planning Commission, 1948), 32.

⁴⁵ Robert B. Fairbanks, “Cincinnati Blacks and The Irony of Low-Income Housing Reform,” in *Race and the City: Work, Community, and Protest in Cincinnati, 1820-1970*, ed. Henry Louis Taylor Jr. (Chicago: University of Illinois, 1993), 205.

⁴⁶ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 104.

⁴⁷ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 105.

⁴⁸ Charles Casey-Leininger, “Making the Second Ghetto,” in *Race in the City: Work, Community and Protest in Cincinnati, 1820-1970*, ed. Henry Louis Taylor (Urbana: University of Illinois Press, 1993), 237-38.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

West End of one-third of one percent.⁴⁹ As whites moved to the suburbs Black enclaves began to expand in Walnut Hills and Avondale, accelerating white flight but also opening more housing opportunities in the first ring of suburbs. Cincinnati's planners supported segregation, including the expanding black enclaves, from 1948 to the early 1960s.⁵⁰ Areas opened to Black occupancy featured only older homes with a price that far exceeded the actual property value. In new subdivisions Black occupancy was completely curtailed by restrictive covenants or private agreements.⁵¹

The 1963 zoning code changes affected many Cincinnati neighborhoods. Most neighborhood groups had some presence in the process but not all were heeded. In Clifton, northwest of Avondale, the zoning code changes, guided by the neighborhood group the Clifton Town Meeting (CTM), served to essentially preserve the neighborhood. It prevented subdividing houses or lots. In other neighborhoods, such as Walnut Hills, it was assumed that large lots and houses would be subdivided due to restrictive real estate practices associated with race. Clifton residents were also very concerned about African American migration within Cincinnati in the early 1960s. Unlike other earlier neighborhood groups, they formulated a plan to slow or stop neighborhood demographic change. Cognizant that attacking demographic change would result in charges of racism, CTM phrased their concerns as fighting "blight" that would come from the adjacent Avondale and Corryville neighborhoods.⁵² An integral part of avoiding racial conflict was to avoid working with civil rights groups such as the NAACP whose members attended the CTM meetings. Great lengths and a modicum of civility ensured that the issues would be seen as mere policy without a racial component. Having seen that other neighborhoods were quickly labeled bigots it was imperative that policy was the driver and not politics.

CTM also focused on transportation issues. Subscribing to a theory that arterial streets transmitted blight, Clifton residents fought against plans to widen streets and connect them directly to the interstate system. This would reduce congestion on Clifton Avenue, since most traffic was thought to be passing through the suburb. It would also stop blight if there was no direct path.

The CTM had a number of advantages over minority neighborhoods like Evanston. They were politically connected and had the resources to hire planners to argue their positions. The CTM also had considerable latitude. In Evanston, during the early 1960s, interstate highway construction was *fait accompli*. Clifton merely had to maintain the segregated status quo, preferably without upsetting public opinion.

Neighborhood group proposals in Clifton also sought to avoid blockbusting through street or block quotas of minority residents. All in all, it was proposed that Clifton's NBD be the center of

⁴⁹ Casey-Leininger, "Making the Second Ghetto," 238.

⁵⁰ Casey-Leininger, "Making the Second Ghetto," 242.

⁵¹ Testimony of Theodore Berry, on behalf of the Cincinnati Branch, National Association of Colored People. United States Congress, Joint Committee on Housing, 1948.

⁵² Martha Reynolds, "The City, Suburbs, and the Establishment of the Clifton Town Meeting," *Clifton Chronicle*, Spring 2014 (reprinted from the Cincinnati Museum Center Archives), 36.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

what was termed “a town within a town.” The intent of this proposition was to attract successful and sophisticated residents who would be able to preserve the NBD, and the neighborhood character, on Clifton Avenue. It would serve as a neighborhood shopping area, while the interstate would be utilized by those wishing to go around Clifton.⁵³

Meanwhile in Evanston, residents were being relocated for the interstate highway that would pass by Montgomery Road and Brewster Avenue. Zoning code changes served a number of development purposes. In some instances, such as in Evanston, the zoning code did not represent current land use but what the land could be used for if redeveloped.⁵⁴ This type of regenerative zoning encouraged formerly incompatible uses as an impetus for future development. Developers would no longer have to seek zoning variances that often incurred community opposition.

In the Evanston district, residential single homes that had been subdivided into apartments were rezoned for commercial uses that would suit interstate highway travelers. In other cases, such as in Clifton, zoning preserved lot size and assured that the neighborhood could not be subdivided. In parts of Walnut Hills, zoning regulations prevented large homes from being subdivided. In Evanston, the profound disinvestment of the late 1960s and 1970s seems to have countermanded the incentive for zoning changes. Efforts by the city to enlist businesses to redevelop portions of the NBD beyond their initial partial rezoning failed when SOHIO refused to invest more than absolutely necessary for a gas station near the interstate. Consequently, in some ways widespread disinvestment saved the Evanston historic district.

Other NBDs in Cincinnati did not survive the demographic changes of the 1960s and 1970s. In addition, competition from new shopping centers and perceived parking limitations hampered business. Silverton also experienced racial change and integration in the 1960s. In the mid-1980s a new business district was developed.⁵⁵ The Carthage NBD, north of Evanston, gradually switched its retail focus to automobiles and car lots and dealerships became the focus.⁵⁶ College Hill, northwest of Evanston, experienced demographic change similar to Evanston’s in the 1960s. College Hill, like Evanston, also formed a community organization to stop blockbusting and ease racial integration. However, their NBD declined in the 1970s and 1980s. The Lindner family, founders of the United Dairy Farmer store chain, redeveloped Norwood’s neighborhood business district having cleared 80 percent of the original buildings.⁵⁷

No NBD historic districts address the planning issues and interstate highway construction of the 1950s and 1960s. Instead, they focus on the early periods of development. Evanston’s historic district fully explores municipal and organizational choices that resulted in today’s built environment.

⁵³ Miller, *Visions of Place*, 87–88.

⁵⁴ Evanston Community Council and the Cincinnati Planning Commission, *Evanston Existing Conditions Study and Community Plan* (Cincinnati: Cincinnati Planning Commission, 1973), 31.

⁵⁵ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:425.

⁵⁶ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:472.

⁵⁷ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:399.

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Community Change

In 1950, the Montgomery Road and Brewster Street intersection continued to be the center of neighborhood commercial life.⁵⁸ Residential life in Evanston was split. Black residents lived on the east side of Montgomery Road, and White residents lived on the west side of the community's informal but very real color line (Figure 6). This arrangement was tested in the late 1940s by African Americans moving to the west side of Montgomery Road.

This period marked a new phase in Evanston. What was previously a majority white community with German and Anglo-Saxon ancestry rapidly became majority Black. However, unlike other neighborhoods, such as Clifton, whose NBD was stable through city and community planning, Evanston not only had to contend with contentious racial change but, also with planning efforts that proposed an interstate highway through the center of the NBD. This galvanized the community, who fought against both disinvestment and planning efforts to change the nature of their NBD to service passing interstate travelers.

African Americans began to move north from Walnut Hills to Evanston as New Deal projects in the West End like Union Terminal and public housing projects removed older buildings. They began to move into the all-white areas east of Montgomery Road. In the mid-1940s, wartime housing pressure from the Second Great Migration resulted in serious overcrowding in the West End. This post-war population movement panicked white residents who had not moved to the recently opened suburbs farther out. It caused the Evanston Homeowners Association to pledge that no African Americans or Jewish people would be permitted to buy property in Evanston "with the sole purpose of preventing property depreciation."⁵⁹ When the *Cleveland Call & Post* sought clarification of the group's stance the president pointed out that it was not only Blacks that should be barred from Evanston but also "criminals, illiterates and white trash."⁶⁰

In 1957, Father Oxley, an African American Episcopal priest, purchased a home on Clarion Avenue on the east side of Montgomery Road. The previously supportive and steady white neighborhood quickly morphed into defended territory. Blockbusting real estate brokers pounced. In an attempt to slow panic sales, the Evanston Civic Club passed out signs stating "This House Not For Sale."⁶¹ A cross was burned in the yard of the Episcopal priest's house. However, religious groups were not immune from moving to the suburbs or community change. In 1959, St. Andrew's Episcopal Church moved to Evanston; urban renewal and interstate highway construction had forced a relocation from its former location on Kenyon Avenue in the West End. The Evanston Baptist Church that had occupied the new St. Andrew's site since 1911 moved to Kenwood, as by this time most of its Baptist congregation had moved to outlying

⁵⁸ "Fine Traditions," *Cincinnati Star-Times*, November 11, 1950, Suburbs – Evanston, 941 Cincinnati Museum Center.

⁵⁹ "Evanston Bigots Falsely Charge Sales Would Depreciate Property," *Cleveland Call & Post*, October 4, 1947, B13.

⁶⁰ "Evanston Bigots Falsely Charge Sales Would Depreciate Property," *Cleveland Call & Post*, October 4, 1947, B13.

⁶¹ Al Schottelekotte, "Talk of the Town," *Cincinnati Enquirer*, February 13, 1957, 6.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

suburbs.⁶² By 1960, the majority of Evanston's residents were African American.⁶³ This had profound implications as mortgage lending and lending in general stalled in the neighborhood. Lending that was available was predatory. This started a slow neighborhood decline through absolutely no fault of its residents.

Cincinnati neighborhoods began the formation of community councils. While early plans encouraged segregated neighborhoods, some housing reformers began to believe that the key to successful urban renewal projects was an integrated neighborhood.⁶⁴ This would reduce or curtail block-busting and maintain property values.

In 1957, the Evanston Community Council (ECC) was formed. The original members were all African American neighborhood residents.⁶⁵ The first meetings were held at the Manse Hotel (NR#100042320), a Black-owned luxury venue in Walnut Hills that hosted various community events.⁶⁶ The ECC moved to St. Andrew's Church (Resource 13), formerly Evanston Baptist Church, in 1962. From this location the organization became active in community matters, including trying to affect the route of the interstate highway through the neighborhood. As historian Zane Miller points out, Cincinnati's community councils had a distinctive role as defender of the general welfare of the territory over which they claimed jurisdiction.⁶⁷ In addition to representing the neighborhood, the ECC was an attempt to bring together divergent opinions in the Black community including youth and adults, radicals, and conservative elements.⁶⁸ It sponsored community events and organizations, for example starting Boy Scout Troop 222. Predatory lending practices took advantage of Black buyers who were able to buy elsewhere.⁶⁹

The community supported a vibrant neighborhood business district. The businesses continued in the NBD tradition, serving the immediate neighborhood. The 1957 Sanborn map illustrates the businesses and commercial uses. A drugstore occupied 3544 Montgomery Road at the corner of Brewster Street (Resource 2). A wood-framed store was to the south. The north side of 3550 Montgomery Road housed a bank. A store was at the south side of 3550 Montgomery Road (Resource 4). The three-story brick building on the corner of Montgomery Road and Clarion

⁶² The Desperate Pastor Blog, <http://desperatepastor.blogspot.com/2011/03/church-of-week-kenwood-baptist-church.html>.

⁶³ Tom Brinkmoeller, "Residents Try to Heal Rift Caused by Expressway," *Cincinnati Enquirer*, August 14, 1978, Suburbs- Evanston, Cincinnati Museum Center, 941.

⁶⁴ Casey-Leininger, "Making the Second Ghetto," 246.

⁶⁵ Tom Brinkmoeller, "Residents Try to Heal Rift Caused by Expressway," *Cincinnati Enquirer*, August 14, 1978, Suburbs- Evanston, Cincinnati Museum Center, 941.

⁶⁶ Evanston Community Council and the Cincinnati Planning Commission, *Evanston Existing Conditions*, 5.

⁶⁷ Zane Miller and Bruce Tucker, *Changing Plans for America's Inner Cities: Cincinnati's Over-the-Rhine and Twentieth-Century Urbanism* (Columbus: Ohio State University Press, 1998), 71.

⁶⁸ Victor Howard Carpenter, *Unitarian Universalism and the Quest for Racial Justice* (Unitarian Universalist Association, 1993), 63.

⁶⁹ Deqah Hussein and Vanessa Quirk, "Evanston: A Kingdom Divided," *Urban Roots* (podcast), June 2021, <https://open.spotify.com/show/3Nsm9sB3IhyNYINI44chEY>.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

Street was a drugstore (Resource 7). A fire station, Company 39, had occupied the opposite corner since it was constructed in 1911 (Resource 8). The other side of Montgomery Road was occupied by a bakery (demolished) and a garage with a capacity of fifty cars. The parcel currently occupied by the United Dairy Farmers gas station and convenience store was previously four brick single-story buildings. The one on the corner of Montgomery Road and Clarion Street housed a restaurant, while the other three were stores. By 1957, the single-family homes and duplexes were converted to apartments.

The Northeast Expressway cut through Evanston's NBD. Although the 1948 Motorway Plan stated that care had been taken not to bisect communities, especially commercial districts, it also stated that interstate highways could serve as barriers to stop blight, or "incompatible uses" from spreading.⁷⁰ In Evanston's case the highway route was also a color line, designed during a period when physical barriers were thought to deter blight that was actually caused by disinvestment and lack of opportunity.

Rebellion in Evanston

In the late 1960s, housing, employment, educational and justice issues boiled over in Cincinnati as they did in many urban neighborhoods across the United States. Decades of segregation, disinvestment, lost opportunity, and injustice resulted in a rebellion in the Avondale neighborhood in 1967 after the highly disputed conviction of Postel Laskey Jr., a man labeled the Cincinnati Strangler. Laskey's cousin was arrested for blocking traffic while carrying a sandwich board urging freedom for Laskey. "Blocking traffic" and "loitering" were so-called crimes used indiscriminately by the Cincinnati police to harass African Americans.⁷¹ The rebellion began on Reading Road in Avondale but quickly spread to neighboring Evanston and Walnut Hills.⁷² The National Guard was called in to return the area to the status quo.

The assassination of the Rev. Dr. Martin Luther King Jr. in 1968 set off another rebellion. The Kerner Commission noted a number of factors in the rebellion's causes, lack of educational equipment and opportunities, police harassment, and unemployment.

In an article that year, a *New York Times* reporter referred to Mt. Auburn, Evanston, and Walnut Hills as "the little suburban like communities in Cincinnati [that] bear little resemblance to slums in the East"—but when asked about the reasons for the Evanston's rebellion, he said that the answers were the same as everywhere else in the country: "jobs and justice in the courts."⁷³ The system had failed Evanston on both planning and personal justice issues. In addition, five years before, one of Evanston's largest employers, Coca-Cola, had been the subject of a city-wide boycott for its discriminatory labor practices. The youth unemployment rate in Evanston was

⁷⁰ *Motorways* (Cincinnati: Cincinnati Planning Commission, 1947), 55.

⁷¹ Otto Kerner and John Lindsey, *The Advisory Commission on Civil Disorders* (Washington, DC: US Government Printing Office, 1968), 26.

⁷² "Estimate Million Dollars Lost in Cincinnati Rioting Fires," *Newark Advocate*, June 14, 1967, 1, 8.

⁷³ Earl Caldwell, "Cincinnati Negroes Are Bitter as Guardsmen Roam the Streets," *New York Times*, June 15, 1967, 34.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

nearly 20 percent at the time. Twenty-nine percent of those arrested during the rebellion were unemployed.⁷⁴

While much of the rebellion was east of the neighborhood district, it discouraged shoppers from going to the area and affected local business.⁷⁵ Community members Robert Weaver and dentist Dr. Bruce Green attempted to bring disparate elements in the community together through their organization, the Black Cultural and Educational Society. Weaver owned a clothing store in the same space at 3618 Montgomery Road (Resource 12). His goal was to promote peace and progress in a manner that was non-threatening and understanding. However, this put Weaver at odds with more militant factions in the neighborhood, who were not predisposed to political gradualism and integration. According to the *Cincinnati Enquirer* “militant Blacks” firebombed Weaver’s store on March 5, 1968, destroying the interior. The *Enquirer* administered a fund to help Weaver and actively promoted his cause. Weaver continued to promote integration rather than Black Power and separatism.

Weaver was also the president of the Evanston Business and Professional Association, a group that was active in Black civil rights. In 1967, they operated a fundraising drive from 3618 Montgomery Road for Postel Laskey, a man the *Cincinnati Enquirer* had branded as the serial killer the Cincinnati Strangler, although Laskey was later only convicted of one murder on eyewitness accounts.⁷⁶ Weaver and the group also appealed to Governor Rhodes for a grand jury to be impaneled to investigate civil right violations against Black and indigent whites.⁷⁷

Weaver continued to lobby for Evanston through the early 1970s, including for increased traffic controls at Clarion Street and Montgomery Road and filling in the basements of buildings demolished for interstate construction.

Planning Efforts and the Neighborhood Business District

While Clifton residents changed traffic patterns to preserve their neighborhood, the Northeast Expressway interstate construction cut Evanston’s business district in half. And the public face of the highway construction in Evanston was not kind. A letter to editor from a homeowner on Brewster Street wondered when their relocation money would be disbursed. The answer from the Urban Development director, Peter Kory, was, “Sorry—forget it.” Kory pointed out that the program started in 1969, but the letter writer had lost their home in 1966. “That makes you about three years too late,” said Kory.⁷⁸

While many Cincinnati suburbanites enjoyed easy access to jobs and entertainment downtown due to this construction, it devastated Evanston. The community lost 25 percent of its housing and a portion of the neighborhood business district along Montgomery Road. In 1974, the last

⁷⁴ Kerner and Lindsey, *The Advisory Commission on Civil Disorders*, 29.

⁷⁵ Margaret Josten, “Weaver Wonders ‘Why Me?’ Yet Speaks Out,” *Cincinnati Enquirer*, March 16, 1968, 1.

⁷⁶ “Funds Collected to Aid Laskey at \$700 Mark,” *Cincinnati Enquirer*, April 24, 1967, 24.

⁷⁷ “Cincinnati’s Week,” *Cincinnati Enquirer*, May 29, 1967, 6.

⁷⁸ Bicks Action Line, *Cincinnati Enquirer*, January 21, 1971, 14.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

section of what was the Northeast Expressway and now Interstate 71 opened between Dana Avenue in Evanston and Dorchester Avenue in Mt. Auburn. It effectively split Evanston's NBD into two discontinuous NBDs. Cincinnati planners then referred to the Evanston NBD above Interstate 71, the Evanston Historic District as NBD #29 and below Interstate 71 as NBD #28 (Figure 6).

Evanston's residents were not included in the planning process. The interstate divided the neighborhood literally and socially. Friends were unable to visit each other on each side of the highway.⁷⁹ Businesses were torn down and the customer base was cut off. A café formerly in the *Negro Motorist Green Book* was demolished.⁸⁰ St. Mark's school closed in 1972 after years of declining attendance.

The ECC and Cincinnati's planners clashed in 1970. The 1967 uprising and financial redlining had knocked back some business activity in the NBD. City planners wanted to use the interstate highway's proximity to help redevelop the area with businesses that would service interstate travelers or those going from downtown to the suburbs. In any case, the perceived customer base shifted from the neighborhood to suburbanites and others passing through.

Around this time, when SOHIO wanted to establish a gas station on the corner of Montgomery and Brewster the ECC fought back. They accused the city of abandoning the neighborhood business district concept and instead making a "pit stop" for interstate motorists who only passed through the neighborhood on their journey from the central business district to the outer suburbs. This meant a different set of businesses for the area that would no longer be for the neighborhood's benefit. Cincinnati's planning director supported the gas station at Brewster and Montgomery Road, which required a zoning variance. The ECC was firmly against the variance, arguing the community was already served by enough gas stations and what was needed was more retail and a grocery store. In contrast, the planning director recommended the gas station as a means to jump-start redevelopment in the business strip on the east side of Montgomery between Brewster Street and Clarion Street. However, he also recommended that in exchange for the variance Standard Oil should assist in the redevelopment. Standard Oil hedged, saying they would cooperate with a redevelopment strategy but would not undertake one themselves, noting it was not part of their business model.⁸¹

The highway construction also meant zoning changes that would spur development yet intrinsically alter the neighborhood. The five houses are included in the proposed district because they represent the city's effort to expand and change the NBD in response to the 1967 rebellion.

In 1970, the City of Cincinnati planning department conducted a survey of NBDs, which they defined as commercial nodes with more than five businesses. This survey identified the proposed district as NBD #29. It noted that many Evanston residents shopped in Norwood. The City Planning Commission adopted the stance that NBD #29 should be abandoned due to the adjacent

⁷⁹ Hussein and Quirk, "Evanston: A Kingdom Divided."

⁸⁰ Hussein and Quirk, "Evanston: A Kingdom Divided."

⁸¹ "Major Oil Firms Challenged to Assist in Redevelopment," *Cincinnati Enquirer*, May 24, 1969, 23.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

interstate and commercial activity concentrated in the area below Interstate 71. The Planning Commission noted that increased traffic from the interstate, who wanted auto-centric services, would doom the businesses present. The ECC disagreed and wanted to retain the business strip.

NBD #29 was far from abandoned. A beauty shop, laundromat and other businesses continued to serve the neighborhood. The highway had created two sets of neighborhood business districts in Evanston. Neighborhood population decline meant a higher retail vacancy rate, but another factor in high retail vacancies was continued financial redlining. The savings and loan establishments abandoned the neighborhood in the 1960s as its racial make-up changed.⁸² Disinvestment followed.

Zoning changes continued. The city wanted to rezone parts of Evanston to spur development after the uprisings. Xavier University pressed from the north and Dana Avenue into an area that had formerly been industrial. The highway itself cut the NBD in half but due to topography only a south-bound entrance ramp toward the central business district was constructed in the NBD #29.

In the mid-1970s, Evanston's community leaders pivoted and placed a renewed focus on preserving the residential portion of Evanston.⁸³ While the NBD remained, it was no longer on the forefront of community and planning interests. This act of community and institutional refocusing essentially preserved the NBD. By the mid-1990s, Cincinnati planners moved their focus to NBD #29. In 1998, neighborhood plan noted that NBD #29 was at a "crossroads with a public perception of crime and vacant storefronts."⁸⁴ Its proximity to Xavier University and the interstate highway promised future development. The focus moved from NBD #28, the business area below Interstate 71 on Montgomery Road to the northern portion, NBD #29. NBD #28, at the intersection of Montgomery Road and Woodburn Avenue was noted as a traditional part of the NBD and at the time was the focus of crime prevention⁸⁵ (Figure 6). With the built environment in the overall NBD, the city's focus moved north toward Dana Avenue and Xavier University.

Conclusion

Neighborhood business districts have been a Cincinnati staple since the turn of the twentieth century, with their importance to community planning and development recognized since the early 1930s. However, not all neighborhood business districts were treated equally. Evanston's NBD mirrors Cincinnati's community development through the twentieth century. The initial businesses were established by the German-American community to meet the immediate neighborhood's needs. Pharmacies, groceries, banking, and auto repair were all available along Montgomery Road between Brewster Avenue and Rutland Avenue. Religious needs were

⁸² Evanston Community Council and the Cincinnati Planning Commission, *Evanston Existing Conditions*.

⁸³ Overmyer, Propas, and Giglierano, *The Bicentennial Guide*, 2:399.

⁸⁴ City of Cincinnati, Office of Architecture and Urban Design, *Evanston NBD Urban Renewal Plan*, Cincinnati: City of Cincinnati, 1998, 3.

⁸⁵ City of Cincinnati, Office of Architecture and Urban Design, *Evanston NBD Urban Renewal Plan*, Cincinnati: City of Cincinnati, 1998, 10

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

satisfied for some in the community at Evanston Baptist Church, while others attended St. Mark's Church (located south of the proposed district). As urban renewal in Cincinnati's West End displaced African Americans to expanding Black enclaves in Mt. Auburn and Walnut Hills, eventually pushing into Evanston, Evanston's racial demographic changed, and the neighborhood business district evolved with the changes. Businesses catering to African Americans were started and reflected changes and tensions in the community. The Evanston neighborhood business district is also reflective of Cincinnati's planning practices. Whereas interstate highway construction and zoning redevelopment avoided Cincinnati's white neighborhoods, they targeted African American neighborhoods. Many other suburban Cincinnati NBDs experienced declines in the 1960s and 1970s as a result of rebellions, competition, and perceived parking issues. In some cases, such as Norwood, the community NBD was entirely redeveloped. This redevelopment was even more likely in Evanston given the interstate highway intrusion and rezoning that favored broad redevelopment of the NBD, including the residential portion that still exists. However, responsiveness to changing community priorities preserved Evanston's NBD, leaving a combination of early-nineteenth- to mid-twentieth-century architecture. It is a mixture of retail shops, auto repair, and professional services—a classic neighborhood business district.

Evanston's NBD is unique in that it has survived local historical events of the twentieth century—community racial change, interstate highway construction, and planning efforts to push area redevelopment—relatively intact and with good integrity. In addition, the district's contributing elements, such as St. Andrew's Church, which was a gathering place for the Evanston Community Council, helped tackle problems associated with urban renewal, integration, and community development. 3618 Montgomery Road was ground zero for intra-racial power relationships in the Black community in the late 1960s and other buildings continue to reflect their original neighborhood retail functions. The district's residential component represents both the pre-zoning code uses and the city's efforts to redevelop the area through preemptive zoning. The five surviving houses are located in a commercial zoning district. This broad zoning designation, suitable for businesses that cater to interstate highway travelers, reflects city planning changes that were subsequently ignored by the neighborhood and the local development community. Every building in the NBD represents the community development process, and the Evanston community, in Cincinnati through the twentieth century. The district reflects broad community development trends and the built environment itself is an excellent example of a street car suburb neighborhood business district.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

8. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Adam, Thomas. *Germany and the Americas: Culture, Politics, and History*. Santa Barbara: ABC-CLIO, 2005.

American Planning Association. *Neighborhood Business Districts*. Chicago: American Society of Planning Officials, 1955.

Berry, Theodore, testimony on behalf of the Cincinnati Branch, National Association of Colored People. United States Congress, Joint Committee on Housing, 1948.

Casey-Leininger, Charles. "Making the Second Ghetto." In *Race in the City, Work, Community and Protest in Cincinnati, 1820-1970*, edited by Henry Louis Taylor, 232–57. Urbana: University of Illinois Press, 1993.

Carpenter, Victor Howard. *Unitarian Universalism and the Quest for Racial Justice*. Boston: Unitarian Universalist Association, 1993.

City of Cincinnati, Office of Architecture and Urban Design, *Evanston NBD Urban Renewal Plan*, Cincinnati: City of Cincinnati, 1998

City Planning Commission. *Communities: A Study of Community and Neighborhood Development*. Cincinnati: Cincinnati Planning Commission, 1947.

Evanston Community Council and the Cincinnati Planning Commission. *Evanston Existing Conditions Study and Community Plan*. Cincinnati: Cincinnati Planning Commission, 1973.

Fairbanks, Robert B. "Cincinnati Blacks and The Irony of Low-Income Housing Reform." In *Race in the City, Work, Community and Protest in Cincinnati, 1820-1970*, edited by Henry Louis Taylor, 193–208. Urbana: University of Illinois Press, 1993.

Hussein, Deqah, and Vanessa Quirk. "Evanston: A Kingdom Divided." *Urban Roots* (podcast). June 2021. <https://open.spotify.com/show/3Nsm9sB3IhyNYINI44chEY>.

Johnson, E. Polk. *A History of Kentucky and Kentuckians: The Leaders and Representative Men in Commerce, Industry and Modern Activities*. Chicago: Lewis Publishing Company, 1912.

Kerner, Otto, and John Lindsey. *The Advisory Commission on Civil Disorders*. Washington, DC: US Government Printing Office, 1968.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

Miller, Zane. *Boss Cox's Cincinnati: Urban Politics in the Progressive Era*. Columbus: Ohio State University Press, 1968.

———. *Visions of Place: The City, Neighborhoods, Suburbs, and Cincinnati's Clifton, 1850–2000*. Columbus: Ohio State University Press, 2001.

Miller, Zane, and Bruce Tucker. *Changing Plans for America's Inner Cities: Cincinnati's Over-the-Rhine and Twentieth-Century Urbanism*. Columbus: Ohio State University Press, 1998.

Metropolitan Master Plan. Cincinnati: City Planning Commission, 1948.

Motorways. Cincinnati: Cincinnati Planning Commission, 1947.

Overmyer, Deborah Ann, Frederic L. Propas, and Geoffrey J. Giglierano. *The Bicentennial Guide to Greater Cincinnati: A Portrait of Two Hundred Years*. Cincinnati: Cincinnati Historical Society, 1988.

Reynolds, Martha. "The City, Suburbs, and the Establishment of the Clifton Town Meeting." *Clifton Chronicle* (Spring 2014) (reprinted from the Cincinnati Museum Center Archives): 36.

Stradling, David. *Cincinnati: From River City to Highway Metropolis*. Charleston: Arcadia Publishing, 2003.

Taylor, Henry Louis Jr. "City Building, Public Policy, and the Rise of the Industrial City and the Black Ghetto Slum Formation in Cincinnati, 1850–1940." In *Race in the City, Work, Community and Protest in Cincinnati, 1820-1970*, edited by Henry Louis Taylor, 156–92. Urbana: University of Illinois Press, 1993.

———. "Creating the Metropolis in Black and White: Black Suburbanization and the Planning Movement in Cincinnati, 1900-1950." In *Historical Roots of the Urban Crisis: African Americans in the Industrial City, 1900–1950*, edited by Henry Louis Taylor and Walter Hill, 51–72. New York: Routledge, 2000.

Tolzman, Donald Heinrich. *The Cincinnati Germans After the Great War*. New York: Peter Land, 1987.

Works Progress Administration. *Cincinnati: A Guide to the Queen City and Its Neighbors*. Cincinnati: Weisen Hart Press, 1943.

Newspapers

Cincinnati Enquirer

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

Cleveland Call & Post

New York Times

Manuscript Collections

Cincinnati Historical Society

Maps

Sanborn Fire Insurance Maps

Previous documentation on file (NPS):

- 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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): HAM0117629, HAM0919629,
HAM0919729, HAM0919829, HAM0919929, HAM0920029, HAM0920129,
HAM0920229, HAM0920329, HAM0920429, HAM0920529, HAM0920629,
HAM0920729, HAM0920829

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

9. Geographical Data

Acreage of Property 5.45

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.145791 | Longitude: -84.469069 |
| 2. Latitude: 39.145403 | Longitude: -84.467809 |
| 3. Latitude: 39.143599 | Longitude: -84.468085 |
| 4. Latitude: 39.143912 | Longitude: -84.470760 |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 718723 | Northing: 4335791 |
| 2. Zone: 16 | Easting: 718833 | Northing: 4335751 |
| 3. Zone: 16 | Easting: 718815 | Northing: 4335550 |
| 4. Zone: 16 | Easting: 718582 | Northing: 4335579 |

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundaries include the parcel containing 3569 Montgomery Road on the east side. The district boundary skips 3601 Montgomery Road, an infill gas station. The remainder of the east side parcels from 3615-3627 Montgomery Road to the south side of Rutland Avenue are included, which is the northern boundary on the west side of Montgomery Road. The district includes the vacant lot at 1809 Rutland Avenue, which fronts Montgomery Road despite the address. The northwest corner of the district is at 1807-1813

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

Rutland Avenue. This combined lot contains St. Andrew's Episcopal Church. The west side of the district on Montgomery Road contains the five parcels with frontage on Montgomery Road and include 3600-3618 Montgomery Road south to Clarion Avenue. South of Clarion Avenue on the west side of Montgomery Road the district includes all parcels with frontage on Montgomery Road to Brewster Avenue, which includes 3546-3572 Montgomery Road. The southwest corner of the district is the building at 1738-1740 Brewster Avenue behind 3546 Montgomery Road.

Boundary Justification (Explain why the boundaries were selected.)

The district boundary consists of the nineteenth- through mid-twentieth-century commercial buildings that characterize the neighborhood business district. Five residential homes are included. Two of these residences housed businesses during the 1920s. Before the zoning code was established in 1923 the line between business and home could be blurred. Consequently, some houses in the NBD were neighborhood businesses. These five houses are included in the district. Subsequently, the houses were rezoned to commercial uses to spur redevelopment. The houses are part of the NBD historic fabric and its zoning history.

Form Prepared By: Rory Krupp, Historian and Roy Hampton, Architectural Historian

organization: Owen & Eastlake Ltd

street & number: P.O. Box 10774

city or town: Columbus state: Ohio zip code: 43201

e-mail rkrupp@oweneastlake.com dheil@citystudiosarch.com

telephone: 614-439-9068

date: January 5, 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Evanston Historic District

Name of Property

Hamilton, Ohio

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Evanston Historic District

City or Vicinity: Cincinnati

County: Hamilton

State: Ohio

Photographer: Rory Krupp

Date Photographed: January 2, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 37. OH_Hamilton County_Evanston Historic District_0001, 3546 Montgomery Road (Resource 2) and 1738-1740 Brewster Street (Resource 1), view looking northwest.

2 of 37. OH_Hamilton County_Evanston Historic District_0002, 1738-1740 Brewster Street (Resource 1), view looking northwest.

3 of 37. OH_Hamilton County_Evanston Historic District_0003, 3546 Montgomery Road (Resource 2), view looking northwest.

4 of 37. OH_Hamilton County_Evanston Historic District_0004, 3546 Montgomery Road (Resource 1) view looking east.

5 of 37. OH_Hamilton County_Evanston Historic District_0005, East side of Montgomery Road (Resources 2-5) view looking east.

6 of 37. OH_Hamilton County_Evanston Historic District_0006, District overview of west side of Montgomery Road from Brewster Avenue (Resources 1-7), view looking northeast.

7 of 37. OH_Hamilton County_Evanston Historic District_0007, 3546 Montgomery Road storefront detail (Resource 2), view looking northeast.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

8 of 37. OH_Hamilton County_Evanston Historic District_0008, 3548 Montgomery Road (Resource 3), view looking northeast.

9 of 37. OH_Hamilton County_Evanston Historic District_0009, 3548 and 3550 (L-R) (Resources 3 and 4), view looking northeast.

10 of 37. OH_Hamilton County_Evanston Historic District_0010, 3548 Montgomery Road (Resource 3), view looking southeast.

11 of 37. OH_Hamilton County_Evanston Historic District_0011, 3550 Montgomery Road (Resource 3), view looking northeast.

12 of 37. OH_Hamilton County_Evanston Historic District_0012, 3550 Montgomery Road (Resource 3), view looking southeast.

13 of 37. OH_Hamilton County_Evanston Historic District_0013, 3562 Montgomery Road (Resource 5), view looking northeast.

14 of 37. OH_Hamilton County_Evanston Historic District_0014, 3562 Montgomery Road (Resource 5), view looking east.

15 of 37. OH_Hamilton County_Evanston Historic District_0015, 3564 Montgomery Road (Resource 6), view looking east.

16 of 37. OH_Hamilton County_Evanston Historic District_0016, 3564 Montgomery Road (Resource 6), view looking southeast.

17 of 37. OH_Hamilton County_Evanston Historic District_0017, 3570 Montgomery Road (Resource 7), view looking northeast.

18 of 37. OH_Hamilton County_Evanston Historic District_0018, 3570 Montgomery Road (Resource 7), view looking southeast.

19 of 37. OH_Hamilton County_Evanston Historic District_0019, 3570 Montgomery Road (Resource 7), view looking southwest.

20 of 37. OH_Hamilton County_Evanston Historic District_0020, District street view, 3600-3618 Montgomery Road (Resources 8-12), view looking northeast.

21 of 37. OH_Hamilton County_Evanston Historic District_0021, 3600 Montgomery Road (Resource 8), view looking northeast.

22 of 37. OH_Hamilton County_Evanston Historic District_0022, 3604 Montgomery Road (Resource 9), view looking northeast.

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

23 of 37. OH_Hamilton County_Evanston Historic District_0023, 3614 Montgomery Road (Resource 10), view looking east.

24 of 37. OH_Hamilton County_Evanston Historic District_0024, 3616 Montgomery Road (Resource 11), view looking southeast.

25 of 37. OH_Hamilton County_Evanston Historic District_0025, 3618 Montgomery Road (Resource 12), view looking southeast.

26 of 37. OH_Hamilton County_Evanston Historic District_0026, 3618 Montgomery Road (Resource 13), view looking southeast.

27 of 37. OH_Hamilton County_Evanston Historic District_0027, 1807 Rutland Avenue (Resource 12), view looking east.

28 of 37. OH_Hamilton County_Evanston Historic District_0028 1807 Rutland Avenue (Resource 13), view looking southeast.

29 of 37. OH_Hamilton County_Evanston Historic District_0029 1807 Rutland Avenue (Resource 13), view looking southwest.

30 of 37. OH_Hamilton County_Evanston Historic District_0030 District overview, east side of Montgomery Road looking south, 3569-3627 Montgomery Road (Resources 14-19), view looking southwest.

31 of 37. OH_Hamilton County_Evanston Historic District_0032 3627 Montgomery Road (Resource 14), view looking west.

32 of 37. OH_Hamilton County_Evanston Historic District_0032 3625 Montgomery Road (Resource 15), view looking west.

33 of 37. OH_Hamilton County_Evanston Historic District_0033 3621 Montgomery Road (Resource 16), view looking northwest.

34 of 37. OH_Hamilton County_Evanston Historic District_0034 3619 and 3615 Montgomery Road (Resources 17-18 L-R), view looking west.

35 of 37. OH_Hamilton County_Evanston Historic District_0035 3615 Montgomery Road (Resource 18), view looking northwest.

36 of 37. OH_Hamilton County_Evanston Historic District_0036 3569 Montgomery Road (Resource 19), view looking southeast.

37 of 37. OH_Hamilton County_Evanston Historic District_0037 3569 Montgomery Road (Resource 19), view looking southwest.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

Table of Figures

Figure 1. USGS 7.5 Cincinnati East Quadrangle Map.	45
Figure 2. Schematic Map of Evanston Historic District.	46
Figure 3. Photo key for Brewster Avenue to Clarion Avenue.	47
Figure 4. Photo key for Clarion Avenue to Rutland Avenue.	48
Figure 5. Firehouse No. 39 c. 1912 (Cincinnati & Hamilton County Public Library. Paul F. Bien postcard collection).	52
Figure 6. Map from 1948 Metropolitan Plan showing Evanston NBD as industrial area.	53
Figure 7. A. Froelicher & Sons Store (Resource #3) in 1912 (Western Builder and Architect).	54



Figure 1. USGS 7.5 Cincinnati East Quadrangle Map.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State



Figure 2. Schematic Map of Evanston Historic District.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

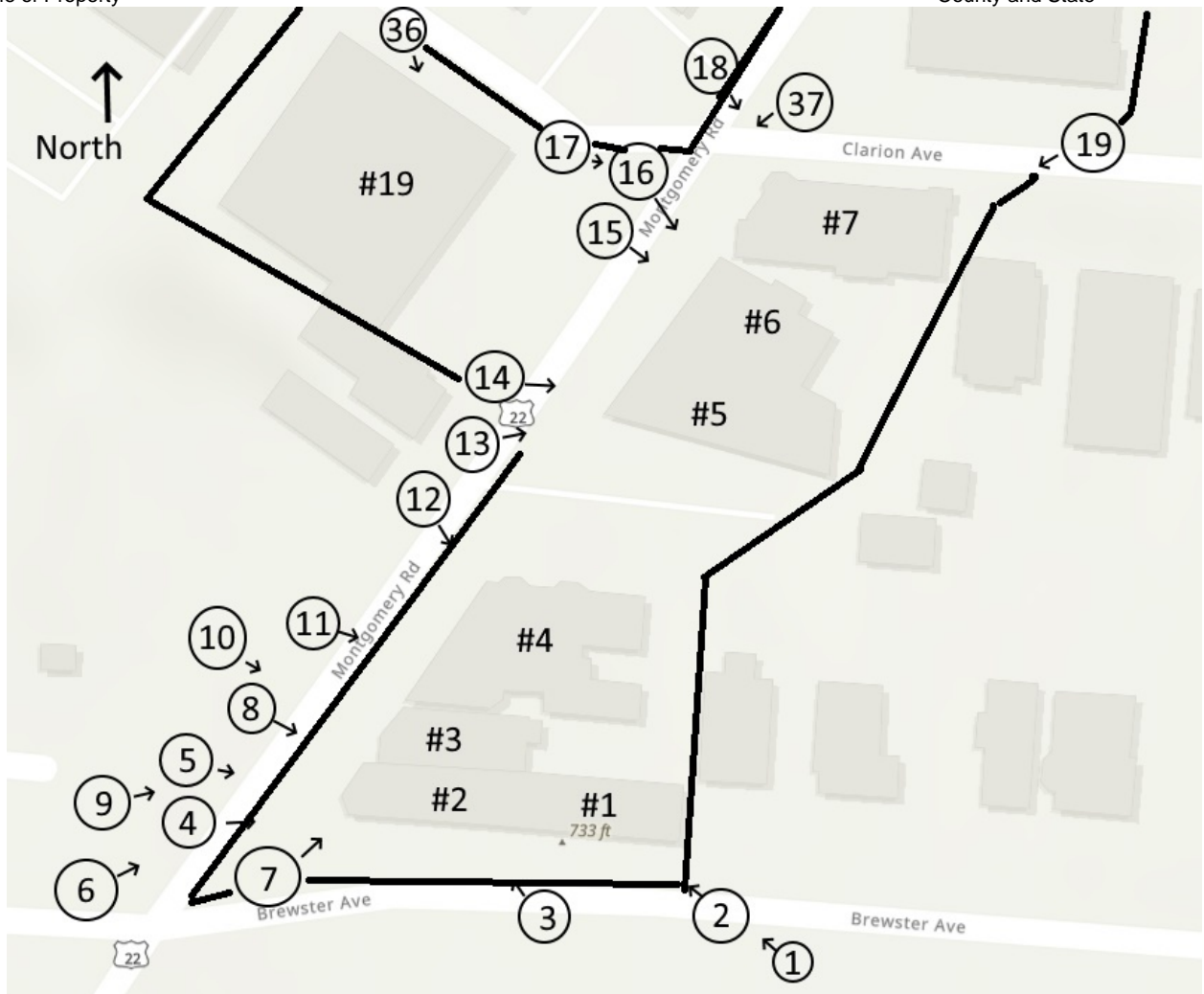


Figure 3. Photo key for Brewster Avenue to Clarion Avenue.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

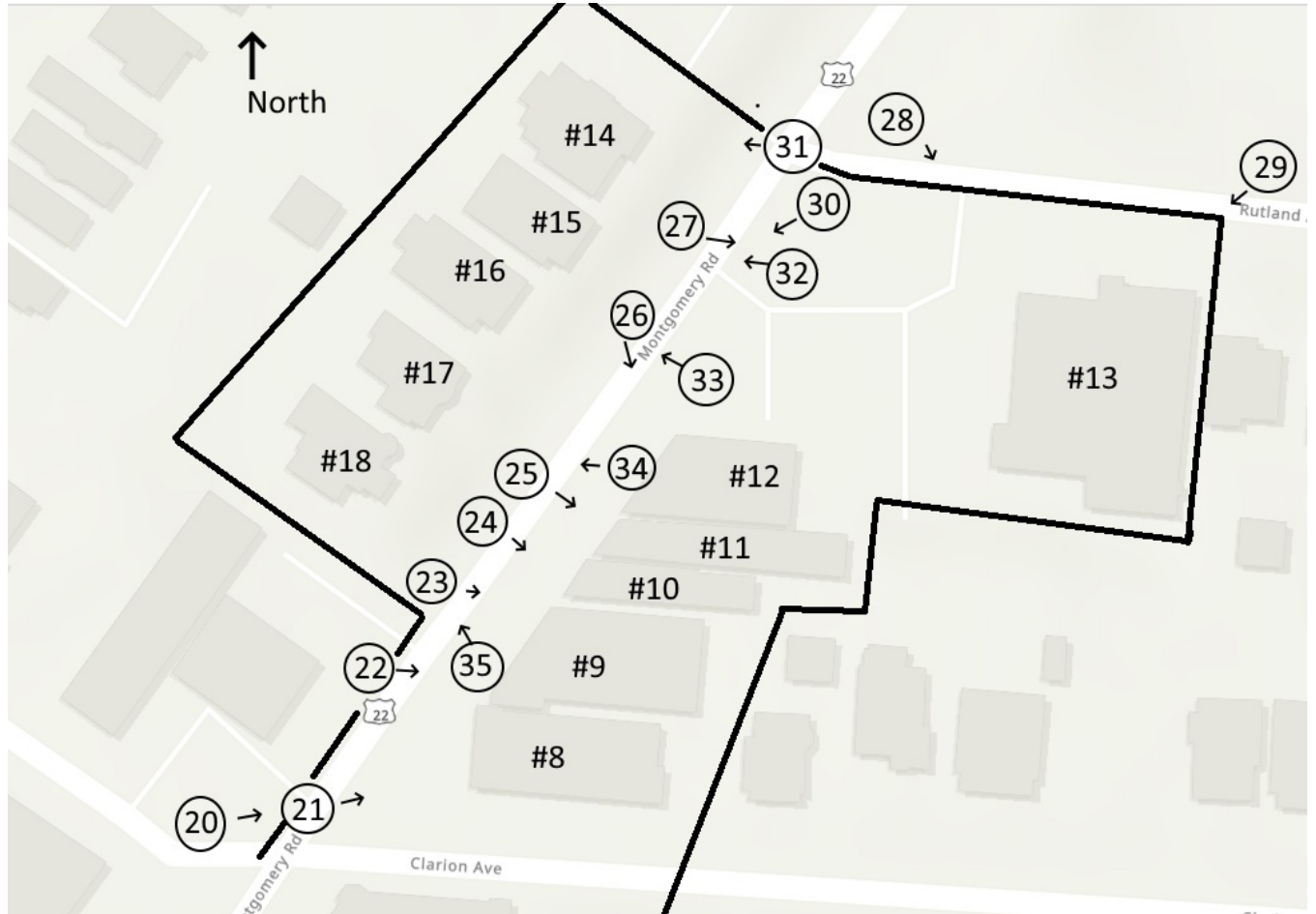


Figure 4. Photo key for Clarion Avenue to Rutland Avenue.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

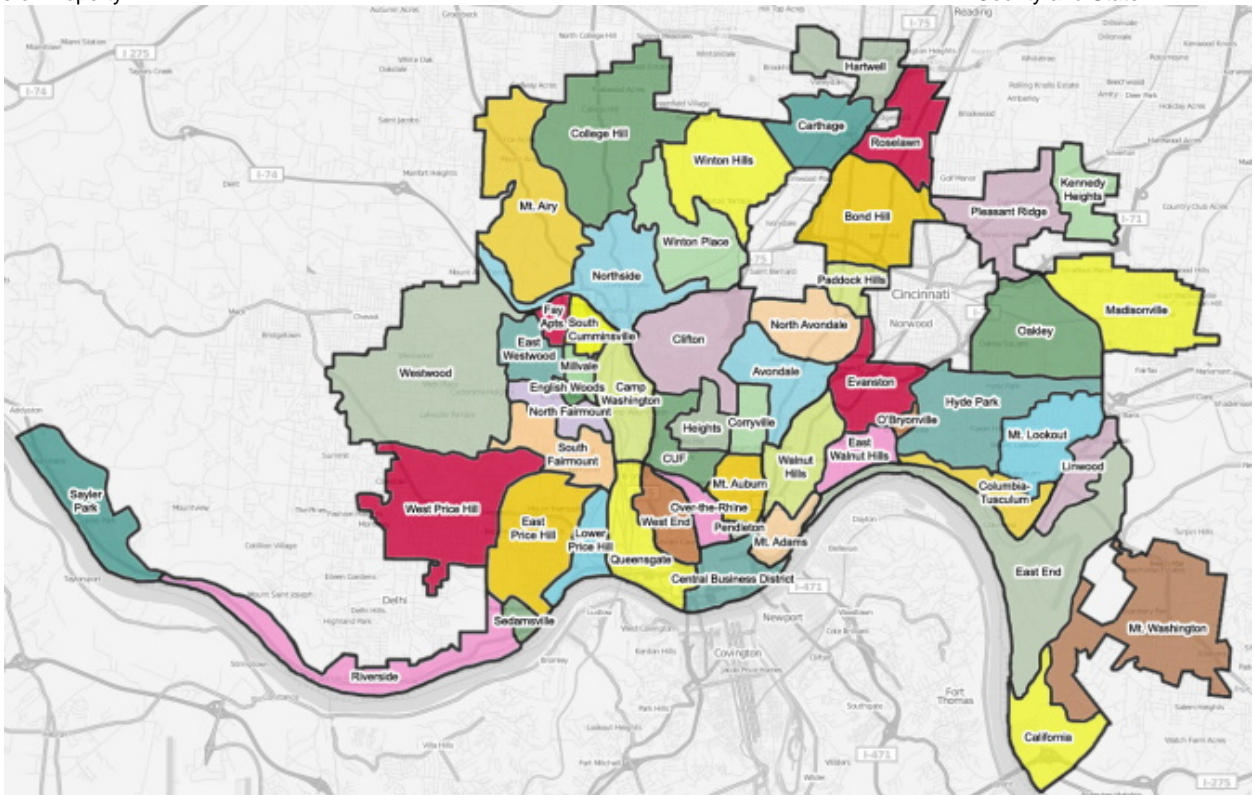


Figure 5. A map of Cincinnati's suburbs showing Evanston in red with Clifton to the west in purple and Avondale in between.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

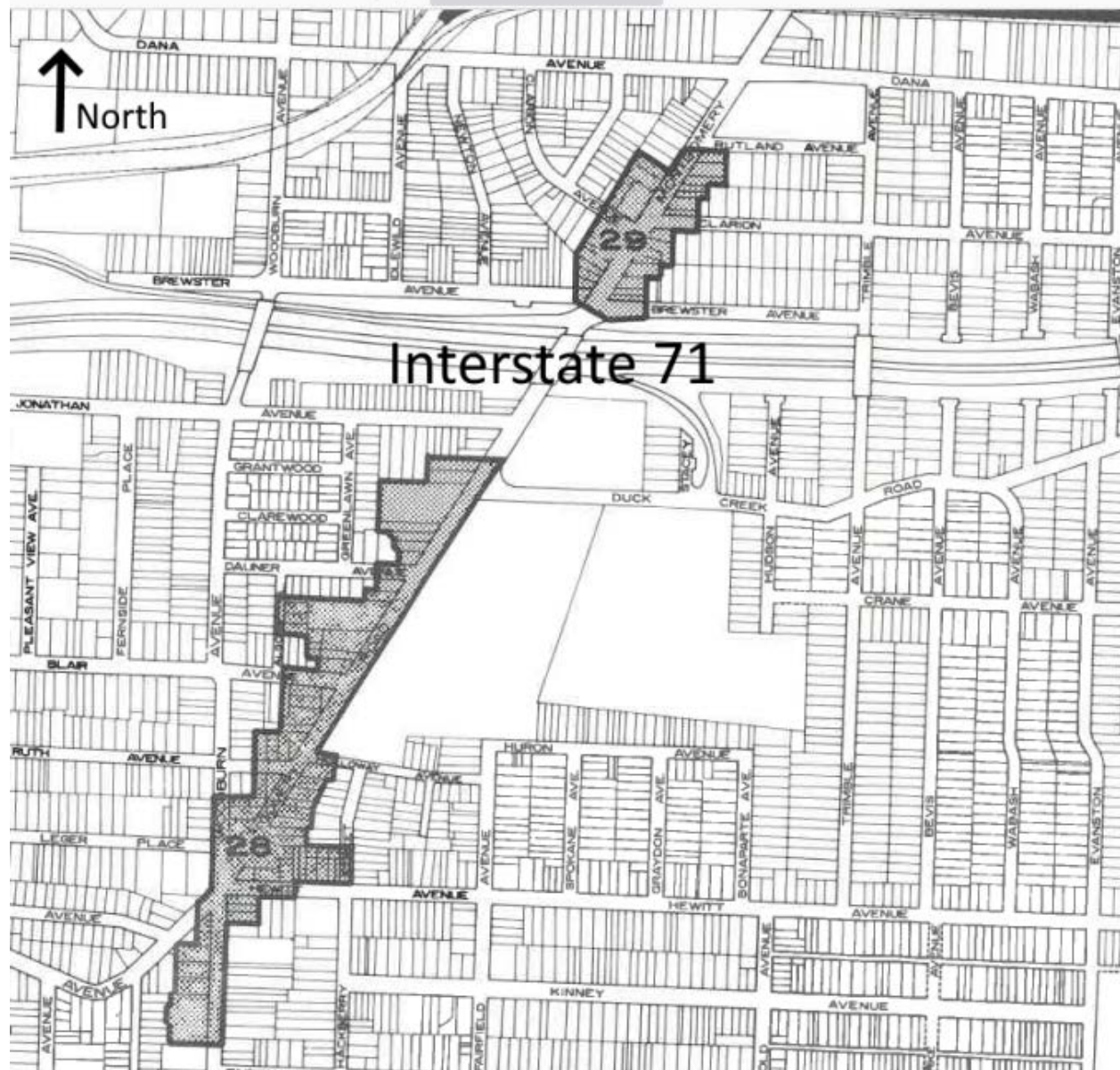


Figure 6. c. 1970 map showing Evanston's NBDs in relationship to Interstate 71. NBD #29 is the Evanston Historic District. (City of Cincinnati, Office of Architecture and Urban Planning, 1998)

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

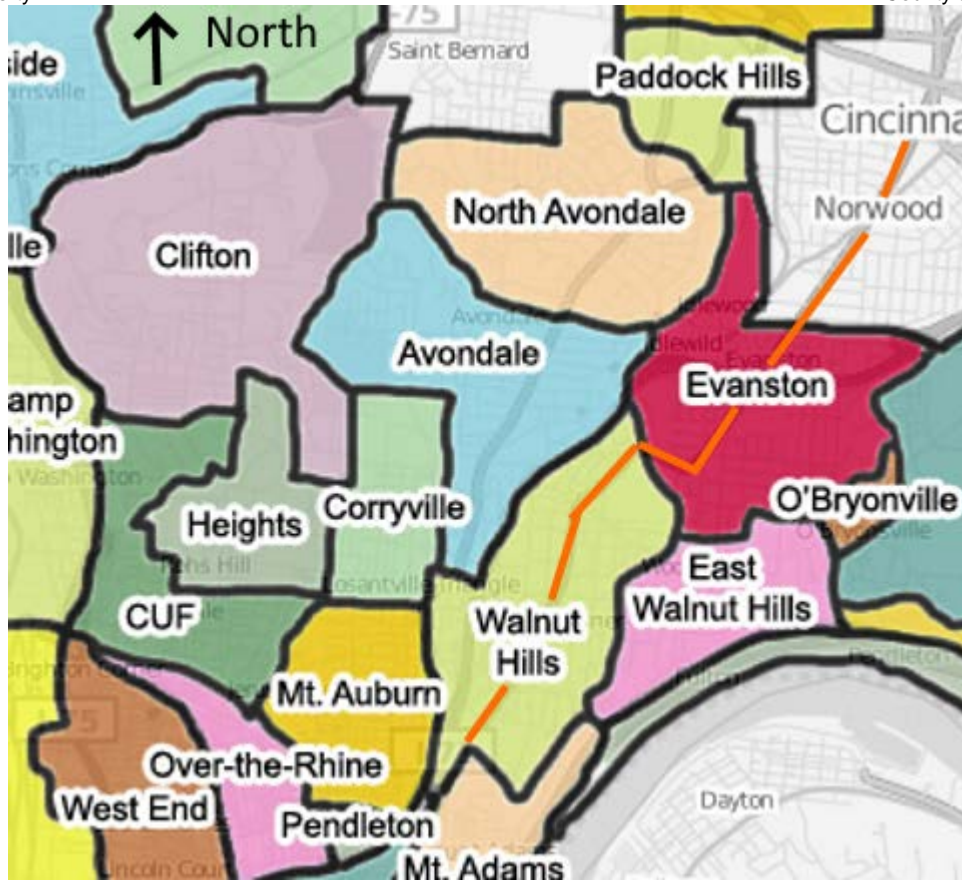


Figure 7. Cincinnati neighborhood detail. Montgomery Road in orange.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State



Figure 8. Firehouse No. 39 c. 1912 ([Cincinnati & Hamilton County Public Library. Paul F. Bien postcard collection](#)).

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State

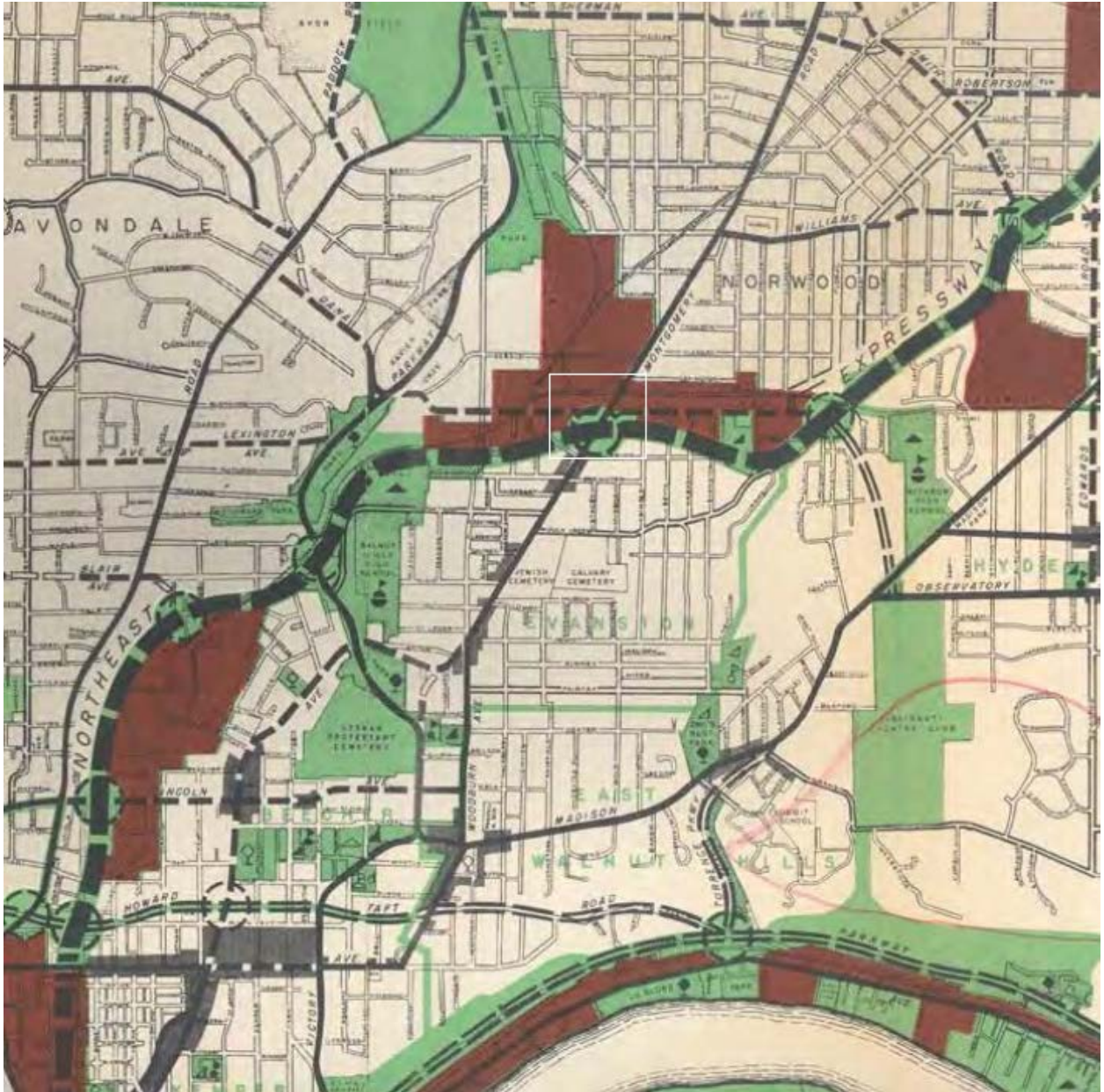


Figure 9. Map from 1948 Metropolitan Plan showing Evanston NBD as industrial area.

Evanston Historic District
Name of Property

Hamilton, Ohio
County and State



Froelicher Store and Apartment Building, **Evanston, Cincinnati, Ohio.**

Weber, Werner & Adkins, Architects.

E. A. CURRY was brick contractor for this building

Figure 10. A. Froelicher & Sons Store (Resource #3) in 1912 (Western Builder and Architect).

Evanston Historic District

Hamilton, Ohio

Name of Property

County and State

Paperwork Reduction Act Statement: This information is being collected for nominations 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. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours

Tier 2 – 120 hours

Tier 3 – 230 hours

Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

