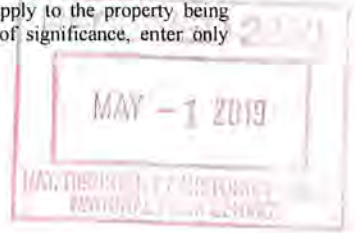


United States Department of the Interior
National Park Service

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: Uptown Westerville Historic District

Other names/site number: _____

Name of related multiple property listing: _____

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

N/A

2. Location

Street & number: State Street, between Home Street and Dill Alley on the north and Starrock Alley on the south

City or town: Westerville State: Ohio County: Franklin

Not For Publication: n/a Vicinity: n/a

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 X C ___ D

Barbara Power DSHPO for Inventory & Registration April 18, 2019
Signature of certifying official/Title: _____ Date
State Historic Preservation Office, Ohio History Connection _____
State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

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

6/17/19

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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Category of Property

(Check only **one** box.)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>57</u>	<u>10</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>57</u>	<u>10</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE/business, financial institution, specialty store, hotel, restaurant
- SOCIAL/meeting hall, civic
- GOVERNMENT/post office, office
- EDUCATION/school, library
- RECREATION AND CULTURE/theater
- RELIGION/religious facility
- DOMESTIC/single dwelling, multiple dwelling

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Current Functions

(Enter categories from instructions.)

- COMMERCE/TRADE/business, financial institution, specialty store, restaurant
- GOVERNMENT/office
- EDUCATION/school, library
- RECREATION AND CULTURE/museum
- RELIGION/religious facility
- DOMESTIC/single dwelling, multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE VICTORIAN/Italianate, Queen Anne
- LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Classical Revival, Craftsman
- MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE

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.)

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Summary Paragraph

The Uptown Westerville Historic District is an intact collection of buildings and streetscapes that illustrate the development of a late 19th and early 20th century business district and civic center in central Ohio as it evolved to support a self-contained community of residents, college students, and visitors over a period of 117 years. The district supports the themes of architecture and commerce during the period from 1852 to 1969, marked by the earliest remaining building and the 50-year cut-off for National Register eligibility. A total of 67 buildings are located within the district boundaries, including 57 that are contributing and 10 that are non-contributing due to age or because of significant alterations outside the period of significance.

The predominant building type in the district is the late 19th and early 20th century brick or block commercial building, whether built to house retail shops, offices, bakeries, banks, theaters, or auto-related uses. Architecturally, the Italianate style is most heavily represented, with excellent examples of the style from the 1870s and 1880s. Queen Anne is also in evidence, particularly in the landmark Hotel Holmes designed by prominent Columbus architects Yost and Packard and built at the corner of State and Main in 1889-90. In addition to commercial buildings, the district is significant for the number of institutional resources that include municipal offices, post office, the Methodist church, and Masonic hall. Stylistically, these civic buildings provide a range of influences that include Colonial Revival, Neoclassical Revival, Art Deco, and Ecclesiastical Mid-Century Modern. While it is non-contributing due to recent construction, the Westerville Public Library is also contained within the district boundaries. In addition, the district includes two notable examples of c. 1850s brick residential construction, along with a scattering of homes remaining from the early 20th century.

Historic Development Context

The proposed historic district is linear, with Westerville's north-south State Street as its spine. The northern portion of the district represents the traditional business district of the community, with the focus being the intact blocks of historic masonry buildings fronting on State Street between Home Street on the north and College Avenue on the south. This two-block area is comprised of traditionally narrow lots with buildings constructed at the sidewalk in a cohesive row, with heights ranging from one to three stories. There are no gaps in the historic streetscape in this area, which achieved much of its current appearance by the early 1900s. The combination of the upper facades and storefronts lining State Street, anchored by prominent buildings at corners, provides the image of a traditional historic business district in a small town in Ohio. In addition to this section, the business district extends to the east and west of State on side streets, often to accommodate buildings for such uses as barber shops and bakeries in the 19th century, and auto garages and auto dealers in the early 1900s. An exception to the traditional business lots in this northern section is the Westerville Methodist Church, which occupies a large piece of property on the west side of State Street opposite E. Home Street. This was historically the site of the village's first church building in 1838, with the present church being the third edifice to be located here.

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The southern half of the district evolved differently than the northern section, providing a window into Westerville's development beyond its business district. While the buildings immediately south of College Avenue are traditional business district buildings, this area of State Street was less densely developed, with a scattering of residences on large lots shown by 1872. Two of these early dwellings remain, both brick I-houses from the 1850s at the south end of the district. South State provided a location for more dwellings to be built during the last two decades of the 19th century and first two decades of the 20th century, as Westerville was becoming a village of homes during this time. The first indication, perhaps, of the community's willingness to expand business uses into this area came in 1908-09 when Westerville offered two residences and land south of Park Street for the location of the Anti-Saloon League of America and construction of its printing plant. This area of South State Street continued to provide new opportunities for construction as the village continued to grow in the 1920s and 1930s. These included the most important public and civic institutions of that period, including the first Westerville High School in 1923, the Masonic Temple completed in 1932, a new Municipal Building completed in 1934, a new Post Office in 1935, and a new library in 1955. With the exception of the high school and the library, each of these functions had previously been located in rented space in the business district further north.

The result of these development trends is that the Uptown Westerville Historic District provides a good illustration of the evolution of the community from the densely built, predominantly 19th century business blocks in the northern section, to the more generous lots in the southern section that would provide space for new development as the village transitioned to become a city in the 20th century. Through all phases of Westerville's history, State Street itself has played a key role as it provided the well-traveled route through the town, whether by horse-drawn carriage over dirt road during the 19th century, by interurban traction line at the turn of the 20th century, or by the automobile in the early 1900s and beyond.

Integrity Discussion

The Uptown Westerville Historic District retains historic integrity in terms of its location, design, setting, materials, workmanship, feeling and association, as described below. This collection of buildings remains in the physical location where the events occurred that resulted in its development as the historic civic and business center of the community. In terms of setting, the district retains a linear orientation with changes in building density as one moves from north to south. This historic pattern of development was formed in Westerville from an early time, and it can still be observed today. The district has high integrity in terms of design, materials and workmanship, a result that is due in part to the process of design review protection that has existed in Uptown Westerville since 1973. The buildings retain characteristic features of their style, with many fine examples of period construction that can be easily identified. A significant number of the commercial buildings have decorative historic cornices or upper facades, with the Weyant Block (Italianate) and the Hotel Holmes (Queen Anne) being among the most notable. Brick remains the primary building material, along with some examples of limestone facades from the 1930s and 1950s. Building fenestration patterns remain mostly unchanged, and many storefronts retain such features as plate glass window framing, prism glass transoms, or entry doors. Landmark buildings such as the Queen Anne style Hotel Holmes, the Art Deco post

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office, or the Neoclassical Revival Masonic Temple clearly convey their original style and workmanship. Buildings from the 1950s and 1960s, including a church, banks and an office building, demonstrate the influence of that period of modern design on Westerville. Finally, the Uptown Historic District exhibits a strong feeling and association as the historic center of Westerville, capable of telling the story of the community's development over time as it grew from an isolated small town into a self-contained suburban city by the end of the 1960s.

The method used to determine the contributing and non-contributing status of district resources was focused on determining whether each building is able to successfully convey its historic character. Historic images in Attachment B demonstrate the level of integrity that exists in the district, as many street views remain the same. In cases where either the upper façade or the storefront has been recently altered, but not both, the building is considered contributing. An example of a building that no longer conveys the style or character shown in historic images is the formerly Italianate building at 11 N. State Street (resource 34). In this case, the changes include a stucco covering, removal of the cornice, altered windows and altered storefront. As in many older business districts, the competition from nearby shopping centers resulted in some business owners updating their facades to reflect a modern appearance. When undertaken during the period of significance, these changes have gained significance in their own right.

The building noted above is the only non-contributing building in the northern section of the district. The southern portion of the district was more transitional, providing the village with space for new buildings as it grew during the 20th century. South State Street contains 28 buildings, including four (plus one garage) that were built after 1969 and four that are significantly altered. The new buildings include a former Friendly's restaurant from 1974 (resource 46), the Police Division of the Municipal Building from 1988 (resource 57), a commercial building from 1998 (resource 61), and a restaurant from 2017 (resource 63). The four altered buildings include a hardware store with a recent brick façade (resource 44), a Dairy Queen with a recent front addition (resource 48), and a former house converted to a restaurant with substantive changes to form and materials (resource 58).

There are two buildings with later additions in the S. State Street area that should be addressed. Both played extremely important roles in the development of Westerville, but a careful evaluation of integrity resulted in different outcomes. One building that has high historic significance in the community but is counted as non-contributing to the district is the Anti-Saloon League of America (ASLA) headquarters and the Westerville Public Library (resource 52). This determination had to be made because the ASLA building, although clearly visible in the complex, has been overwhelmed by library additions in recent years. The library was originally built as a separate building in 1955 (see the historic photo in Figure 7 in Attachment B). The ASLA building was donated to the library by the Temperance Education Foundation in 1973, and the two buildings were connected by an addition in 1981. A second addition was built at the rear of the complex in 1998, doubling the library in size. The most recent addition was constructed in 2005, filling in the space that had existed between the 1955 library and ASLA building. Additionally, the library's original appearance from 1955 has been modified by the additions and façade changes so that it is no longer evident on the exterior. It should be noted

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that this non-contributing status does not diminish the important role that both sections of the building played, and continue to play, in Westerville's history.

The second case is the Westerville Municipal Building located at 21 S. State (resource 56). The front section of the current building is the original building that the village adapted for its offices using Civil Works Administration funds during the Depression, "one of the first public-building work projects in the nation financed by a Federal agency."¹ This building remains as it was completed in two phases in 1934 and 1937 (please see Photo 50 and Figures 12 and 13 in Attachment B), and it formed the design and construction framework as the city of Westerville expanded its municipal offices in the later 20th century. This included a major new addition to the rear of the original building, as well as a separate building to the south at 29 S. State (resource 57, non-contributing), both constructed in 1988. Because the 1988 addition to 21 S. State is compatible in terms of design and materials, and is given a very substantial setback from the street, it allows the original municipal building to appear as an independent structure, preserving its integrity of location, design, setting, materials, workmanship, feeling and association. As a result, it is considered to be contributing.

Narrative Description

The following description of the Uptown Westerville Historic District begins at the northern tip of the district and moves from north to south. The intersection of State Street and College Avenue is the point from which North, South, East, and West are defined in the community. The description addresses the commercial blocks of North State Street first, and then continues with the blocks of South State Street. As a predominantly commercial district, the vast majority of the contributing buildings front directly on State Street; however, there are historic commercial properties on the east-west cross streets as well, and these are addressed as they are encountered from north to south, including Main Street, College Avenue, and Park Street.

NORTH STATE STREET: North District Boundary to College Avenue (including adjacent buildings on Main Street and the north side of College Avenue)

The portion of the district on North State Street is the traditional central business district of historic Westerville, defined by a density of historic commercial development that is not exhibited elsewhere in the community. The blocks north of College Avenue are primarily comprised of two- and three-story brick buildings with zero-lot frontages directly on State Street. These buildings typically have the traditional commercial components of ground floor storefronts and upper facades, often with decorative cornices or parapets that convey a historic architectural style. Generally, these buildings share party walls and present a uniform "street wall" along N. State. State Street intersections with Main Street and College Avenue are marked by some of the landmark buildings in the district. In addition, there are unique resources in this section, such as a historic filling station and a landmark mid-20th century church.

¹ The Ohio Archaeological and Historical Society, "Westerville in the American Tradition," 1940, page 112.

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East Side, North State Street

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Resources 1-19, all contributing

Photos 1-16

The northern-most building in the district is the service station located at 80 N. State Street (resource 1, photo 1). This concrete block building features a c. 1935 north section containing the office for the filling station and the c. 1940s service bays to the south. The north section has a stepped parapet and an entry door flanked by two windows. The entire construction is unified by tile coping at the flat roof and by the paint scheme. To its south is the Culver Art and Frame Co. building at 74-76 N. State (resource 2, photo 2). Built in 1912, this two-story glazed-brick building is distinctive for its parapet façade with corbelled and patterned brick inlays at the cornice, stone quoins at corners, and broad storefront framed by soldier bricks. The storefront materials have been replaced, but the configuration is consistent with the building's historic character. The side elevations of this free-standing building have the same buff-colored brick as the façade. Double-hung window openings exist at the four-bay upper main façade as well as at seven bays on side elevations.

The next building is to the south of Home Street, beginning a row of seven two- and three-story brick buildings constructed between c. 1870 and 1942, all of which are contributing. At 50 N. State is a rectangular two-story brick building built c. 1910 with gabled roof at the rear and modified shed roof at the front façade (resource 3, photo 3). The upper façade is plain, with simple overhanging cornice, a pair of square windows at the attic level, and three bays at the 2nd floor. The center bay appears to have been a door, since bricked in. The aluminum storefront occupies most of the ground floor. Next to it is a two-story building at 46-48 N. State, built c. 1880s (resource 4, photo 3). This building contains five second floor bays with plain lintels and sills. The first floor has a pair of storefronts and a center entrance to the upper floor. The original Italianate cornice no longer exists. The next building to the south is a distinctive Italianate building that retains all of its historic character. Located at 44 N. State (resource 5, photo 4), this is a three-story, three-bay brick building from c. 1875. The façade displays a projecting wood cornice with pendant brackets and raised entablature hoodmolds at windows with consoles and dentils. The storefront has a recessed entrance to one side. An interesting feature of this building is that it shares a side entrance to the second floor of the adjacent building to the south at 42 N. State.

The building at 42 N. State (resource 6, photo 4) is a two-story brick building with three bays. Built c. 1870, this building has a simple corbelled brick cornice with raised piers at bays. The windows have simple stone lintels and sills, and the storefront has a stone lintel and stone end piers (both painted). The next building at 38-40 N. State (resource 7, photo 5) assumed its current upper façade appearance between 1929 and 1938. It appears that two earlier buildings here were rebuilt and joined together as a single larger building, first for a hardware store and then for the McVay Furniture Co. that was established here in 1945-46. Features of the building today include a plain upper façade with an application of stucco, six windows set into blind arches, and a modern storefront with recessed central entrance. The building extends to the rear alley with several warehouse additions.

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The next building is located at 34-36 N. State and is an intact example of mid-19th century commercial construction in Uptown Westerville (resource 8, photos 5, 6). The façade has a Gothic Revival influence in its simple Italianate design. Built c. 1860, this is a three-story brick building with four bays. The façade is capped with a simple projecting wood cornice with pendant brackets and corbelled brick patterns below. Windows are set between raised piers and consist of pointed-arch window openings at the 3rd floor and flat-headed window openings at the 2nd floor. Storefronts appear to be in the original locations. The last building in this block is the two-story 1940s-era commercial building at 30 N. State (resource 9, photo 6). Built in 1943, this was the home of Isaly's Dairy until 1967. The building is faced with glazed light-colored brick with black accents on both front and side elevations. The upper façade is plain except for three openings with metal casement windows. The original Art Deco storefront was removed and replaced by red brick and plywood c. 1974, but this has since been corrected to the more sympathetic black brick and frame front that exists today. The original recessed entrance to the upper floor remains unaltered at the south corner, and the south side elevation is also intact, including the casement windows.

To the rear of Isaly's are two early 20th century buildings on the north side of E. Main Street. The building at 8-12 E. Main (contributing, resource 10, photo 7) was built in 1922. It is a simple two-story brick-faced commercial building with three groupings of three bays on the 2nd floor and three storefronts below. Corbelled brick and inlaid brick panels create interest at the roofline. The storefronts retain their original configurations, with recessed doors, display windows and boarded transoms. The next building at 16 E. Main (resource 11, photo 8) is a plain building with a unique history as a motion picture theater (the Winter Garden Theater) originally built in 1913. It maintains integrity as a one-story building with flat roof and three-bay façade, with modern materials filling the former recessed theater entrance.

Continuing south on the east side of State Street, the southeast corner of State and Main is occupied by the Weyant Block at 24-26 N. State Street (resource 12, photos 9, 10). Built in 1881, this is a significant three-story brick Italianate building that is distinguished by its seven-bay façade capped by a projecting cornice with brackets, dentils, and central gable containing the building's name and date of construction. Below the cornice are corbelled brick and small rectangular frieze windows. Windows have stone lintels and sills. The storefront has a central recessed entrance flanked by large display windows, modified from the original. The north elevation has seven windows on 2nd and 3rd floors, along with trefoil-shaped openings at the ground floor level.

The next two buildings at 20 and 22 N. State (resources 13 and 14, photo 10) date from c. 1895 and have undergone some alterations. They each retain their two-story configuration, with three windows on the 2nd floor and storefronts at ground level. A photo from 1958 shows that 20 N. State had been altered by a stucco covering and modern storefront by that time. The building at 22 N. State has newer cornice and window trim at the upper façade, but its storefront is an important survivor with its deeply-recessed copper and plate glass windows and early awning hardware. The next building to the south at 18 N. State (resource 15, photos 10, 11) was built as Westerville's first bank c. 1883 (please see the historic photo in Figure 6 of Attachment B).

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Features of the Italianate style remain, including a low-pitched hipped roof and projecting cornice with brackets and dentilled frieze. There are two windows on the 2nd floor, and a storefront that extends into the adjacent one-story addition to the south. Although materials are changed, the storefront opening appears to have been created in 1917 when this became the University Book Store.

Continuing south, the next building at 14 N. State (resource 16, photo 12) shares its façade with the State Theater to its south at 6-12 N. State (resource 17, photo 12). Although not connected on the interior and under separate ownership when built in 1927 (and today), these buildings were designed and built together. The architect was listed in a *Public Opinion* newspaper article of the day as Carmichael and Millspaugh Architectural Co. of Columbus, and the builder was E. Elford and Son. The buildings have brick façades trimmed in smooth stone at the building cornice, above the storefronts, and at piers between sections. The State Theater building consists of three sections, including the center recessed theater entrance flanked by storerooms to either side. The theater entrance features curved glass windows with tile bulkheads, modified from the original ticket booth entry, while the storefronts have recessed entries, tile bulkheads, and display windows with transoms. The existing theater marquee replaced an earlier simple canopy before 1966. The north section at 14 N. State has the same cornice, storefront and pier treatment of the theater, but is differentiated by its 2nd floor window treatment. Here, windows are round-arched and multi-paned, with balconies, reflecting the use of this space as a banquet room. To the rear of this building is a small three-bay, flat-roofed concrete block garage (20-24 E. College, resource 18, photo 16) that was built by 1933. Although the bays have been infilled with storefronts, this building still conveys its original purpose and is counted as contributing to the district.

The final State Street building before College Avenue is the First National Bank and W. C. Bale Hardware Building, located at 2-4 N. State (resource 19, photos 14, 15). Built in 1905, this is a well-preserved example of early 20th century commercial construction in Uptown Westerville. Features of the two-story brick building include a wide projecting cornice with modillions and dentils, rock-faced sandstone quoins at corners, sandstone foundation, and sandstone lintels and sills. A distinguishing feature is the recessed entrance at the southwest corner, with brick piers supporting round-arched openings with stone vousoirs. This provided entry to the bank. The State Street elevation also has a display window that served the bank, followed by a door to the upper floors, and then the storefront to the north at no. 4 that retains its prism-glass transom. The south elevation on College Avenue has a row of windows (at the original bank location) and a rear entrance and storefront in the main block. Attached to the rear is a one-story wing at 14-16-18 E. College that repeats features of the main block (photo 15), including the projecting cornice and stone trim. Housing the Westerville Post Office shortly after construction, this section has three storefronts in their original locations, although materials have mostly been replaced.

West Side, North State Street

Resources 20-38, one non-contributing
Photos 17-32

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Occupying a half-block and marking the north end of the district on the west side of State Street is the architecturally significant Westerville Methodist Church at 51 N. State (resource 20, photos 17, 18). Built between 1959 and 1962, with a rear educational wing from 1987, the church is a striking example of mid-20th century religious architecture. The sanctuary, designed by architects Fred Wright and William Gilfillen in 1959, is distinguished by its bold and steeply-pitched slate roof that projects forward like the prow of a ship over an angled stone and stained-glass façade. Fronting State Street to the south of the sanctuary is the one-story lounge, fellowship hall and chapel, with the more recent educational wing at the rear. The chapel repeats the roofline of the sanctuary in smaller scale.

To the south of the church on the west side of State Street is a series of four one-story masonry commercial buildings (resources 21-24, photo 19) that were built between 1927 and c. 1960, replacing earlier frame buildings in this block. From north to south, the building at 43 N. State was built in 1948 and first occupied as a Kroger's grocery store in 1949. Constructed of concrete block, the building's facade is brick-faced with inset panels and soldier brick detailing. Storefront openings remain with the materials replaced. The next two structures at 41 and 37-39 N. State are one-story commercial buildings from c. 1960. The building at 41 retains its broad storefront opening, but with a new storefront and surround, along with a simple cornice treatment added to the roofline. The building at 37-39 N. State has two storefronts resting on brick bulkheads with entry doors separated by a masonry pier, as originally built. The storefronts themselves are later materials. The last building in this group at 33-35 N. State is the earliest, having been built in 1927. The brushed-aluminum storefront occupies the majority of the façade, and is set between brick piers with a sloped shingled roof giving the building a residential appearance. There is a recessed entrance with pair of doors at the center of the storefront.

Continuing south, the Guitner Dry Goods building (31 N. State, resource 25, photos 19, 20) at the northwest corner of State and Main Streets is a significant 19th century building in Uptown Westerville. Built c. 1870 and used as a dry goods store through the 1920s, the building became a grocery store in 1928. The building is a two-story rectangular brick structure with gabled slate roof. The main façade is accented by raised brick piers that form three blind arches at the second floor containing 6-over-6 wood windows with simple stone lintels and sills. Raised piers divide the long south elevation into bays as well, with a 2nd floor window in each bay. The storefront has been altered by application of painted brick and newer materials, but the integrity of the building remains high. The one-story concrete block addition at the rear was added for the grocery store use.

On West Main Street, the district boundary is drawn to include two buildings on the north side of the street, and three buildings on the south side. On the north, the building at 18-24 W. Main (resource 26, photo 21) was built as a newspaper and printing office c. 1895 with a storefront addition to the east added in 1913-14. The painted brick building has a shed roof, with storefronts and entry doors on the south elevation and six double-hung windows on the west elevation. The east addition has a corbelled parapet roofline with piers, distinguishing it from the original section. To the west is a former automobile dealership building at 40 W. Main (resource 27, photos 22, 23). Built c. 1918, this is a simple one-story brick and concrete block building with corbelled brick at the flat roof. Large window openings and center entrance on the main

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facade have new materials, but the auto service configuration remains intact. The west side elevation has additional windows and a secondary entrance bay.

The three buildings on the south side of West Main are small buildings constructed toward the end of the 19th century. Built c. 1870, the western-most building in this row (resource 28, photo 24) is noteworthy as the location of Corbin's Saloon, a business that played an important role in Westerville's Temperance history, as described in Section 8. Located at 39 W. Main, the building is an L-shaped brick cottage with gabled roof and central chimney. The facade has six bays, with two entry doors. Heavy shaped stone lintels exist above doors and windows. The next building, at 29 W. Main (resource 29, photo 25) was built c. 1880s as a residence but has had a commercial association since the early 1900s. Constructed of frame with a gabled roof, the building has a two-story section and attached one-story wing, both with modern siding and newer windows. A contributing concrete block garage remains at the rear. The small frame building at 27 W. Main (resource 30, photo 25) was built c. 1900 and has a long tradition as a barber or shoe repair shop in Uptown. Although materials are altered and window openings enlarged, it retains its one-story, shed-roofed configuration with central entry door flanked by windows.

Back on State Street, the historic Hotel Holmes at 21-25 N. State Street (resource 31, photos 26, 27) is the most opulent 19th century building in Uptown Westerville. Built in 1889-90 by Thomas Holmes as a hotel and commercial building, this building has changed very little in the past 130 years. (Please see the historic photo taken shortly after its construction in Figure 3 of Attachment B.) The hotel's design is credited to the prominent Columbus architectural firm of Yost and Packard. The building consists of a dominant three-story section and two secondary two-story wings to the rear. The State Street upper facade is highly decorative in a Queen Anne style, with a central gabled parapet with finial, central two-tiered projecting bay, and three-tiered corner tower with metal bell-shaped cap. Windows are round-arched on the 3rd floor with delicate fanlight transoms and flat-headed on the 2nd and 1st floors with original prism-glass transoms. The masonry is detailed with corbelled brick on both the front facade and north side elevation. At the first floor there are two storefronts facing State Street in their original locations. The southern storefront appears to date from the early 1900s, with its copper-framed plate glass front and deeply-recessed entry. The building's corner location is accentuated by the corner tower as well as the corner entry door set at an angle to the street and reached by steps from grade. Another entrance exists to its west in a projecting pavilion with round-arched recessed balcony above. The two rear wings have low-pitched hipped roofs and minimal detailing. The north wing was used as a dining room in 1894 and contains a separate entrance in the last bay. The one-story section between the two wings was originally used as a kitchen.

Next to the hotel to the south is the Citizen's Bank building at 17 N. State (resource 32, photo 28). Originally built as a Classical Revival Building by the Bank of Westerville in 1911, this building received a completely new look in 1951 when it was known as the Citizens Bank. Designed by architect A. C. Lenander, the facade has elements of a streamlined Art Deco style. The limestone facade features a raised parapet with smooth blocks and carved letters for "Citizens Bank." Below are three bays that are set between four fluted piers and capped by an ornamental geometric band. The first bay on the south was originally an entrance, but all three

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contain windows today. Above each window is a rectangular series of panels. A newer entrance wing to the north repeats many of the elements of the main building.

The next four buildings to the south on the west side of the street all date from the late 19th and early 20th centuries. The building at 15 N. State (resource 33, photos 29, 30) was built in 1910 and retains integrity. It features a simple projecting wood bracketed cornice and corbelled brick frieze. Four second-story windows have simple stone lintels and sills. A single storefront of recent vintage is located in the historic opening, and is flanked by an entry door between piers that leads to upper floors. The building at 11 N. State (non-contributing, resource 34, photos 29, 30) is a two-story building with stuccoed upper façade with four windows and a modern storefront of brick and frame. Due to the significant changes from the original c. 1878 Italianate brick façade with cornice and square-headed window hoodmolds, this building does not have sufficient integrity to be a contributing building to the district.

To the south is the Rowe Block at 7-9 N. State, built c. 1878 and restored in recent years (resource 35, photos 30, 31). Three-stories in height and Italianate in style, this building has a five-bay façade with pair of storefronts and central entry to the upper floor. The storefronts are in their original locations, but materials are altered. Importantly, the decorative projecting bracketed cornice and window hoodmolds that exist today were replicated to match the historic features based on photographic documentation. This has returned much of the historic character to the building.

Occupying the northwest corner of State and College is the Markley Block at 1-3 N. State Street (resource 36, photos 30, 31). Built in 1888, this is a three-story brick building with a distinctive upper façade. The façade is divided into two bays that originally had ornamental gabled parapets above each that were removed in the late 20th century. Pilasters flanking the bays extend from the building's base to its roofline, where they are topped by ornate capitals. Windows in the façade bays have a semicircular fanlight design at the attic story, with a panel of angled bricks below. The south side elevation has nine bays with simple stone lintels and sills at the second floor, and some half-round former window openings at the first floor. The State Street storefront has been recessed in recent years, although the original stone piers and storefront lintel remain visible.

To the rear of the Markley Block is a pair of two-story commercial buildings at 12-14 and 16-18 W. College (resources 37 and 38, photo 32). Built c. 1893, these are simple painted brick buildings without ornamentation. Windows have plain lintels and sills at the second floor, while the first floor has a combination of doors and display windows. The building at 12-14 was used as a meat market in the early 1900s, while the building at 16-18 started as the J. R. Williams bakery with later use as Westerville municipal offices in the 1920s. The western-most unit was used as a dwelling, as shown on the 1894 Sanborn map and indicated by the wide doorway and double-hung windows in place of display windows.

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**SOUTH STATE STREET: College Avenue to South District Boundary
(including adjacent buildings on College Avenue and Park Street)**

South State Street is defined more by independent historic resources than by blocks of contiguous commercial buildings. This was due to the fact that the State Street lots south of College Avenue remained predominantly residential in the early 1900s. Starting in the 1920s, as Westerville began to grow, the low density of development here provided an opportunity for new construction that would enable some of the city's most important institutions to move from temporary quarters into permanent homes. These included the old Westerville High School (1923), the Masonic Temple (1930-32), the Westerville Municipal Building (1933-37), the Westerville Post Office (1935), and the Westerville Public Library (1955). In addition to these landmark developments, this area is dotted with several of the 19th and early 20th century houses that remain as both commercial conversions and residences. Two of the most significant of these are the Stoner House, built c. 1852 as a stagecoach stop, tavern and inn, and the former home of the Anti-Saloon League of America. Both are located at the south end of the district.

Several of the properties in this section of the district have large lots with deep setbacks that illustrate their civic purpose, including the Old Westerville High School (resource 47), the Westerville Public Library (resource 52), and the Masonic Temple (resource 53). Other buildings front directly on the street or have more modest setbacks, such as the residential property at 121 S. State Street (resource 63). It should be noted that the large public plaza that currently exists in front of the Westerville Municipal Building is a later addition to the district, having been constructed c. 1990 after the new municipal facilities were built. This property had previously consisted of individual lots containing an auto repair garage and several houses by the 1930s, so it is not a historic green space. Additionally, the street-front brick sidewalks within the historic district all date from recent streetscape improvements.

East Side, South State Street

Resources 39-53 (four non-contributing)
Photos 33-47

The southeast corner of State and College is marked by the three-story Robinson Block at 2-4 S. State (resource 39, photo 33). Significant as one of the earliest commercial buildings in the district, the building dates from c. 1875. It appears to have originally been only two stories, with the third floor added c. 1880 to house a Masonic Lodge. (Please see the historic image from the 1880s in Figure 1 of Attachment B.) The building is topped by a hipped roof and projecting cornice, with three corbelled chimneys on both north and south elevations. The main façade on State Street has three windows at the 3rd floor, including a center round-arched window (bricked in today), and four irregularly-spaced windows on the 2nd floor. Windows are ornamented by heavy projecting metal hoodmolds on west and north elevations. An aluminum storefront extends across the State Street façade and has a permastone covering to the 2nd floor.

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To the rear of the Robinson Block are two buildings on the south side of E. College. The building at 11 E. College (resource 40, photo 34) is a small two-story infill-type building built c. 1920 and used as a Water Office in 1922. Features include corbelled brick at the cornice, single bay with four windows at the 2nd floor, and tall storefront with recessed door at the ground floor. To its east is 13-19 E. College (resource 41, photo 34), which was originally built as an auto repair garage c. 1916. The building has a two-story front section that steps down to one story at the rear. Although infilled with newer doors and windows, the original garage openings can still be seen on three exposed sides, including the front. The main façade has face-brick, while the sides and rear are faced in larger tiles.

Continuing to the south of College Avenue on the east side of State Street, the next two buildings provide examples of combined residential and commercial buildings that survive from the last quarter of the 19th century, one in frame and one in brick (see historic image in Figure 1 of Attachment B). The first is Schneider's Bakery at 6-10 S. State (resource 42, photos 33, 35, 36). Originally built c. 1875 as a combined retail shop (flat-roofed section at #6) and residence (hip-roofed section at #10), this building was converted to 100% commercial use in the late 1920s. Two stories, built of frame, and today covered with artificial siding, the building retains its Italianate bracketed cornice as a defining feature. Five window openings remain at the 2nd floor. At the first floor, there are three bays, including a north storefront, center entry door, and south combined display window and entry. Schneider's Bakery has been in this location, occupying the entire ground floor, since 1958.

Across the alley to the south is the two-story residential/retail building from c. 1875 at 14-16 S. State (resource 43, photos 35, 36). The north half was used for commercial purposes, and the south half was originally a dwelling. Features of the intact Italianate style include the projecting cornice with paired brackets, two-over-two windows, and a projecting bay window on the south elevation. There are four equally-spaced windows with plain stone lintels and sills at the 2nd floor. The ground floor displays an original storefront in the north half, with cast iron columns supporting a sandstone lintel and display windows with transoms and bulkheads. The south residential portion has a recessed entry door with transom and sidelights flanked by a window.

Continuing on the east side of the street to the south is a one-story building originally constructed in 1945 as a hardware store (20 S. State, resource 44, photo 37). The building is non-contributing due to physical modifications made in the 1980s. At that time, it was faced with brick veneer, with introduction of a parapet and gable at the roofline, and introduction of seven storefronts on the south side elevation. It appears that the storefront, which covers the width of the façade, is likely in the historic location, but materials are new.

The next building is the old Post Office building at 28 S. State (resource 45, photo 39), constructed by the WPA in 1935 at the northeast corner of State and Winter Streets. An intact example of simplified Art Deco design from this period, this is a one-story rectangular building with face brick and stone trim. It features a three-bay façade with projecting center entry pavilion reached by steps. The entrance has multi-paned wood doors, transoms and sidelights placed within receding stone panels. The building is unified by smooth stone trim that appears at the parapet roofline, at the foundation, and at window and door surrounds. Windows (with sash

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replaced) exist at either end of the façade and also continue on both north and south elevations. South of the Post Office, at the corner of Winter and State, is a non-contributing building due to age (44 S. State, resource 46, photo 40). Originally built as a Friendly's Restaurant in 1974, this building retains its Colonial Revival cupola and overall form, but is outside the Period of Significance for the district.

Occupying a large lot at the northeast corner of Park and State Streets is the original Westerville High School at 56 S. State (resource 47, photo 41). Built in 1923 to a design by architect F. F. Glass, the building was enlarged by the addition of five classrooms in 1929-30. The three-story building is Classical Revival in style, with a symmetrical plan that consists of a central entrance block with wings to the north and south. The central entry pavilion is dominant, and features a classical entablature at the cornice, splayed hoodmolds over 2nd floor windows, and three pedimented entries with classical enframements. The connecting wings to the north and south have three windows at each level, while the end blocks have no fenestration above the first floor. The entire composition is unified by belt courses and corner quoins. Side elevations contain secondary entrances as well as windows at all levels.

At the southeast corner of State and Park Streets is a Dairy Queen (84 S. State, resource 48, photo 42). Although originally built as a Dairy Queen in the 1960s, the existing building does not retain the historic appearance of the original, having been modified in material and form by an addition that brought the façade out to the sidewalk in recent years. It is considered non-contributing to the district. To its south is the William Clark residence at 88 S. State that was built c. 1870 (resource 49, photos 42, 43). The building is frame, with a two-story gabled main section flanked by one-story wings to north and south. There is a first floor bay window at the gabled section, indicating an Italianate influence. The south wing has an enclosed front porch that appears to date from the early 20th century. Continuing south is the Charles Sprague house at 94 S. State (resource 50, photos 42, 43). Built c. 1870, this is a simple brick residence with Italianate proportions. Two stories, with a hipped roof, the building has a three-bay façade with side hallway entrance. Reached by steps from the sidewalk, the entrance is original and features a narrow transom, sidelights and attenuated pilasters. The porch hood is a later addition. A flat-roofed commercial wing was added to the home in more recent years.

The next building to the south is the Westerville Medical Center, a medical office building that was constructed at 100 S. State in 1959 (resource 51, photo 43, 44). Designed by Don Newland, an architect from Dover, Ohio, this building is a good example of a mid-20th century modern influence in architecture that was often first seen in medical office buildings. The contractor was Charles Bowers, who also built the Westerville Methodist Church on N. State Street in the same year. Hallmarks of the medical center include a horizontal orientation with low-pitched broad gabled roof with overhanging eaves and the transection of the building into at-grade and below-grade levels. Reached by stairs and a ramp, the sunken court area at the front of the building contains glazed storefronts with a patio space in front. The gabled façade above this consists of a solid brick wall in the north half and a glazed wall (set back to create a balcony) in the south half.

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Continuing south, the Westerville Public Library complex is located at 110 and 126 S. State Street (resource 52, photos 45, 46). Although the property is considered non-contributing due to large-scale recent construction, it has a great deal of historic significance to Westerville, as will be described in Section 8. The library includes the historic headquarters of the Anti-Saloon League of America, which was located in the house at 110 S. State starting in 1909 (it was a residence prior to that time). Built c. 1855-1865, the house is a two-story brick I-House with side-gabled roof, three bay façade and central entrance. Features include distinctive shaped stone hoodmolds and bracketed stone sills at windows. The entrance has a classical surround, which was added in the recent past. (See the building on the left in the Figure 7 historic photo in Attachment B.) The house has additions to the rear that connect it to the rest of the public library building.

The library itself consists of several sections that have been added as the City of Westerville grew and the demand for library services increased over the past 60-plus years. The original building was built in 1955 on property adjacent to the Anti-Saloon League Headquarters. The 1955 library was connected to the earlier house by additions in 1980, 1998 and 2005. As this latest addition has obscured the 1955 section from view and encroached upon the setting of the brick I-House, the library complex is considered to be non-contributing to the historic district.

To the south of the library, the east side of the district concludes with a significant Neoclassical Revival building, the Masonic Temple at 130 S. State (resource 53, photo 47). Built from 1930-1932 to a design by architect William H. Tremaine, this is a large-scale building of stone, concrete, brick, and steel. Three stories in height, the rectangular building is made massive in appearance by two flat-roofed sections to the front and rear. The section between them is gable-roofed and 2-1/2 stories in height. The dominant feature of the building is the front façade with full two-story pedimented portico with four Doric columns supporting a classical entablature. The pediment features an oculus window and classical garland in the gable face. The entrance is round-arched with fanlight and keystone, with a more recent entrance door. The building retains its historic multi-paned double-hung windows.

West Side, South State Street

Resources 54-65 (five non-contributing, including a garage)

Photos 48-61

The southwest corner of State and College is occupied by a mid-20th century building constructed as a bank in 1955 and 1965 (1 S. State, resource 54, photo 48). The building is typical for its time period and use, when banks were often among the first to adopt a modern style for their office building. Built of brick and concrete, it is one-story with a flat roof, with window and door openings in their original locations. The 1955 entrance is trimmed in concrete at the south end of the façade, converted to a window after a new entrance was created in the north wing in 1965. The corner plaza adjacent to this wing was also part of the bank's construction, and was dedicated in 1965. The free-standing sign post at the corner was added at about that time.

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To the west of this plaza is a substantial commercial building at 11 W. College (resource 55, photo 49). Built c. 1924, this two-story face-brick building was designed with a full-width storefront for its original furniture store use. Plain in style, the building has a parapet roofline with decorative brick patterning and a five-bay façade with paired windows in the first and last bays. The original storefront was removed to create the recessed front that exists today.

Continuing south on the west side of S. State is the City of Westerville municipal facility (resources 56 and 57, photos 50-53), a complex of buildings that dates from the 1880s to the 1980s. Most noteworthy is the former c. 1880 brick Italianate house at 21 S. State that was converted to the Westerville Municipal Building starting in 1933. The home was remodeled in a Colonial Revival style with changes and an addition to the first floor followed by similar changes and addition to the second floor in 1937 (please see Figures 12 and 13 in Attachment B). As remodeled, the 1930s-era municipal building has a hipped roof with cupola and three-bay façade with center projecting bay window (photo 50). It is independent on three sides, with the rear connecting by a series of wings to a 1988 municipal building addition to the south (photo 52). Repeating the Colonial Revival motif of the 1930s building, this section features a hipped roof with dormers and cupola, round-arched openings and multi-paned windows. It is set back from State Street, creating a plaza for community events (photo 51). Because of the significant setback and the fact that the original municipal building (an early public relief project during the Depression) can still be clearly identified, this building is considered contributing to the district. At the south end of the plaza is another part of the municipal complex at 29 S. State Street (resource 57, photo 53) that mimics the 1930s design of the building to the north, with a larger section of building behind. Built in 1988, this free-standing, separate building is non-contributing due to its recent age.

The last two buildings on the west side of State before Park Street are both houses remaining from the time when most of this block was residential. The house at 59 S. State (resource 58, photo 54) was built c. 1910, likely as an American Foursquare. The house was modified for commercial use about 1962 with construction of a one-story addition in the front. This was followed by the two-story rear wings at unknown dates. The building has been significantly altered by changes to the roofline, the addition of vertical siding and a wood mansard roof (covered with awnings) at the front addition. As a result, this building is non-contributing to the district due to alterations.

The second house at 61-65 S. State was built c. 1870 (resource 59, photo 55). This is a two-story house with hipped roof, projecting eaves, and three-bay façade. Second floor windows have what may be original 2-over-2 sash, while the 1st floor windows were modified c. early 1900s with picture windows and multi-lite transoms. The front porch with curved roof was likely also added at that time, giving the house a Craftsman character today. A one-story addition to the rear of the building contains apartments. Connected to this addition by a breezeway, but a separate building is another apartment building at 16-20 W. Park (resource 60, photo 56). This structure was built before 1942 as a four-bay garage, almost certainly to serve the funeral home/undertaking use at the State Street house at that time. The four ground floor bays are filled in today with brick and a single window in each bay. The second floor level is used as apartments. It is clapboarded on the exterior, with five equally spaced windows.

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Moving south from Park Street on the west side of State, there are two non-contributing buildings of recent construction. The first at 79 S. State (resource 61, photo 57) was built in 1998 and is a two-story, flat-roofed, brick-faced building with stepped facades containing storefronts at the first floor and offices with windows above. The second building is located at 109 S. State (resource 63, photo 58) and was completed in 2017. Built primarily of brick and glass, this one-story building is contemporary in design, while making a nod to the former Japanese tea room that existed for many years on this site, as well as the saw-tooth roofline of the Anti-Saloon League printing plant that formerly existed across State Street to the east. Although new construction and non-contributing due to age, both of these buildings are compatible with the scale and materials seen in the historic character of the district.

Between the two is a Craftsman style Dutch Colonial Revival residence located at 91 S. State (resource 62, photo 58). Built in 1923, the house is covered in stucco, has a broad gambrel roof, and two-bay façade with center entry door. The door is protected by a curved portico with column supports. A room addition exists on the south side, replacing an earlier open porch. Another residence with an intact Craftsman design exists at 121 S. State, built c. 1915 at the corner of Plum Street (resource 64, photos 59, 60). The gable-roofed house has a symmetrical three-bay façade with shed-roofed dormer. All of the historic features that define the Craftsman style are intact, including exposed rafters at the eaves, multi-paned windows grouped in twos and threes, built-in window boxes with brackets, and pergola style porches on front and side, making this an excellent example of this style. A recently-constructed, non-contributing two-car, hipped-roof, frame garage is located at the back of the lot, with access from W. Park Street.

The southern-most building before the boundary is the Stoner House, built c. 1852 at 133 S. State (resource 65, photo 61). It is the oldest known building in the district. This is a two-story brick I-House with gabled roof and interior chimneys at both gabled ends. The five-bay façade has windows and center door with simple stone lintels and sills. The entry door is recessed into the opening and has sidelights, pilasters and transom intact. This building is set directly on the sidewalk. The rear of the property held the “springs of health” that encouraged visitors to the inn and stagecoach stop during its early years.

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8. Statement of Significance

Applicable National Register Criteria

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

- 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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1852 – 1969

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

CARMICHAEL AND MILLSPAUGH

GLASS, F. F.

LENANDER, A. C.

KING, JAMES B

MEACHAM & APEL

TREMAINE, WILLIAM H.

WRIGHT, FRED, & GILFILLEN, WILLIAM

YOST AND PACKARD

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Statement of Significance Summary Paragraph

The Uptown Westerville Historic District is locally significant as an important collection of historic buildings that illustrates the commercial and civic character of a small town in Central Ohio from the mid-19th century to the mid-20th century. The district meets National Register Criteria A and C. Under Criterion A, the district represents the evolution of Westerville from its origins as an agricultural settlement focused around an academic institution, to its later 19th century growth as a commercial center enhanced by transportation advantages, to its maturity in the early 20th century as the home of a nationally-known center for the temperance movement, to changes introduced in the mid-20th century as a result of the automobile and moves toward suburbanization. Under National Register Criterion C for architectural significance, the district represents an important collection of 19th and 20th century buildings that together convey an area of distinct historic architectural character. The Period of Significance for the district is 1852 to 1969, beginning with the construction of the Stoner House at the south end of State Street and concluding with the 50-year cut-off for National Register eligibility.

From the time that it was platted in 1839 up until 1960, the original area of Westerville remained a separate, self-contained community of northeastern Franklin County. The town gained enough population to be designated a city in 1961. Throughout its history, Westerville has benefited from its proximity to the capital city of Columbus, 12 miles to its south, first by the early “state road” in the mid-19th century, then by the railroad in 1873, the interurban in 1895, and the 3-C Highway in 1924. The impact of the automobile brought changes to the community, including growth in a suburban vein to the present day. Throughout its history, the original “state road” – State Street – has remained the commercial and civic heart of Westerville. It is both the setting for the traditional business district as well as the home for such important institutions as the Westerville city hall, library, original post office, fraternal halls, and – unique to Westerville – the historic headquarters of the Anti-Saloon League of America.

The district boundaries include the commercial and institutional buildings that convey this history and architectural character, with State Street as the focus. To the north of College Avenue is the more traditional business district, largely defined by traditional rows of brick commercial buildings, consisting of storefronts and upper facades that illustrate styles ranging from Italianate to Queen Anne to Art Deco. Corners are anchored by the largest and most significant buildings, although none is taller than three stories, and side streets contain secondary commercial buildings that complete the district. To the south of College Avenue, the district is defined more by independent buildings that resulted from this area’s transition from residential uses in the 19th century to a mix of retail, office, and institutional uses in the early 20th century, as the town expanded. Styles here include Italianate, Colonial Revival, Craftsman, and Mid-Century Modern. The range of historic uses in the district includes retail stores, restaurants, opera house, banking, newspaper office, hotel, theater, residence, town hall, post office, library, and fraternal hall, among others. As described in Section 7, the Uptown Westerville Historic District displays integrity through its intact commercial streetscapes, as well as individual buildings that display intact historic features and materials. Significantly, this historic district has benefited from local design review protection by the City of Westerville since 1973.

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A Note about the Uptown Name

Since most commercial business districts that serve as the center of their community are known by the designation “Downtown,” it is important to explain the reason for this particular historic district to be known as “Uptown.” The name “Uptown Westerville” first became widely used to describe the State Street business district in the 1970s when the area first began to market itself as an alternative to area shopping centers. However, research has shown that locational reference to this area as “uptown” started even earlier, used by some businesses to differentiate their location from developments further south. To date, the earliest reference found in this context is a *Public Opinion* newspaper article from March 26, 1942, regarding the McVay Furniture Company located at 11 West College Avenue (resource 55 in the historic district). The company had just taken a lease on an auto sales garage at 320 South State Street, about one-half mile south of College Avenue. The article explained that the leased building would be used as a warehouse, “retaining the *uptown location* as a sales room.” Another example is found in a 1964 Westerville High School yearbook in an advertisement for Beeney’s Pure Oil Service Station, which parenthetically listed its location as “uptown.” Located at 64 N. State Street in that year, the Pure Oil sign for this station is captured in the c. 1950s photo in Attachment B. By this time, the Westerville Shopping Center was located at the intersection of State Street and Schrock Road over a mile to the south. The use of this name occurred unofficially within the period of significance, and “Uptown Westerville” has been widely accepted for some 40 years as the name for this area of the community.

Narrative Statement of Significance

Small Town Beginnings (1839 to 1872)

Pioneer settlement of the Westerville area began in 1806 with the arrival of Edward Phelps, a Connecticut man who purchased 500 acres of land along Alum Creek in Blendon Township. Drawn by the area’s rich farmland, other pioneer families settled here as well. Among them were Peter, Matthew, and William Westervelt, three brothers who arrived from New York state in 1816. Each brother bought 640 acres, with Matthew and Peter Westervelt building log cabins in the center of what was later to become Westerville. After several years the two brothers, both staunch Methodists, determined that they wanted to establish a seminary school at the site, and petitioned the Ohio Methodist conference for permission to build an academy on their land. In February of 1839, the Blendon Young Men’s Seminary was chartered. Matthew Westervelt donated 25 acres of land and Peter Westervelt contributed two more. Eight acres were allocated for the seminary, with the rest of the land to be sold to provide support for the institution. The new village was platted in July of 1839 and named Westerville in honor of its original founders. In an advertisement from the *Ohio State Journal* in 1839, 34 lots were promoted for sale in the new town:

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“It is finely situated upon a high and beautiful piece of land and commands more than ordinary mill privileges. It is 12 miles from Columbus on the State road running through Blendon to Cleveland and for health and fine location, it has not its superior.”²

The State road – today’s State Street – was an important early 19th century route between Columbus, Mt. Vernon, and Cleveland, and it played an important role in the development of the community. Even before the town was platted, building activity was occurring on the State road as the fledgling settlement attracted travelers and new residents. This included a hotel and tavern built in 1836, a general store in 1837, and a Methodist church erected in 1838, all built fronting the State road. The church was a brick edifice built on land donated by Matthew Westervelt (still the location of a Methodist Church today, resource 20). The new town plat was centered on the north-south state road, with surrounding streets labeled North, South, East, and West. Today these streets are known as State Street, Home Street (North), Park Street (South), Vine Street (East), and West Street (West). Land reserved for the Blendon Young Men’s Seminary was located to the west of State Street, where Otterbein University sits today. A short distance west of that was Alum Creek.

Westerville of the 1840s “was probably like most other small Ohio communities of the period, consisting mostly of small, unpretentious one-story homes. A few houses might have two stories and a porch. Business enterprises were housed in one-story wooden buildings with tiny windows and sagging steps.”³ For many years, the State road was the only route in and out of the village. There was no bridge over Alum Creek to the west, and many areas were swamped and impassible after a heavy rain. Mail was delivered to the village by stagecoach from Columbus three times per week.

The town’s early fortunes were tied to the Methodist seminary but it was a short-lived operation, collapsing in debt in 1844, just five years after its founding. Westerville, then a hamlet of scarcely more than a dozen houses, was forced to rely upon its roots as an agricultural community. It was cause for celebration when the United Brethren Church stepped in to acquire the seminary land, buildings and debt in 1847, establishing Otterbein University.

Once again augmented by an educational institution, Westerville again began to grow. The fledgling village benefited from the college presence, which contributed to its cultural growth and physical development. Its fortunes were also aided by transportation improvements made in the early 1850s. In 1851, railroad service was inaugurated between Columbus and Cleveland with completion of the Cleveland, Columbus and Cincinnati Railroad. This line did not serve Westerville directly: the nearest depot was located four miles to the west at Flint, but passengers could take hack service to Westerville. In 1853, the Clinton and Blendon Plank Toll Road was

² Harold Hancock, *The History of Westerville, Ohio (1805-1974)*, page 28.

³ Hancock, *op. cit.*, page 36.

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completed through Westerville from the intersection of Cleveland Avenue on the south to the Delaware County line on the north. Planks were typically “eight feet long and three inches thick, laid on two stringers four inches square.”⁴ Notably, State Street in Westerville is labeled as “Plank Road Street” on the 1856 Franklin County Atlas map (see Attachment A).

Comparisons of the village from the 1840s to the 1850s reflect its character at that time. Quotations from a Westerville Public Library pamphlet entitled “Westerville Beginnings” include this from a visitor in 1856: “Unlike the ‘mean village’ of seven or eight years ago, he found numerous new, tasteful and substantial buildings. Additions were taking place north, east and west. A fine steam flour and grist mill had recently been erected.” A visitor in 1859 agreed: “Westerville is becoming an attractive village. Every year new streets are laid out, new walks made and new cottages erected. The bark is in the ascendant now, but it is soon to be supplanted by brick. Many elegant houses have been erected within the past two years, and the brethren generally appear to be doing well... The contrast between the Westerville of 1849 and the Westerville of 1859 is great.”

The 1856 Franklin County Atlas provides a good picture of the village’s development at that time. The atlas shows the area generally bounded by North, West and South Streets, and the Plank Road. Otterbein occupies a large tract in the western half of the village. A number of lots have homes already built, while many others await construction. The Plank Road (State Street) contained a mix of commercial and residential development, primarily to the north of Avenue Street (College Avenue). Free-standing buildings were the norm, mostly residences; however, there were also scattered commercial enterprises on State Street. Not surprisingly, the majority of the businesses catered to transportation needs, including a carriage shop, three blacksmith shops, and three hotels. Other businesses included two shoe shops on the east side of State and two dry goods stores at the northwest corner of College Avenue and State. One of these dry goods merchants, T. Jones, also served as the village postmaster. One of the hotels from this period still remains, and is noteworthy for its architectural integrity and history. The Stoner House at 133 S. State Street (resource 65) was built in about 1852 by George Stoner as a tavern, stagecoach stop, and inn.

In 1857, Westerville sought to become an incorporated municipality, with the petition granted in 1858. The first ordinance in the new town forbade immoral, indecent, and improper practices and prohibited reckless driving and racing in the streets. In 1859, the trustees passed one of the first local prohibition ordinances in Ohio, prohibiting “the sale, barter or gift of wine, fermented cider, beer and spiritous liquors.” In 1855, the village opened its first public school, a one-room school house that was replaced by Union School in 1867. The mid-19th century brought a few small manufacturing interests to the area, including a rake maker and broom factory (1850) and an iron fence foundry (1862). Also operating at the time were a steam saw and planing mill at

⁴ John Becker, Chronology of Westerville Transportation, page 2

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opposite corners of State and Plum Streets, along with the Blendon Mill Company, which ground flour at the foot of West Main Street.

Through the 1860s, the newly incorporated village remained small and relatively isolated, although Otterbein was an important draw. At the census of 1860, Westerville had only 275 residents, but this number nearly doubled when the college was in session. The combined population stood at 871 ten years later in 1870, mostly made up of shopkeepers, clerks, farmers, and students.

In 1872, when Caldwell's *Atlas of Franklin County and the City of Columbus, Ohio* (see Attachment A) was published, the business interests of the town are shown to be clustered in a two-block area of State Street between North (Home) Street on the north and Avenue (College Avenue) on the south, establishing the business district locational pattern that remains today. Businesses included two grocery stores, a saddlery and harness store, a furniture store & undertaker, a merchant tailor and dry goods store, a milliner, a piano store, drug store, blacksmith, baker, two bricklayers and contractors, a hotel, and the Westerville *Banner*, the town's newspaper. The Atlas also shows residential development at the time, which was focused primarily on the building lots to the west of State Street from Home to Walnut. Otterbein University occupied a tract of eight acres at the west end of Avenue Street (later College Avenue). Further to the west were more rural tracts of land closer to Alum Creek, and additional farm lots remained to the east of the town. The Atlas also shows the line of the Columbus, Mt. Vernon and Cleveland Railroad that would be opened to Westerville the following year, marking a new period of growth and change for the community.

Significant District Associations within this Era:

Criterion A:

Under Criterion A, this period is reflected in the layout and arrangement of the business district on both sides of State Street to the north of College Avenue, which remains as it was established in this early period of Westerville's history. It is also represented by the earliest remaining buildings in the district, illustrating Westerville as it emerged in the pre-railroad era as a small college town situated on an important state transportation route.

Two of the significant remaining resources from this period are brick buildings constructed by an innkeeper and stagecoach operator in the early-mid 1850s. Catering to travelers on the "Plank Road," George Stoner built the landmark brick building at 133 S. State in about 1852 as a tavern, inn and stagecoach stop (resource 65). Stoner is noteworthy in early Westerville history as the operator of a stage line between Westerville and Columbus and is said to have set a record of

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driving a six-horse stagecoach over the 12-mile route in just two hours.⁵ His hotel is thought to have benefited from a natural spring that was located behind the property, as visitors were encouraged to bathe in the “springs of health.” Local history claims that Stoner transported former slaves to this building as well, making it a stop on the Underground Railroad.⁶ George Stoner is also credited with building the brick I-house at 110 S. State Street (resource 52) in the mid-1850s. This building eventually became famous as the national headquarters for the Anti-Saloon League of America in the early 1900s, as well as the home of Agnes Meyer Driscoll, who is recognized as one of an important female code breaker in the years before and during WWII.

It was during the post-Civil War period of the 1860s that State Street began to take on the appearance of a more permanent commercial district. A scattering of brick buildings fronted directly on the street, although many of the buildings were constructed of frame and were in relatively poor condition, according to accounts. Among the more substantial brick buildings surviving from this period is the Guitner Block at 31 N. State (resource 25). Built by P. E. Guitner for his dry goods and merchant tailoring business, this building remained the location for a dry goods business through the 1920s, after which it became a grocery store. Another business from this period was J. Weibling & Sons, a furniture dealer and undertaker that also dealt in wallpaper, glass, and picture frames. The three-story brick building at 34-36 N. State (resource 8) existed in this use by 1872.

Criterion C:

Under Criterion C, the following buildings are among the most significant contributors from this period to the architectural history of the Uptown Westerville Historic District:

Vernacular Italianate I-House:

- The Stoner House at 133 S. State (resource 65, photo 61) is a fine example of a substantial brick I-House built c. 1852. It is noteworthy for its intact features, including its five-bay façade with center recessed entry with transom and sidelights, as well as a pair of chimneys at each end of the side-gabled roof.
- Although the building at 110 S. State Street (resource 52, photos 45, 46) is listed as non-contributing due to its connection to recent construction at the Westerville Public Library, the original brick I-house can still be identified as a significant remaining building from this period. It features a three-bay façade with center entrance, and traditional I-house plan just one room deep with an attached ell.

⁵ Dr. Robert Price, *The Stoner District*, 1973, page 3. (UGRR information has not been collaborated by additional sources)

⁶ Hancock, *op. cit.*, page 44.

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Commercial Italianate: (It is noteworthy that each of the pre-1870 buildings noted below has a façade with individual bays marked by raised brick piers, possibly the mark of a local builder.)

- The Guitner Block at 31 N. State (resource 25, photo 20) is noteworthy as a gable-roofed, free-standing brick two-story building dating from c. 1870. It retains its significant patterned slate roof and upper façade treatment with windows set within recessed brick arches formed by brick piers.
- The Weibling Building at 34-36 N. State (resource 8, photos 5, 6) dates from the 1860s. The three-story brick building has four bays separated by piers with corbelled brick at the head of each bay and a simple projecting bracketed cornice. The third-floor windows are pointed-arch, giving the building a Late Gothic Revival influence.
- The building at 42 N. State (resource 6, photo 4) also dates from before 1872. A simple brick two-story structure, this building also displays windows set within recesses created by raised piers, as seen in the other structures noted above. The storefront here is stone post and lintel, another indication of its early date.

Late 19th and Early 20th Century Progress 1873-1908

The last quarter of the 19th century was marked by two transportation advances that had a significant impact on Westerville and its continuing viability, most importantly by connecting the village and its people and goods to Columbus 12 miles to the south. The first was the completion of a railroad line through the village in 1873, and the second was the inauguration of interurban streetcar service down the center of State Street in 1895. Both were greeted with much anticipation and fanfare in the community.

The first railroad car arrived from Columbus in 1873 with the opening of the Cleveland, Mt. Vernon and Delaware Railroad. With this line under construction beginning in 1870, business people in Westerville and the Delaware County towns of Sunbury and Galena raised funds in a successful effort to persuade the railroad's promoters to bring the route through their communities.⁷ The line ran along the eastern edge of the village, so the first action was for the village to extend College Avenue east of State Street to the tracks where the depot would be located. Soon, two passenger trains and four freight trains would be passing through Westerville each day. The coming of the railroad to Westerville signaled a period of commercial growth that would result in the construction of several large-scale business blocks in the ensuing years.

As described in Hancock's *History of Westerville*, pages 57-59, a reporter in 1875 found Westerville to be a cozy, pleasant village within 30 minutes of Columbus by train. He noted that new streets had recently been opened and new buildings constructed, including a new town hall and four-room Union school. The State Street commercial area housed a variety of merchants who served the needs of local residents and catered to the railroad traffic. Residents were

⁷ Hancock, op. cit., page 61.

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building brick or frame homes in all areas of this small community. Other village improvements included oil streetlamps in 1872 and establishment of a hook and ladder company in 1873. The first annexation ordinance was passed in 1872, extending the village's northern limits to the Delaware County line.

A directory from 1878 provides a snapshot of the merchants and other businesses that were occupying the business district at that time, just five years after the arrival of the railroad line. Included in this list are four groceries, three dry goods stores, two drug stores, three milliners, one hotel, two boot and shoe stores, one dentist, three barbers, one shoemaker, one newspaper, three butchers, one bakery, three hardware stores, four jewelry stores, two harness shops, one photographer, one restaurant, two tailors, two furniture stores, and three blacksmith shops. This was a significant number of businesses given the small size of the community.

Among the more prominent businesses listed in the directory that year were the following:

- Staple and Fancy Groceries: Horn Brothers (State, south of Home); Rowe & Bartels (Rowe Block); J. F. Snoddy (corner State and College); G. W. Robinson (Robinson Block)
- Dry Goods: H. A. Guitner, merchant tailor and dealer in dry goods, clothing, hats, boots, and shoes (State and Main)
- Drug Stores: Jos. J. Knox (Knox Block, State Street); E. P. Vance (Robinson Block, State Street)
- Milliners: Mrs. E. Wheatcraft, dealer in Hats, Bonnets, Flowers, Plumes (State Street between Main and Home)
- Hotel: Commercial House hotel (State and Main)
- Hardware: L. R. Goodspeed (State and College); Samuel Jarvis (State Street)
- Furniture and Undertaker: J. Weibling & Son (State Street, near Main)
- Jewelry: Spayd, the Jeweler (State Street)
- Harness Shop: S. M. Hanby (State Street)

One of the new substantial brick buildings was the Robinson Block at 2-4 S. State Street (resource 39, photo 33), built c. 1875 by G. W. Robinson, who was listed in the 1878 directory as a dealer in "choice groceries, canned goods, fruits, tobacco, etc." at no. 2 in the Robinson Block. No. 1 in the Robinson Block was occupied by a drug store run by E. P. Vance. Also located here, likely on the second floor, were the offices of the Westerville *Banner*, the town newspaper. The third floor served as a Masonic Temple for Blendon Lodge No. 339.

A significant part of local history and lore in Westerville are the "Whiskey Wars" of 1875 and 1879, which cemented the village's reputation for temperance. The story begins with the opening of a saloon by Henry and Poleyxany Corbin in 1875. The small brick building that they owned at the corner of Knox and Main still stands in the historic district at 39 W. Main (resource 28, photo

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24). Corbin's action was not greeted with enthusiasm in the temperance-minded village of Westerville, which had passed a local law banning the sale of "fermented spirits" back in 1859. As it happened, a large crowd gathered to demonstrate against Corbin with the result that an explosion damaged his building and drove the business out. By 1878, Corbin had returned and his wife was listed as the proprietor of "Corbin House" located on the east side of State between Main and College (no longer extant). A saloon they opened in the basement was shut down by a dynamite explosion as well.

By 1880, the town's population had topped 1,000, at 1,148. Westerville remained a quiet and respectable village, described by the Franklin County history in that year as having "four of the six churches in the township, good schools, and its full share of the various societies and other institutions that abound in villages. It is a strong temperance town, and of healthful morals generally. In appearance it is rivaled by but a few of the boroughs of its size in the State."⁸ While the town was improving, many residents complained that the village's streets did not shed water, lacking gutters and drainage that made them impassible at times. There were unsightly hitching posts and railings that marred the appearance of the business area. The village needed an improved water supply and better lighting. The Editor of the *Westerville Review* summarized street conditions in 1882 as "mud, 8 inches deep; lamps few and far between; sidewalks without brick."⁹

Even with less-than-acceptable street conditions, the business district was transformed during the 1880s as its largest and most impressive three-story business blocks were constructed in this decade, all of which remain today as district anchors. The intersection of State and Main gained two of these business blocks: the three-story Italianate-style Weyant Block (resource 12, photo 9), built in 1881-1883 at the southeast corner, and the stately Queen Anne Hotel Holmes (resource 31, photo 27), built in 1889-90 at the southwest corner. Further to the south, the Markley Block (resource 36, photo 31) was built in 1888 at the northwest corner of State and College. The two commercial buildings (Weyant and Markley) had offices on the upper floors, while the Hotel Holmes provided 30 hotel rooms.

During this period, Westerville continued to develop the hallmarks of an independent community. Fraternal organizations established independent lodges which found homes on the upper floors of State Street buildings, including the International Order of Odd Fellows (founded 1857), the Blendon Lodge 339 of the Masonic Temple (founded 1862), and the Knights of Pythias (founded 1888). Each of these had rented meeting rooms in the business district by 1890. The town had a weekly newspaper, the *Westerville Reveille*, established in 1867, later to be replaced by the *Westerville Banner* in 1869, the *Westerville Review* in 1880 and finally the *Public Opinion* in 1885. The newspaper had a printing plant and office in the building at 20-24 W. Main Street that was built in 1895 (resource 26, photo 21). Westerville gained its first bank in

⁸ Williams Bros., *History of Franklin and Pickaway Counties, Ohio*, page 477.

⁹ Hancock, *op. cit.*, page 68.

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1883, when C. S. Strong and his brother came to Westerville from Sunbury, Ohio, to start a branch of their Farmer's Bank. The local bank was separated and named the Bank of Westerville in 1886, locating in two separate buildings on State Street over the course of the next 25 years.

Even with the advantage of a railroad line, Westerville had fewer than half a dozen manufacturing concerns by 1880. Most important of these was Everal Tile, which was established in 1875 for the production of ceramic pipe. Other industries in the 1870s consisted of a grist mill, saw mill, the fence foundry, and a recently opened spoke factory. New enterprises began to appear during the 1880s and 1890s, including the brick yard of Schick and Son, the dairy of William Budd, and the flour mill of J. C. Johnson. Everal Tile began producing brick in 1888, employing 23 people by 1890. Also important was H. L. Bennett and Co., a maker of stump pullers that built a large building next to the railroad line on East Home Street in 1890. A new industry founded in 1900 was Culver Art and Frame, a manufacturer and wholesaler of picture frames and moldings.

Westerville in 1890 was a village of 1,329 inhabitants with a town hall, Otterbein University, the new Hotel Holmes and many shade trees "among its better features." (Hancock, page 85). Temperance and religion remained hallmarks of the community, and much of the social life of the town revolved around the life of the church. Religious denominations included Methodist Episcopal, Evangelical, Presbyterian, United Brethren, and African Methodist Episcopal. The Westerville Methodist Church had only recently outgrown its 1838 building on N. State Street, constructing a new and larger church edifice in 1887. Otterbein was a Christian college, with compulsory chapel five times per week.

The churches during this period were also centers of reform, with speakers on prohibition, tobacco use, gambling and similar topics. Significantly, a Westerville chapter of the Anti-Saloon League of America was founded in 1894. Both women and men were eligible for membership in the ASLA, the women were also active in the WCTU, and the men generally voted the Prohibition ticket. The morals of the community were encouraged by village ordinances, which included the following prohibitions by 1890: swearing, the sale of alcoholic beverages, the sale of indecent pictures or books, the operation of a billiard hall, the performance of shows without a license, and work done on Sundays.¹⁰

Interurban streetcar travel had a significant impact on Westerville when it became the first town to be connected to Columbus by trolley when the line was completed in 1895.¹¹ The Columbus and Westerville Railway Company was formed in 1892 through the efforts of local resident Garry Meeker. Replaced by the Columbus Central Railway Company in 1893, the line raised \$35,000 in subscriptions from the village, and began construction in 1894, reaching Westerville one year later in 1895. An important destination on the "Westerville line" as it came to be called

¹⁰ Hancock, op. cit., page 99.

¹¹ "Columbus Interurbans 1895-1939," www.columbusrailroads.com website, accessed October 30, 2018.

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was Minerva Amusement Park, developed by the railway company and located to the south of Westerville. This 150-acre park featured a 15-acre lake and large casino, along with attractions and rides. The trolley cars ran hourly down the center of State Street through Westerville, providing residents, college students, and visitors access to and from the small town, the capital city and area attractions.

Despite the addition of new businesses, attractive brick business blocks and the interurban connection on State Street, Westerville was slow to adopt the improvements that would characterize a modern town. Local historian Harold Hancock observed that, "In 1900 Westerville was a quiet and peaceful village of 1,462 inhabitants mired in mud at the northern edge of Franklin County."¹² State Street was still a dirt road in 1895 when the interurban tracks were laid down its center, as shown in the historic photo in Figure 2 of Attachment B. The gas lights had finally given way to electric street lights in 1898, but other civic improvements were lagging behind. The village still lacked paved streets and sidewalks, adequate fire protection, and a water plant. In fact, it was not until Otterbein formed a committee in 1901 to study options for moving the university to Dayton, home of the United Brethren Church that the village was spurred to act. Bond issues were passed in 1901 to pay for a waterworks, sewage plant, and street macadamizing. The Editor of the *Public Opinion* urged that the date of passage be celebrated as the day of the "great awakening" when "Westerville began its exodus from a small, muddy village to a clean, healthy, business-like city."¹³

Street paving began in the summer of 1903, with brick being the material used after the initial macadam pavement on Home Street did not turn out well. By the end of the decade, the village had a new waterworks and sewage plant, and all of the primary streets were paved. For the first time since 1890, a substantial new business block was constructed to anchor a corner location. The two-story Classical Revival building at the northeast corner of State and College (resource 19, photo 14) was built in 1905 to house the village's second bank, the First National Bank, along with a hardware store, with offices above and additional storefronts at the rear.

With Otterbein University, railroad and interurban connections, a respectable business district, two banks, a weekly newspaper, brick paved streets, brick sidewalks, a new water plant, and improved fire protection services, Westerville seemed poised to take the next step in determining its future. In 1908, the village once again formed a Board of Trade, after earlier efforts had stalled. A motivating factor was the village's interest in persuading the Washington-based Anti-Saloon League of America to consider Westerville as its world headquarters. The success of this effort would usher in the next phase of the town's development, when it became known as the "Dry Capital of the World."

¹² Hancock, op. cit., page 103

¹³ Hancock, op. cit., page 104

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Significant District Associations within this Era (1873-1908)

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Criterion A:

One of Westerville's signature temperance events of this period, the so-called "Whiskey Wars," is represented by the original Corbin Saloon at 39 W. Main Street (resource 28). This small brick cottage was built before 1872, and gained notoriety as the location of a major protest by the townspeople over the sale of lager beer at this location in 1875, with the result that an explosion damaged a portion of the building. This was the first of two successful efforts to drive the saloon out of Westerville.

In terms of commerce, there are a number of significant buildings that illustrate the substantive commercial district that was forming in Westerville during the late 19th century and first years of the 20th century. Most notable are the large-scale brick blocks built between 1875 and 1890 that transformed the State Street business district in the years following the arrival of the railroad. Among the brick buildings from the 1870s are the three-story Rowe Block at 7-9 N. State (resource 35, photos 30, 31), built c. 1878 to house a grocery store in one of the storefronts, and the intact three-story Italianate building at 44 N. State (resource 5, photo 4) that was built c. 1875 and used as a drug store for many years. Especially prominent are the large-scale three-story brick business blocks that were built at corner locations, changing the face of the community during the 1880s. Constructed to house two retail stores on the ground floor and offices or meeting rooms on the upper floors, these buildings provided increased and improved space for the variety of businesses that were locating in Westerville to serve the residents, visitors and students during this period.

For example, the Robinson Block (resource 39) was built in 1875 as a two-story building at the southeast corner of State and College with a grocery store and drug store on the ground floor, but was expanded by the addition of a third floor in 1880 for the express purpose of providing the town with a Masonic Hall. Further up the block, M. S. Weyant tore down the frame ruins of Corbin's second saloon in 1881 in order to build his new business block (resource 12). Completed in 1883, this three-story building offered space for two retail businesses on the ground floor, as well as offices on the second floor and the town's first opera house on the third floor. After a fatal fire during a production of Uncle Tom's Cabin in 1886, the third floor became home to the local Knights of Pythias fraternal organization founded in 1888. In 1892, one of the storefronts became the home of the University Bookstore, continuing in that use until 1917, and providing an example of the college's relationship with the business district. Similarly, J.W. Markley came to Westerville in 1880 and purchased the grocery business of J. F. Snoddy at the northwest corner of State and College, remaining here until demolishing the frame building to build the current large brick block in 1888 (resource 36). The business thrived into the early 20th century, as the 1909 Franklin County history noted that Markley had expanded to become a "well-appointed general store" with at least five and sometimes seven clerks always on hand.

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Thomas Holmes built the magnificent Hotel Holmes in 1889-1890 (resource 31), hiring the well-known Columbus architectural firm of Yost and Packard to design this new addition to State Street. Built as a full-service 30-room hotel, complete with barber shop, dining room, kitchen, and separate livery stable in the rear, this building marked a change from the smaller hotel-tavern type buildings that had existed in Westerville in the past. Its construction signaled that Westerville was a community that could provide sophisticated accommodations for visitors to its college and its businesses. Westerville's newly-formed Board of Trade celebrated the new hotel with a banquet held at its opening in April of 1890. No doubt the hotel benefitted when the Westerville interurban railway line was opened through town in 1895.

Banking houses are represented in the district during this period by two buildings, one from the 1880s and one from the 1900s. The home of the town's first bank, the Bank of Westerville, still stands at 18 N. State (resource 15). This two-story brick Italianate building illustrates the modest but sophisticated appearance of small-town 19th century banks (please see the historic photo in Figure 6 of Attachment B). By 1911, the Bank of Westerville had built a new bank building across the street at 17 N. State, and a few years later its former home was retrofitted for use as the University Bookstore, a business that remained there from 1917 to 1964. Westerville's second bank also remains in the historic district, located in the building at 2-4 N. State (resource 19) in 1905. This two-story, Classical Revival building was constructed in that year to house the First National Bank in the south storeroom and a local hardware store in the north storeroom.

In addition to buildings fronting on State Street during this period, the east and west cross streets of Main and College provided secondary business locations, often for specialized uses. One such building was built for the J. R. Williams Bakery in 1893 (16-18 W. College, resource 38, photo 32). This business grew to include an ice cream parlor, a business which no doubt catered to Otterbein students as well as Westerville residents. The story of this business continues into the 1920s when it expanded and relocated on State Street as the Williams Grill. Another example is the home of the Westerville *Banner* and its printing plant, built in 1895 at 20-24 W. Main Street (resource 26).

Criterion C

Under Criterion C, the following are significant architectural styles from this period, particularly representing the Italianate and Queen Anne styles.

Italianate:

- The Robinson Block at 2-4 S. State Street (resource 39, photo 33) was built c. 1875 and is noteworthy for its hipped roof, side corbelled chimneys, wide eaves, and projecting hoods over the windows at upper floors.

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- The Rowe Block at 7-9 N. State (resource 35, photos 30, 31) has an Italianate five-bay façade with projecting bracketed cornice and hoodmolds that were restored in recent years based on historic photographic evidence.
- The Weyant Block at 24-26 N. State (resource 12, photo 9) is a classic example of the Italianate style, with its three-story vertical orientation, seven-bay façade, and projecting cornice with central gabled parapet, dentils, and brackets.
- The building at 44 N. State (resource 5, photo 4), built c. 1875, is a three-story, three-bay example of the style, with projecting bracketed cornice and bracketed projecting hoodmolds at windows.
- The Bank of Westerville building at 18 N. State (resource 15, photo 11) dates from 1883 and is an example of the style as it applied to a smaller, more residential scale commercial building of the period.
- The two buildings on S. State Street at 6-10 S. State (resource 42) and 14-16 S. State (resource 43) provide examples of Italianate style buildings, both two stories, one frame and one brick, that were built to provide a dwelling in the south half, and a storefront commercial use in the north half (photo 35). Both retain their residential scale and bracketed cornices, and the building at 14-16 also retains its historic storefront.

Queen Anne:

- The Markley Block at 1-3 N. State (resource 36, photo 31) dates from 1888 and has elements of Queen Anne in its expressive facade. Although the triangular parapets have been removed from the roofline of the façade, the distinctive features of the building are still evident. The two upper façade bays are defined by quarter-arch windows separated by brick piers. End piers flanking the bays and storefronts are capped above the roofline by decorative capitals.
- Hotel Holmes at 21-25 N. State (resource 31, photo 27) is a good example of the Queen Anne style in a commercial building, designed by prominent Columbus architects Yost and Packard. Defining features of the façade include the corner tower with entrance below, the central gabled parapet with finial, the use of round-arched windows flanking a center shallow projecting bay, and the use of colored prism glass panes at transom windows. Yost and Packard had a presence in Westerville, designing the second Westerville Methodist Church on N. State Street in 1887 (no longer extant) and the Vine Street (Emerson) school in 1895 (NR, #75001405).

Temperance, Civic Improvement, and the Automobile 1909-1969

An extremely important event in Westerville's history was its selection as the headquarters for the Anti-Saloon League of America (ASLA) in 1909, bringing a national focus to the community, cementing its reputation as a home for temperance, and providing an important economic boost. The Anti-Saloon League was founded at Oberlin, Ohio, in 1893 to "work for the

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unification of public anti-alcohol sentiment, enforcement of existing temperance laws, and enactment of anti-alcohol legislation.” (Temperance Row NR, #08000995) The Ohio League joined with one based in Washington, D. C., to form the nucleus of the National Anti-Saloon League, established in 1895. From the beginning the organization’s founders used periodicals to get their temperance message out, adopting *The American Issue* as the national voice of the League in 1907. By 1908, the ASLA had become a major national operation with 400 field and clerical workers in 43 states, a national office in Washington, D. C., and publishing offices in Chicago.

Looking for a place to consolidate its vast operations in 1908, the ASLA narrowed its search to Ohio. “The town of Westerville, a dozen miles north of the state capital of Columbus, had several advantages: its wholesome small-town atmosphere, its easy access to the railroad system, and its reputation for being dry. In fact, non-alcoholic Westerville was their kind of town.”¹⁴ The Board of Trade raised \$7,000 for the effort to attract the organization and offered a site with two buildings on South State Street for location of offices and construction of a printing plant. Located within the Uptown Westerville Historic District, this is the site today of the Anti-Saloon League Museum and the Westerville Public Library (resource 52). The printing plant (no longer standing) produced 40 tons of anti-alcohol material every month by 1915, with the result that Westerville became the smallest town in America to have a first-class post office.¹⁵ Once the 18th Amendment was assured for passage in 1919, the ASLA moved on to found the World League Against Alcoholism, which was also headquartered in Westerville. Difficulties with enforcement of Prohibition and 13 years of bootlegging and speakeasies finally led to the repeal of the 18th Amendment in 1933. Combined with the effects of the Depression, the end of Prohibition caused a sharp decline in financial support for the Anti-Saloon League and the World League Against Alcoholism. The Anti-Saloon League turned over its Westerville property and holdings to the Temperance Education Foundation, which remained at 110 S. State Street until 1973.

During the period from 1910 to the early 1920s, the Anti-Saloon League headquarters and printing plant appear to be the only dedicated business uses on South State Street between Winter and Plum Streets, as this area remained residential. A few single-family homes still exist in this area, including examples of American Foursquare or Craftsman style homes built during the 1910s and 1920s. These were the same housing types and styles employed by the leaders and managers of the Anti-Saloon League of America, who built their homes in the “Temperance Row” neighborhood to the west of State Street.

In addition to the activity of the Anti-Saloon League, some additional manufacturers were drawn to the community in the early years of the 20th century. These remained small and specialized. They include the Westerville Creamery, established 1900; the Culver Art and Frame Company, added in 1902; a fence post factory opened in 1905; the Taylor Foundry and Machine Co.,

¹⁴ Merriman, Williams, and Weinhardt, Temperance Row National Register nomination, 2008

¹⁵ Ibid.

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formed to make brass machinery in 1907; the Buckeye Novelty Manufacturing Co., formed in 1907 to make wire stretchers; and the Herbert Schrock tobacco factory added in 1910. Most significant was the Kilgore Manufacturing Company which relocated to Westerville from Columbus in 1918 for the production of cap pistols, eventually becoming the largest producer of this item in the world and employing 175 people by 1923. Two earlier manufacturers remained in the community, the Bennett Manufacturing Company and the Everal Tile Company. Most of these businesses were located along the railroad lines at the eastern edge of the village.

During the early years of the 20th century, the interurban railway began to be supplemented by the automobile. The first garage in town was opened by Henry Karg in 1912 and by 1916 there were 94 cars in Westerville. Travel by automobile had become so popular by 1922 that there was discussion of the need for an improved route that would link Cincinnati, Columbus, and Cleveland. Westerville was fortunate to be included as one of the communities that would directly benefit from the route dubbed the CCC or 3-C Highway, as it would follow State Street through the town. The completion of the roadway to Westerville in June 1924 was greeted with a community-wide celebration that lasted several days. An advertisement in the *Public Opinion* on that day called the 3-C Highway "The Beautiful Drive of Ohio." The first service station to be built on State Street as a result of the 3-C was a Standard Oil service station opened at the corner of South State and Park Streets in 1924 (no longer extant). A total of six garages or dealers in Westerville sold Dodge, Willy-Knight, Ford, Essex, and Hudson automobiles.

Westerville's location on this route meant that businesses along State Street would benefit from travelers passing through the village, and businesses began tying their location to the 3-C in advertising. The first traffic light was installed at State and Main Streets in 1926, followed by traffic lights at State and College, and State and Walnut the next year. Another consequence of the highway's construction was that bus service between Westerville and Columbus replaced the interurban line, which ceased operations in 1929. Parking had not yet become a problem.

Throughout this period of the 1910s and 1920s, existing businesses expanded and new businesses were added, either replacing 19th century buildings on State Street or building on previously undeveloped lots. Among the specialized buildings added to the community was the Winter Theater, Westerville's first long-lasting theater, which was built in 1913 (resource 11) on East Main Street. Even more significant and long-lasting was the State Theater (resource 17), constructed in 1927 on State Street. The owner of this building partnered with the Williams Grill, a beloved local institution that had its beginnings as a bakery and ice cream parlor on W. College Avenue in the 1890s. This business expanded and relocated to State Street, building its new building adjacent to the theater, where it remained until 1975. The construction of these two buildings in 1927 represented the last major construction in the Westerville business district before the Depression.

The 1920s and 1930s marked a period of civic development and expansion in Westerville, with a focus on the formerly residential area of South State Street. While the early 1900s resulted in

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public improvements such as paved streets, waterworks, and sewage treatment, this period was defined by significant investment in new civic and public buildings that were signs of a maturing community. The first of these was the new Westerville High School, completed in 1923 (resource 47). Up until this time, Westerville was able to function with its one school, the Vine Street school (1895, NR), serving all grades. In 1921, when the high school curriculum was temporarily removed from accreditation because of instructional deficiencies and a high pupil-teacher ratio, a volunteer group spearheaded an effort to fund a new high school building. This marked Westerville's first new school in nearly 20 years. With this beginning, South State Street emerged during the 1930s to the 1950s as the preferred location in the community for new public buildings to house the municipal offices, the public library, and the post office, along with a dedicated home for a new Masonic Hall.

Westerville's local government has a history of being proactive, particularly with efforts toward community improvement. In 1916, the community became the first village in Ohio to adopt the council-manager form of government, which still governs the city's operation today. In 1923, the village's building code limited business district construction to fireproof structures. A planning commission was created in 1927 and a zoning ordinance took effect in 1928. In 1929, a beautification project for State Street was planned from Home Street on the north to Walnut Street on the south (the same overall boundaries as the proposed historic district). The proposal was to widen and repave the street, and remove the street railway tracks. As part of this work, the village of Westerville took the extra step of transferring all of the village's electric lines and poles to back lots and alleys, the Ohio Bell Telephone Company was also drawing up plans for the removal of wires and poles from the street, and the village was planning to add "boulevard lights" the length of the street from Home to Walnut. These were significant improvements at the time.

Westerville was impacted by the Depression as businesses struggled and people found themselves out of work. The town's two banks – the Bank of Westerville and the First National Bank – had merged in 1929, and the new bank failed on Nov. 25, 1931. The community banded together, with business people and residents contributing \$25,000 in capital for a new bank, which was named the Citizen's Bank and opened on April 4, 1932. The bank remained in the Classical Revival bank building that had been occupied since 1910, finally remodeling it to a modern style in 1951 (resource 32).

During the years of the Depression, Westerville was said to be the first town in Ohio¹⁶ and one of the first in the nation to employ relief labor,¹⁷ which it used for the remodeling of a South State Street residence for use as a new village hall. Under the Civil Works Administration (CWA), the Davis House at 21 S. State Street was remodeled and expanded by a first-floor addition starting in 1933. According to an April 13, 1939, article in the *Public Opinion*, "Forty

¹⁶ *Public Opinion*, April 13, 1939, page 1.

¹⁷ The Ohio Archaeological and Historical Society, "Westerville in the American Tradition," 1940, page 112.

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men in Westerville who were receiving relief went to work on the building in shifts of one, two or three days per week, according to the size of their families. They were paid by the state relief commission and saved the village \$3,000 in labor on the remodeling of the building and addition of the fire station and jail” which were added to the rear. The CWA gave way to the Federal Emergency Relief Administration in 1934, which in turn was taken over by the Works Progress Administration in July 1935. The Westerville City Manager, “with the approval and cooperation of council, devised project after project to keep local men employed and obtain as much as possible for Westerville...”

The village offices, library, and post office were each in borrowed quarters in the years leading up to the early 1930s when they were coalesced on South State Street with the help of Federal aid. The municipal offices had been in a dedicated town hall building on E. Main Street (no longer extant) from 1875 until 1927, when they were moved to the former Williams Bakery building at 16-18 W. College. The offices remained there for just six years before relocating to the newly remodeled quarters in 1934. As part of the Davis home remodeling, the second floor was reserved for the public library, which had occupied the first floor of a local residence since it was established in 1930. Using WPA funds, the library space was expanded by an addition in 1937. WPA funds were also used to build the village’s new post office, completed at 28 S. State Street in 1935 (resource 45). The post office had been located in two storefronts at the rear of the building at 2-4 N. State Street (resource 19) following its construction in 1905, expanding into a third storefront by 1922.

Another important civic building was added to South State Street in 1932. In 1927, Westerville’s Masonic lodge (Blendon Lodge 339) conducted a drive to raise \$80,000 to erect a new Temple, making it the only fraternal organization in Westerville to build a dedicated home. With a membership numbering over 360 in 1928, the Masons had outgrown their former lodge room on the third floor of the Robinson Block. The organization purchased a lot from the Anti-Saloon League of America for \$12,000 and began construction of its grand Neoclassical Revival temple in 1930, which it still occupies today (resource 53).

The period from the 1940s through the 1960s was marked by some modifications to the business district as it adapted to changing styles, changing shopping patterns, and continuing growth of the community as it moved toward city status. Hardware stores, furniture stores, grocery stores, and variety stores are all examples of retail uses that began to demand larger floor areas on a single level, either through a new or remodeled building. In the Uptown area, an example of a remodeled building is the 1881 Weyant Block which was converted from two storerooms to a single large store when a new “self-serve” Ben Franklin store came to town in 1946. It remained at this location until 1971. In 1949, a new one-story building at 43 N. State (resource 21) became home to a Kroger grocery. These are both examples of chain stores that were entering the Westerville market at the time. Other chain-type businesses that entered the Uptown area during this period were Isaly’s Dairy Store, (1943, resource 9), the Dairy Queen (1964, resource 48), and Friendly’s Ice Cream (1974, resource 46).

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Two of Westerville's most significant retail businesses had their beginnings in the Uptown district in the 1940s, eventually expanding their reach to become two of the most recognizable businesses in central Ohio. Both companies still exist today. McVay's Furniture and Roush Hardware each had its start in the two-story commercial building at 11 West College Avenue (resource 55). The building was originally built c. 1924 by H.P. Sammons for a furniture store. The business was purchased by Maurice McVay in 1942 and the name was changed to McVay Furniture Company. When Wilkin & Son Hardware vacated their building at 38 N. State Street to build a new store on South State in 1945 (resource 44), McVay purchased their former building and set about remodeling it and building an annex in 1946. This enlarged store "will give the McVay Furniture Co. approximately 20,000 square feet of floor space, making it one of the largest suburban furniture stores in the state." (*Public Opinion*, 11/08/1945). The company remained at this location until 1971, continuing to grow the brand. Roush Hardware was started as Arn and Roush Hardware at the former McVay location in 1951 (Arn left the partnership two years later). The company operated at this location for nine years before Roush became the first store to be opened in the new Westerville Shopping Center at State Street and Shrock Road, approximately one mile to the south of its former location, where it remains.

It is interesting to note that the village of Westerville made an early effort to accommodate the automobile by providing free parking; in fact, Uptown Westerville has never had parking meters. As early as 1940, the village established and promoted free parking in village-owned lots. The Columbus *Citizen* newspaper took note of this in a 1946 article featuring Westerville and contrasting it with what other large and small cities were doing to combat the parking problem, particularly Columbus. The paper stated "Westerville, Columbus' small neighbor immediately to the northeast, can answer good parking requirements on a small scale. Signs on State St., the main thoroughfare running north and south, point both east and west to 'free parking.'" The city manager explained that the village had removed several old wooden buildings, former livery stables that had been converted to garages from the area immediately behind the stores. Some of the land was purchased, some leased, using money from the general fund. The east parking lot was opened just before Christmas in 1940 and the second lot to the west was opened in 1945. Together, they held about 110 cars, but the village was still hoping to assemble more space that was within a block from State Street. Today, the city of Westerville continues to offer free parking in city owned lots behind the State Street businesses.

The decade of the 1950s was the period when Westerville saw greater population growth than ever before. The number of residents rose from 4,112 in 1950 to 7,011 in 1960, an increase of 70%. Annexation helped to fuel this influx, as nearly half of the city's 1,195 acres were added by annexation between 1950 and 1956. There was another building boom in 1959, with new tracts being added and new subdivisions created. Ultimately, this growth enabled the village to attain city status, which it did in 1961.

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The 1950s and 1960s brought physical changes to the district in terms of some remodeled buildings and new construction that reflected the changing architectural trends of the period. While some of the changes were dramatic, such as the construction of the modernistic Church of the Messiah Methodist Church in 1959-1962, other changes were less noticeable. Two of the changes were at banking facilities, including a remodeling of the Citizens Bank in 1951 and construction of a new Home Savings Bank building in 1955, both with contemporary streamlined design. At the south end of State Street, a new Westerville Public Library facility was completed in 1955, greatly expanding its offerings and capacity to serve the community (resource 52, non-contributing due to alterations). Adjacent to this was a new office building known as the Westerville Medical Center, located at 100 S. State (resource 51).

Some business owners, facing competition from the new Westerville Shopping Center that was opened in 1960, made changes to their facades or storefronts in an effort to modernize. However, many of these changes were minimal or devoted to signage, with the result that much of the original 19th and early 20th century look and feel of the district was maintained. Long proactive in maintaining the appearance and viability of its business district, the city of Westerville and organizations such as Uptown Westerville, Inc., have worked to preserve the historic character of Uptown Westerville by providing design review protection, façade improvement grants, and assistance with programing and promotions.

Significant District Associations within this Era (1909-1969)

Criterion A:

The significant Anti-Saloon League history of Westerville is represented in the district by the national headquarters building at 110 S. State Street (resource 52, part of the Westerville Public Library), now operated as a Museum and administrative offices for the library. In addition, the Stoner House at 133 S. State was used by the ASLA during the 1920s as the American Issue Publishing Company offices.

Commercial buildings that were added to the district during this period include a pair of two-story buildings with large footprints that were added to side streets in the 1920s. The building at 8-10-12 E. Main Street (resource 10) was built in 1922 with three storefronts to accommodate prospective tenants. The building at 11 W. College Avenue (resource 55), mentioned earlier, was built in 1924 as a furniture store for H.P. Sammons, later McVay Furniture Company. This same building was the original home of Roush Hardware in 1951, a business that retains a presence in the community today. Other commercial construction from the period includes the row of one-story buildings that were built in the block to the north of the Guitner Block, starting with the Colonial Music Building (resource 24) in 1927, and continuing with the plain brick structures added in 1949 (resource 21) and 1960 (resources 22 and 23). Finally, the district has an example of a medical office building, a building type that often appeared in older downtown areas during

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the 1950s and 1960s. The Westerville Medical Center at 100 S. State Street (resource 51) was built in 1959 and is a good example of this trend.

Bank facilities were streamlined and enhanced during this period of the 1950s. The Bank of Westerville, which had been located at 18 N. State Street during the 19th century, built a new Classical Revival bank building across the street at 17 N. State in 1910. No longer meeting the needs of its customers, this building was significantly upgraded in 1951 by the addition of a new façade, remodeled interior, and addition of a drive-up window (resource 32). Another bank building, also with drive-through facilities, was introduced at 1 S. State Street in 1955 (resource 54). This is a simple one-story brick building of plain mid-century design. One aspect of this development was demolition of a brick 19th century building and creation of a plaza at the corner in 1965. The free-standing clock sign in the plaza dates from this period.

Buildings associated with the theme of entertainment during this period include examples of early 20th century movie theaters, restaurants, and ice cream parlors, all of which certainly benefited from college student patronage as well as residents and visitors. The Winter Garden Theater (resource 11) was built at 16 E. Main Street as a movie theater in 1913. With a capacity of 180 patrons, this was eclipsed in 1927 by the much larger 600-seat State Theater located at 6-12 N. State Street (resource 17). The State Theater building also provided two retail storefronts and offices on the second floor. Located next door to the theater, at 14 N. State (resource 16), was the Williams Grill. The two buildings were designed as a single project, even though they were owned separately. The Williams Grill started on W. College Avenue in 1887 as a bakery, adding sandwiches and ice cream to become a favorite hangout for Otterbein students. It remained on W. College for 40 years before relocating to State Street where it remained until 1975. In addition to space for an expanded restaurant, the new building provided a private party room on the second floor. Another significant ice cream business was Isaly's Dairy Store, constructed in 1943 at 30 N. State (resource 9). Isaly's remained here until 1967. The building is notable for the glazed buff and black brick on its two primary facades. Also worth noting in this context is Schneider's Bakery, a long-time local business that still exists in Uptown Westerville at 6-10 S. State (resource 42).

Although not common in the business district, manufacturing is represented by the Culver Art and Frame Company at 74-76 N. State Street (resource 2). This glazed brick building was built in 1912 as the store and factory for this manufacturer and wholesaler of picture frames and moldings. The company, which was founded in 1900, remained in this location until 1946.

Auto-related buildings in the Uptown district include a service garage from c. 1916, an auto dealership from c. 1918, and a filling station from 1935-1940. Schott's Garage was one of the first auto repair garages to be built in Westerville, located in the building at 13-19 E. College Avenue (resource 41). Schott's began in the 1900s as a wagon, buggy and machine shop at this location, but made the transition to cars by 1916, becoming an authorized Ford service representative. Farber Motors built the one-story brick building at 40 W. Main (resource 27) as

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an auto dealership c. 1918, remaining here until 1924. Finally, Joe's Filling Station at 80 N. State Street (resource 1) remains as an example of gas station design. The original filling station office was built c. 1935, with the two garage service bays added in about 1940. Along with several others that no longer exist on State Street, this station was a useful stop on the 3-C Highway.

This period is well represented by the public buildings that were constructed on South State Street between 1923 and 1955. These include the Westerville High School (resource 47, now Hanby School) built in 1923; the Municipal Building at 21 S. State (resource 56) built in 1933-34, 1937 and 1988; the old Westerville Post Office at 28 S. State (resource 45), and the Westerville Public Library at 130 S. State (resource 52, non-contributing). Although not a public building, the major new home of the Masonic Temple was completed in 1932 at the south end of the district (resource 53).

Lastly, this period saw the construction of a new Methodist Church on N. Main Street, the third to be built on the site since 1838. Motivated by its expanding congregation that could no longer be accommodated in its 1887 church building, this modern church introduced dramatic design to the district when it was built between 1959 and 1962 (resource 20).

Criterion C:

Under Criterion C, the following are significant building types and architectural styles from this period.:

Craftsman:

- One of the best examples of the Craftsman style as it appeared in homes along S. State Street is the residence at 121 S. State (resource 64, photos 59, 60). Built c. 1915, this home displays all essential characteristics of the style, including pergola-style entry and side porches, exposed purlin tails at the roof eaves, multi-paned windows, window boxes and shutters. It remains in residential use.

Colonial Revival:

- The Westerville Municipal Building at 21 S. State Street (resource 56, photos 50-52) was designed in a Colonial Revival style that is most notable by the presence of the cupola in both the 1934 and 1988 sections. The original 1934 section also displays a projecting square bay window and segmental arched windows at the ground floor level.

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Neoclassical Revival or Classical Revival:

- Westerville High School (resource 47, photo 41) is an example of a Classical Revival school building from 1923, with an addition from 1929. Constructed of brick with limestone trim, the building has a center projecting pavilion with three entry doors framed by stone pedimented surrounds. The architect was F. F. Glass.
- The Masonic Temple (resource 53, photo 47) is an example of a Neoclassical Revival style building, complete with a monumental front entry portico sheltering a three-bay façade with center round-arched entry door.

Art Deco/Art Moderne:

- The former Westerville Post Office at 28 S. State Street (resource 45, photo 39) is an example of a streamlined WPA building with an Art Deco/Art Moderne influence. Faced in brick with limestone trim, the post office displays banding and lettering in a geometric style at the front entry block.
- The Citizens Bank at 17 N. State (resource 32, photo 28) is an early 20th century building that was given a completely new and updated façade in 1951. It consists of a main block and smaller entry addition to the north. Primary features of the style are the fluted columns and geometric banding. The architect for the bank's remodeling was the Columbus architectural firm of Carmichael and Millsbaugh.

Mid-Century Modern:

- The Westerville Methodist Church (Church of the Messiah) at 51 N. State (resource 20, photos 17, 18) was built between 1959 and 1962. The work of architects Fred Wright and William Gilfillen, the church employs stone, stained glass, aluminum, and slate in a dramatic ecclesiastical mid-century modern design. Most significant is the sanctuary and the smaller chapel, both of which employ sharply projecting and overhanging rooflines.
- The Westerville Medical Center at 100 S State (resource 51, photo 44) was built in 1959 and was designed by architect Don Newland. The building is horizontal in orientation, with a low-pitched roof, widely overhanging eaves, and a recessed balcony and window wall in one half of the upper floor. A unique feature of this building is the sunken front court with two storefronts that are partially below grade.

SUMMARY

The Uptown Westerville Historic District contains an intact collection of historic resources that illustrates the history of the community's business district from the mid-19th century to the mid-20th century. The district meets Criterion A as it depicts the evolution of Uptown Westerville from a small agricultural settlement of the mid-19th century to its establishment as an

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independent commercial and civic center of the late 19th and 20th centuries. The appearance of the district today was shaped by the historical events, development trends and construction activity during its period of significance from 1852 to 1969. Under Criterion C, the district represents an important collection of 19th and 20th century buildings that together convey an area of distinct historic architectural character. The historic district is cohesive, retains high architectural integrity, and clearly conveys the Uptown area's growth and development over time.

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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): _____

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10. Geographical Data

Acreage of Property 24.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 335242 | Northing: 4443564 |
| 2. Zone: 17 | Easting: 335710 | Northing: 4443533 |
| 3. Zone: 17 | Easting: 335705 | Northing: 4442898 |
| 4. Zone: 17 | Easting: 335329 | Northing: 4442896 |

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

Beginning at the intersection of Guitner Alley and W. Home Street, go south on Guitner Alley to the intersection with Cochran Alley; turn west until reaching a point on Cochran Alley that aligns with the east property line of 40 W. Main Street; go south on this line to the north property line of 40 W. Main Street; turn west and follow this line to the intersection with Walker Alley; head south on Walker Alley to W. Main Street, and then continue south

Uptown Westerville Historic District

Franklin County, Ohio

Name of Property

County and State

on Knox Street until reaching the south property line of 39 W. Main Street; go east along this line to Guitner Alley; then head south on Guitner Alley to a point that aligns with the north property line of 16-18 W. College Avenue; turn east on this line to the west property line of 16-18 W. College; then turn south on this line to W. College Avenue; head east on W. College Avenue to the west property line of parcel number 080-000394; head south along this line to the center of the vacated Thomas Alley; head west to the west property line of the City of Westerville municipal buildings at 21 and 29 S. State Street; then turn south to the south property line of the same; from there head east along this line to a point that aligns with the west property line of 59 S. State Street; then turn and go south along this line to the center of Park Street; turn east on Park Street to a point that aligns with the west property line of 79 S. State Street; go south along the west property lines of 79, 91 and 109 S. State Street to W. Plum Street; head east on W. Plum Street to a point that aligns with the west property line of 121 S. State; go south along this line and jog to the east to continue south along the west property line of 133 S. State Street; turn east on the south property line of the same until reaching State Street; continue east across State Street and along Starrock Alley until the intersection with Graphic Way; turn north on Graphic Way to the south property line of the Westerville Public Library; turn east, north and west along the property lines of the Library until reaching the east property line of 100 S. State Street; turn north along this line until reaching E. Park Street; jog northwest to meet the intersection with Budd Alley; continue north on Budd Alley to a point that aligns with the south property line of 44 S. State Street; from there go west to the east property line of 44 S. State; then turn north to Winter Street; turn west to a point on Winter Street that aligns with the east property line of 28 S. State Street; go north along the east property lines of 28, 20 and 14-18 S. State Street to Slaughter Alley; head west on Slaughter Alley to the east property line of 13-19 E. College Avenue; turn north along this line to E. College Avenue; then go east on College to Haywood Alley; head north on Haywood Alley to the north property line of 38 N. State Street; turn west along this line to the rear property line of 42 N. State Street; then follow this line north to the intersection with E. Home Street; turn east on Home Street to the intersection with Haywood Alley; head north on Haywood Alley to the north property line of 80 N. State Street; go west along this line to the intersection with N. State Street; turn south on State Street to the intersection with Home Street; and then head west on Home Street to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundaries represent the historic commercial and civic core of the city of Westerville, with a cohesive collection of buildings on contiguous lots that illustrates the history and development of the city's uptown area during the Period of Significance. The boundaries are drawn to exclude the surrounding residential properties, as this district is centered on the commercial spine of North and South State Street. The change in character that can be observed between the historic commercial/civic construction and nearby residential development was an important boundary determinant. Some of the adjacent homes have been converted to commercial use in the past 40 years, but the original residential character of these buildings corresponds with the surrounding residential development, and they are thus excluded from the district boundaries.

Uptown Westerville Historic District
Name of Property

Franklin County, Ohio
County and State

11. Form Prepared By

name/title: Judith B. Williams
organization: Historic Preservation Consultant
street & number: 854 Pullman Way
city or town: Columbus state: Ohio zip code: 43212
e-mail: Judywilliams.hpc@gmail.com
telephone: 614-736-3540
date: April 2, 2019

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.)

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: Uptown Westerville Historic District
City or Vicinity: Westerville
County: Franklin County
State: OH
Name of Photographer: Judith B. Williams
Date of Photographs: September 2018

Uptown Westerville Historic District

Franklin County, Ohio
County and State

Name of Property

- Photo 1 of 61: 80 N. State Street, looking northeast
Photo 2 of 61: 74-76 N. State Street, looking northeast
Photo 3 of 61: East side of N. State Street, looking southeast from 50 N. State
Photo 4 of 61: 42 and 44 N. State Street, looking east
Photo 5 of 61: East side of N. State Street, looking northeast from 34-36 N. State
Photo 6 of 61: Northeast corner of N. State and E. Main Streets, looking northeast
Photo 7 of 61: 8-12 and 16 E. Main Street, looking northeast
Photo 8 of 61: North side of East Main Street, looking northwest from 16 E. Main
Photo 9 of 61: 24-26 N. State Street, looking east
Photo 10 of 61: East side of N. State Street, including 18, 20, 22, and 24-26 N. State, looking northeast
Photo 11 of 61: 18 N. State Street, looking east
Photo 12 of 61: East side of N. State Street, looking northeast at the block between College and Main Streets
Photo 13 of 61: East side of N. State Street, looking northeast from College Avenue
Photo 14 of 61: 2-4 N. State Street, looking northeast
Photo 15 of 61: North side of E. College Avenue, looking west from Haywood Alley
Photo 16 of 61: 20-24 College Avenue, looking northwest
Photo 17 of 61: Westerville Methodist Church, 20 N. State Street, looking southwest
Photo 18 of 61: Westerville Methodist Church, 20 N. State Street, looking northwest
Photo 19 of 61: West side of N. State Street, looking northwest at the block between Main and Home Streets
Photo 20 of 61: 31 N. State Street, looking northwest
Photo 21 of 61: 18-24 W. Main Street, looking northwest
Photo 22 of 61: 40 W. Main Street, looking northeast
Photo 23 of 61: North side of W. Main Street, looking northeast from Knox Street
Photo 24 of 61: 39 W. Main Street, looking south
Photo 25 of 61: 27 and 29 W. Main Street, looking southeast
Photo 26 of 61: Looking southeast on W. Main Street toward State Street, showing 21-25 and 24-26 N. State Street
Photo 27 of 61: Hotel Holmes, 21-25 N. State Street, looking southwest
Photo 28 of 61: 17 N. State Street façade, looking south
Photo 29 of 61: West side of N. State Street, looking northwest at 11, 15, 17 and 21-25 N. State
Photo 30 of 61: West side of N. State Street, looking southwest at 1-3, 7-9, 11 and 15 N. State
Photo 31 of 61: West side of N. State Street, looking northwest at the block between College Avenue and W. Main Street
Photo 32 of 61: Looking northeast on W. College Avenue toward State Street, showing 16-18 and 12-14 W. College Avenue and the rear of 1-3 N. State Street
Photo 33 of 61: Southeast corner of E. College Avenue and S. State Street, looking southeast
Photo 34 of 61: 13-19 and 11 E. College Avenue and the rear of 2-4 S. State Street, looking southwest
Photo 35 of 61: 22 and 20 S. State Street, looking southwest
Photo 36 of 61: East side of S. State Street, looking northeast from 20 S. State
Photo 37 of 61: 20 S. State Street, looking east

Uptown Westerville Historic District

Franklin County, Ohio
County and State

Name of Property

- Photo 38 of 61: View of State Street, looking north from Winter Street
Photo 39 of 61: Old Westerville Post Office, 28 S. State Street, looking east
Photo 40 of 61: 44 S. State Street, looking east
Photo 41 of 61: Original Westerville High School, 56 S. State Street, looking northeast
Photo 42 of 61: East side of S. State Street, looking northeast at 84, 88, and 94 S. State
Photo 43 of 61: East side of S. State Street, looking southeast at 88, 94 and 100 S. State
Photo 44 of 61: 100 S. State Street, looking east
Photo 45 of 61: Anti-Saloon League/Westerville Public Library, 110-126 S. State Street, looking east
Photo 46 of 61: Anti-Saloon League/Westerville Public Library, 110-126 S. State Street, looking northeast
Photo 47 of 61: Masonic Temple, 130 S. State Street, looking southeast
Photo 48 of 61: West side of State Street at the intersection with W. College Avenue, looking northwest
Photo 49 of 61: 11 W. College Avenue, looking southwest
Photo 50 of 61: Westerville Municipal Building, 21 S. State Street, looking southwest
Photo 51 of 61: Westerville Municipal Building, 21 S. State Street, looking north
Photo 52 of 61: Westerville Municipal Building, 21 S. State Street, looking west
Photo 53 of 61: Westerville Municipal Building, 29 S. State Street, looking west
Photo 54 of 61: 59 and 61-65 S. State Street, looking southwest
Photo 55 of 61: 61-65 S. State Street, looking west
Photo 56 of 61: 16-20 W. Park Street, looking northwest
Photo 57 of 61: 79 S. State Street, looking southwest
Photo 58 of 61: 109 and 91 S. State Street, looking southwest
Photo 59 of 61: West side of S. State Street, looking southwest from W. Plum Street
Photo 60 of 61: 121 S. State Street, looking northwest
Photo 61 of 61: Stoner House, 133 S. State Street, looking southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio



Figure 1: 1856 Atlas Map

ATTACHMENT A – Historic Maps
 Uptown Westerville Historic District, Westerville, Franklin County, Ohio

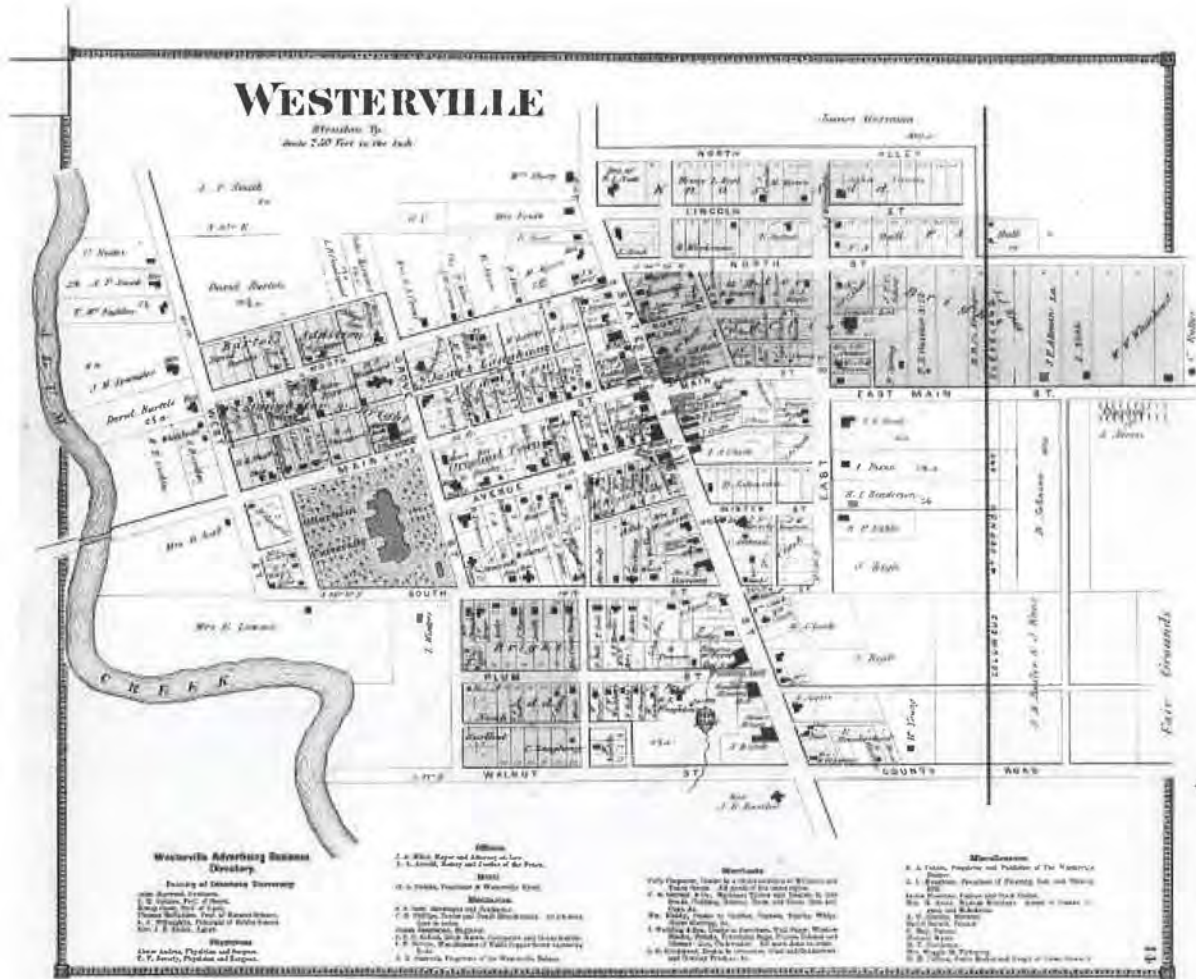


Figure 2: 1872 Atlas Map

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio

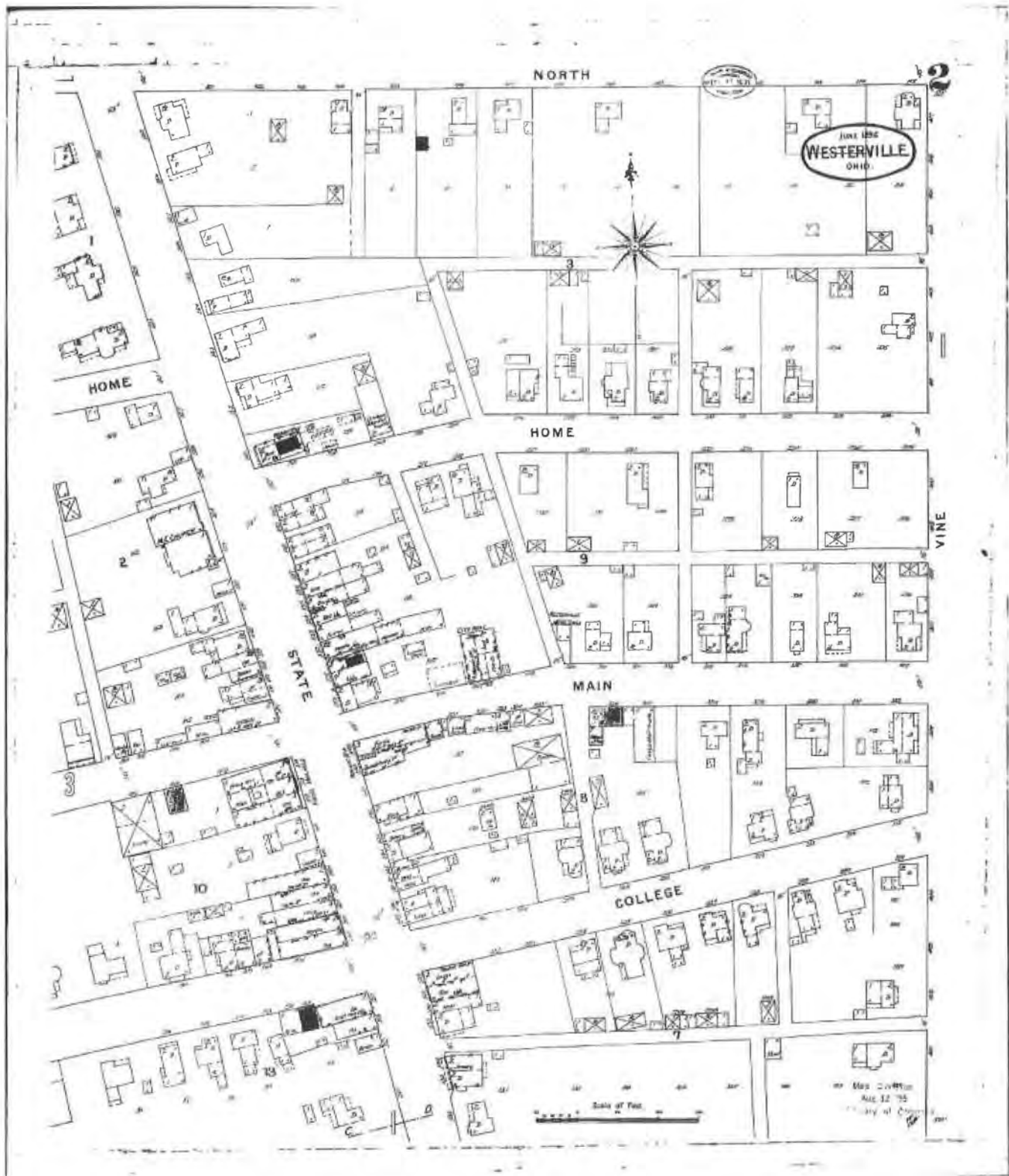


Figure 3: 1894 Sanborn Insurance Company Map

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio



Figure 4: 1900 Sanborn Insurance Company Map

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio

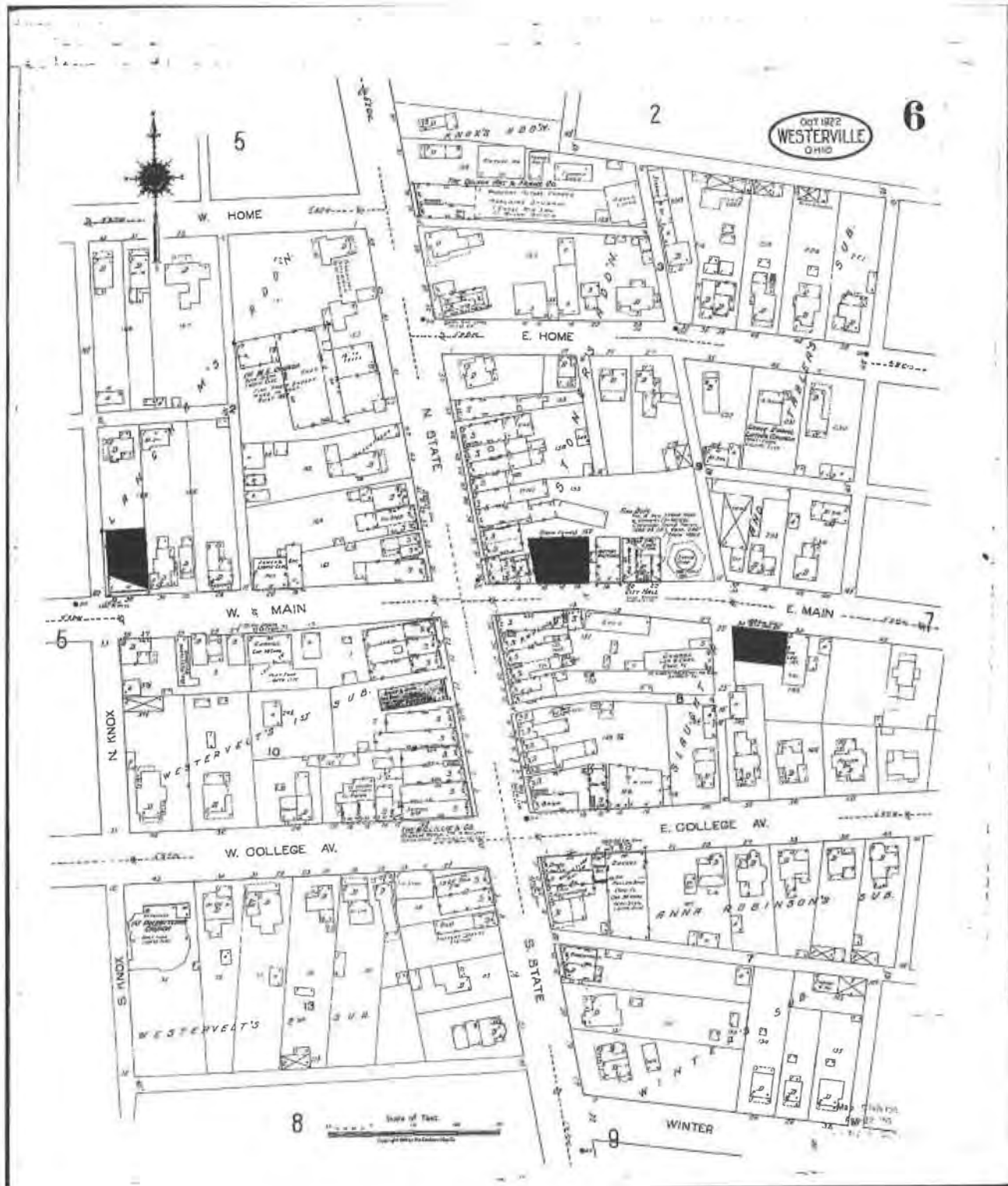


Figure 5: 1922 Sanborn Insurance Company Map

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio



Figure 6: 1933 Sanborn Insurance Map

ATTACHMENT A – Historic Maps
Uptown Westerville Historic District, Westerville, Franklin County, Ohio

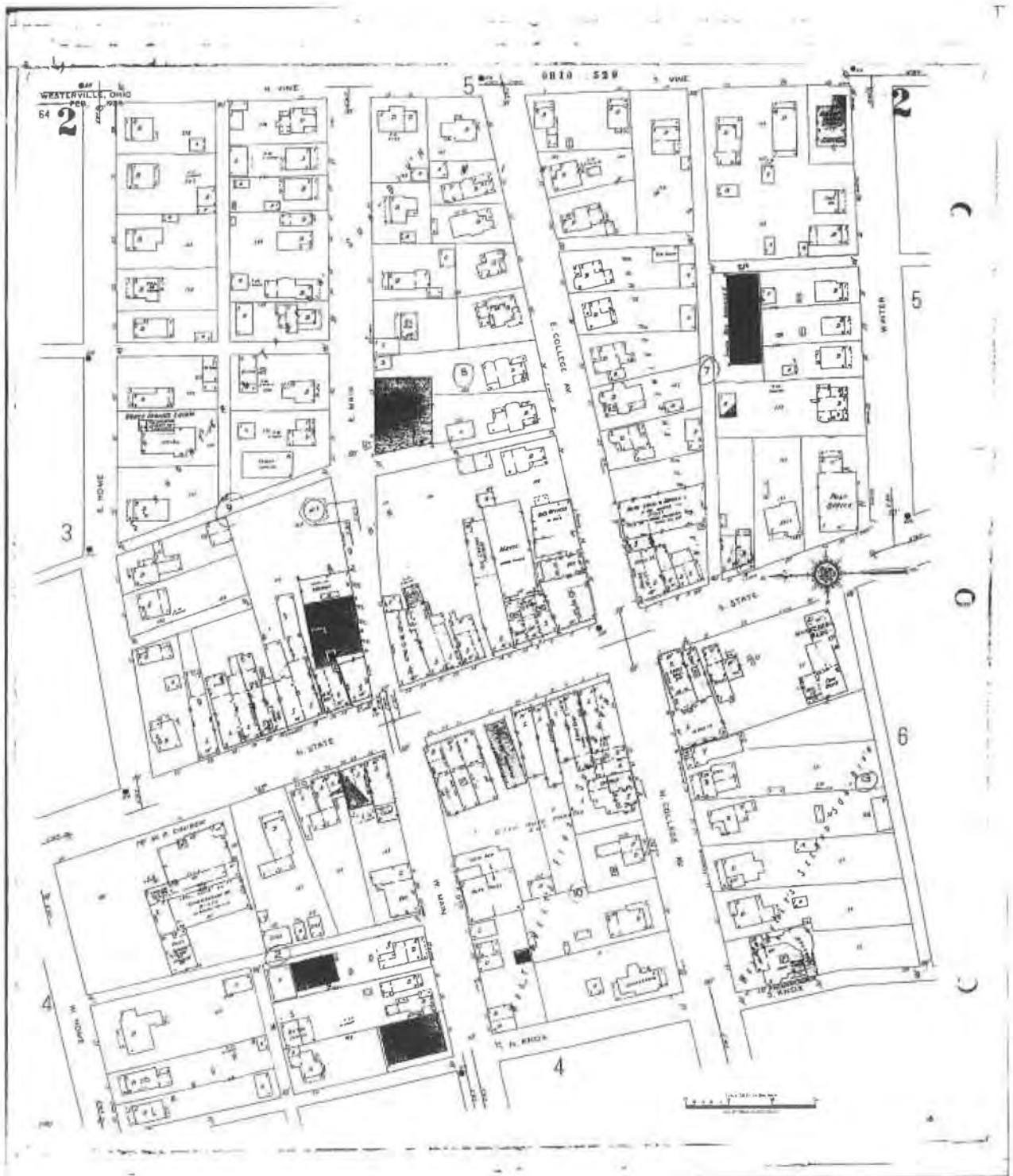
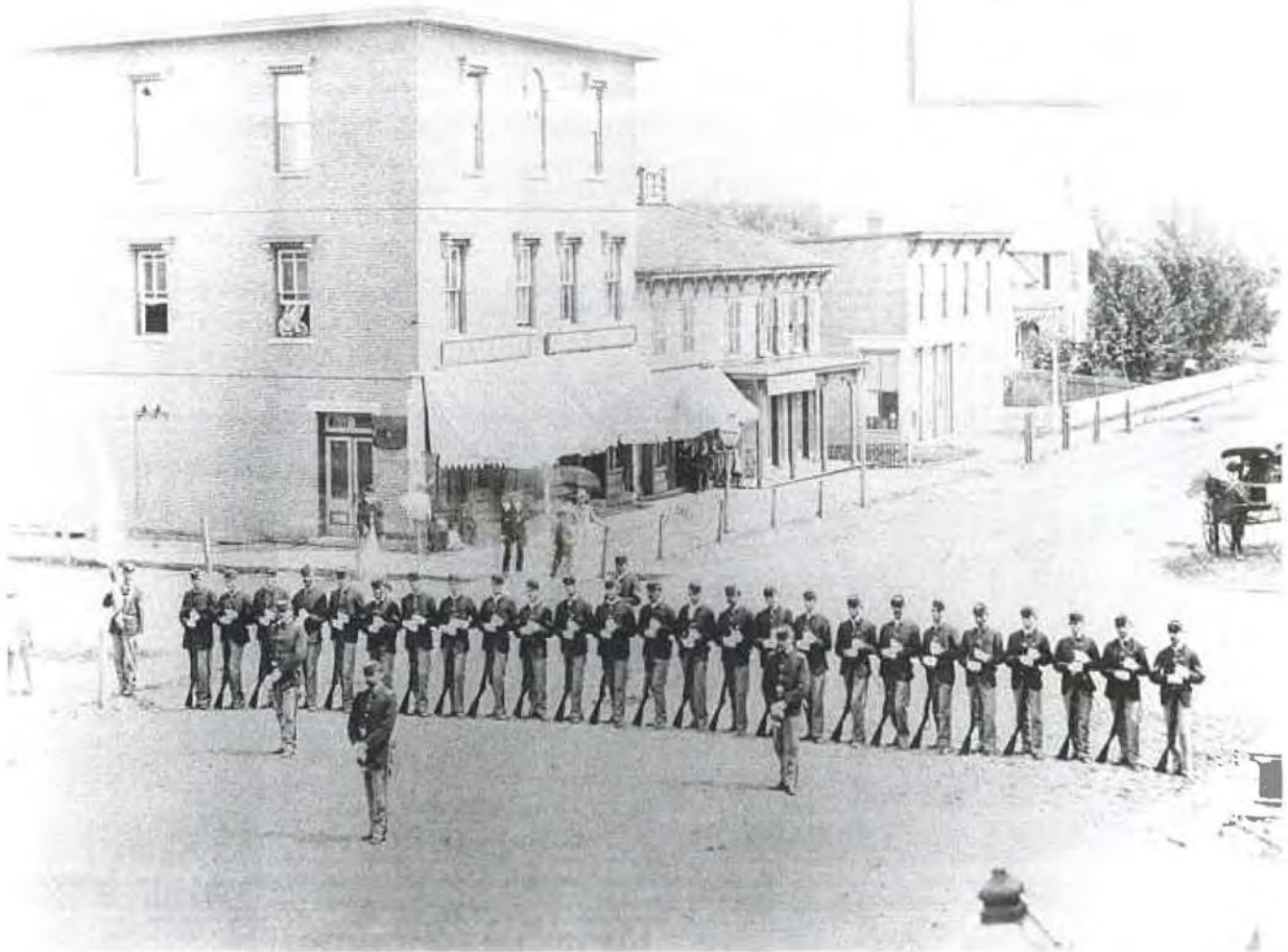


Figure 7: 1942 Sanborn Insurance Map

ATTACHMENT B – Historic Photos

Uptown Westerville Historic District, Westerville, Franklin County, Ohio

Photos courtesy of the Westerville Public Library



**Figure 1: Civil War Veterans
View looking south from College Avenue
(Robinson's Block on corner)**

ATTACHMENT B – Historic Photos
Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library



Figure 2: Interurban Railway tracks being laid on South State Street, looking south from College Avenue, 1895



Figure 3: Hotel Holmes, c. 1890

ATTACHMENT B – Historic Photos
Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library



Figure 4: State Street, looking north from College Avenue, c. 1907



Figure 5: State Street, looking south from Main Street, c. 1907

ATTACHMENT B – Historic Photos

Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library



Figure 6: Bank of Westerville, c. 1910



**Figure 7: Anti-Saloon League of America National Headquarters
South State Street, looking east from Plum, c. 1915**

ATTACHMENT B – Historic Photos
Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library



Figure 8: State Street, looking north from College Avenue, c. 1928



Figure 9: Bird's eye view of State Street, intersection with College Avenue, Looking southwest, 1930s

ATTACHMENT B – Historic Photos
Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library



Figure 10: State Street, looking south from Home Street, c. 1950s



Figure 11: State Street, looking north from College Avenue, c. 1960s

ATTACHMENT B – Historic Photos

Uptown Westerville Historic District, Westerville, Franklin County, Ohio
Photos courtesy of the Westerville Public Library






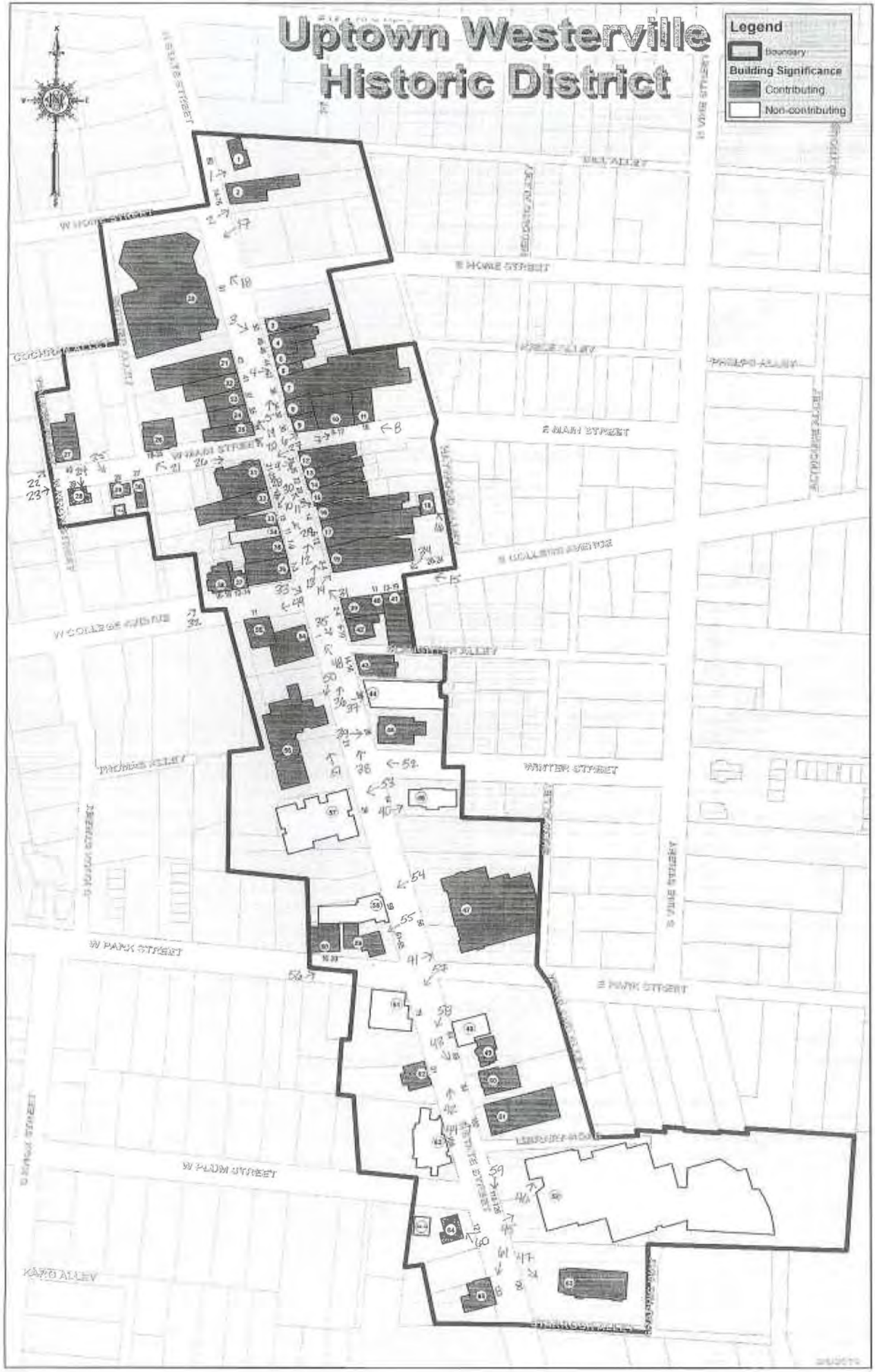
Figure 12: Westerville Municipal Building, 1933-34



Figure 13: Westerville Municipal Building, 1940

Uptown Westerville Historic District

Legend	
	Boundary
Building Significance	
	Contributing
	Non-contributing



Uptown Westerville Historic District

Legend	
	Boundary
Building Significance	
	Contributing
	Non-contributing



Report Number	AP Number Category	Property Name	Address Street Number	Street Direction (N, S, E, W)	Property Street Name	Property Street Type (AVE, BLVD, DR, LN, RD, ST.)	Property City/Town	County	Date of Construction	Style	Architect (if known)	Builder (if known)	l	ll	Inventory Code
1	Building	Joe's Filling Station	80	N	State	St.	Westerville	Franklin	c. 1935-1940						
2	Building	Culver Art & Frame Co.	74-76	N	State	St.	Westerville	Franklin	1912	Early 20th century commercial					
3	Building	W.C. Pharmacy's Furniture	50	N	State	St.	Westerville	Franklin	c. 1910						
4	Building	Commercial Building	46-48	N	State	St.	Westerville	Franklin	c. 1880s	Italianate elements					
5	Building	Commercial Building	44	N	State	St.	Westerville	Franklin	c. 1875	Italianate					
6	Building	Commercial Building	42	N	State	St.	Westerville	Franklin	c. 1870	Italianate elements					
7	Building	McVay Furniture Company	38-40	N	State	St.	Westerville	Franklin	c. 1900, c. 1930s, 1946						
8	Building	Wedding Building	34-36	N	State	St.	Westerville	Franklin	c. 1860	Italianate/Gothic Revival					
9	Building	Islay's Dairy Store	30	N	State	St.	Westerville	Franklin	1843						
10	Building	Commercial Building	8-12	E	Main	St.	Westerville	Franklin	1922						
11	Building	Winter Garden Theater	18	E	Main	St.	Westerville	Franklin	1913						
12	Building	Weyant Block	24-26	N	State	St.	Westerville	Franklin	1881	Italianate					
13	Building	Commercial Building	22	N	State	St.	Westerville	Franklin	c. 1895						
14	Building	Commercial Building	20	N	State	St.	Westerville	Franklin	c. 1895	Italianate elements					
15	Building	Bank of Westerville, University bookstore	18	N	State	St.	Westerville	Franklin	c. 1883, 1917	Italianate					
16	Building	Williams Grill	14	N	State	St.	Westerville	Franklin	1917	Classical Revival	Carmichael and Millspough				
17	Building	State Theater Building	6-12	N	State	St.	Westerville	Franklin	1927	Classical Revival	Carmichael and Millspough				
18	Building	Garage	20-24	E	College	Ave.	Westerville	Franklin	c. 1933						
19	Building	First National Bank ; W.C. Hale Hardware	2-4	N	State	St.	Westerville	Franklin	1905	Classical Revival					
20	Building	Westerville Methodist Church	51	N	State	St.	Westerville	Franklin	1959, 1962, 1967	Mid-Century Modern	Arvid Wright & William Gilliam				
21	Building	Kraeger's Grocery Store	43	N	State	St.	Westerville	Franklin	1948-49						
22	Building	Commercial Building	41	N	State	St.	Westerville	Franklin	c. 1860						
23	Building	Commercial Building	37-39	N	State	St.	Westerville	Franklin	c. 1960						
24	Building	Colonial Music	33-35	N	State	St.	Westerville	Franklin	1927	Colonial Revival elements					
25	Building	Gutner's Dry Goods	31	N	State	St.	Westerville	Franklin	c. 1870	Italianate					
26	Building	The Westerville Banner Building	18-24	W	Main	St.	Westerville	Franklin	c. 1895, 1934						
27	Building	Farber Motors	40	W	Main	St.	Westerville	Franklin	c. 1918						
28	Building	Carbon's Saloon	39	W	Main	St.	Westerville	Franklin	c. 1870						
29	Building	Residence/Commercial Building	28	W	Main	St.	Westerville	Franklin	c. 1880s						
29-A	Building	Garage	28	W	Main	St.	Westerville	Franklin	c. 1930						
30	Building	Main Street Barber Shop	27	W	Main	St.	Westerville	Franklin	c. 1900						
31	Building	Hotel Holmes	23-25	N	State	St.	Westerville	Franklin	1889-90	Queen Anne	Tout and Packard				
32	Building	Cruse's Bank	17	N	State	St.	Westerville	Franklin	1911, 1951	Art Deco	A. C. Lander	E. Elford & Son			
33	Building	Johnson Furniture Co	15	N	State	St.	Westerville	Franklin	1910	Italianate					
34	Building	Knox Bank	11	N	State	St.	Westerville	Franklin	c. 1878						
35	Building	Rowe Block	7-9	N	State	St.	Westerville	Franklin	c. 1878	Italianate					
36	Building	Markley Block	1-3	N	State	St.	Westerville	Franklin	1888	Queen Anne Elements					
37	Building	Commercial Building	12-14	W	College	Ave.	Westerville	Franklin	c. 1893						
38	Building	J.H. Williams Bakery	16-18	W	College	Ave.	Westerville	Franklin	c. 1893						
39	Building	Robinson Block	2-4	S	State	St.	Westerville	Franklin	c. 1875, c. 1880	Italianate					
40	Building	Westerville Waterworks Office	11	E	College	Ave.	Westerville	Franklin	c. 1920						
41	Building	Schott's Garage	13-19	E	College	Ave.	Westerville	Franklin	c. 1916						
42	Building	Schneider's Bakery	6-10	S	State	Ave.	Westerville	Franklin	c. 1875	Italianate					
43	Building	Residence/Commercial Building	14-16	S	State	St.	Westerville	Franklin	c. 1875	Italianate					
44	Building	Wilkin & Sons Hardware	30	S	State	St.	Westerville	Franklin	1945						X
45	Building	Old Westerville Post Office	28	S	State	St.	Westerville	Franklin	1938	Art Deco/Modern	Louis A. Simon, Neal A. Melick				X
46	Building	Friendly's Restaurant	44	S	State	St.	Westerville	Franklin	1974	Colonial Revival					X
47	Building	Westerville High School (Harby Schaid)	56	S	State	St.	Westerville	Franklin	1923, 1930	Classical Revival	F.F. Goss	D.W. McGrath & Sons			X
48	Building	Dairy Queen	84	S	State	St.	Westerville	Franklin	c. 1960						X
49	Building	William Clark Residence	88	S	State	St.	Westerville	Franklin	c. 1870						X
50	Building	C. P. Sprague Residence	94	S	State	St.	Westerville	Franklin	c. 1870	Italianate					X
51	Building	Westerville Medical Center	100	S	State	St.	Westerville	Franklin	1959	Mid-Century Modern					X
52	Building	Anti-Saloon League/Westerville Public Library	110-126	S	State	St.	Westerville	Franklin	1850s, 1955, 1980, 1998, 2005		Dion Newland Benham, Richards & Armstrong (1955) Baxter, Hodel, Donnelly & Preston (1980)	H.N. Boyajohn & Associates (1955) Cody Teigler (1980)			X
53	Building	Masonic Temple	130	S	State	St.	Westerville	Franklin	1930-32	Neoclassical Revival					X
54	Building	Home Savings Co	1	S	State	St.	Westerville	Franklin	1958, 1965	Mid-Century Modern	William H. Tremaine	E. Elford & Son			X
55	Building	H. P. Sarawon's Furniture Co	11	W	College	Ave.	Westerville	Franklin	c. 1924						X

55	Building	Westerville Municipal Building	21	3	Stone	SC	Westerville	Franklin	c. 1880, 1934, 1937, 1980	Colonial Revival	Wells B. King (1934), Meacham & Apple (1980)			X	
57	Building	Westerville Police Division	29	3	Stucco	SC	Westerville	Franklin	1988	Colonial Revival				X	
58	Building	Westerville Grill	50	3	Slate	SC	Westerville	Franklin	c. 1910, c. 1963					X	
59	Building	Wescomb-Coble Residence	61-65	3	Slate	SC	Westerville	Franklin	c. 1870					X	
60	Building	Apartment Building	16-30	W	Paint	SC	Westerville	Franklin	c. 1940					X	
61	Building	Drew Berlin Building	79	3	Stone	SC	Westerville	Franklin	1898					X	
62	Building	Dolly Madison House	81	3	Stone	SC	Westerville	Franklin	1973	Dutch Colonial Revival				X	
63	Building	Northstar Café	109	3	Stone	SC	Westerville	Franklin	2017					X	
64	Building	Residence	121	3	Stone	SC	Westerville	Franklin	c. 1915	Craftsman				X	
64-A	Building	Garage	121	3	Stucco	SC	Westerville	Franklin	2000s					X	
65	Building	The Stone House	123	3	Stone	SC	Westerville	Franklin	c. 1857					X	

Uptown Westerville Historic District

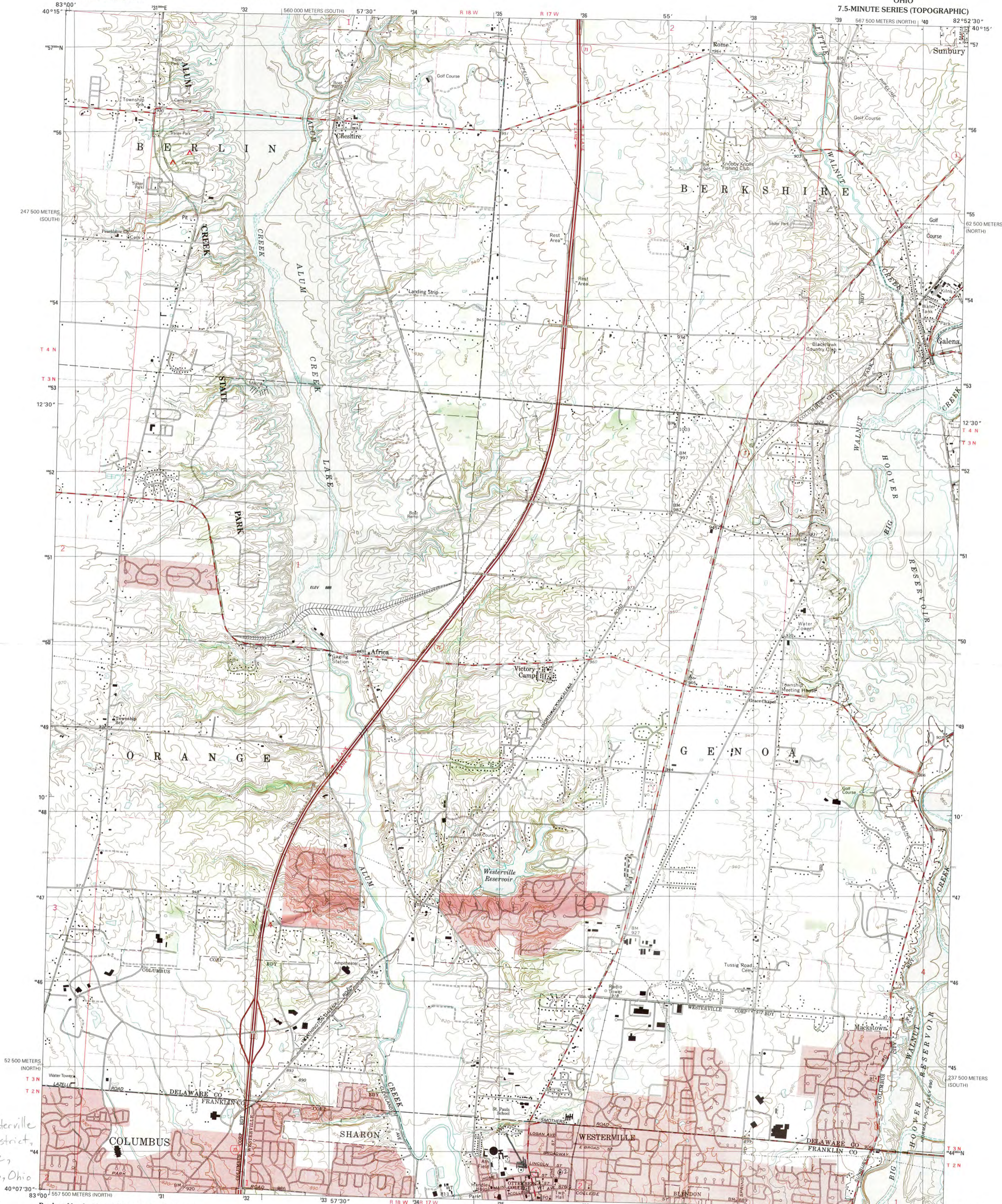


Uptown Westerville Historic District



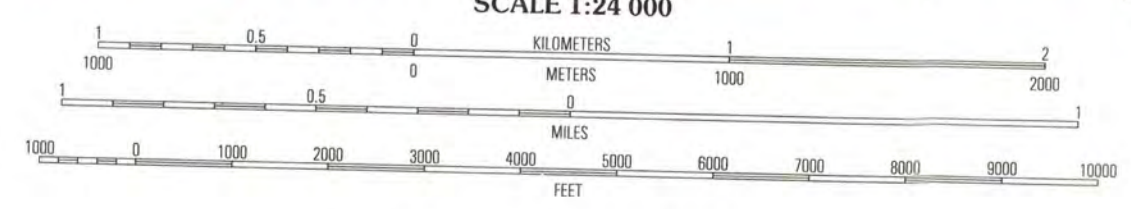
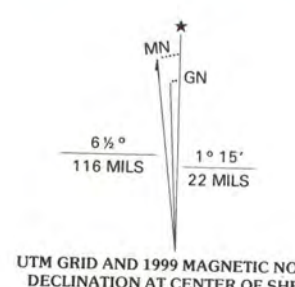
Legend

- Boundary
- Building Significance**
 - Contributing
 - Non-contributing

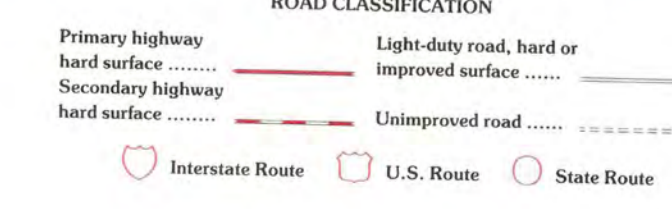


Uptown Westerville
Historic District,
Westerville,
Franklin Co., Ohio
Map 1 of 2
Zone 17
1) E 335242
N 4443564
2) E 335710
N 4443533
3) E 335705
N 4442898
4) E 335329
N 4442896

Produced by the United States Geological Survey
Topography compiled 1953. Planimetry derived from imagery taken 1995 and other sources. Public Land Survey System and survey control current as of 1955
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 17 (north and south zone)
2 500-meter ticks: Ohio Coordinate System of 1985
North American Datum of 1927 (NAD 27) is shown by dashed NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Entire area lies within the United States Military District
Land lines based on the Base Line of the United States Military District
Landmark buildings verified 1955



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



1	2	3	1 Delaware
			2 Hillsboro
			3 Olive Green
			4 Powell
			5 Sunbury
			6 Northwest Columbus
			7 Northeast Columbus
			8 New Albany

GALENA, OH
1995

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





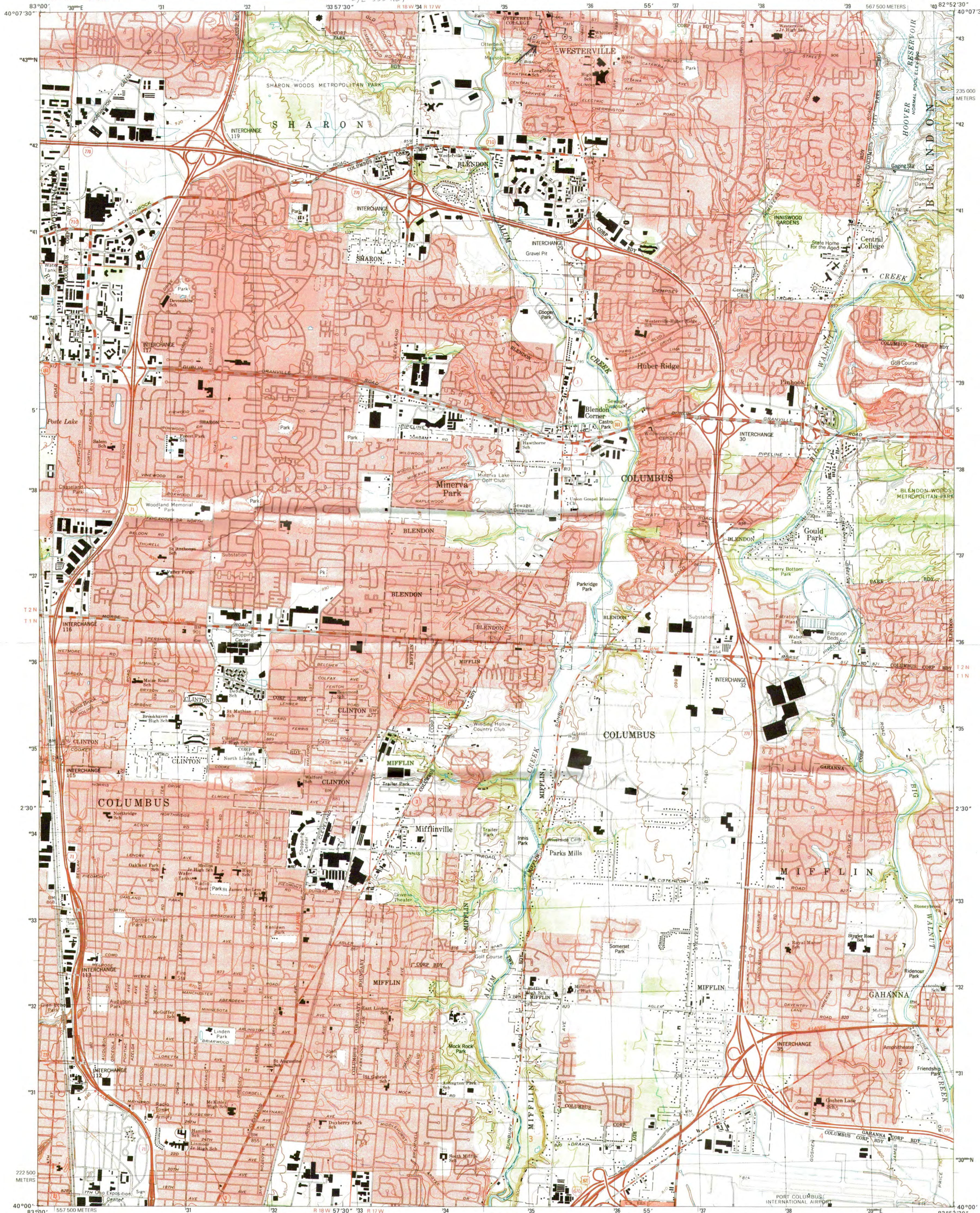
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



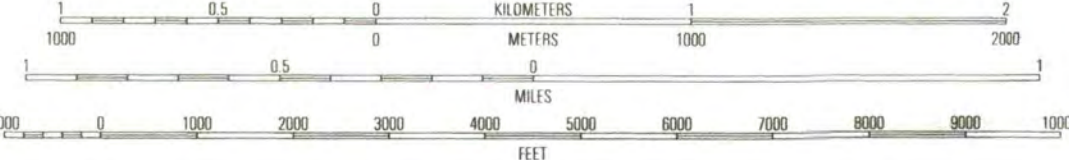
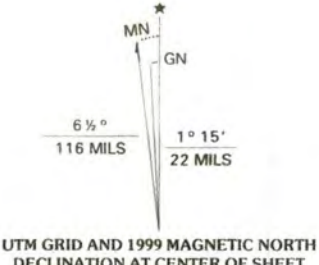
Uptown Westerville Historic District,
Westerville, Franklin County, Ohio Map 2 of 2

Zone 17
1) E 335242, N 4443564 3) E 335705, N 4442898
2) E 335710, N 4443533 4) E 335329, N 4442891

NORTHEAST COLUMBUS QUADRANGLE
OHIO-FRANKLIN CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Topography compiled 1953. Planimetry derived from imagery taken 1955 and other sources. Public Land Survey System and survey control current as of 1954
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid; Universal Transverse Mercator, zone 17 2 500-meter ticks; Ohio Coordinate System of 1953 (south zones)
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Entire area lies within the United States Military District Land lines based on the Base Line of the United States Military District
Landmark buildings verified 1954



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road

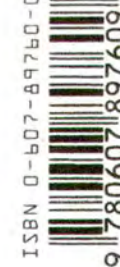
1	2	3	Powell
			2 Galena
			3 Sunbury
			4 Northwest Columbus
			5 New Albany
			6 Southeast Columbus
			7 Southwest Columbus
			8 Reynoldsburg

NORTHEAST COLUMBUS, OH
1995

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



2% TOTAL RECOVERED FIBER



ISBN 0-607-89760-0
9 780607 897609

NIMA 4464 III SW-SERIES V852



Joe's
AUTOMOBILE
REPAIR

Joe's
AUTOMOBILE
REPAIR

BRAKES TIRES

JOE'S TIME IS YOURS

SERVICE



NG PLA

MAKES TIRES SERVICE



COLUMBUS RUNNING CO.

MC PAINTING

meza

meza wine shop

WEST OF OLIVES



RALPHOTO
OPTICAL ORIGINALS
EST. 1967

A TWIST ON OLIVES

HER® P
BLENDON TWP
SENIOR CENTER





AMISH ORIGINALS
Furniture Company

ilk EDWIN LOY HOME

BLENDON TWP
SENIOR CENTER
800-456-7890

Amish Originals Furniture Co.

Amish Originals Furniture Co.

The MacCoby Team



MAIN ST

STATE ST

STONE & SPARROW
apparel

Parking

E. Main Street
REPAIRS
Capitulating Center
Metal/Dial Saw
[unreadable]

Clocks



15 MINUTE
LOADING
ZONE
6:35AM-9PM
←→

Clocks Grandfather Clock Co.

CLOCK
REPAIR



Grandfather Clock
Company
Serving Central Ohio
Since 1974
614-895-7420
Clock Service • Sales



For Rent
614-235-9608

For Rent
614-235-9608

REAPPIZZA

SPICE UP
YOUR LIFE
AND
GIFT IT





DO NOT
ENTER

Michael David Salon

Michael David Salon



1881
WEYANT BLOCK

THE OLD BAG OF NAILS PUB



1881
W. W. BLOOM

SOWELL

THE OLD BAG OF NAILS PUB

The Salt House

Cinda You

ROOTS

18

PURE ROOTS BODY

HAND MADE Y GLO

ONE WAY

Parking



Decorative red scrollwork above the second-floor windows.



18

PURE



18

HANDMADE • LOCALLY GROWN

1 HOUR PARKING





8 STATE
BARREL & BOARD
BBQ GASTROPUB

ASHEVILLE

Asheville Jewelers

The Cabinet Makers

OPEN

The Cabinet Makers

WE



COLLEGE AV

8 STATE
BARREL & BBQ
BBQ GASTRO

WESTERVILLE ANTIQUES

Parking

Westerville, Ohio



COLLEGE AV

STATE ST

WESTERVILLE ANTIQUES

Parking

ANTIQUES



My Cousin's
Cottage

846

DRAPER'S

NO PARKING
ANYTIME
MON-FRI

20

22

24

megan
DESIGNS
Shop & Studio

megan*Lee
DESIGNS
Shop & Studio

megan*Lee
DESIGNS
clothing*gift*baby

WISH ORIGINAL







PUSH BUTTON
WAIT FOR
WALK SIGNAL



Church of the
Resurrection
1000 N. 10th St.
Wichita, KS 67202
(316) 262-1234
www.churchoftheresurrection.org





MAIN ST

Morgan's Treasure
EST. 2008
CUSTOM JEWELRY

Buckeye BrewCraft

FedEx

Hand icon



Morgan's Treasure
CUSTOM JEWELRY



Est. 2006
Morgan's Treasure
CUSTOM JEWELRY

Parkin

Buckeye BrewCraft





VISITOR INFO



Westonville
CLEANERS

40
W. MAIN ST.

4 HR
DRY CLEANING
SERVICE

PROFESSIONAL
SHIRT

Large Wooded
Park Area
Available Here
216-892-2377



CLEANERS

40

4 HR
DRY CLEANING
SERVICE

PERYOUS
DRY CLEANING







Wostorville
Bike Shop

43



DAVID MYERS ART STUDIO & GALLERIES

DAVID MYERS
ART
STUDIO &
GALLERIES

NO
PARKING
ANY
DAY
11
AM
-
5
PM

ART
MILLER
OR
SHOP

NO
PARKING
CUSTOMER
PARKING
ONLY

PRIVATE
NO
PARKING
HERE

THE BAG OF NAILS PUB

STATE

ST. ANNE'S PRESENTS
The ROTARY CLUB of WESTERVILLE
4th of July Independence Day Celebration
5K Run/Walk • Parade • Concerts • Fireworks

104.9
THE RIVER

CPA ADVISORY
Certified Public Accountants

COLONIAL
EXHIBITS &
EVENT PRODUCTION

CITIZENS BANK



Uptown
Pharmacy

Jamett L. Bunker
Cara D. Hoyt P
Bridget M. Lloyd
Max J. Peoples

ESPRESSO AIR



CITIZENS BANK

 The Middlefield
Banking Company

 The Middlefield
Banking Company

Bank Hours

Mon - Thurs 8:45 am - 5:00 pm

Friday 8:45 am - 6:00 pm

Saturday 8:45 am - 12:00 noon

Additional times available by appointment

The Middlefield Banking Company
17 N State St
Westerville, OH 43081
P: 614-890-7832
F: 614-890-6333



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Deja Vu

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Shirley's Gourmet Popcorn Company

Suite 200

Shirley's Gourmet Popcorn Company



GRAL...
ICE CREAM



Déja Vu
LADIES FINE CONSIGNMENT

Shirley's Gourmet Popcorn Company

Suite 200



STATE ST

COLLEGE AV

GRAETER'S

ICE CREAM

Koble
Greek - Italian
Grill

NEWS

TOP SIGNAGE
NOT FOR
NEXT SIGNAGE





STATE ST

GOOD VIBES WINERY

GOOD VIBES WINERY

PUSH BUTTON
WAIT FOR
WALK SIGNAL





GOOD VIBES WINERY

Westerville
Florist

STAIN





Westerville
Florist

CALA LUNA



20
SOUTH STATE STREET

CALA LUNA

OPEN
Java Central
Hot Coffee & more







44

44
US
BANK

WE STAND WITH
WE TYPED THIS





PARK ST

HANBY
SCHOOL

SCHOOL
SPEED
LIMIT
20

WALK BEHIND
WAIT FOR
WALK SIGNAL



11/15/2018





COMMERCIAL
LEASE
CALL
DQ



CHICK MORAN
REAL ESTATE

STOP
FOR
SCHOOL
BUS





WESTERVILLE
MEDICAL CENTER
100 S. STATE ST.
WESTERVILLE, OHIO 43081
PHYSICIAN OFFICES
PHYSICIAN ASSISTANTS
PHYSICIAN NURSES
PHYSICIAN EXTENDERS
PHYSICIAN ASSISTANTS
PHYSICIAN NURSES
PHYSICIAN EXTENDERS

MASSAGE
MEDIC
980-2319

REVOLUTION
NATURAL
HEALTH

Back That Block
2019





WESTERVILLE PUBLIC LIBRARY

Westerville Public Library
Welcome

Westerville Public Library



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TEMPLE

BLENDON LODGE



Pub

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GENERATIONS PERFORMING ARTS CO.

ENTRANCE

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GEN-PAC.COM





113
ENGINE
113

NO PARKING

NO PARKING









Westerville Grill

Westerville Grill







PARK ST

PIZZA CUCINOVA

PIZZA • PASTA • SALAD

PLEASE DO NOT
WALK FOR
WALK SIGNAL

rollies





CASHON & CO.
832-8211
HAIR SALON

Northstar
cafe

NO
PARKING







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Uptown Westerville Historic District

Multiple Name:

State & County: OHIO, Franklin

Date Received: 5/1/2019 Date of Pending List: 5/16/2019 Date of 16th Day: 5/31/2019 Date of 45th Day: 6/17/2019 Date of Weekly List:

Reference number: SG100004055

Nominator: SHPO

Reason For Review:

Accept Return Reject 6/17/2019 Date

Abstract/Summary AOS: Architecture, Commerce; POS: 1852-1969; LOS: local
Comments:

Recommendation/ NR Criteria: A & C
Criteria

Reviewer Lisa Deline

Discipline Historian

Telephone (202)354-2239

Date 6/17/19

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

REC'D BY SHPO MAR 12 2019



March 10, 2019

Ohio History Connection
Attn: Barbara Powers,
Deputy State Historic Preservation Officer
for Inventory and Registration
800 East 17th Ave.
Columbus, OH 43211-2474

Re: Application to add the Uptown Westerville commercial district to the National Register of Historic Places

Ms. Powers,

I am writing this letter as the President of the Westerville Historical Society, a non-profit 501c(3) organization that traces its origins back to 1941. Our current membership includes 130 families in the City of Westerville. The Westerville Historical Society actively manages the Hanby House Historic Site for the Ohio History Connection, and was actively involved in the Temperance Row Historic District designation in 2008. Our community has a strong identification with its very engaging past. The Westerville Historical Society is excited and enthusiastic about the prospect of Uptown being designated as a National Historic District. Indeed, the entire community is hopeful of this honor. Please consider this letter as strong support for the application to add the Uptown Westerville commercial district to the National Register of Historic Places.

Thank you for your thoughtful consideration of this endorsement.

Sincerely,

Gary Houtz, President
Westerville Historical Society

C: Lynn Aventino, Executive Director, Uptown Westerville Inc.



RESOLUTION NO. 2019-13

A RESOLUTION IN SUPPORT OF UPTOWN WESTERVILLE BEING ADDED TO THE NATIONAL REGISTER OF HISTORIC PLACES, THE FEDERAL GOVERNMENT'S OFFICIAL LIST OF HISTORIC PROPERTIES WORTHY OF PRESERVATION.

WHEREAS, Uptown Westerville, Inc. has filed an application for listing of Uptown Westerville on the National Register of Historic Places; and

WHEREAS, the history of Uptown Westerville is closely linked with the history of the community as a whole and continues to symbolize Westerville's identity and serve as home to many of its shops, businesses, and civic and cultural institutions; and

WHEREAS, as the historic center of the community, Uptown Westerville has been a focus for both public and private investment; and

WHEREAS, Uptown Westerville has provided and continues to provide the civic and commercial hub for the surrounding residents; and

WHEREAS, such designation is consistent with the recommendations of the Uptown Plan, which was adopted by City Council in 2014; and

WHEREAS, listing Uptown Westerville in the National Register provides recognition for and assists in preserving our community's heritage; and

WHEREAS, National Register listing provides eligibility for federal and state tax benefits and qualifies preservation projects for federal grant assistance.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Westerville, State of Ohio, that:

Section 1. The Council of the City of Westerville hereby endorses and supports efforts to have Uptown Westerville added to the National Register of Historic Places.

Section 2. This Resolution shall take effect at the earliest period allowed by law.

PASSED: March 19, 2019

Michael Heyeck
Michael Heyeck
Chair of Council

APPROVED: Bruce Bailey
Bruce Bailey
Director of Law

Mary Johnston, MMC
Mary Johnston, MMC
Clerk of Council



NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on April 22, 2019
For nomination of the Uptown Westerville to the National Register of
Historic Places: Historic District, Franklin Co, OH

- Original National Register of Historic Places nomination form
 Paper PDF
- Multiple Property Nomination Cover Document
 Paper PDF
- Multiple Property Nomination form
 Paper PDF
- Photographs
 Prints TIFFs
- CD with electronic images
- Original USGS map(s)
 Paper Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
 Paper PDF
- Piece(s) of correspondence
 Paper PDF
- Other _____

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do _____ do not _____
Constitute a majority of property owners
- Other: _____