United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Lima Multiple Resource Area (Partial Inventory: Historic & Architectural Properties)

and/or common

2. Location

street & number The incorporation limits of Lima not for publication

city, town Lima vicinity of congressional district 4th

state Ohio code 039 county Allen code 003

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>district</td>
<td>public</td>
<td>X occupied</td>
<td>agriculture</td>
<td>X museum</td>
</tr>
<tr>
<td>building(s)</td>
<td>private</td>
<td>X unoccupied</td>
<td>commercial</td>
<td>park</td>
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<tr>
<td>structure</td>
<td>both</td>
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<td>educational</td>
<td>private residence</td>
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<td>Accessible</td>
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<td>object</td>
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<tr>
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<td>being considered</td>
<td>X yes: unrestricted</td>
<td>industrial</td>
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<td></td>
<td></td>
<td>no</td>
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<td>other:</td>
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</table>

4. Owner of Property

name Multiple ownership—see Ohio Historic Inventory Forms

street & number

city, town Lima vicinity of state Ohio

5. Location of Legal Description

courthouse, registry of deeds, etc. Allen County Courthouse

street & number North & Main Streets

city, town Lima state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? #6

date 1976; 1979-80 5 Properties on National Register

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio
7. Description

<table>
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<tr>
<th>Condition</th>
<th>See OHI forms</th>
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<td>deteriorated</td>
<td>unaltered</td>
<td>original site</td>
</tr>
<tr>
<td>good</td>
<td>ruins</td>
<td>altered</td>
<td>moved date</td>
</tr>
<tr>
<td>fair</td>
<td>unexposed</td>
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</tbody>
</table>

Describe the present and original (if known) physical appearance

A. Lima was founded at the southern-end of the Great Black Swamp, an area inhabited by the Shawnee Indians until their removal to Kansas in the 1830's. Located on the banks of the Ottawa River (Hog Creek) it developed into the largest landlocked city in northwest Ohio with a population of 55,000. Historic resources most prominent are fine commercial and financial buildings erected following Lima's early industrial growth, particularly related to railroads and the oil industry.

B. Lima's periods of significance relate to commercial and industrial development:
   (a) 1850-1860's: Lima became an agricultural center followed by the coming of the first railroad in 1858.
   (b) 1870's: The first large industrial concerns including foundries and iron works countered commercial development of the Public Square.
   (c) 1880-1900: The discovery of oil in 1885 led to Lima's population tripling by the turn of the century with much new construction, including South Lima.
   (d) Early 20th century: Completion of the Texas oil pipeline, Standard Oil, banking and entertainment created new buildings up to the eve of the Depression.
   (e) Post-Depression: New building styles--the end of the era of grand buildings.

C. Buildings from period (a) were brick or frame, small-scale "canal-type" buildings and most were replaced in the 1870's and '80's by more substantial structures. Only one commercial building from this era remains on the Public Square which began as a haymarket. The Public Square, which also served as a parade ground during the Civil War, housed an early Greek Revival courthouse. Houses of this era were frame or brick and sat behind fenced lawns.

In the 1870's (b) buildings grew larger--three or four stories, with ornate Victorian cornices and trim and often composed entire streetscapes. Most commercial structures were brick, and growth continued to radiate from the Public Square. The Southeast quadrant of the Square remains intact from this period, although many of the buildings are neglected. Two of Lima's most elaborate buildings, the Allen County Courthouse (on the National Register) and the Faurot Opera House were built in 1874. The Opera House is gone.

The discovery of oil in 1885 led to the construction by 1889 of four large turreted (c) and towered 4-5 story Victorian buildings on the Square and North Main. They were of the highest quality. Growth in South Lima proceeded to the Kibby Corners neighborhood and beyond. Large Victorian houses lined streets west of Main, particularly West Market Street. Most of these homes were erased by rezoning after 1957. Most housing in north and south Lima was frame workers' housing created for the population increase.

During the early part of the 20th century (d) Lima became the "pipeline center of the world", and Standard Oil and Lima Locomotive Works were recognized national industries. Banks were thriving and built two skyscrapers in the 1920's, one on the Square. Commercial developments spread to Elizabeth Street, one block west, replacing early frame houses and first generation churches. Styles ranged from Neo-classic Revival to Art Deco to Prairie School. Most buildings were Chicago Commercial, often stone faced or with terra cotta and brick. Theaters were built as autos and public transportation made Lima an entertainment and shopping center for surrounding counties. This was the last era of substantial buildings within Lima's city limits.
The Lima multiple resource area nomination was originally developed for the "downtown" area. Extensive survey throughout the entire city revealed however, that while there had once been much fine historic architecture in the city, the community as a whole had been unusually brutal in its treatment of its collective historic fabric. A fine 19th century residential area known as the "Golden Block" on West Market leading from the square was rezoned in the 1960s resulting in its destruction (with the exception of the MacDonell House listed on the NR in 1978). A major historic transportation center just north of the downtown with railroad depots, roundhouse and hotel was very important in the city's history; but the neglect of decades and recent demolitions have reduced the integrity to the point that it no longer qualifies for the Register. Some downtown congregations that retained their historic churches have fled to the suburbs leaving their buildings for conversion to things like "a theatre-in-the-round" again raising questions of integrity. Educational buildings have been demolished as neighborhood schools were consolidated and closed. Looking at the entire community therefore, the few historic buildings in the downtown came to be perceived by the survey team as the historic resources for the whole community and were nominated with that in mind.

Technically however, there are several small early 20th century areas within the city limits that may qualify for the National Register. For the purposes of this nomination therefore, the resources area should be viewed as the downtown commercial district. It has been identified by the city planning department as a 42 block area bounded on the north by the Penn Central RR, on the east by the B&O RR, on the south by the Ottawa River, and on the west by MacDonell Street. This area was defined through an identification of land use in combination with "natural" features like the railroads and the river.
Lima's central business district remains densely arranged, although recent buildings include "suburban drive-through" styles which disrupt the streetscape, particularly on the Public Square. Most construction since World War II has occurred in the suburbs and malls outside city limits.

D. This survey is exclusive of any archaeological survey to date.

E. Survey was initially conducted under contract between the Ohio Historic Preservation Office and Ray Schuch, present curator of the Allen County Historic Museum, in 1976. From 1976 to early 1979 ongoing survey, including National Register Nominations, was conducted through the Regional Office of the Ohio Historic Preservation Office, under the direction of Mary Ann Brown, Regional Officer, located at the Western Ohio Branch Campus of Wright State University. Since February 1979 intensive survey has been ongoing in Lima and Allen County through a contract with the Ohio Historic Preservation Office and established through the Regional Office. Survey coordinator is Phyllis Hopkins, adjunct instructor of art and architectural history at WOBC, Wright State University, in conjunction with Ohio State University-Lima, Allen County Historic Museum, Allen County Commissioners, City of Lima Planning Office, Midwestern Joint Regional Planning Office, and volunteers. The city of Lima has been surveyed for historic architecture.
8. Significance

<table>
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<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
<th>Specific dates</th>
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<td>X 1900-</td>
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Statement of Significance (in one paragraph)

Lima's buildings reflect the economic growth of the largest landlocked city in northwest Ohio. Platted by Capt. James Riley in 1831 around a public square, the growth radiated from this axis and Lima became a commercial, entertainment and business center for eight surrounding rural counties. In many instances the architecture reflects the only examples of architect-designed urban styles in this entire region.

The buildings are grouped below in historic chronology and individual Ohio Historic Inventory Forms are included in this nomination:

A. Building #1 at 74 Public Square was constructed before the Civil War and appears in the earliest photographs of the Square. It reflects the agricultural era at the time the first narrow gauge railroad appears in the area.

B. The second period saw the development of the commercial center in the 1870's and is best represented by #2 Collins Block in 1874, #3 Thompson Block, and #4 Union Block, all located on the Public Square. With the coming of the railroads and expansion of the city northward the Allen County Courthouse, on the National Register, and #5 The Kraus Block represent this growth toward the rail lines.

C. Very important in Lima's history is the discovery of oil in 1885. The population tripled between the 1880 and 1900 census. Several towered and turreted buildings were built on the eve of the "Gay '90's". The only remaining or unaltered of these elaborate structures is the Metropolitan Block, 1889, now on the National Register. Other outstanding buildings of this era include #6 the Holland Block Annex; #7 Hetrick Block and #8 Wheeler Building, contiguous on West Main Street with outstanding oriel windows and details; and the Renz Block (#9) on North Main with the most elaborate parapet in the city. South Main grew rapidly and include #10, Martin & Kibby Block; #11 Beck and Cahill Building; #12 and #13, the Dorsey & Linnaeman Buildings; #14, the Adate; #15 and #16, the Armory and South Main commercial building next door. Two houses, the MacDonell house, now a museum, and the Frank X. Sieber house, now a Senior Citizen Center, are on the National Register.

D. A great era of urban buildings occurred after Standard Oil made Lima the pipeline center of the world, and Lima Locomotive Works propelled the city toward further economic growth. This optimistic early 20th century period produced the National Trust Bank (#17) and the Sigma Theatre (#18) on the Public Square. Elizabeth Street, one block west of Main, developed as a new commercial center with the construction of the City Loan Building (#19), the Argonne Hotel (#20) named after the men who faced death in the Argonne Forest in France, the Eagles Lodge Building (#21) in the Prairie School style, and the Ohio Theater (#22), a Schine movie house built in the elegant fantasy style of theaters of the era. Memorial Hall, 1908, on the National Register, and the new Post Office (#23) completed in 1930, are on the far range of this period, but both were built in Neo-Classical Revival style with interiors of marble, brass and hardwoods.
E. The last building, the Kewpee (#24), heralds a new era and the end of the age of grand building styles. A Streamline Modern building of porcelain enamel and stainless steel, it became a prototype of the fast food restaurant two decades later, and is a Lima landmark.

Lima has had few restoration projects or preservation activities. However, the City officials have been cooperative with the historic architecture survey and the planning office is utilizing the National Register nominations in redevelopment planning. A recent compromise involving one of the nominated buildings (#10) at the proposed new civic center site appears to be resolved with the historic building being incorporated in the architect's design.

Public education is crucial and currently Ohio State University-Lima, in conjunction with the Greater Lima Area Arts Council, Allen County Historic Museum and other groups, is sponsoring a public forum incorporating historic architectural and preservation programs. The forum has been underwritten by the Ohio Humanities Council.
9. Major Bibliographical References

Histories of Allen County, 1885, 1906, 1921, 1977
Sanborn Maps, 1911, updated through 1950
Lima City Directories

10. Geographical Data

Acreage of nominated property See individual inventory forms
Quadrangle name Lima, Ohio
UTM References See individual inventory forms

Zone Easting Northing
A
B
C
D
E
F
G
H

Verbal boundary description and justification
See each individual inventory form for the lot number of each property. Lot numbers included as part of section 9, "Coordinates."

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

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<thead>
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<th>state</th>
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11. Form Prepared By

name/title Phyllis G. Hopkins, Survey Coordinator
organization Ohio Historic Preservation Office date 5-15-80
street & number 420K Galvin Hall, OSU-Lima telephone (419) 228-2641, X222
city or town Lima state Ohio 45804

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Title SHPO date 11/4/80

For HCRS use only

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

Keeper of the National Register

Attest

Chief of Registrations
Lima, Ohio
Multiple Resources
Nomination

[Map of Lima, Ohio with annotations]

TO MCDONELL HOUSE ON NATIONAL REGISTER

TO REMEY X. SIEBEL HOUSE ON NATIONAL REGISTER

*** = Denotes National Register Buildings

*Not to scale

DEC 8 1990
United States Department of the Interior  
National Park Service  

National Register of Historic Places  
Inventory—Nomination Form

<table>
<thead>
<tr>
<th>Item number</th>
<th>Page</th>
</tr>
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<tbody>
<tr>
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<tr>
<td>Thematic Group</td>
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### Name
Lima Multiple Resource Area

### State
Ohio

#### Nomination/Type of Review

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<tr>
<th>Item</th>
<th>Review Type</th>
<th>Date/Signature</th>
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<td>4. Union Block</td>
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<td>5. Wheeler Building</td>
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<td>6. Dorsey Building</td>
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<td>7. Armory (LaTisona Building)</td>
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<td>8. Hotel Argonne</td>
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<td>9. Neal Clothing (Turner's)</td>
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<td>11.</td>
<td>Sigma Theatre</td>
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<td>12.</td>
<td>Collins Block</td>
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<td>Renz Block</td>
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<td>Linneman Building</td>
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<td>20.</td>
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United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

Multiple Resource Area
Thematic Group

Name: Lima Multiple Resource Area
State: Ohio

Nomination/Type of Review
21. Cahill, Beck and R. C. Buildings
   Entered in the National Register
   Keeper
   Attest

22. Prescription Center—Madisons Substantive Review
   Owner/OWNER OBJECTION
   Keeper
   Attest

23. Cardosi Building (Hetrick Block) OWNER OBJECTION
   Keeper
   Attest

24. Holland Block (Demolished)
   Keeper
   Attest

25. Barr Hotel
   Entered in the National Register
   Keeper
   Attest

26.

27.

28.

29.

30.