



OHIO HISTORIC INVENTORY

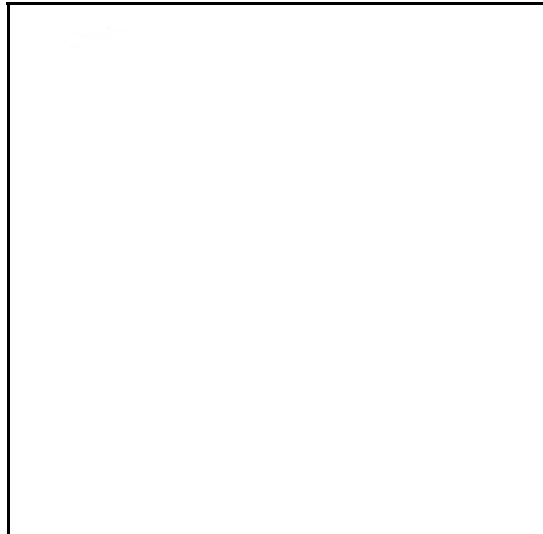
RPR Number:

1. No. HAM-08497-03		4. Present Name(s) Hawkins House		7-03 HAM-08497
2. County Hamilton		5. Historic or Other Name(s) Berman House		
6. Specific Address or Location 3904 Wess Park Dr		19a. Design Sources		2. County Hamilton
6a. Lot, Section or VMD Number LOT 2 WESS PARK 2ND SUB		20. Contractor or Builder		
7. City or Village Cincinnati		21. Building Type or Plan Other House Type		4. Present or Historic Name(s) Hawkins House
9. U.T.M. Reference Quadrangle Name: Cincinnati East 16 716240 4336948 Zone Easting Northing		22. Original Use, if apparent Single Dwelling		
10. Classification: Building		23. Present Use Single Dwelling		35. Plan Shape Irregular
11. On National Register? NO		24. Ownership Private		
13. Part of Established Hist. Dist? NO		25. Owner's Name & Address, if known Howard E Hawkins 3904 Wess Park Dr Cincinnati, OH 45217		36. Changes associated with 17/17b Dates: 17. Original/Most significant construct 17b.
15. Other Designation (NR or Local)		26. Property Acreage 0.199		
16. Thematic Associations: Architect/Engineer/Builder Related		27. Other Surveys		37. Window Type(s) Casement Other
17. Date(s) or Period 1951		28. No. of Stories Two story		
18. Style Class and Design Prairie Modern Movements		29. Basement? Yes		38. Building Dimensions 45' x 32'
18a. Style of Addition or Elements(s)		30. Foundation Material Poured concrete		
19. Architect or Engineer Ben Dombar		31. Wall Construction Metal/steel frame		39. Endangered? NO By What?
		32. Roof Type Flat Roof Material Built-up (tar paper, membrane, graveled)		
		33. No. of Bays 3 Side Bays 3		40. Chimney Placement No chimney observed
		34. Exterior Wall Material(s) Brick Clapboard or weatherboard		
42. Further Description of Important Interior and Exterior Features (Continued on Reverse if Necessary)				
<p>Built in 1951 and designed by Cincinnati architect Ben Dombar, the Berman House is a brick and frame Usonian and Prairie inspired single-family residence. The house is a minimal, asymmetrical composition of geometric cubes, and it has a horizontal alignment that is accented by a flat roof with wide, overhanging eaves. The foundation is poured concrete, and the exterior wall finishes are a combination of common bond brick and wide wood clapboards. The house is 2-stories with an integral 2-car garage. However, since it is banked into a hillside, both levels are exposed on only the north, south, and west. The rear (east) elevation is 1-story and opens out onto a terrace supported by stone retaining walls. The southwest corner of the first story features a unique angled opening for the garage. The second story cantilevers over the clipped corner, and it is supported by a steel beam and post. A concrete and stone exterior stair leads up to the main entrance, which is located on the second story of the south elevation; this entrance is not visible from the public right-of-way. Window types are predominantly casements and fixed sash. The window openings on the first continued...</p>				
43. History and Significance (Continue on Reverse if necessary)				
<p>Cincinnati architect Benjamin H. Dombar (1916-2006) designed this house for Dr. Jerome and Estelle B. Berman in 1951. Dr. Berman sold it the house to the current owner, Howard E. Hawkins, in 2001. Estelle Berman was a well-known and respected community activist in Cincinnati. A founder of the North Avondale Neighborhood Association and the Riverfront Advisory Council, Berman also served on Cincinnati's City Planning Commission for 15 years. She was instrumental in developing a new citywide zoning code in 1963 as well as enabling legislation for 'Environmental Quality District Zones' to guide the development and conservation of the city's hillsides, historic resources, and areas deserving of special protection. In recognition of her myriad contributions, the city of Cincinnati created the</p>				
44. Description of Environment and Outbuildings (See #52)				
<p>The Berman House is located on the east side of Wess Park Drive, north of Clinton Springs Avenue in North Avondale. It is perched on a small hillside and is notably different in age, scale, and design from neighboring homes. This quiet street is predominantly characterized by a mixture of early 20th century Tudor Revivals and late 20th century split levels and Ranch houses.</p>				
45. Sources of Information				
<p>Cincinnati Magazine Home & Garden (February 2006); Greinacher et. al., 50 from the 50s (2008); City Directories.</p>				
46. Prepared By: Emily VanDoren		47. Organization: Cincinnati Update 4		6. Specific Address or Location 3904 Wess Park Dr
49. PIR Reviewer: SMT/CS		48. Date Recorded: 07/29/2011		
		50. PIR Review Date: 12/19/2011		

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8. Site Plan with North Arrow

54. Farmstead Plan :



Door Selection:
Single off center

Door Position:
Flush

Orientation:
Other

Symmetry:
Bilateral asymmetry

Report Associated With Project:

NADB #:



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42. Further Description of Important Interior and Exterior Features (Con't)

story have concrete sills and brick lintels. The garage's overhead door is manufactured from wide horizontal wood boards to complement the clapboard exterior wall treatment.

43. History and Significance (Con't)

'Estelle B. Berman Award' to honor planning practitioners. Dombar studied at Frank Lloyd Wright's Taliesin as a fellow c. 1934-40. Dombar's brother, Abrom, with whom Benjamin worked professionally for part of his career, was also an architect and a charter member of the Taliesin Fellowship. Dombar also worked for Carl A. Strauss & Associates (1945-48) and as an independent architect. Other Dombar designs in the Cincinnati area include the Cholak House (1954) in Pleasant Ridge, the Runnels House (1965) in Wyoming, and the Leiter House (1965) in Amberley Village. He also oversaw the construction of the Boulter House (1954-55) by Frank Lloyd Wright in Clifton and an addition to Wright's Rosenbaum House in Florence, Alabama. Berman also designed the Cholak House (6740 Kincaid Road), the Leiter House (3168 Esther Drive), and the Runnels House (458 Hidden Valley Lane) in the Cincinnati area.

44. Description of Environment and Outbuildings (Con't)

45. Sources (Con't)