

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received JUN 11 1986

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Downtown Youngstown Multiple Resource Area (History/Architecture)

and/or common

2. Location

street & number Generally bounded by Rayen, Fifth, Mahoning River and — not for publication

Watt Street in downtown Youngstown

city, town Youngstown, — vicinity of

state Ohio code 039 county Mahoning code 099

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
multiple resource	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: fraternal, social welfare

4. Owner of Property

name Multiple (see attached list of property owners)

street & number

city, town — vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Mahoning County Courthouse

street & number 120 Market Street

city, town Youngstown, state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? — yes ☒ nodate 1976, 1983, 1985 — federal ☒ state — county — local

depository for survey records Ohio Historic Preservation Office

city, town Columbus, state Ohio 43211

7. Description

Condition

☒ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

Downtown Youngstown is the primary commercial, governmental and institutional center of the city of Youngstown, a community of 115,000 located in the Mahoning River Valley in Northeastern Ohio. The Mahoning River, which follows an easterly course through the city, forms the southern boundary of the downtown area. The downtown was built on a flat terrace at a bend in the river, with a hill rising to the north of this plateau. Development of the downtown followed a grid pattern laid out by the town's founder in a northeast-southwest direction from the river, setting this area off from the remainder of the city, which assumed the traditional north-south grid pattern as it developed.

The boundaries of the Downtown Youngstown Multiple Resource Area are drawn to include the area of principal commercial development in the central city. The area is bounded on the south by the Mahoning River, on the north by Rayen Avenue, on the east by Watt Street, and on the west by Fifth Avenue. Excluded are the area to the north of Rayen Avenue, which was predominantly residential in character until its development by Youngstown State University; the residential and industrial/warehouse areas to the west of Fifth Avenue; and the industrial area to the east of Watt Street at Andrews Avenue and Crab Creek. The Mahoning River serves as a natural boundary to the south.

The densest development in the downtown is found in the area between Commerce and Front Streets to the west of Central Square. West Federal Street developed as the prime commercial district in downtown Youngstown from an early date and is built up with two to six story commercial buildings dating from the late 19th to the early 20th century. Central Square, laid out as the focal point of the town, contains a unique concentration of early 20th century office towers and features a Civil War monument as its centerpiece. To the south of West Federal, Boardman and Front Streets contain a number of governmental, office and hotel buildings, with several smaller commercial businesses mixed in. To the east of Central Square between Commerce and Front is the city's Urban Renewal Area, cleared during the 1960s and 70s for new development. Less than 25 buildings, mostly new construction, stand in the area south of the railroad between Central Square on the west and Watt Street on the east. The area above Commerce Street to either side of Wick Avenue is a mixed use area containing commercial, civic, religious and apartment buildings. New construction and a large number of parking lots are mixed in with older resources in this area. Wick Avenue contains the major concentration of institutional buildings.

The types of historic resources which are the most prominent in downtown Youngstown are the commercial buildings concentrated on West Federal Street, with an outstanding collection of early 20th century terra cotta facades; the major office buildings centered around Central Square; the governmental and institutional buildings, including the courthouse, post

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office, city hall, police station, utility offices, newspaper offices and fraternal organizations; and the churches, representing a variety of denominations, periods and styles.

Downtown Youngstown occupies the original plat of the town made in 1798 by John Young, the city's founder. The two main cross streets were established as Market Street, running north and south, and Federal Street, running east and west. At the junction of these two streets was Central Square, the formal center of town which remains as such today. An informal center of activity was established at Spring Common on the western edge of the district, which had served as a pioneer river landing. West Federal Street, anchored by Central Square on the east and Spring Common on the west, was established from an early date as the primary commercial center of Youngstown. By about 1850, when Youngstown was still a small village of only 1500 persons, scattered businesses extended on Federal Street from Spring Common to Central Square, and a short distance east of Central Square as well (see attached map). Residences were scattered throughout the downtown, along with a few early churches. Streets were laid out as far north as Wood Street, with only Market Street (now Wick Avenue) extending beyond Wood Street into the undeveloped north hill area. The river became the location for the city's earliest industries during the 1840s and 50s.

By the 1870s, Youngstown had grown to a population of 10,000, making it the largest city in Mahoning County. Many of the residential structures in the downtown were displaced by commercial buildings as the more affluent residents moved to the area north of Wood Street. Rayen, Lincoln, Elm and Holmes (now Fifth) developed as prime residential neighborhoods during the late 19th century. The business district continued to develop below Wood Street, while Wood Street itself became a location for a number of important civic and religious institutions, including the second Mahoning County Courthouse, built in 1874-76. The shaded portion of the attached map illustrates the city's downtown business district of the mid-1870s. West Federal Street was clearly established as the downtown commercial center, with some development extending to the north on Hazel, Phelps and Chestnut Streets. Central Square became a location for hotels serving the city's railroad travelers. Industry continued to occupy riverfront property and the areas south of Federal Street and east of Central Square remained unchanged from 20 years earlier.

During the period from 1875 to 1900, Youngstown grew into a city of 45,000 population and the size of the downtown business district increased proportionally. By 1900, downtown Youngstown had a mature commercial and institutional core which was distinguished from surrounding industrial and residential areas. West Federal Street remained the primary location for downtown commercial businesses, Central Square became a location for banks and hotels, and the business district finally was extended east on Federal Street to Watt Street (although this area never developed to the extent that West Federal Street developed). Governmental buildings were located

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on Boardman, churches were clustered on South Market, and residences were scattered throughout the southern and eastern portions of the downtown. The area north of Wood Street continued to develop with attractive Victorian residences on Rayen, Lincoln, Elm and Holmes. Wick Avenue and Wood Street continued to be built up with a combination of residences and churches.

Youngstown's greatest period of growth occurred during the 30 year period from 1900 to 1930, when the city's industrial expansion caused a boom in population from 45,000 to over 170,000. The downtown experienced its "golden age of construction" as many new business blocks, hotels and government buildings were built to replace 19th century structures. Commercial development in downtown Youngstown expanded into its previously undeveloped areas to the east and southwest. Further expansion of the downtown was restricted, however, by the Mahoning River on its three lower sides. As a result, commercial development began to move northward to the Wood Street and Rayen Avenue areas. The railroad grade crossings at the base of the hill did not serve as a barrier to the gradual movement of commercial businesses to the north during the teens and twenties. Aided also by the automobile, diverse commercial and civic uses were introduced into the Wood Street and Rayen Avenue areas and these were assimilated into the downtown. Streets above Rayen, including Lincoln, Arlington, Bryson and Elm, remained primarily residential until the land was purchased for redevelopment by Youngstown State University in the 1960s.

In the past 50 years, Youngstown's declining population base caused first a stabilization of the downtown's growth, then a reduction of its size. Since the 1960s, two major forces at work have been the growth and development of Youngstown State University to the north, resulting in clearance of properties in the North Hill area, and the implementation of an Urban Renewal clearance and redevelopment program to the east of Central Square.

Because of the historical and recent patterns of development described above, the significant buildings in the Downtown Youngstown MRA are located predominantly along Federal Plaza West and along the north-south Market Street/Wick Avenue corridor from the river to the northern boundary at Rayen Avenue. Commercial uses are concentrated on Federal Plaza and at Central Square, while institutional buildings are located along Market and Wick. Federal Plaza West retains its sense of scale and character as an early 20th century shopping district with two to six story buildings and street level storefronts. Recent alterations or newly constructed buildings precluded the designation of a historic district on this street, although the most outstanding buildings are being nominated individually.

The primary building types represented in the area are commercial, cultural, governmental, industrial and religious structures, with commercial being predominant. No residential buildings are included in the nomination. The majority of the resources date from the early 20th century, although the dates represented range from 1861 to 1932. The 19th

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century styles found in the area include Greek Revival (Rayen School, photo #2), Queen Anne (Welsh Congregational Church, photo #1), and Romanesque Revival (Helen Chapel, photo #3). A significant unaltered late Victorian commercial building is also included in the nomination (McKelvey/Gallagher Building, photo #48).

Because of the strong early 20th century character of downtown Youngstown, the predominant architectural style found in the area is Classical Revival. This style was adaptable to a variety of building types, and is seen in the area's industrial buildings (photo #10), commercial buildings (photo #58, banks (photo #41), governmental structures (photo #22), and civic buildings (photo #16). Overall, these buildings represent a quality of design and workmanship which makes each stand out individually. Especially worth noting in downtown Youngstown is the extensive use of white glazed terra cotta as a facade material. West Federal Street contains a number of exceptional commercial buildings from the 1915 to 1930 period which make use of decorative terra cotta detail to create classical as well as fanciful facades. See photos #32, 41, 46, 52, 55, 57, 58, 64). Also present in the area are three significant examples of Art Deco (Peggy Ann, photo #65; Vindicator Building, photo #31; Central Tower, photo #44), which represent different approaches in scale and treatment within the same style.

Eleven buildings in the area are already listed in the National Register: the Mahoning County Courthouse (1974), Rayen School (1974), Warner Theater (1980), Paramount Theater (1984), and seven office buildings on Central Square nominated as a group in 1980 that include the Federal Building, Wick Building, Stambaugh Building, Mahoning National Bank Building, Realty Building, First National Bank, and Central Tower. One building (Erie Terminal, photo #37) has been recently nominated. Ohio Historic Inventory forms have been included for each of these properties and they are discussed in this section as well as Section 8.

The 16 properties being nominated in addition to the above listed properties include one industrial building, the Republic Steel Office Building (1911, photo #10); two churches, the Welsh Congregational Church (1861, 1887, photo #1), and Helen Chapel (1890, photo #4); two social welfare organizations, the Masonic Temple (1910, photo #16), and the YWCA (1912, photo #19); two civic buildings, Ohio Edison (1930, photo #27) and the Old Post Office Building (1932, photo #22); one office building, the Youngstown Vindicator Building (1931, photo #31); and eight commercial buildings, including the McKelvey Bldgs. (1885, 1908, 1913, 1917, photos #45-51), the Wells Bldg. (c. 1915, photo #52), 258 Federal Plaza West (c. 1915 (photo #55), the Kress Bldg. (1925, photo #57), the McCrory Bldg. (1925, photo #62), the Strouss Bldg. (1926, photo #58), the State Theater (1927, photo #33), and Peggy Ann (c. 1930, photo #65).

The nomination was based on a comprehensive history/architecture survey of the downtown Youngstown area sponsored by the Youngstown Revitalization

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Foundation and funded by a Survey and Planning grant from the Ohio Historic Preservation Office. The firm of Benjamin D. Rickey & Co. of Columbus, Ohio, conducted the survey in the summer and fall of 1985. The inventory was supervised by Judy Williams and accomplished with the assistance of the Youngstown Junior League, the Mahoning Valley Historical Society, and photography students from Youngstown State University. Information was also obtained from earlier partial surveys conducted in this area by Richard Ulrich in 1976 and Gordon Vujevic in 1983 under the auspices of the Mahoning Valley Historical Society. In addition, individual National Register nominations which had been prepared by Edward Amatore for the Ohio Edison Building and Rick Pluma for the Welsh Congregational Church were incorporated into this nomination.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input checked="" type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1861 – 1930 Builder/Architect

Statement of Significance (in one paragraph)

The historic resources of Downtown Youngstown, which include 12 buildings already nominated or listed in the National Register and 16 buildings included in this nomination, are individually significant for their contribution to the development of the city of Youngstown as it emerged during the late 19th and early 20th century as an important regional center of commerce and industry. The buildings are closely associated with events relating to the city's political, religious, commercial, industrial and cultural growth as it was reflected in the development of the downtown. The downtown area achieved its greatest significance during the period from approximately 1900 to 1929 when the city grew rapidly as an important iron and steel producing center. Most of the important commercial buildings, industrial buildings, civic structures, governmental structures and cultural institutions in the area date from this period. The 19th century is represented as well in several surviving buildings of high integrity, including churches. The buildings included in the nomination exhibit a high degree of architectural quality, reflecting the tremendous pride and optimism which characterized the city of Youngstown during the late 19th and early 20th centuries. A number of architecturally significant glazed terra cotta commercial buildings are included in the nomination as an important representation of early 20th century commercial development in the downtown.

Downtown Youngstown consists of the original plat of the city made in 1798 by its founder, John Young, who laid out a grid system of streets on a flat terrace at a bend in the Mahoning River. A pioneer river landing was established at Spring Common, at the western edge of the downtown area. The town was the first settlement in the Western Reserve, drawing settlers from Connecticut, Pennsylvania and Virginia who came with the intention of farming the land.

The discovery of native iron ore in the Mahoning Valley in 1802 marked the beginning of the iron industry which was to become the significant force in the city's 19th and early 20th century development. The first blast furnace in Ohio was built just east of Youngstown in 1803. However, it was not until the opening of the Pennsylvania and Ohio Canal in 1839–40 that Youngstown began its transformation from an agricultural to an industrial center. The canal, which followed the north bank of the Mahoning River through the early town, paved the way for the development of the Mahoning Valley by providing a direct link between the Ohio River and Lake Erie. Early industries developed along the flats of the Mahoning River and on either side of the canal. The pioneer industry in the original village of Youngstown was the Youngstown Iron Company, which built a finishing mill at

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the foot of Market Street in 1846. This early mill marked the beginning of a long history of iron and, later, steel-making in this location.

Early commercial development in the village was focused on the canal warehouses and a small number of mercantile buildings on West Federal Street. An informal center of activity was established at Spring Common, while the formal center of town was located to the east at Central Square. Youngstown's early settlers established Presbyterian, Methodist Episcopal, and Protestant Episcopal churches in the village. Despite its early signs of growth, however, Youngstown's development was slow. By 1850, the village had only 1,500 inhabitants and had lost its fight to become a county seat when Mahoning County was created in 1846.

The second half of the 19th century brought increased growth and development in the community. In 1856, the Cleveland and Mahoning Railroad was completed through Youngstown along the base of its north hill, the first of many railroad lines to reach the city during the 19th century. This development, in combination with the abundance of natural resources in the Mahoning Valley, enabled the coal and iron industries to flourish in Youngstown. New blast furnaces were built during the 1850s and early 1860s to give Youngstown a decided industrial standing even before the Civil War. It was after the Civil War, however, that Youngstown achieved its primary significance. Youngstown's population reached 5,000, enabling it to become a city in 1868. Shortly after, a city water works and fire department were established. Federal Street, the city's primary commercial street, was graded for the first time and walks were built for the convenience of the public. In 1874, with a population over 10,000, Youngstown was finally designated the Mahoning County seat, having outgrown its competitors in size and influence.

Institutional development in Youngstown during the 19th century reflected its development as a diversified city with a rapidly growing industrial base. The Wood Street and Wick Avenue area on the north side of downtown became a location for several important religious and civic structures during the mid to late 19th century. A significant survivor from this period is the Rayen School, a rare example of a mid-19th century academy building and an excellent example of the Greek Revival style, built in 1866 (N.R. 1974, Bldg. #2, photo #2). Other 19th century institutions built in this area have since been demolished, including the second St. Columba's Cathedral (the first Catholic parish in Youngstown), built in 1864; the First Presbyterian Church, built in 1868; the Disciples of Christ Church, built in 1874; and the Mahoning County Courthouse, completed in 1876. One architecturally significant remnant from this period is Helen Chapel (Bldg. #3, photos #4-9), an outstanding Romanesque Revival building built as a Sunday School for the First Presbyterian Church in 1890. This building remains as one of the few examples of high style Victorian architecture in downtown Youngstown.

Beginning with the construction of the Pennsylvania and Ohio Canal in 1840, ethnic immigration was a major factor in Youngstown's 19th century

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development. Diverse ethnic groups kept their cultural heritage intact by building churches and organizing societies which perpetuated their traditions. An excellent representation of the ethnic development of Youngstown during the mid to late 19th century is found in the Welsh Congregational Church (1861, 1887 alteration, Bldg. #1, photo #1), which is also significant for its Queen Anne architecture and as the oldest surviving ethnic church in the downtown area. Between 1840 and 1860, immigration was primarily from Western Europe and included the Welsh, English, Irish, German and Scottish. The Welsh represented the largest of these groups, arriving during the 1840s and 50s to work in the Brier Hill coal mines west of Youngstown. Immigrants from central and southeastern European countries began arriving in Youngstown after about 1880, including Italians, Hungarians, Polish, Roumanians, Greeks, Slovaks and Russians, adding further to the ethnic diversity of the city and increasing its work force.

Youngstown developed improved transportation facilities during the 1870s and 1880s, including additional railroad lines which enabled the city's depleted coal reserves to be supplemented by shipments from West Virginia, Pennsylvania and New York. At least three major trunk lines were established through the city by 1900, making Youngstown a transportation hub and connecting it with the major centers of New York, Pittsburgh, Cleveland and Chicago. In 1880, Youngstown boasted 12 rolling mills which included the Brown-Bonnell Company's large plant on the river flats at the foot of Market Street. In 1892, the important shift to steel-making was made with the formation of the Ohio Steel Company.

During the 1870s and 80s, the downtown area of Youngstown continued to be built up with major business blocks, hotels, banks, and railroad-related buildings interspersed among residential buildings. West Federal Street had emerged as the primary commercial thoroughfare where the city's major retail stores, such as the Strouss-Hirshberg Co. and the G.M. McKelvey Co., were located. Since the downtown area of Youngstown was essentially rebuilt during its "golden age of construction" in the 1920s, few 19th century buildings remain in the commercial district. One of the few remaining buildings from this period is the McKelvey/Gallagher Building (1885, Bldg. #22, photo #48), which is a part of the McKelvey/Higbee property being nominated. Central Square was the location for two of the city's hotels and the city's opera house during the 19th century, and Wick Avenue continued to be a favored location for churches and institutions such as the local library association. Eventually, many of the city's more affluent citizens relocated in the developing areas to the north of downtown. By the turn of the century, the downtown area had a mature commercial and institutional core which was distinguished from surrounding residential and industrial areas.

Youngstown experienced its greatest period of growth and development during the early 20th century from about 1900 to 1930. Boosted by the arrival of thousands of foreign immigrants, the population of Youngstown grew from 45,000 in 1900 to an astounding 100,000 12 years later, with a total

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population of 170,000 by 1930. During this 30-year period, the central city was literally transformed by the construction of new office and commercial buildings at Central Square and Federal Street. Youngstown had established itself as a major industrial, commercial, and cultural center in the northeastern Ohio region and this development was reflected in its downtown construction of the period.

Industrial growth continued as the steel producers met the needs of the emerging automobile industry. By 1913, Youngstown had four major companies manufacturing open hearth steel: U.S. Steel Corporation, Youngstown Sheet and Tube, Brier Hill Steel Company, and Republic Iron and Steel Company. One of the largest, Republic Iron and Steel consolidated a number of existing mills, including the Brown-Bonnell Works at the foot of Market Street. This site was chosen as the location of a major new general offices headquarters building for the corporation in 1911 (Bldg. #4, photos #10-15), illustrating Youngstown's industrial importance. The demand for steel was greatly increased during World War I, causing the Youngstown mills to prosper. By 1924, the iron and steel industry in Youngstown was second only to Pittsburgh in the United States.

Youngstown's social welfare organizations took on increased importance during the growth period of the early 20th century. The metamorphosis of fraternal organizations particularly is reflected in the new buildings constructed to house enlarged memberships and expanded activities. Among the fraternal groups which organized during the late 19th century were the Masonic Temple, the Knights of Columbus, and the International Order of Odd Fellows. Originally meeting in upper story space in the commercial district, each of these organizations built a new headquarters building during the first decade of the 20th century. The Masonic Temple (1910, Bldg. #5, photos #16-18), was built for the largest fraternal organization in Youngstown. Another social welfare organization which remains intact from this period is the YWCA Building (1912, Bldg. #6, photos #19-20). The YWCA, organized in 1904, played a major role in the assimilation of the thousands of immigrants entering Youngstown during this period through the International Institute formed in 1917.

Not surprisingly, the city's early 20th century growth resulted as well in improvements in public services and facilities to serve its population and house the burgeoning city and county governments. The third Mahoning County Courthouse was built in 1910 (N.R. 1974, Bldg. #7, photo #21) and a new City Hall was built in 1914. The location of the new courthouse in the South Market Street area brought a number of governmental buildings together, including the city hall, the police and fire departments, and the federal post office. The 1898 post office was outgrown by the late 1920s and plans were made to build a new building on its existing site. Youngstown's third post office building (Bldg. #8, photos #22-26) was completed in 1932 and designed in a Classical Revival style to blend with the adjacent courthouse. A major improvement in electric utility service was established by Ohio Edison, which consolidated the city's fragmented electric companies in 1930. The company built its monumental headquarters

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building (Bldg. #9, photos #27-30), which is noted for its exterior and interior architectural treatment, in downtown Youngstown in 1930.

The 1930s also brought expansion of the city's newspaper facilities as the Art Deco Youngstown Vindicator Building (Bldg. #10, photo #31) was constructed in 1932. The city had been served by two daily newspapers since the 1890s, the Youngstown Telegram and the Youngstown Vindicator. The Telegram built this building in an effort to expand its publishing capability, only to be bought out by the Vindicator in 1936. The Vindicator, established in Youngstown in 1868, continues to occupy this building and remains a significant institution in the downtown area.

The 1874 Opera House which had provided entertainment during the 19th century in downtown Youngstown was replaced during the early 20th century by a number of significant theaters and movie palaces, several of which remain today. The Liberty Theater was built in 1917 as Youngstown's first motion picture palace (N.R. 1984, Bldg. #11, photo #32). The State Theater (Bldg. #12, photos #33-34) was built in 1927 to replace the Orpheum Theater, a frame building which had been in this location since 1915. Its fanciful terra cotta facade is unique in downtown Youngstown. The third significant theater building is the Warner Brothers Theater (Bldg. #13, photo #36), built in 1931 and listed on the National Register in 1980.

The prosperity and growth which Youngstown experienced during the early 20th century is best reflected in the enormous amount of commercial construction activity which took place in the downtown between 1900 and 1930. The Erie Terminal Building (Bldg. #14, photo #37) was built in 1923 as an office building, and served as well as the passenger terminal for the Erie Railroad, one of Youngstown's four major carriers. Central Square was completely transformed during this period by the construction of seven major office towers, the city's first skyscrapers, which served as office buildings and bank headquarters. Listed on the National Register as a thematic group in 1980, these buildings include: the Federal Building (1898, Bldg. #15, photo #38), the Stambaugh Building (1906, Bldg. #16, photo #39), the Wick Building (1907, Bldg. #17, photo #40), the Mahoning National Bank (1910, Bldg. #18, photo #41), the Realty Building (1924, Bldg. #19, photo #42), the First National Bank (1925, Bldg. #20, photo #43), and Central Tower (1929, Bldg. #21, photo #44). One other building from this period, the Dollar Bank, is not eligible for the National Register because of alterations. At the time of their construction, all of these buildings reflected the tremendous optimism which Youngstown had in its future.

West Federal Street, well established as the major commercial district in Youngstown, also underwent a transformation as 19th century structures began to be replaced by new and often larger buildings in the early 20th century. Retailing generally thrived in downtown Youngstown, whether the business was an independent store or part of a chain, a small shop or a large department store. A number of the most significant businesses expanded their facilities during this period, adding on to existing

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buildings or replacing them entirely. Youngstown's two largest department stores, the G. M. McKelvey Co. and the Strouss-Hirshberg Co., provide good examples. McKelvey added on to its earlier 1885 building with construction in 1908, 1913 and 1917 (Bldg. #22, photos #45-51) and the Strouss-Hirshberg Co. built a new enlarged building in 1926 (Bldg. #26, photos #58-61). Both of these buildings were architect-designed, with highly decorative facades of white glazed terra cotta. The use of terra cotta was quite common in downtown Youngstown from the period 1915 to 1930, as exhibited in several of the major Central Square office buildings. In addition, an unusually large concentration of white glazed terra cotta facades existed in the four-block area of West Federal Street, giving this area a distinctive character. In addition to Central Square skyscrapers, some 16 West Federal buildings retain these terra cotta facades, representing a variety of building sizes and decorative treatments, with Classical Revival serving most often as the principal stylistic element. The architectural treatment of these buildings is significant in the context of the early 20th century development of the downtown. In addition to the buildings mentioned above, the best examples of commercial concerns which exhibit this treatment are the Wells Building (c. 1915, Bldg. #23, photos #52-54), 258 Federal Plaza West (c. 1915, Bldg. #24, photo #55-56), the Liberty Theater (N.R. 1984, 1917, Bldg. #11, photo #32), the Kress Building (1925, Bldg. #25, photo #57), the McCrory Building (1925, Bldg. #27, photo #62-64), the State Theater (1927, Bldg. #12, photo #33-34), and the Peggy Ann Building (c. 1930, Bldg. #28, photo #66-68).

The downtown area of Youngstown reached its peak of development in the late 1930s. While clearance has occurred, primarily in the area to the east of Central Square in a 1960s Urban Renewal program, the downtown retains a significant number of historic resources which chronicle its growth and development from a mid-19th century village to an important regional center of industry and commerce. The buildings documented in this nomination represent Youngstown's significant periods of development from the mid-19th century to 1930; are illustrative of both 19th century architectural styles (Greek Revival, Queen Anne, Romanesque Revival) and early 20th century styles (Classical Revival, Art Deco); display unique features of craftsmanship and share common materials (West Federal Street's terra cotta facades); and provide representative examples of the downtown area's development in terms of industry (Republic Steel Office Building), transportation (Erie Terminal), commerce (McKelvey, Strouss), religion (Welsh Congregational, Helen Chapel), politics (Post Office), culture (State Theater), communication (Vindicator Building), and social welfare (Masonic Temple and YWCA).

The Downtown Youngstown Multiple Resource Area is one component of a comprehensive survey and planning project which includes preparation of a Downtown Resource Protection Plan in November of 1985. Earlier plans have also taken historic resources into consideration, and include a 1974 plan, "Historic Preservation," by the City Planning Commission and a 1976 study by William Brenner, "Downtown and the University." Various organizations in the city of Youngstown, including the Youngstown Revitalization

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Downtown Youngstown MRA, Mahoning County, Ohio

Continuation sheet

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received

date entered

Foundation, are in the process of coordinating the city's planning activities in a cohesive manner. The comprehensive inventory and resource protection plan are a part of this effort and represent the city's interest in evaluating its historic resources as a part of planning.

The people of Youngstown have a great deal of pride in their historic resources, as evidenced by a renewed interest in historic preservation in recent years. A number of renovation projects in downtown Youngstown are proposed. A major campaign is underway to sponsor the restoration of murals in the Mahoning County Courthouse and a major rehabilitation is planned for the Erie Terminal Building as housing units. In addition, a number of business owners, banks, churches and other organizations have recently invested in the maintenance and preservation of their buildings. Many owners have expressed an interest in having their buildings nominated to the National Register and several have worked with students at Youngstown State University to prepare nominations.

9. Major Bibliographical References

Please see attached

10. Geographical Data

Acreeage of nominated property See individual inventory forms

Quadrangle name Youngstown

Quadrangle scale 1:24,000

UTM References See individual inventory forms

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

The nominated properties include the buildings only as indicated on the attached map.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
-------	------------	------	--------	------

state		code	county	code
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11. Form Prepared By

name/title Judy Williams, Consultant

organization Benjamin D. Rickey & Co.

date November 18, 1985

street & number 391 Library Park South

telephone (614) 221-0358

city or town Columbus,

state Ohio 43215

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

W. Ray Luce

title

SHPO

date

5/28/86

For NPS use only

I hereby certify that this property is included in the National Register

Pattie Andrews

date

7/23/86

Keeper of the National Register

Attest:

See Continuation sheet for other listings

Chief of Registration

Aley, Howard C. A Heritage to Share. Youngstown: Bicentennial Commission of Youngstown and the Mahoning Valley, 1975.

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Downtown Youngstown MRA, Mahoning County, Ohio

Item # 9

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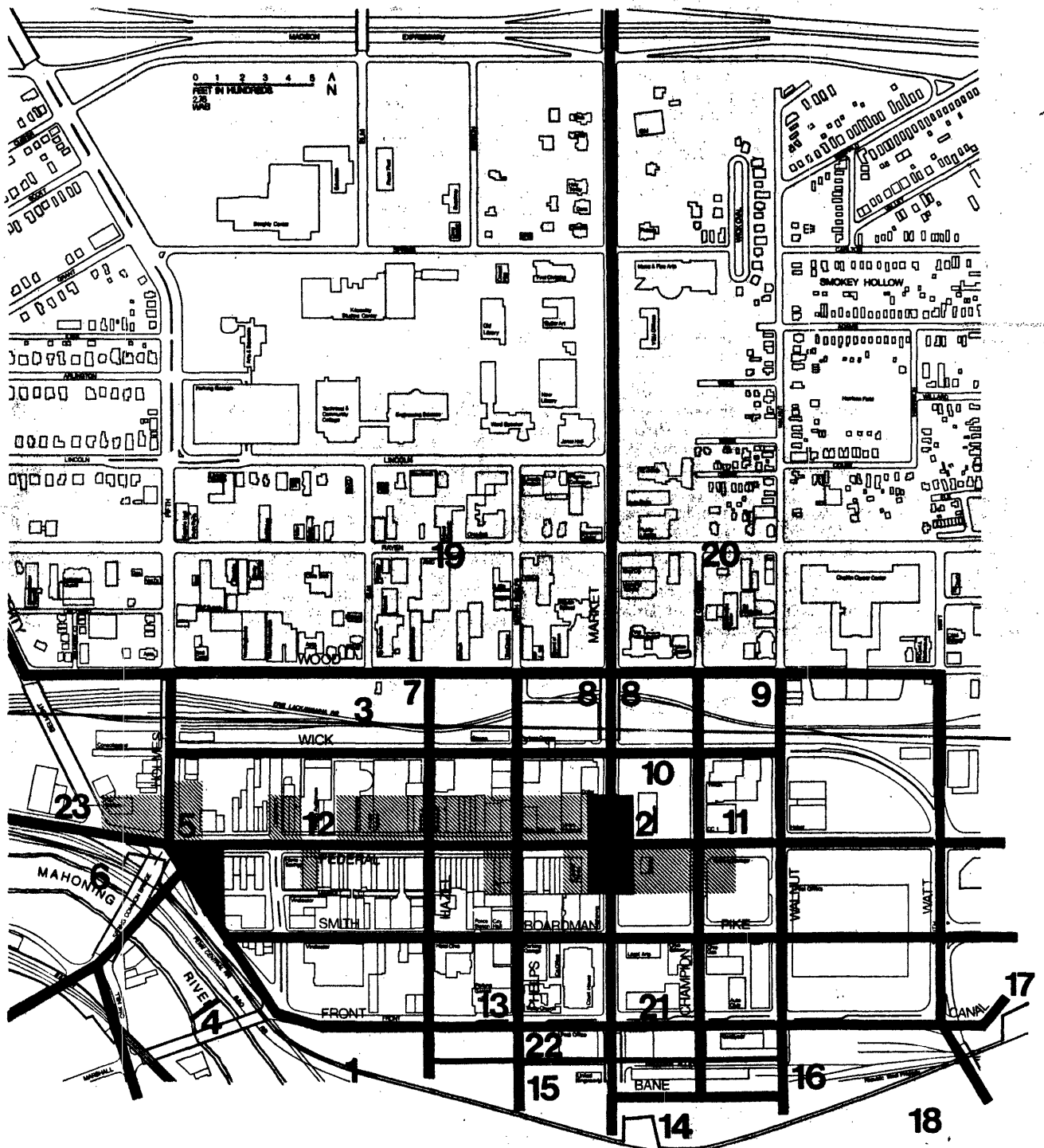
Youngstown, Ohio. 1908 promotional booklet.

Youngstown: The City of Progress. Youngstown: Chamber of Commerce, 1913.

Youngstown Vindicator, Special Anniversary Edition, 1938.

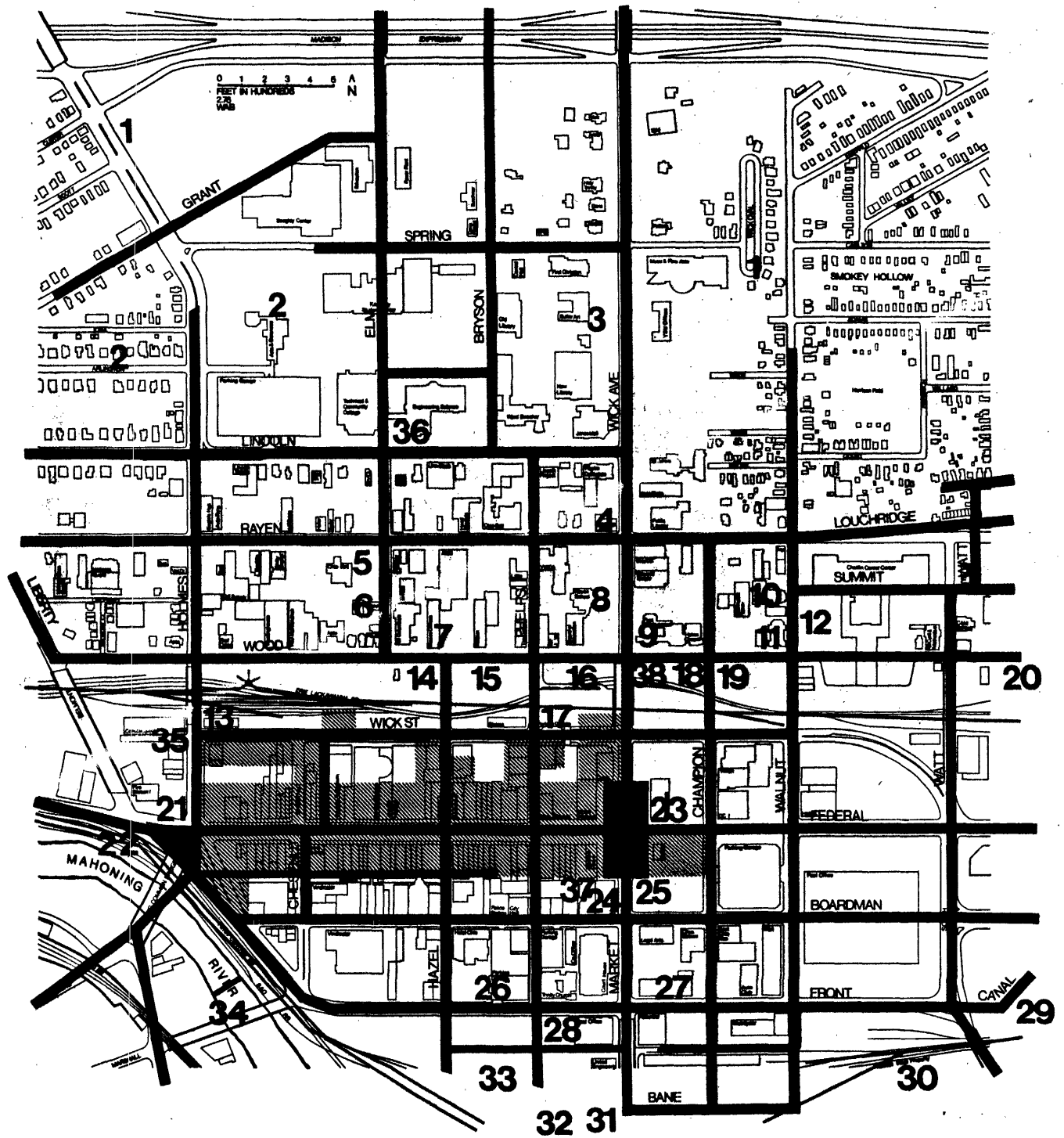
"Your Community Through the Years." WBBW Radio, 1955.

1850's



SOURCE: Downtown and the University by William Brenner, 1976

Downtown Youngstown MRA, Mahoning County, Ohio
Shaded area indicates business district in 1850



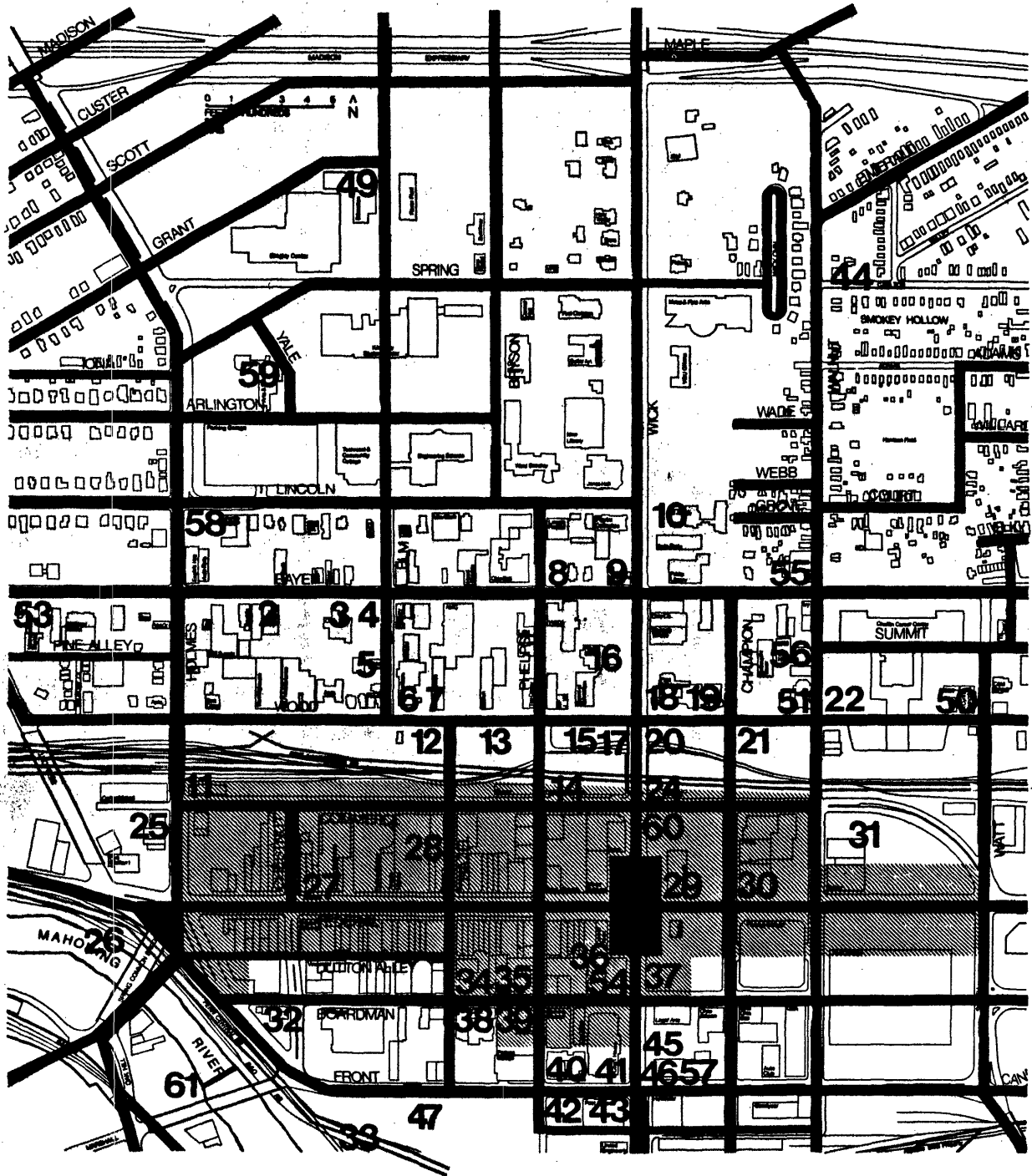
SOURCE: Downtown and the University by William Brenner, 1976

Downtown Youngstown MRA, Mahoning County, Ohio

Shaded area indicates business district in the 1870s.

1900

Shaded area indicates business district.

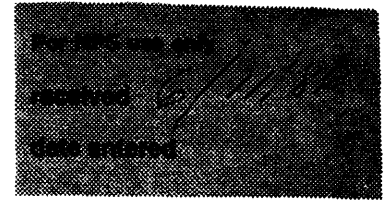


SOURCE: Downtown and the University by William Brenner, 1976

Downtown Youngstown MRA, Mahoning County, Ohio

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



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Item number

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Multiple Resource Area
Thematic Group

dnr-11

Name Downtown Youngstown MRA
State Mahoning County, OH

Nomination/Type of Review

Date/Signature

- | | | | |
|--|---|------------|--------------------------------------|
| 1. Masonic Temple | DOE/OWNER OBJECTION
Substantive Review | for Keeper | Eligible 4/86 Patrick Andrus 7/23/86 |
| | | Attest | |
| 2. Youngstown Vindicator Building | DOE/OWNER OBJECTION
Substantive Review | for Keeper | Eligible 4/86 Patrick Andrus 7/23/86 |
| | | Attest | |
| 3. Erie Terminal Building--
Commerce Plaza Building | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 4. Federal Post Office--
City Hall Annex | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 5. Helen Chapel | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 6. Jay's Lunch | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 7. Kress Building | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 8. McCrory Building | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 9. McKelvey--Higbee Company
Buildings | Entered in the
National Register | for Keeper | Shelburne Byrum 7/23/86 |
| | | Attest | |
| 10. Ohio One--Ohio Edison | Substantive Review | for Keeper | Patrick Andrus 7/23/86 |
| | | Attest | |

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National Park Service

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Item number

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Multiple Resource Area
Thematic Group

Name Downtown Youngstown MRA
State Mahoning County, OH

Nomination/Type of Review

Date/Signature

11. Peggy Ann Building

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

12. Republic Iron & Steel
Office Building

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

13. State Theater

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

14. Strouss--Hirschberg
Company

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

15. Wells Building

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

16. Welsh Congregational
Church

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

17. YWCA Building

Entered in the
National Register

for Keeper

Delores Byers 7/23/86

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest