

Pendleton
Bounded by Liberty Street on the north,
Reading Road on the east and south, and
Sycamore Street on the west
Cincinnati
Hamilton County
Ohio

HABS No. OH-656

HABS
OHIO
81-CINT,
43-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HABS
OHIO,
31-CINT,
43-

HISTORIC AMERICAN BUILDINGS SURVEY

PENDLETON

HABS No. OH-656

- Location:** Bounded by Liberty Street on the north, Reading Road on the east and south, and Sycamore street on the west, Cincinnati, Hamilton County, Ohio
- Present Owner:** Multiple owners
- Present Use:** Mixed use -- residential, commercial, educational, religious
- Significance:** Pendleton was the last developed major subdivision of the Over-the-Rhine neighborhood in Cincinnati which is notable as the major early settlement area of Cincinnati's German immigrants. German influence was dominant in the area until the end of the nineteenth century. The built environment in Pendleton is characterized by numerous large-scale tenements, Italianate and vernacular in style, constructed circa 1860-1875.

PENDLETON HISTORY

The construction of the Maimi and Erie Canal in 1827 defined the southern and western boundaries of what became known as Over-the-Rhine. The canal was referred to as the "Rhine" due to the presence of German immigrants. This area just north of the Central Business District was first developed in the period between 1830 and 1840 with small wood frame houses. German immigration accelerated in 1848 and remained at high levels for the following decade.

The Over-the-Rhine neighborhood is significant for its associations with the early German settlement of Cincinnati, which was unrivaled by other ethnic groups in terms of number and concentration. German influence shaped the social development of the area and institutions; language and other cultural elements affirmed the German dominance until the turn of the century when it began to decline. The Broadway-Pendleton sub-area was the last major subdivision of land in the Over-the-Rhine. The community inherited its name from the Pendleton family whose farm occupied a large portion of this area in the early 1800's. It became primarily high density residential in land use and today still exhibits this distinctive characteristic. Numerous large scale tenement buildings with Italianate and vernacular architecture, constructed ca. 1860-1875, characterize the built environment.

One of the first buildings to be built in the Pendleton area, and its greatest landmark today is St. Paul's Church, completed in 1850. Remodeled after a fire in 1899 by the noted local architectural firm of Samuel Hannaford & Sons, the church contains various architectural elements which record the first 50 years of its history. One of the most notable is the stained glass window installed in 1893, designed by F. X. Zettler in Munich, Germany, which was awarded first prize in the Chicago Columbian Exposition in the same year. Also included in the church cluster is the home of the original landowner, Greene Pendleton. William Henry Harrison, a friend of Pendleton's, had addressed a group of settlers from the rear of the house when he ran for President. Originally located where the church stands now, the house was dismantled and rebuilt brick-by-brick to serve as a rectory when the church was constructed. A third story was added to it in 1862. Also in 1862, the boys' school was constructed. This building was enlarged in 1887 and 1894. Two later buildings, the convent built in 1904 and the girls' school built in 1908, contribute to the cluster.

The church complex was listed on the National Register in 1974. It is an example of the period when the Catholic Church was expanding rapidly to meet the needs of a growing archdiocese and when (c. 1850-1860) Cincinnati was the fifth largest city in the country. Most structures remaining today, however, date from the period of 1860 to 1900. Buildings are brick, two to four story, have little or no side yard and front yard setback, and exhibit detailing associated with the Italianate, Queen Anne, Greek Revival, and Vernacular styles. The neighborhood has a dense urban character which largely retains its 19th century appearance.

The open rear or side porches found on some of the area's apartment buildings enhances the unique character of Pendleton. Generally the porches are wood with a closed gallery and are found on the second and third floors of buildings. Smaller scale residential buildings are found just south of Liberty and north of 13th Street. These buildings represent the smaller scale buildings built from 1860 to 1870. Typically they range from two to three stories, are two to

three bays wide, and have a flat, low gable or mansard roofs. Another characteristic of Pendleton is the continuous blockface along 13th Street which has a dramatic change in topography. 13th Street comprises a distinctive streetscape of three and four story Italianate buildings. This street drops to the west, framing the view of Old St. Mary's Church in the distance, which is part of a National Register cluster of church-related buildings.

During its 150 year history, Pendleton played host to the oldest secondary school in the country (Woodward), the twelve story Fecheimer Uniform Manufacturing Building, and its own firehouse. These buildings exist today but serve different purposes.

Woodward High School was built in 1910 in the Second Renaissance Revival style. The building is a major focal point because of its large scale, mass, and style. It is distinguished by its rusticated ground floor, interior cornice, parapet and rusticated quoins. The School for the Creative and Performing Arts now occupies this building which is located on the western boundary of Pendleton.

The physical boundaries of Pendleton are clear today but for much of its history, Pendleton was considered a part of Mt. Auburn, which borders Pendleton on the north. In 1960, Liberty Street was widened and lengthened, which resulted in a physical division between Mt. Auburn and Pendleton. Pendleton has since been regarded as an eastern extension of Over-the-Rhine. As with the rest of Over-the-Rhine, Pendleton has been a "port-of-entry" for newcomers to the city. This pattern of in-migration, adaptation, and then a move to another neighborhood has been occurring for over one hundred years. Urban renewal activities of the 1950's and 1960's in Cincinnati's West End caused the most recent influx of people.

Demolition, deterioration and neglect have led to massive housing abandonment and streets of blighted buildings. The population in Pendleton peaked in 1950 at 5591, and fell to a low of 1515 in 1973. In the late 1960's, a massive federal housing rehabilitation program resulted in extensive building alteration and displacement. All buildings in the program, including many in Over-the-Rhine, were stripped of architectural detail and sandblasted. Common rehab practices included reducing window openings and removing cornices.

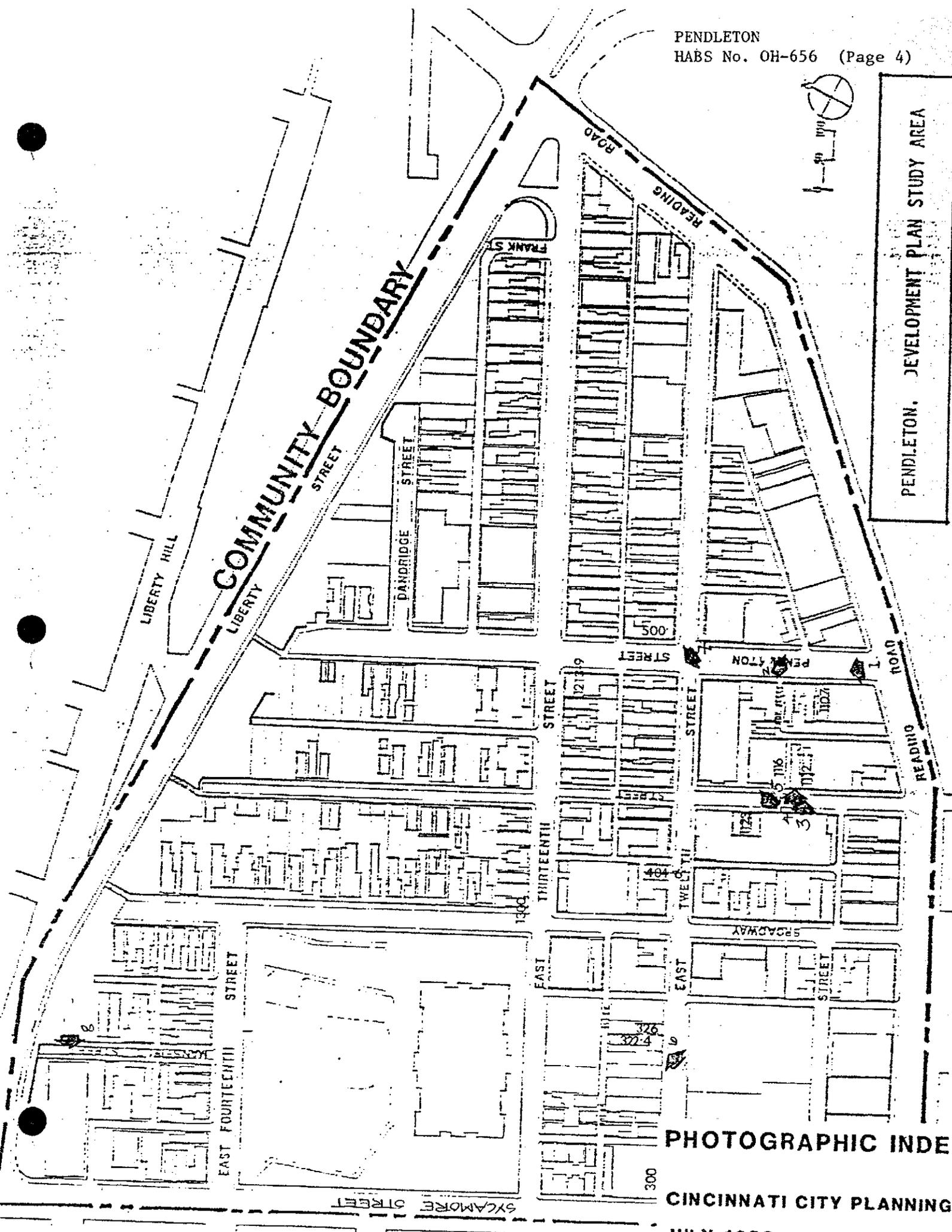
In 1982, Pendleton has a vacancy rate of almost 25%. A growing Central Business District is increasing pressures for more parking lots, and therefore more demolition. The population has stabilized at 1800 persons. The average neighborhood income is well below the poverty level. Over 88% of Pendleton residents are black. Planning efforts are directed toward neighborhood stabilization, housing rehabilitation, and the protection of neighborhood character.

Source: Mitchell, Lawrence. "Over-the-Rhine, A Part of the Cincinnati Cultural Landscape," unpublished M.A. thesis, 1979.

Project Information: The Department of Housing and Urban Development is providing funds to the city of Cincinnati through a Community Development Block Grant for implementation of the Pendleton Planning Program. Mitigative documentation was undertaken by the Cincinnati City Planning Department in July 1982.



PENDLETON, DEVELOPMENT PLAN STUDY AREA



PHOTOGRAPHIC INDEX

CINCINNATI CITY PLANNING

JULY 1982