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United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

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See instructions in How to Complete National Register Forms

1. Nam		·		
historic Upper	r Prospect Multipl	e Resource Area		
and/or common	/			
2. Loca	ation 200	JE's, Hon NR, 3	21 ind. = 27	,
street & number		e between E. 22nd and		
city, town	E. 30th, E. 36 Cleveland	oth and E. 40th Sts., vicinity of	and Carnegie and I	Euclid Aves.
state	Ohio co	ode 039 county	Cuyahoga	code 035
3. Clas	sification			
Category district _x_ building(s) structure site object	Ownership public private both Public Acquisition in process	Status _X_ occupied unoccupied work in progress Accessible yes: restricted	Present Use agriculture commercial educational entertainment government industrial	museum park private residence religious scientific transportation
	being considered N/A er of Prope	x yes: unrestricted no	military	other:
4. Own	er of Prope	no		
4. Own	N/A er of Prope Ownership	no erty	military	other:
4. Own name Multiple street & number city, town C	N/A er of Prope Ownership	no Prty vicinity of	military	
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7. Description

Condition X excellent	deteriorated	Check one X unaltered	Check one X original site X moved date
X good S X fair	unexposed	X_ altered	Merwin, George, House (Rowfant Club)

Describe the present and original (if known) physical appearance

The Upper Prospect Multiple Resource Area includes 27 architecturally and historically significant buildings on the near east side of Cleveland that date from c.1838 to 1929, and reflect the former affluence of the area. In the MRA there are eight former single family houses, four apartment buildings, four churches, six commercial buildings, three social institutions, a rowhouse group, and one school. These buildings reflect various stages of Upper Prospects development. The Upper Prospect MRA includes properties on Prospect Avenue between East 22nd and East 55th Streets, the cross streets East 30th, East 36th, and East 40th Streets along with three properties on Euclid Avenue and one on Carnegie Avenue, streets that parallel Prospect.

The Upper Prospect area was a significant residential district between 1860 and 1915, and significant as a commercial and office center between 1915 and 1930. Upper Prospect in 1880 was part of a larger area on the east side of Cleveland that was the home of the city's social and economic elite, which at that time centered around Euclid Avenue's "Millionaires Row". While Euclid Avenue was the home of the city's most prominent people, Prospect Avenue was considered the second most prestigious street in Cleveland. In the 1880's Prospect Avenue was mostly composed of two story brick, single family houses, and according to photographs from the era, mostly houses in the Italianate architectural style. The remaining houses that exemplify this period include the following Italianate style houses, the Brough-Armstrong-Rust House c.1863 (5), the Phillip Gaensslen House c.1870 (7), the Jeremiah Ensworth House c.1875 (10), and the W.P.Southworth House (11). One house in the Queen Anne style from this era is the Benedict House c.1883 (14). At this time the only exceptions to single family houses were rowhouses which included the Prospect Avenue Rowhouses c.1874-6 (D). During this time Prospect Avenue was lined with large elm trees.

The oldest church in the area is St. Pauls Shrine (B) at Euclid Avenue and East 40th Street, built 1874-6 in a High Victorian Gothic style. Three other churches in the Upper Prospect MRA date from the turn of the century. These churches, all variations of the Gothic style, include the Late Victorian Gothic Zion Lutheran Church 1903 (20), and the Late Gothic Revival style First Methodist Church 1905 (2), and Trinity Cathedral (A) 1901-7. Later residential development along Prospect Avenue included the Tudor Revival style Gifford House built 1901 (6), and several apartment buildings. Among the important apartment buildings on Prospect Avenue are the Eclectic style Plaza Apartments (9)1901, the Eclectic Tudor style Dixon Hall 1905, and the Montana and Neff Apartments 1902. Three other buildings that date from this era are the Northern Renaissance-Prarie style Tavern Club 1905 (12), the Jacobethan style Mather Hall 1895 (4), and the Renaissance Revival style YMCA, built 1911-3 (3).

Between 1915 and 1930 Upper Prospect achieved significance as a commercial district that served the fringes of the central business district. The uniformity of scale setback and building type of the earlier era was replaced with a heterogeneous mix of scale, setback and building type. Remaining structures from this era include the Neo-Classic style Cook Building 1917-8 (17), the Cleveland Packard Building 1915-6 (18), the United Motor Services Building (16), the Walker and Weeks Office Building 1926 (1), and the Modernistic style Ohio Bell Henderson-Endicott Building 1928 (19). Most of the commercial buildings on the street were two stories, but some were as tall as five stories. As the area became more commercial the district began to decline. The heaviest toll was the demolition of Euclid Avenue's mansions.

Today the Upper Prospect area is one of mixed land uses. In recent decades the density of development along Prospect has dropped. This has been due to surface parking lots and commercial expansion at the cost of the streets historic buildings. Most of the buildings built after the 1930's did not show the design integrity of the earlier structures. Due to the streets different eras of development buildings presently have varied setbacks, building

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heights and materials.

Preservation efforts in the Upper Prospect area beagan in the 1970's. The area was the subject of the Prospect Avenue Plan in 1974, a master plan that encouraged preservation and restoration efforts on the street. In 1976 the Cleveland Landmarks Commission completed a survey of the area. The survey committee included John D. Cimperman, Director, Robert C. Gaede, architect, and Richard Klein, architectural historian. In 1977 the Cleveland Landmarks Commission designated the Prospect Avenue Historic District. It was determined by the commission that the district best exemplified Cleveland's near east sides heritage as a wealthy residential and commercial district.

The criteria used for the inclusion of buildings in the Upper Prospect MRA included integrity, visual and historic significance, and building age. There are four former single family residences that were not included in the nomination, two of which have storefront additions, one has altered exterior siding, and one has an altered entrance. Four apartment buildings and two transient hotels have not been included in the nomination, these buildings do not have the architectural significance that the streets other apartment buildings have, and were built after Upper Prospect's era of significance as a residential neighborhood. There are six commercial buildings in the nomination. These buildings were built when Upper Prospect was a significant commercial street. Commercial buildings not included in the nomination lack either integrity, visual or historic significance or age to be included in the nomination.

8. Significance

Specific dates	c.1838-1928	Builder/Architect V	arious see indivi	dual forms
Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	agriculture	community planning conservation economics education engineering exploration/settlement	military music	e religion science sculpture social/ humanitarian theater transportation other (specify)

Statement of Significance (in one paragraph)

Criterion A, B, C

The Upper Prospect Multiple Resource Area is significant to the city of Cleveland because of its history, its fine examples of architecture, and the prominent people that lived on the streets from the fields of commerce, industry, and politics. Prospect was laid out as a city street paralleling Euclid Avenue in 1831. In 1858 it was extended to its present terminus at East 55th Street. The oldest remaining structure in the Upper Prospect MRA is the Tuscan style George Merwin House (NR 1973) built about 1838 facing Euclid Avenue, and in 1858 moved to its present location when Prospect Avenue was extended to its present terminus.

In 1860 the East Cleveland Railway Company opened the first streetcar_line in the state. It ran from Public Square along Prospect Avenue to East 55th Street. With the presence of the streetcar line Upper Prospect, east of East 22nd Street, continued to develop as a wealthy residential district in the years during and following the Civil War. From 1860 to 1915 Prospect was a significant residential neighborhood, paralleling Euclid Avenue's "Millionaires Row". Men such as Charles Brush, inventor, John Rockefeller, Jeptha Wade, founder of Western Union, lived on Euclid Avenue at the time. While Euclid Avenue was the home of the city's most prominent people, Prospect Avenue was considered the citys second most prestigous address. Of the major streets radiating to the east of Clevelands Central Business District, Prospect Avenue has the most remaining residential buildings from the 1860's and 1870's. Houses that exemplify this early residential period on Prospect Avenue are the Brough-Armstrong-Rust House c.1863 (5), the Ireland House c.1874, the Southworth House c. 1879, and the Gaensslen House c. 1870. Two noted houses that were built later are the Benedict House c. 1883, and the Gifford House 1901.

A rapidly growing population having convenient access to downtown due to the presence of the streetcar line contributed to the higher density development along the street. In the 1870's and 1880's this density took the form of terrace and rowhouse construction. One significance example is the Prospect Avenue Rowhouses (NR 1974) c.1874-8.

In the first decade of the twentieth century there was a great demand for higher priced apartment suites in Cleveland. The prestige of a Prospect Avenue address and the convenient access to downtown provided by the streetcar line along Prospect Avenue were conducive to the development of expensive apartment buildings along the street. There are four apartment buildings in the Upper Prospect MRA from the early 20th century, all displaying the same high degree of architectural style and integrity. Three of the four apartment buildings are in varying architectural styles.

The mingling of architectural styles for apartment buildings was reflective of the nature of apartment house architecture in the early twentieith century. Upper Prospect's remaining apartment buildings from this era are the Eclectic style Plaza Apartments 1901 (9), the Tudor Revival style Dixon Hall 1905 (15), the Progressive style Neff (13) and Montana Apartments 1902 (22).

As Upper Prospect developed into a wealthy residential neighborhood in the late 19th and early 20th century a number of churches and social institutions were founded to serve the neighborhood. The first church in the district was St. Paul's Shrine 1874-6 (NR 1980)

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built at East 40th Street and Euclid. Zion Lutheran Church was built in 1901 (20). First Methodist Church 1905 (2), and Trinity Cathedral 1901-7 (NR 1973) at East 22nd Street and Euclid Avenue were built to serve the wealthy of the area. Cultural and social institutions from this time include the Tavern Club 1905 (12), the Rowfant Club 1895, located in the George Merwin House (C), and the YMCA 1911-3 (3).

Edmund Chapman stated in Cleveland: Village to Metropolis that "progressively as the decades passed (after 1875) the streets of Cleveland were called upon to carry a burden of commuter vehicles for which they had never been intended". On Prospect Avenue this resulted in commercial expansion along the street. There are two types of commercial buildings in the Upper Prospect MRA, office buildings and automotive dealerships. Upper Propsects four office buildings are the Neo-Classic style Walker and Weeks Office Building 1926 (1), the Cook Building 1917-8 (17), and the Modernistic style Ohio Bell Building, 1928 (19). The Cook Building was given an award for the best small commercial building of 1918, and the Ohio Bell Building recieved an honorable mention for its design from the Chamber of Commerce in 1929.

There are three automotive related buildings in the Upper Prospect MRA. All are examples of the Neo-Classic style, including the Templar-Farrell Motors Building, 1921 (8), the Cleveland Packard Building 1915-6 (18), and the United Motors Building 1919 (16). The selection of a site for an automotive business was given careful consideration. A location was usually on a street carrying heavy pleasure car traffic, and far enough from the city center to avoid the expensive cost of land. Prospect Avenue from 1915 to 1930 filled both of these criteria.

Prospect Avenue was the home of many wealthy and socially prominent people in the fields of politics, publications, commerce, and industry. Governor John Brough, Ohio Governor during the Civil War, lived at 2422 Prospect from 1863-5. James Bulkley, U.S. Senator from Ohio was born in the rowhouse at 3645 Prospect Avenue in 1880. William Armstrong, the publisher of the <u>Plain Dealer</u> also lived at 2422 Prospect Avenue. William Southworth, President of National City Bank lived at 3334 Prospect Avenue. Phillip Gaensslen, President of the Phoenix Brewing Company lived at 3056 Prospect Avenue.

Upper Prospect is also significant in Cleveland for its architecture. The street has the best example of Victorian rowhouse construction in the city, the Prospect Rowhouses (D). The MRA is significant for its many Italianate houses, which is only comparable locally to the concentration in the Ohio City District (NR1974).

The works of several notable architects, and architectural firms are represented in the buildings of the Upper Prospect MRA. Three buildings in the Upper Prospect area were designed by noted nineteenth century architects, the Merwin House was designed by Charles Heard , a house attributed to Joseph Ireland, and St. Paul's Episcopal Church designed by Gordon Lloyd of Detroit. Prominent architects from the turn of the century represented in the buildings of the Upper Prospect MRA, include Charles Schweinfurth, and J.Milton Dyer. Trinity Cathedral Church Home, 1895 (4), and Trinity Cathedral, 1901-7 (A) were designed by Charles Schweinfurth. First Methodist Church, 1905 (2), and the Tavern Club, 1905 (12) were designed by J. Milton Dyer. First Methodist Church and Trinity Cathedral are two of the city's best examples of Late Gothic Revival architecture. Major architectural firms from the teens, and the 1920's are represented in Upper Prospect's commercial buildings. The firm of Lehman and Schmitt designed the Cook Building, 1917-8 (17), Walker and Weeks designed the Walker and Weeks Building, 1926(1), and Mills, Rheins, Bellman, and Nordhoff

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of Toledo designed the Ohio Bell Henderson-Endicott Building, 1928 (19). All of these buildings were considered on a city wide basis to be excellent examples of their respective architectural style.

In recent decades the Upper Prospect area has declined as both a residential and business district as the suburbs became increasingly popular. Because of the high percentage of non-contributing structures built since the 1940's a National Register district is impracticable. A National Register Multiple Resource Nomination is the best way to protect Prospect's remaining structures. In the mid 1970's preservation efforts began on Prospect. The Prospect Avenue Master Plan was published in 1974, it encouraged preservation and restoration efforts on the street. The Cleveland Landmark's Prospect Avenue Historic District was created in 1977. Preservation projects have included the rowhouses at 3645-57 Prospect, the Rowfant Club, the Tavern Club and a number of smaller projects. Considerable interest has developed in the preservation of Prospect's remaining resources.

^{1.} William Ganson Rose, Cleveland: The Making of a City, (Cleveland: The World Publishing Company, 1950), p.309

^{2.} Ohio Architect and Builder, February 1904, p.10

^{3.} George Volney Rheins, American Architect, v.113, March 20, 1918, p.361-7

9. Major Bibliographical References

see continuation sheet

GPO 894-785

10.	Geograp	hical Data		
Quadran	gle name <u>Clevela</u>	ty entire area app and North less vidual forms	roximately 140 than one acre	acres; individually all propertie Quadrangle scale 1:24000
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C			D	
Resourc	•	ined in red on ac		in the Upper Prospect Multiple ilding base map. See individual
List all s	tates and countie	s for properties overla	apping state or co	ounty boundaries
state	N/A	code	county	code
state		code	county	code
11.	Form Pre	pared By		1.
name/title	John Cimperma		ant	
organizati	on Cleveland I	andmarks Commissio	on da	ate June 1984
street & n	umber City Hall,	601 Lakeside Aver	nue, Room 28 _{te}	elephone (216)664-2531
city or tov	vn Cleveland	•	st	tate Ohio 44114-1015
12.	State His	toric Prese	ervation	Officer Certification
The evalu	ated significance of	this property within the s	tate is:	
665), I her	eby nominate this pr		e National Register	oric Preservation Act of 1966 (Public Law 89- and certify that it has been evaluated rvice.
State Hist	oric Preservation Of	icer signature	V. Kon	The
title	SHPO		\	date 9/14/84
	es use only reby certify that this	property is included in th	e National Register	date 11/184
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Item 9, page 1 of 1 Continuation Sheet, page 5 of 5 9. Major Biographical References Upper Prospect Multiple Resource Area Cleveland, Cuyahoga County, Ohio

Cleveland Landmarks Files

- Rose, William Ganson; Cleveland: The Making of A City; (Cleveland: World Publishing Company, 1950)
- Wilson, Ella Grant; Famous Old Euclid Avenue; (Cleveland: np, 1937)
- Johannensen, Eric; Cleveland Architecture: 1876-1976; (Cleveland: Western Reserve Historical Society, 1979)
- Chapman, Edmund; Cleveland: Village to Metropolis; (Cleveland: Western Reserve Historical Society, 1964)
- Cleveland Landmarks Commission; Prospect Avenue Area Study; 1974
 Master Plan



The Brighter

The

Brighter Prospect

Published by

The Prospect Avenue Association 1002 Prospect Avenue Cleveland

Single copies of this and subsequent regular issues will be sent free to all interested persons. Additional copies may be had at \$2.00 per hundred to cover cost of printing. All requests and communication should be directed to

Ed. O. Anderson, Editor 1002 Prospect Avenue Cleveland, Ohio

Phone Prospect 3030

Officers The Prospect Avenue Association Bascom Little - - - President N. E. Dalrymple - - Treasurer Ed. O. Anderson - Sec'y-Mgr.

Not a One Man Job

FOR a long time far sighted business men have been acutely aware that Prospect Avenue is destined to become a leading retail thoroughfare.

However, to achieve this goal, it will require something more than the earnest wishing of those owning property on this chosen street.

It is to make secure the dominant position which Prospect Avenue is courting that the Prospect Avenue Association has been organized.

The Association works upon the proven theory that when each family looks after its home interest by keeping its own premises in order, the whole community as such is recognized as an orderly and desirable place to locate.

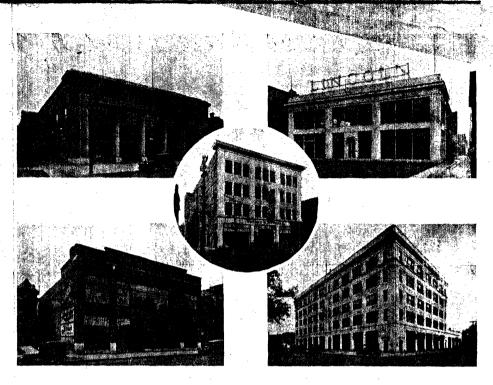
But the whole family is obliged to cooperate or some will be required to assume the part of each shirker in addition to his own. Livery one with direct interest in Prospect Avenue property is properly a member of the Association family By supporting and adding its activities he can serve his own interest in an important way while making his co-operation of real value to the city as a whole.

Next Meeting

If you want to know more about the Prospect Avenue Association, what it stands for and what it hopes to accomplish, be on hand.

Feb. 14th—11 a. m. Hotel Winton—Room K.

Several important improvement projects will be discussed and you are urged to voice your opinion on the questions involved.



Auto Row Blazes Trail for New Shopping Center

THE next time you drive down Prospect or Carnegie Avenue, observe the many new automobile sales rooms which have sprung up in the past few months.

The selection of this new location is determined by the business getting advantage which these two lively thoroughfares offer. The automobile dealers are also influenced by the moderate costs of locations.

The steady drift of the retail automobile trade toward these two growing thoroughfares is the logical result of the city's development.

The net benefit of this transition will be a valuable contribution to the city's expansion. Authorities on civic development claim that this movement is certain to exert a powerful influence on shopping tendencies.

What is happening in Cleveland, they maintain, is simply a repetition of what has happened in all large cities since the automobile has become such a vital element in the retail trade development of every community.

Automobile display rooms, must of necessity be wide and offer sufficient open space to properly display the machines. Seldom can the average store be converted into a satisfactory show room. The peculiar character of the business demands new buildings of adequate proportions. And it also requires fairly reasonable ground rentals.

Consequently these new buildings are erected on the outskirts of the leading shopping district. In almost every large city automobile row is a projection well outside the already existing centers of traffic.

Where the automobile sales room goes, other retail stores inevitably follow. Auto accessory and supply stores naturally locate

close by in order to reach the same class of patrons. This results in opening of lively shopping streets which frequently extend miles from what was ormerly regarded as the only retail section.

As traffic is attracted to this new retail district property values rise. The automobile business is slowly pushed further out and forced to give way to retailers in other lines who prosper by the trade which the automobile business attracts.

In this city Prospect and Carnegie Avenues are rapidly becoming the two chosen locations for the retail automobile trade. The reasons for this are plainly appare

Both streets afford the most direct and clear route between the business center of Cleveland and the best residence section.

The heavy traffic on Euclid and the pull of the Heights residence district diverts a great deal of traffic to these two thoroughfares.

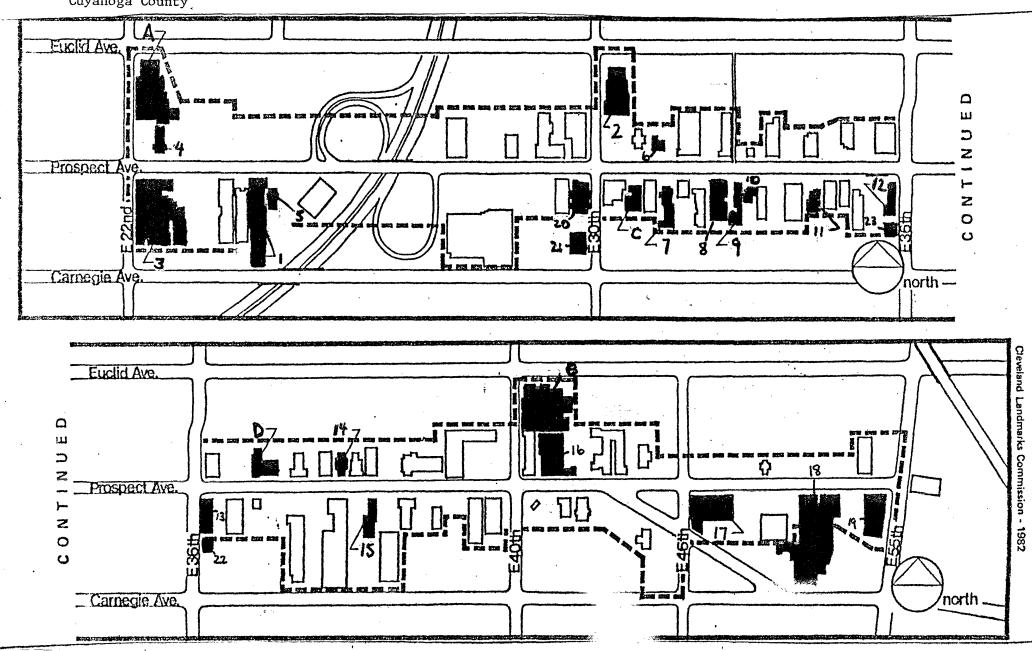
While locations on both of these streets are especially desirable, rentals and property values are moderate.

That is why you will find on these two streets the retail show rooms of such well known cars as Packard, Franklin, Haynes, Reo, Lincoln, Buick, Overland, Milburn, Handley Knight, etc. There are, also, many accessory and supply houses.

The fine new R. J. Schmunk building which is to be the home of the Hudson-Essex will be completed shortly and will make a splendid addition to Prospect Avenue.

In fact the manifest activity all along Prospect and Carnegie Avenues is certain proof that automobile row is changing its habitat. From The Brighter Prospect Prospect Avenue Association a promotional brochuse of the neighborhood published in the 1955 1923 WATT Western Reserve Historical Society - Folio Pamphlet \$\mathbb{P}/03

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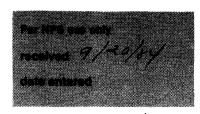
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Multiple Resource Area Thematic Group dnr-11

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•	Central YMCA	Entered in this National Register	Keeper Attest	Shelones Byen 11/
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•	Gaensslen, Phillip, House	Entered in the National Register	Keeper Attest	SelvresByer "1
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15.	Tavern Club	Entered in the Wethoral Register	Keeper	Along Byer "11!
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20.	Zion Lutheran Church	Intered in the	Keeper	Alores Byen (111)
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22.	Brough-Armstrong-Rust Substantive Review	Keeper
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23.	First Methodist Church Substantive Review	Keeper Bek Gussens 1/1/8)
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