



Name of Property: Greenhills Historic District
City, State: Greenhills, Ohio
Period of Significance: 1935-1950
NHL Criteria: 1 and 4
NHL Theme: I. Peopling Places
4. Community and Neighborhood
III. Expressing Cultural Values
5. Architecture, landscape architecture, and urban planning
Previous Recognition: 1988 National Register of Historic Places
National Historic Contexts: XVI. Architecture
W. Regional and Urban Planning
VII. Political and Military Affairs, 1865-1939
H. The Great Depression and the New Deal, 1929-1941
XXXI. Social and Humanitarian Movements
A. Communitarianism and Utopianism
XXX. American Ways of Life
H. Suburban Life

NHL Significance:

- The Village of Greenhills represents highly important aspects of New Deal policy, an important period in the evolution of the American suburb, and pioneering innovations in house and neighborhood design as an adaptation of American garden-city planning to the climate, topography, and cultural preferences of the Midwestern United States.
- As one of the three New Deal greenbelt towns built by the Resettlement Administration's



Division of Suburban Resettlement, it is nationally significant under NHL Criterion 1 for its association with highly significant activities that shaped the Federal response to the Great Depression by providing economic relief in the form of employment for skilled and unskilled labor and making use of modern principles of design and lower-cost methods and materials of home construction in an effort to stimulate the building industry and raise the quality of life for working-class Americans.

- The village meets NHL Criterion 4 for its artistic merit and outstanding representation of the American Garden City movement, the widely acclaimed Neighborhood Unit Plan, and the innovative, cost-saving measures of group housing and large-scale home construction.
- Originally built as a demonstration of garden-city planning and a model suburb for lower-income Americans, the Village of Greenhills is a nationally significant historic residential suburb.

Integrity:

- The historic integrity of Greenhills is reflected in the general layout of its plan as developed by Justin Hartzog and Roland Wank and the enduring character of the village, with its innovative and varied treatment of streets, integral pedestrian pathways, low-scale buildings, sense of openness, and ubiquitous parks. The original core of Greenhills retains a high degree of historic integrity overall. The site displays excellent integrity—the plan, its response to the natural topography, and land use distribution remain unchanged with only modest alterations to vehicular and pedestrian circulation systems.
- Secondary but also significant is the design of its buildings, primarily residential but with important public buildings that are very much intact. The village's residential units generally show very good integrity. While synthetic siding, replacement windows, and



conversion of flat roofs to gabled ones are not unusual, all the original dwellings are easily recognizable. There has been some loss of housing—all of them S-type buildings, for which the designers predicted a sixty-year life expectancy because of their cheaper construction.

- The commercial center still retains its essential historic character. Although only partially completed by 1938, the shopping center along Eswin Street was built-out according to the original plan after the period of significance. Although it was remodeled circa 1995, its basic massing, flat-roof profile, covered walkway with brick columns and pedestrian passages through the building to the rear parking lot, all remain.

Owner of Property: Multiple (local government, private)

Acreage of Property: Approximately 375 acres.

Origins of Nomination: NHL designation was identified as a strategy in the Greenhills Comprehensive Plan updated in 2009.

Potential for Positive Public Response or Reflection on NHL Program:

- NHL designation will bring attention to this Greenbelt town and generate interest in its preservation in response to developmental pressures in the greater-Cincinnati area.

Potential for Negative Public Response or Reflection on NHL Program: None is known.

Landmarks Committee Comments: Dr. Allan suggested the addition of two to three lines of text at the beginning of the nomination introducing the site; the greenbelt movement is not defined until later in the nomination. Dr. Allan also suggested expanding on the periodic reduction in federal funding and explaining what the problems were with it because it was an important component in how this site was eventually designed and built.

Landmarks Committee Recommendation: Designation. Mr. Hoyos moved, Dr. Stevens seconded; unanimous approval.

Public Comments Favoring Designation (received as of 4/26/16):

Patrick Kerin, President, Greenhills Historical Society, Ohio

Margo Warminski, Preservation Director, Cincinnati Preservation Association, Cincinnati, Ohio

Joyce Barrett, Executive Director, Heritage Ohio, Columbus, Ohio

Jennifer Sandy, Senior Field Officer, National Trust for Historic Preservation, Chicago, Illinois

The Honorable Brad R. Wenstrup, Ohio 2nd District, U.S. House of Representatives, Washington,

DC

Kathryn A. Flynn, Executive Director, National New Deal Preservation Association, Santa Fe, New Mexico

Harvey Smith, President, National New Deal Preservation Association, Santa Fe, New Mexico

Amanda Terrell, Deputy State Historic Preservation Officer, Ohio History Connection,

Columbus, Ohio

Advisory Board Recommendation: