

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received NOV 29 1983
date entered

1. Name

historic

and/or common South High Street Commercial Grouping

2. Location

Bounded by Pearl, Mound, Main, and High Sts.

street & number see continuation sheet

___ not for publication

city, town Columbus

___ vicinity of

state Ohio

code 039

county Franklin

code 049

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both

Public Acquisition

☐ in process
☐ being considered

N/A

Status

☒ occupied
☐ unoccupied
☒ work in progress
Accessible
☒ yes: restricted
☐ yes: unrestricted
☐ no

Present Use

☐ agriculture
☒ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military☐ museum
☐ park
☐ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property

name see continuation sheet

street & number

city, town

___ vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Franklin County Administration Building

street & number 410 South High Street

city, town Columbus

state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory

has this property been determined eligible? ___ yes ☒ no

date 1976-1980

___ federal ☒ state ___ county ___ local

depository for survey records Ohio Historic Preservation Office, I-71 and 17th Avenue

city, town Columbus

state Ohio

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☒ unaltered	☐ original site
☒ good	☐ ruins	☒ altered	☐ moved date _____
☒ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

The South High Street Commercial Grouping is located in the southern end of downtown Columbus, bounded by Main St., Mound St., High St., and Pearl Alley. Two of the buildings are individually significant and have already been listed in the National Register - Southern Hotel and Theatre and the Schlee-Kemmler Building at 326 S. High. The remaining buildings are late 19th century commercial structures 2-3 stories in height, with a variety of architectural details including a cast iron storefront, bracketed cornices, decorative lintels and hoodmoulds, and stone storefront piers. The district includes eleven contributing commercial buildings and no intrusions.

Although these buildings are typical of what was once a very common style of architecture in downtown Columbus, they represent one of the last remaining, cohesive, human scale streetscapes left downtown. Following are brief descriptions of the individual properties:

Southern Hotel and Theatre - this is one of the most significant buildings in downtown Columbus both architecturally and historically. The brick 6 story building features a Sullivanesque entrance to the theatre, round arched windows with decorative brickwork, tall slender columns with Sullivanesque capitals are 3 stories in height and appear on both the north and west elevations. The lobby and ballroom spaces have been remodeled over the years but the classically inspired detail remains. The theatre is acoustically superb and retains most of its architectural character. The building was completed in 1896-97. It was quite a boost for the south end of downtown that was trying to compete with the Chittenden, Neil House and Virginian Hotels (all demolished) to the north. The theatre is the only remaining small (1,000 seat) theatre remaining downtown since the demolition of the Hartman Theatre in the early 1970's. Rehabilitation is underway. (#1,2) NR: 12/2/82.

326 South High - The Schlee-Kemmler building was built in 1895 by Nicholas Schlee, a wealthy brewer and Charles Kemmler, an insurance man. The building has a fine 5 story sandstone facade. It is rusticated, features Corinthian pilasters between the arcaded bays and swags, rosettes and floral designs in the spandrels and under the cornice. The decorative metal cornice prominently displays the name of the building and the date of construction. It has been sensitively rehabilitated. (#3) NR: 12/2/82

330 South High - The newest building in the grouping, it was constructed in 1900. It is a simple 2 story brick with brickpiers flanking the storefront, 1/1 windows and a restrained cornice above the storefront and a cornice with dentils above. This building demonstrates the beginning of the transition from elaborate late 19th century architecture to the more restrained 20th century styles. (#3)

332-338 South High - The facades were originally identical but the northernmost was recently altered. The stone piers on 332 are original and the bracketed cornice line is retained on both. (#3,4)

340 South High - This 3 story building is faced with stone. The rusticated pilasters terminate in elaborate brackets at the metal cornice. The cornice also features a central segmental arch. (#3,4)

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

**National Register of Historic Places
Inventory—Nomination Form**

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South High Street Commercial Grouping, Columbus, Franklin County, Ohio

Continuation sheet

1

Item number

7

Page

2

46 (See letter dated 11/2/85)
344-48 South High - another 3 story brick with double hung windows, decorative hoodmoulds and the northern half of the 6 bay cast iron storefront is largely intact. It has a restrained corbel brick cornice line. (#3,4)

350 South High - this building is one of the finest, well preserved examples of Italianate commercial architecture remaining in downtown. It was built in 1878 by Tillman and Charles Fresch as a saloon and continued in this function until 1925. The sandstone facade features rustication, decorative lintels and a large bracketed metal cornice. The storefront, manufactured by the Columbus Machine Company, has five Corinthian piers with a simple cast iron cornice. The south elevation is simple yet handsome with pilasters separating every 2 bays. (#4)

22 E. Mound - this is the earliest building in the grouping dating from before the Civil War. It is a simple 2 story brick with a gabled roof, chimneys flanking the ridge line. The storefront was originally stone and a limestone cornice is still visible between the first and second floor level. A frame addition with a second story porch is located on the west side and a 2 story brick addition is located to the rear. One of the original 6/6 windows is located under the gable on the east elevation. The building has been in use as a saloon for most of its history. (#6,7)

Pearl Alley - the only non-commercial style (although in commercial use) building in the grouping. Constructed c. 1870's and very similar to the German Village area to the south, it features decorative stone lintels and frieze windows. (#7)

The buildings form a continuous streetscape along High Street. The Franklin County Courthouse and Justice complex is immediately to the south and the Capital South Redevelopment area is immediately to the north. The buildings that were once on the opposite side of High Street have been demolished for parking. (#5,9)

8. Significance

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

Specific dates 1870s - 1914

Builder/Architect

N/A

Statement of Significance (in one paragraph)

Criteria A & C

The South High Street Commercial Grouping is significant as one of the very few remaining intact cohesive late 19th century streetscapes in downtown Columbus. Distinct characteristics which give the 2-3 story commercial buildings architectural merit include a cast iron storefront, bracketed cornices, decorative lintels and hoodmoulds and stone storefront piers. Historically the grouping represents the last remnant of the former larger commercial area associated with the large and powerful German population concentrated in this area during the 19th and early 20th centuries.

Germans were the first and largest ethnic group to settle in the city of Columbus. The first German newspaper was started in 1833 and by the late 19th century, 38 German newspapers were published in the city. The best known, Der Wesbote, estimated that Germans owned 1/3 of all property in Columbus in 1853. They were from the beginning a political, economic and social force in the community. The southside was almost exclusively German and today the German Village area (NR: Historic District 12/30/74, District Admendment 11/28/83) and the German Brewing District (both immediately south of the downtown and separated by Interstate 670) are recognized as the historic residential and industrial area. South High Street, south from the statehouse was the German commercial area. The South High Street Commercial Grouping is one of the only remaining blocks that represents the contributions of the German population to the commercial growth of the city.

This grouping contains most of the remaining structures associated with the German commercial area. Prominent German business leaders were founders of the "Great Southern Fire Proof Hotel Company" including Nicholas Schlee (Owner of the Bavarian Brewing Co.), George Hoster (founder of Hoster Brewery), Allen Thurman (U.S. Representative, Senator and Chief Justice of the Ohio Supreme Court), and Ralph Lazarus (F. & R. Lazarus Co.), still the largest department store in Columbus and central Ohio). Germans also lived in the apartments above the businesses run by other lesser known Germans - Saas Printing Co. (338 South High), Fresch Brothers Saloon and Siegel & Siegel attorneys (350 S. High), Charles Kemmler, Fire, Plate Glass and Tornado Insurance Co. (326 S. High) and Jacob Geigle, Emil Hess and Christian Welde (ran the saloon at 22 W. Mound at various times.)

The architectural significance of the grouping is derived from individually distinctive buildings with finely crafted details to the more typical High Victorian Italianate and simpler turn of the century commercial buildings which once lined virtually every streetscape in downtown Columbus. The Southern Hotel, Schlee-Kemmler Building and the Fresch Brothers Saloon are examples of the first category. The Great Southern Hotel and Theatre was an important work of the prominent Columbus architectural firm - Dauben, Krumm & Riebel. The Sullivanesque ornamentation is the only example of this important stylistic influence in downtown. Additionally, the lobby and ballroom with its pilasters, columns, relief ornament and semi-elliptical mezzanine arches exhibit characteristics of the Colonial and Georgian Revival popular at the turn of the century. The Schlee-Kemmler Building possess the finest stone commercial facade in the city. It is eclectic in decorative detailing which includes Romanesque arches, rustication, neo-classical swags and pilasters. The Fresch Brothers Saloon at 350 South High has a very fine sandstone facade with decorative

9. Major Bibliographical References

Baist's Atlas of Franklin County, Ohio. 1889
Atlas of Franklin County, Ohio. 1865.
Story of Columbus, Past, Present and Future. Columbus: Johnston Printing Co., 1895
Columbus City Directories 1875-1940.
Postcard view of Columbus. 1889-1903.

10. Geographical Data

Acreage of nominated property 2 acres

Quadrangle name Southeast Columbus

Quadrangle scale 1:24000

UTM References

A

1	7
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3	2	9	2	0	0
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4	4	2	4	6	0	0
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Zone Easting Northing

B

1	7
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3	2	9	2	9	0
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4	4	2	4	6	0	0
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Zone Easting Northing

C

1	7
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3	2	9	3	1	0
---	---	---	---	---	---

4	4	2	4	4	6	0
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D

1	7
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3	2	9	2	2	0
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4	4	2	4	4	4	0
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E

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F

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H

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Verbal boundary description and justification Beginning at the intersection of Main & High St., go east along Main to intersection with Pearl Alley; go south to intersection with Mound; go west to intersection with High; go north to point of beginning. The boundaries encompass an isolated group of late 19th century structures, with new development and parking surrounding it.

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

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title Nancy Recchie/PreservationCONSultant

organization Benjamin D. Rickey & Co.

date 9/83

street & number 391 Library Park South

telephone 614/221-0358

city or town Columbus

state Ohio

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 June

title SHPO

date 10/24/83

For NPS use only

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

Entered in the
National Register

date 12/29/83

for Alvina Byers
Keeper of the National Register

Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

South High Street commercial Grouping, Columbus, Franklin County, Ohio

Continuation sheet

Item number 8

Page 1

lintels and rusticated quoins but it also has one of the few perfectly preserved cast iron storefronts in Columbus. More typical of the buildings of the period are the remaining buildings. They do however, maintain a pedestrian scale, continuity of the streetscape and exhibit some interesting cornice, window and stone pilaster details.

As mentioned previously, the German influence in Columbus was very important during the 19th and early 20th century. Nearly the entire area south of the Statehouse was German. An 1899 Columbus atlas confirmed the claim made by Der Wesbote that nearly the entire southside was German - on South High Street, major buildings included the Hoster Building (Hoster Brewery family) 129-133 S. High, Lazarus Department Store (still located on S. High today) 169-179 S. High, Wirthwein Building 335-345 S. High, Schmidt-Armstrong Building 428-36 S. High. All of these buildings and the St. Paul German Lutheran Church, which was across the street from the Fresch Brothers Saloon have been demolished. In addition the portion of the German residential area to the east was demolished in the late 1960's as part of the Market Mohawk Urban Renewal program and the German Village area today is separated from downtown by Interstate 70. The strong anti-German sentiment of WWI led to the end of publication of the powerful German newspaper Der Westbote. A history of the Germans in Columbus states that by WW II, the strong cohesive German community with its own separate culture and language had become a population of "Americans of German descent" scattered throughout the city. As this change took place, so did the concentration of German businesses in the southern half of downtown change.

Downtown Columbus is undergoing rapid change. A vast number of cultural resources in the downtown have been lost by demolition during the past 20 and especially in the past 5-7 years. The area immediately to the north of this block is the Capital South redevelopment area where 3 square blocks (including 5 properties determined eligible for the National Register) have been razed. The 1885 Second Empire Courthouse, which was located in the block south of this grouping was demolished in the 1970's and was replaced with a new complex. Fortunately, some of the buildings are undergoing rehabilitation and are being recognized for their architectural character and potential for reuse.

Boundary Justification

The boundaries were selected because they encompass an isolated group of late 19th century commercial buildings and are surrounded by newer development or parking lots.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

South High Street Commercial Grouping
Franklin County
OHIO

NOV 29 1983

Working No. _____

Fed. Reg. Date: 2-5-85

Date Due: 12/29/83 - 1/13/84

Action: ☒ ACCEPT 12/29/83

Entered in the
National Register _____

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ original site
☐ good	☐ ruins	☐ moved date _____
☐ fair	☐ unexposed	
	☐ unaltered	
	☐ altered	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates

Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title

date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Southern Hotel & Theatre
North & West High St. Elevations
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#1



Southern Hotel & Theatre
North Elevation Detail- Theatre Entrance
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#2



Commercial Block South of Southern Hotel
126-150 S. High St.
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#3



View of Block from Southern Boundry of
Grouping
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#4



View of Block Looking North- Entire Block
on West Side of Street Demolished
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#5



2 E. Main St. (Facade)
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#6



View of Pearl Alley Looking North
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#7



Rear View of Buildings Facing High St.
Franklin County, Ohio
South High Street Commercial Grouping

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

#8



View of Capital South Urban Redevelopment
Area Immediately North of Proposed
Grouping- 3 Sq. Blocks have been Demolished
Franklin County, Ohio
South High Street Historic District

Nancy Recchie
391 Library Park South
Columbus, Ohio
5/83

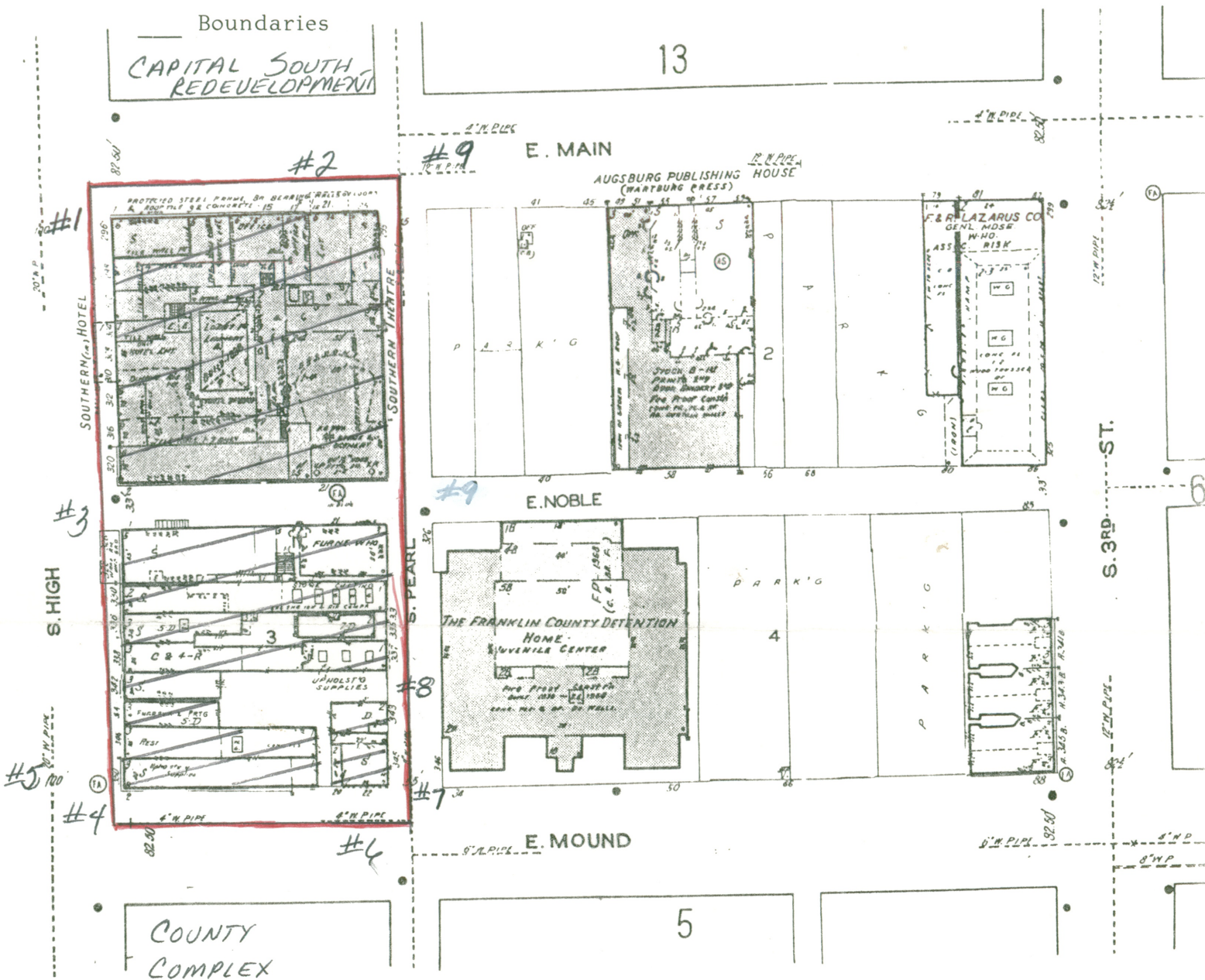
#9

FRANKLIN COUNTY, OHIO SOUTH HIGH ST. COMMERCIAL GROUPING

- #1 Photo numbers
- ☒ Contributing buildings

Boundaries

CAPITAL SOUTH
REDEVELOPMENT



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

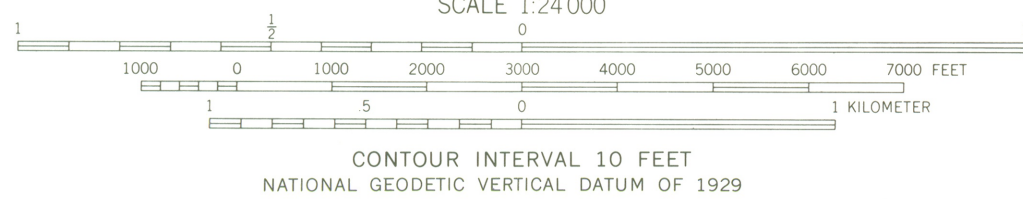
SOUTHEAST COLUMBUS QUADRANGLE
OHIO—FRANKLIN CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

FRANKLIN COUNTY, OHIO
S. HIGH ST. COMMERCIAL GROUPING
ZONE 17
A 4424600 329200
B 4424600 329290
C 4424460 329310
D 4424440 329220

COMMERCIAL POINT
442 440

Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Ohio agencies
Control by USGS, USC&GS, and City of Columbus
Planimetry by photogrammetric methods from aerial photographs taken
1953 and 1954. Topography by planetable surveys 1955. Revised 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Ohio coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
Area north of Base Line lies within the United States Military District
Land lines based on the Base Line of the United States Military District
Area south of Base Line lies within Congress Lands east of the Scioto River
Land lines within Ts. 4 and 5 N. R. 22 W. based on the Scioto River Base
Land lines within Ts. 11 and 12 N. R. 21 W. based on the Ohio River Base

UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

SOUTHEAST COLUMBUS, OHIO

N3952.5—W8252.5/7.5

Revisions shown in purple compiled in cooperation with
State of Ohio agencies from aerial photographs taken
1973. This information not field checked
Purple tint indicates extension of urban areas

1964
PHOTOREVISED 1973
AMS 4463 IV NW—SERIES W852

Ohio Historic Preservation Office

Ohio Historical Center I-71 & 17th Avenue Columbus, Ohio 43211 (614) 466-1500

November 30, 1983

Ms. Carol Shull
Chief
National Register of
Historic Places
National Park Service
Department of the Interior
1100 L Street, N.W.
Washington, D.C. 20240

Dear Carol:

An error in an address in the National Register nomination for the South High Street Commercial Grouping, Columbus, Franklin County has been discovered. Please correct the nomination as follows: Continuation sheet 1, item 7, page 2, 344-48 South High should be changed to 344-46 South High.

If you have any questions, please call.

Sincerely.

W. Ray Luce

W. Ray Luce
State Historic Preservation Officer

WRL/BP:vb

