

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

For NPS use only

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

received

date entered

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

**1. Name**

historic

and/or common East Main Street-Glen Miller Park Historic District

**2. Location**

street & number (See continuation sheet.)

N/A not for publication

city, town Richmond

N/A vicinity of

state Indiana

code 018

county Wayne

code 177

**3. Classification**

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name More than 75 property owners

street & number

city, town

vicinity of

state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Recorder's Office, Wayne County Administration Building

street & number 401 East Main Street

city, town Richmond

state Indiana

**6. Representation in Existing Surveys**

See continuation sheet

title Dept. of Natural Resources, Indiana Sites and Structures Inventory,  
Historic District Supplement has this property been determined eligible? yes  no

date 1978-83 federal  state county local

depository for survey records Indiana Department of Natural Resources

state Indiana

# 7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	ruins	<input checked="" type="checkbox"/> altered	moved      date
<input checked="" type="checkbox"/> fair	unexposed		

## Describe the present and original (if known) physical appearance

### Photo

1 The proposed East Main Street-Glen Miller Park Historic District essentially  
2 conjoins a broad, tree-lined residential street and a large, topographically varied  
3 park. These two definable "parts" are not only geographically interlocked but are  
4 also aesthetically and historically interrelated. The character of East Main Street  
5 within the district, although flanked by buildings along most of its length, is one  
6 of spaciousness. This is established by the width of the street and sidewalks,  
7 and enhanced by building setbacks and lot sizes. Contiguous lawns and numerous  
trees provide a residential setting for the buildings, consistent with their original  
function or present form. In these aspects East Main Street is appropriately linked  
with Glen Miller Park. That tract is noteworthy for the natural beauty of its woods  
and ravines, and for such man-made landscape features as the catalpa grove and  
lake. The park also contains a number of significant structures and objects--  
including elaborate iron bridges (c.1895) and the simple but monumental "Madonna  
of the Trail" statue (1928)--erected during the time between its initial develop-  
ment in 1880 and its last enlargement in 1931. It was within this same period  
that more than eighty percent of the primary buildings in the proposed district  
were constructed. These range from the late Italianate Isham Sedgwick House (1884-  
85) and the dignified Neoclassical residence erected for Henry Gennett (c.1900)  
to dwellings more domestic in scale, with English Cottage or Arts and Crafts  
features (1920s).

The proposed East Main Street-Glen Miller Park Historic District comprises  
an almost nine-tenths mile length of East Main Street between Eighteenth and  
Thirtieth streets;\*the properties which flank this thoroughfare on the north and  
south; approximately 175 acres of Glen Miller Park, located immediately north of  
East Main Street; and the two properties opposite the park on the west side of  
North Twenty-fourth Street between North D and North E streets.

East Main Street is one of Richmond's primary thoroughfares, extending east-  
ward from the Whitewater River and First Street through the 3600 block, and contin-  
uing as the National Road East to the city line.\*\* Through most of its length it  
serves as U.S. Highway 40.

8 Within the proposed historic district, East Main Street follows an east-  
9 northeast west-southwest line, with a slight bend between Twenty-sixth and Twenty-  
eighth streets. There are modest inclines between the low points at Eighteenth  
Street and at about #2500, and the elevations at Twenty-second Street and in the  
2800 block. Although most of the lots along this portion of East Main Street have  
been built upon, there are two areas where a sense of landscape is predominant.  
On the north side, extending from Twenty-second Street to the west property line  
of #2750, is the city's Glen Miller Park. On the south side, in the 2500 block,  
is a green, tree-shaded area about 400 feet long, used for commercial advertising.

2 The overall character of East Main Street within the proposed district is  
that of a broad, tree-lined residential street. The approximately fifty-foot wide,  
four-lane thoroughfare has a right-of-way of about eighty feet which includes

\*\*The portion of East Main Street from Fifth to Tenth streets has been closed to  
traffic, forming the Promenade, a downtown pedestrian mall.

\*The district includes only part of the 2900 block. (See p. 7.) The next street  
eastward is Thirtieth Street to the north and Henley Road to the south.

# 8. Significance

Period	Areas of Significance—Check and justify below					
prehistoric	archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	religion		
1400-1499	archeology-historic	conservation	law	science		
1500-1599	agriculture	economics	literature	sculpture		
1600-1699	<input checked="" type="checkbox"/> architecture	education	military	social/		
1700-1799	art	engineering	music	humanitarian		
<input checked="" type="checkbox"/> 1800-1899	commerce	exploration/settlement	philosophy	theater		
<input checked="" type="checkbox"/> 1900-1940	communications	industry	politics/government	transportation		
		invention		other (specify)		

Specific dates 1830-1937 Builder/Architect Various

## Statement of Significance (in one paragraph)

Photo

17 The proposed East Main Street-Glen Miller Park Historic District recognizes  
 18 the historical significance of East Main Street as a major entrance to Richmond  
 6 and pays tribute to the aesthetic character of this broad, tree-lined residential  
 11 thoroughfare. Several brick houses constructed before 1880 reflect the early  
 41 existence of the street as part of the National Road; larger and more ornate resi-  
 26 dences such as those of architect John A. Hasecoster, piano and phonograph manu-  
 27 6 facturer Henry Gennett and lawn mower manufacturer Elwood W. McGuire attest to  
 3 the prominence of this street in the decades around the turn of the century; and  
 4 finally, the more modest but well-designed dwellings erected during the 'teens  
 and 'twenties demonstrate the continued attractiveness of this street for resi-  
 dential use. The proposed district also recognizes the natural beauty and man-  
 made improvements of Glen Miller Park, whose landscape features, monuments and  
 structures represent more than 100 years of public use. From the picturesque  
 ravines and woods to the broad expanse of Roosevelt Hill, from the lake to the  
 numerous springs, from the nineteenth century bridges of iron and stone to the  
 "Madonna of the Trail" statue, Glen Miller Park is significant as a public pleasure  
 ground which owed its initial popularity to street railway access and which has  
 continued to be improved and cared for through city ownership. Most importantly,  
 the proposed East Main Street-Glen Miller Park Historic District confirms the  
 historic and aesthetic relationships between the park, which was opened to the  
 public in 1880, and the development of sites adjacent to it and along the primary  
 route which led to it from the west and east. Thus two features once character-  
 istic of many American cities--the large outlying park, accessible by street rail-  
 way, and the grand residential street leading to and from the center of town--  
 are here combined and remarkably well preserved, with only very minor intrusions.

### East Main Street/National Road prior to 1880.

The early history of East Main Street is linked with the National Road. That interstate route, initiated by federal legislation in 1806, was surveyed through Richmond in 1827 and opened to traffic across the state by 1835. Even during the latter half of the nineteenth century, when the road was controlled and operated by the Wayne County Turnpike Company with a toll gate at Twenty-third Street, this remained the major eastern entrance to and exit from the city.

36 The existence of the National Road in the proposed district may be recognized  
 12 in four brick houses which apparently date from the 1830s, 1860s and 1870s. Their  
 locations are scattered between Twentieth and Thirtieth streets, reflecting their  
 original use as suburban or farm dwellings. The Italianate house at 2009 East  
 Main Street, in what was the early suburb of Linden Hill, may have been built  
 (estim. 1875-80) for a member of the Shute family. Farther east, the dwellings  
 at 2500 and 2816 East Main Street were likely erected (1830s, 1860s) for the  
 Charles family, which settled here about 1812 and at one time owned most of the

# 9. Major Bibliographical References

(See continuation sheets)

# 10. Geographical Data

Acreeage of nominated property Approx. 216 acres

Quadrangle name Richmond (Ind.) and New Paris (Ohio-Ind.)

Quadrangle scale 1:24 000

### UTM References

A	1,6	6,8,1,5,9,0	4,4,1,0,8,6,0
	Zone	Easting	Northing

B	1,6	6,8,2,2,2,0	4,4,1,1,5,9,0
	Zone	Easting	Northing

C	1,6	6,8,3,0,5,0	4,4,1,1,9,5,0
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D	1,6	6,8,3,0,6,0	4,4,1,0,6,8,0
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E	1,6	6,8,1,6,0,0	4,4,1,0,6,5,0
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F			
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G			
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H			
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### Verbal boundary description and justification

For boundary justification see pp. 7-8, 25.

(See continuation sheets)

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

state	N/A	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title (Mary Raddant Tomlan, Ithaca, NY, for) Gertrude L. Ward

organization Neighborhood Preservation Services, Inc. date 28 February 1985

street & number P.O. Box 14, Centerville, IN 47330 telephone 317-855-2621

OR Box E-68, Earlham College, Richmond, IN 47374

city or town \_\_\_\_\_ state \_\_\_\_\_

# 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 \_\_\_\_\_

title Indiana State Historic Preservation Officer

date 1-24-86

For NPS use only

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

date \_\_\_\_\_

Keeper of the National Register

Attest:

date \_\_\_\_\_

Chief of Registration

EAST MAIN STREET-GLEN MILLER PARK HISTORIC DISTRICT  
RICHMOND, WAYNE COUNTY, INDIANA

2. Location Continuation Sheet

Roughly consisting of the properties along both sides of East Main Street from Eighteenth Street to Thirtieth Street and Henley Road; the properties on the west side of North Twenty-fourth Street from North D to North E Streets; and Glen Miller Park.

The proposed district consists of the following properties:

1800-1802 through 2909 East Main Street  
18 South Nineteenth Street  
11 North Twentieth Street  
24 South Twenty-first Street  
400 and 420 North Twenty-fourth Street  
Glen Miller Park

6. Representation in Existing Surveys

The Henry and Alice Gennett House at 1829 East Main Street was listed in the National Register on August 11, 1983.

Photo 7. Description Continuation Sheet

10 cement sidewalks,\* many about nine feet in width, and tree lawns. Most blocks  
have at least a few trees in this curbside area between the street and the side-  
walk. All of the buildings which flank the street are set back from the sidewalks.  
1 The smallest setbacks are in the western portion, on the north side of the street,  
where approximately half of the buildings are twenty feet or less from the side-  
walk. Elsewhere, front yards of fifty-foot depth or more are typical. Most of  
these are lawns for, with few exceptions, the buildings along East Main Street, which  
here are residential in original and/or present function. Many of the properties  
are tree-shaded. Almost all of the buildings are situated at a higher elevation  
1 than the street and sidewalk, enhancing the setback distance. This is best exem-  
plified on the south side from Twentieth Street through part of the 2300 block  
and in the 2600 through 2800 blocks, and on the north side in the 2800 block.  
9 A number of the properties have coursed limestone retaining walls along the side-  
walk, a common feature in other parts of the city.

The sense of spaciousness along East Main Street is due not only to the  
breadth of the street and the building setbacks, but also to the relatively  
generous lot widths. This is particularly true of the more individually developed  
properties on the south side of the street. Although the land from Twenty-first  
Street through part of the 2300 block has been laid out in rather uniform lots  
40 to 60 feet wide, the other properties on this side vary in width from around  
50 feet to over 150 feet.

11 There is greater density of building and less diversity of lot width on the  
north side of the street. In the area from Eighteenth to Twenty-second streets,  
several lots are between thirty and forty feet wide, and only a few are greater  
than fifty feet. In the 1800 block, eight dwellings have been constructed on  
three forty-five-foot lots to form the U-shaped Washington Court; the density of  
this development is tempered, however, by the openness of the court to the street.  
Near the eastern end of East Main Street in the proposed district, most of the  
buildings occupy lots of sixty-one-foot width, although a few have more generous  
frontages.

It might be noted that the East Main Street properties in the western half  
of the proposed district are served by rear alleys, a familiar component of  
Richmond's plan. These apparently permitted, although they did not dictate,  
increased density of construction along some portions of the street. On the  
other hand, the alleys reduced the need for curb cuts and driveways, resulting  
in contiguous front lawns with greater visual and physical continuity.

12 Contributing to the character of East Main Street within the proposed dis-  
13 trict are the man-made and natural features of Glen Miller Park, which has a  
frontage extending for about 2,300 feet east of Twenty-second Street. These fea-  
tures, which are adjacent to or easily visible from the sidewalk and street,  
include two residential buildings, formal gardens, a catalpa grove, and a golf  
course. The modest-sized parking area which serves the golf course is slightly  
lower than the street, and is screened by shrubbery. The topography of the park  
land along the street varies, the ground level being higher than the sidewalk  
14 near the Twenty-second Street entrance and lower near the stream and entrance  
15 at #2500.

\*The only section without cement sidewalks is on the north side of the street  
toward the eastern end of the proposed district.

Photo 7. Description Continuation Sheet

Opposite the latter entrance, on the south side of East Main Street, there is another "natural" green area. Here, where Twenty-fifth Street was platted and where a baseball diamond and grandstand had been, the tree-shaded, grassy area echoes in a general sense the landscape of the park. This character prevails in spite of the use of this space for a number of billboards.

More than half of the buildings along East Main Street in the proposed district are two or two-and-a-half stories in height. A greater proportion of these are located in the western portion, while approximately fifty percent of the buildings in the eastern portion are one-and-a-half stories tall. There are no structures of more than two-and-a-half stories, and only a few of one-story height.

Almost all of the buildings which flank East Main Street here are oriented to the street. The only exceptions are six of the Washington Court houses, which face each other across the court, and the structure erected as an architectural office and residence at the northeast corner of Twentieth Street, which faces that street.

Although the last-named structure is partly commercial in original function, its character is domestic. Indeed, there are only a few buildings which are distinctly non-residential by virtue of their size, form, materials, or fenestration pattern. These include office buildings, a structure erected as a restaurant, and a church, all dating from the past twenty-five years.\* The degree to which these properties are intrusions upon the character of the street depends not only on the severity of their functional character but on aspects of their siting--setbacks, lot widths, landscaping, and paved parking areas.

Only four of the buildings along East Main Street within the proposed district were constructed before 1880. Their sites are scattered, primarily in the eastern half--at #2009, 2500, 2816, and 2909--reflecting their original use as suburban and farm dwellings. Although these brick structures have undergone various alterations, their forms and details link them with the Federal, Greek Revival and Italianate styles.

There are three dozen buildings along this portion of East Main Street which date from approximately 1880 to 1910. All but a few of these are located in the western half of the proposed district, closer to the center of the city. Some are stylistically undistinguished frame structures, and it is among these that the most alterations (additions, porch changes, siding) have occurred. Others, however, clearly exemplify the late Italianate, Queen Anne, Romanesque, Neoclassical, and Colonial Revival styles. These are notable for their size, materials and such features as corner towers, oriels, curved or polygonal bays, decorative window forms and glazing, and porte-cocheres.

An equal number of buildings--three dozen--appear to have been constructed between 1910 and 1937; about sixty percent of these are situated in the western half of the proposed district. A large proportion of these residences are bungalows and "square type" houses, generally less dramatic in composition, materials and detail than their predecessors. Represented in the group, however, are buildings which reflect Arts and Crafts, Prairie Style, English Medieval, and Colonial Revival influences, and exhibit a stylish use of shingles, fieldstone, stucco, and chimney forms.

\*The office building at 1900 East Main Street is on the property formerly occupied by a gasoline service station. The form of the present building suggests that it could have derived from an earlier structure, and thus be older.

Photo    7. Description                      Continuation Sheet

22            There are less than a dozen post-1937 structures along East Main Street  
14            within the proposed district. These include several in a colonial revival  
8            mode, ranging from a one-and-a-half story dwelling to a two-and-a-half story  
             office building with a portico and central cupola. There are several structures  
             which reflect post-World War II ranch-style trends, a gambrel-roofed restaurant  
             building, and a church with a dramatically-roofed, prow-like sanctuary form.

             The section of East Main Street within the proposed National Register district  
             is related in character and history to Glen Miller Park. This association holds  
             true not only for the portion of the park which is adjacent to the street, but  
             also for the approximately 175 acres which extend northward to the corporation  
             line, bounded on the west by North Twenty-second, North D and North Twenty-fourth  
             streets, and on the east by the west property line of 2750 East Main Street, an  
             east-west line some 600 feet north of the street, North Thirtieth Street, and the  
             north-south center line of Section 34.

15            The primary features of the park are its small streams, numerous springs  
             and lake. These drain northward, under the railroad tracks and on to the East  
             Fork of the [East Fork of the] Whitewater River. The "spine" of this waterway  
23            system is the stream which enters Glen Miller at 2500 East Main Street, just north  
24            of the central park drive. The drive, in fact, follows the stream northward to  
25            the lake on relatively level terrain, passing between the catalpa grove and the  
3            formal garden, and between Roosevelt Hill and the major springs. The drive  
             crosses the stream at various points on bridges of iron or stone. Finally, the  
26            road divides around the lake, while the most elaborate iron bridge in the park  
             provides a pedestrian crossing as the stream enters the lake. Other streams  
             pass through the northeast portion of the park, also offering picturesque bridges  
             and springs. The landscape in this section is more hilly, and the curving park  
             drives are less level.

             The greatest elevations in the park occur near its boundaries. The road  
             which enters the park at the intersection of Twenty-second and East Main streets  
             extends northeastward along high and relatively level ground. It is on the east-  
             ward slope from this "plateau" that the catalpa grove was planted, while farther  
27            northward is the cleared slope of Roosevelt Hill, providing a natural amphitheater  
             down to the band pavilion. As the road which traverses the western heights of the  
             park intersects with North D and North Twenty-fourth streets it passes two large  
28            residential buildings. These structures, which face the park from the west side  
             of North Twenty-fourth Street, turn their backs on smaller dwellings and gain  
             even greater prominence because of the slope of land away from them to the sides  
             and rear. From this point northeastward, the park drive descends to lower ter-  
             rain, curving eastward to join the lake roads near the northern park boundary  
             and railroad tracks.

             The other high land in the park is near its eastern edge, as North Thirtieth  
             Street ends but is extended northwestward by a park drive. After a downward slope  
             to the west, the land is relatively level until another slope down to the stream,  
             the main north-south park drive and the lake. It is on this portion that the  
29            golf course is located and, to the north, the tennis courts and zoo. Still far-  
             ther north, the terrain becomes more irregular, with a somewhat low-lying play-  
30            ground, and park offices and pavilions on various eminences.



Photo 7. Description Continuation Sheet

Glen Miller Park dates back to 1880, when local resident John F. Miller bought a wooded tract of land from Nathan Hawkins and developed the picturesque property as a public pleasure ground. The City of Richmond purchased the park from Miller in 1885, enlarging it during the ensuing decades. The first such addition was a fourteen-acre plot in the southwest corner of the present park, bounded by East Main, North Twenty-second and North D streets. This land had served as the Maple Grove Cemetery since the mid-nineteenth century, and was gradually brought into park use following its condemnation for burials in 1886. A roughly triangular piece of land in the northeastern corner of the park was added during the 1890s. Finally, the city purchased an approximately ten-acre tract extending along East Main Street east of the major park entrance in 1931; this property, which had been the site of commercial greenhouses, was subsequently incorporated into the municipal golf course.\*

31 Some features of the park--such as the catalpa grove--date from its earliest  
25 years. Others date from its second decade, when the city apparently erected a  
27 number of bridges constructed by the Massillon (Ohio) Bridge Company, as well as  
the arched span of limestone. The two private residential structures which face  
the park from the eminence at North Twenty-fourth Street date from the decades  
around the turn of the century. Although many of the buildings which serve as  
the band and picnic pavilions, park offices and rest rooms, and animal houses  
date from the last quarter century, and although there has been some regrading  
of park roads (as well as the construction and removal of street railway tracks  
and facilities), photographs of the park which were published in 1896 and 1906  
4 depict many scenes identifiable in the park today. A range of monuments and  
improvements date from the 1920s and 1930s--the "Madonna of the Trail" statue  
30 near the southwest entrance, the sundial given by the Preble County (Ohio) His-  
12 torical Society, the memorial to the U.S.S. Maine, the children's wading pool  
27 given by the Civics Department of the Woman's Club, the E. G. Hill Memorial Foun-  
tain, and the Roosevelt Hill amphitheater.

32 The irregular configuration of the proposed National Register district has  
33 resulted from carefully drawn boundaries based upon physical and historical dis-  
34 tinctions. The termini of East Main Street--the "base line" of the district--  
17 are particularly clear. This section of the street, with its residential build-  
ings of late nineteenth and early twentieth century vintage, its lawns and trees,  
contrasts sharply with the portions of East Main Street west of Eighteenth Street  
and east of #2906 and 2909. In those areas, commercial buildings predominate,  
most of them erected or heavily altered after 1940, and surrounded by extensive  
paved parking areas.

The definition of the East Main Street portion of the district to include only the properties immediately flanking the street relies on somewhat less dramatic distinctions. The areas behind these properties are also residential, but of different character. Most of the streets from Eighteenth through Twenty-third are considerably narrower than East Main, and the building lots comparatively less wide as well. Although the houses on these side streets are contemporary with those in the proposed district, they are, as a whole, smaller and less distinctive in form, style and materials. Residences behind the East Main Street

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\*In 1926 the city added a relatively narrow tract of wooded land to the north-eastern portion of the park. This has not been included in the proposed historic district. See p. 8.

Photo 7. Description

Continuation Sheet

properties in the eastern half of the district differ primarily in date, almost all of them having been constructed after 1940. (It is this distinction which accounts for the unusual district configuration northwest of East Main and Thirtieth streets.)

The inclusion of most of Glen Miller Park with East Main Street to form the proposed district derives from its enhancement of the spacious setting of the substantial residences along the street and from the contemporaneity of development of the park and these residential structures.

31 In general, the northern, western and eastern boundaries of the district are based on those of the park. On the north, the corporation line, located just to the south of the multiple, slightly raised railroad tracks is a logical demarcation for both park and district.

28 On the west side, the district boundary has been drawn to include the two large residential buildings on North Twenty-fourth Street between North D and North E. These structures contrast architecturally and topographically with nearby dwellings, while they are oriented toward the park and share a common elevation with it. The houses which face the park from North D and North Twenty-second streets have not been included, as their overall character is more modest and less individualized than that of other properties in the district.

The eastern boundary of the proposed district follows the park property line with one exception: it excludes an approximately half-mile long, wooded swath between the body of the park (at the center line of Section 34) and Elks Road. This land was purchased by the city in 1926 to permit the construction of another means of access to the park, although the paved drive was not completed through the timber until about five years thereafter. This 22½-acre strip of property has been excluded from the proposed district because it is a relatively late and physically peripheral addition to Glen Miller Park; because its development is not directly linked with that of other portions of the district; and because its woods are continuous with those surrounding the residences in the more recent subdivisions to the north and south.

There are approximately ninety primary buildings in the proposed East Main Street-Glen Miller Park Historic District. This figure does not include out-buildings on residential properties (except where these have since become primary structures), nor such buildings in Glen Miller Park as the picnic shelters, band pavilion, animal houses, or storage sheds.

Buildings and Sites Establishing the Character of the District

Listed from west to east, i.e., 1800 to 2900 blocks east. An asterisk (\*) marks each building potentially of individual National Register significance.

- 11 \*#1-8 Washington Court (1800 block, E. Main Street), 1915-16, Miller-Kemper Company, designers and contractors.  
Four bungalow and four square-type houses with Prairie and Colonial Revival detailing, clapboards, brick, stucco, half-timbering (#8 has siding), arranged on three sides of raised courtyard. This is the most distinctive of the various residential developments for which the Miller-Kemper Company provided design and construction services during the 'teens.

- | Photo   | Description   | Continuation Sheet |
|---------|---|--------------------|
|         | Double House (1816-1818 E. Main Street), estim. c.1895.<br>Queen Anne, 2½ story, clapboards, scalloped boarding.  |                    |
|         | Samuel Dickinson House (1828 E. Main Street), 1903, John A. Hasecoaster, architect.<br>Queen Anne with Colonial Revival details, 2½ story, clapboards. Dickinson was<br>President of the Dickinson Trust Company.   |                    |
| 6       | *Henry Gennett House (1829 E. Main Street), c.1898. Architect: John A. Hasecoaster.<br>Colonial Renaissance Revival, 2½ story, tan brick with tinted mortar joints,<br>semi-circular Ionic portico with attic above. The house was constructed about<br>the time that Gennett, a native of Nashville, Tennessee, became President of<br>the Starr Piano Company. Under his leadership, the company greatly expanded<br>its manufacturing and sales facilities and began the production of phonographs.<br>Now offices. (This property has already been listed individually in the<br>National Register of Historic Places, on August 11, 1983.)   |                    |
| 35      | Finley Newlin House (1901 E. Main Street), 1895.<br>Queen Anne with Colonial Revival details, 2½ story, clapboards and shingles,<br>rounded corners. Newlin was an officer of the F & N Manufacturing Company<br>(lawn mowers).   |                    |
| 35      | Elwood W. McGuire House (1903 E. Main Street), 1900-01, Stephen O. Yates,<br>architect.<br>Victorian Romanesque with Colonial Revival details, 2½ story, brick, slate roof,<br>polygonal corner tower with bellcast roof, rounded corner, porte cochere. McGuire<br>was President of Dille & McGuire Manufacturing Company (lawn mowers).   |                    |
| 2<br>18 | *John A. Hasecoaster House (1907 E. Main Street) 1895, John A. Hasecoaster,<br>architect.<br>Queen Anne with Colonial Revival details, 2½ story, brick and shingles, stepped<br>stair windows, Colonial Revival porch. Hasecoaster, the city's most important<br>architect during the last quarter of the nineteenth century, lived here until<br>c.1920.   |                    |
| 10      | Frederick Kehlenbrink House (1912-1914 E. Main Street), estim. c.1880, remodeled<br>1908.<br>Craftsman Block, 2½ story, brick, arched center entrance to double house.  |                    |
| 16      | *Werking & Son Architectural Office and Paul R. Werking House (2000 E. Main Street<br>and 11 North Twentieth Street), 1929-30, Werking & Son, architects.<br>English Domestic cottage, 1½ story, brick, clay tile roof, Arts and Crafts and<br>Medieval details, gable end to East Main Street, long entrance facade on North<br>Twentieth. This duplex structure was erected to include (in the south half)<br>the architectural offices of Werking & Son, the firm responsible for many of<br>Richmond's most distinguished residences and a variety of other buildings erected<br>during the 1920s and 1930s. The residential unit (north half) was occupied for<br>a number of years by Paul R. Werking, the "Son" of the firm. |                    |
|         | Ebon Louck House (2001 E. Main Street), c.1908.<br>Colonial Revival, 2½ story, pressed brick, art glass sidelights and windows.<br>Louck was President of the Richmond Brick Company and of Louck & Hill, contrac-<br>tors, lumber dealers and manufacturers of commercial furniture and fixtures.  |                    |

<u>Photo</u>	<u>7. Description</u>	<u>Continuation Sheet</u>
36	Samuel Shute House (2009 E. Main Street), estim. 1875-80. Italianate, 2 story, brick, broad eaves with brackets.	
36	*William H. Campbell House (2015 E. Main Street), 1905, Stephen O. Yates, architect. Colonial Renaissance Revival, 2½ story, brick, cut stone trim, rounded bay, porte cochere. Campbell was Second Vice-President of Gaar, Scott & Company (agricultural implements).	
21	*Howard Campbell House (2019 E. Main Street), c.1909. Tudor Revival, 2½ story, brick and stucco with half-timber work, slate roof, porte cochere. Campbell was President and General Manager of Gaar, Scott & Company (agricultural implements).	
37	*E. G. Hill House (2035-2037 E. Main Street), estim. c.1880, enlarged c.1900. Queen Anne, 2½ story, novelty siding and clapboards, broad Eastlake-style front porch. Hill was President of E. G. Hill Company, florists, known throughout the country for the commercial growing of roses. He was the recipient of numerous awards at national flower shows, and trained others who also developed major floral businesses in Richmond.	
	*Philip W. Smith House (2039 E. Main Street), c.1890. Queen Anne with Romanesque details, 2½ story, brick, slate roof, corner tower with helmet roof, Queen Anne sash, art glass. (Towered carriage barn at rear now a residence--24 S. Twenty-first Street.) Smith was a lumber dealer who had extensive business investments outside of Richmond.	
20	*House (2100 E. Main Street), estim. 1895-1900. Queen Anne cottage, 1½ story, novelty siding, polygonal corner pavilion with steep roof, keyhole window main facade, Palladian variant west facade.	
5	House (2105 E. Main Street), c.1925. Bungalow with Colonial Revival details. House (2109 E. Main Street), c.1925. English Domestic. House (2115 E. Main Street), c.1925. Craftsman Block. House (2119 E. Main Street), c.1923. Craftsman Bungalow. Although different in form and style, these substantial residences are contemporary in their construction and alike in their rough-textured, dark red brick walls.	
38	*Charles H. Addleman House (2108 E. Main Street), c.1915. Prairie Bungalow, 1½ story, brick, clapboards, stucco with half-timber work. Addleman was a retired farmer.	
39	Joseph L. Smith House (2110 E. Main Street), 1903, Marlatt & Dozier, architects. Queen Anne with Colonial Revival details, 2½ story, brick, polygonal corner tower, shingled gables with Queen Anne sash. Smith was Assistant Postmaster in Richmond.	

- | Photo | 7. Description  | Continuation Sheet |
|-------|---|--------------------|
| 39    | Crain Sanitarium (2116 E. Main Street), estim. c.1900.<br>Colonial Revival, 2½ story, aluminum siding, slate roof, polygonal corner tower with broad bellcast roof, porch around southeast corner. The building served as the Crain Sanitarium for about two decades, beginning in 1921.  |                    |
| 5     | Isham Sedgwick House (2121 E. Main Street), 1884-85.<br>Italianate, 2½ story, brick, cut stone trim, frieze windows, bracketed eaves; Colonial Revival additions. Sedgwick was co-founder of Sedgwick Brothers, manufacturers of woven wire products. (Substantial frame carriage barn at rear.)  |                    |
| 19    | Frank H. Glass House (2203 E. Main Street), c.1892.<br>Queen Anne with Romanesque details, 2½ story, brick, three-story cylindrical corner tower; similar in form to 2205 E. Main Street. Glass was a bookkeeper at the Second National Bank.   |                    |
| 19    | Perry J. Freeman House (2205 E. Main Street), c.1892.<br>Queen Anne with Romanesque details, 2½ story, novelty siding and siding, cylindrical corner turret; similar in form to 2203 E. Main Street. Freeman, an attorney, was Mayor of Richmond from 1891-94.  |                    |
| 40    | *Mrs. Martha E. Parry House (2221 E. Main Street), 1903, Marlatt & Dozier, architects.<br>Colonial Renaissance Revival, 2½ story, clapboards, corner Ionic pilasters, porte cochere, large arched stair hall window. Mrs. Parry was the third wife and the widow of Mordecai Parry, who had obtained "a handsome fortune" through various business enterprises, especially real estate investments. (Fox II, 160-61)  |                    |
| 1     | Double House (2301-2303 E. Main Street), 1916-17. Prairie Block.<br>House (2307 E. Main Street), c.1915. Colonial Revival Bungalow.<br>House (2311 E. Main Street), c.1915. Bungalow.<br>House (2313 E. Main Street), c.1915. Colonial Revival Block.<br>These houses are in the Glen (Miller) View Addition, developed in 1913 by the Home Builders Company, and were probably built by the associated Miller-Kemper Company. (The other two houses in the addition face South Twenty-third Street and are generally less distinctive in form.) The dwelling at #2307 was occupied by Charles H. Schumaker, Vice-President of the Home Builders and Miller-Kemper companies. |                    |
| 28    | Glen View Sanitarium (400 N. Twenty-fourth Street), 1891.<br>Victorian Romanesque, 2½ story, siding and shingles, slate roof, 3-story corner tower, arcaded porch. The building was erected for Dr. M. C. Benham, and served as the Glen View Sanitarium for the treatment of persons with opium and liquor habits. It was operated as St. Luke's Hospital for a few years during the mid-1920s. Now apartments.  |                    |
| 28    | *Dr. T. Henry Davis House (420 N. Twenty-fourth Street, c.1902, John A. Hasecoeter, architect.<br>Colonial Revival, 2½ story, clapboards and shingles, rounded southeast corner, 2-sided oriel south facade. The civic activities of Davis, a physician, included membership on the city council, influence in the purchase of Glen Miller Park and service as city health officer. Porch has been altered.   |                    |

<u>Photo</u>	<u>7. Description</u>	<u>Continuation Sheet</u>
12	Samuel Charles House/Richmond Garden Club House, Glen Miller Park (2500 E. Main Street), estim. c.1830. Federal, 2 story, brick. This home of one of Richmond's early Quaker families is noted by tradition as a site on the underground railroad.	
7	*House (2815 E. Main Street), estim. c.1920. Craftsman, 2 story, fieldstone and stucco.  Charles House (2816 E. Main Street), estim. 1860s. [Greek Revival], 1½ story, brick, 6/6 double hung sash, transom above door; Colonial Revival additions at rear. This is a later dwelling connected with the same family which built the house at #2500.	
41	House (2820 E. Main Street), estim. c.1925. English Domestic, 1½ story, textured stucco.	
7	*Arthur Bundy House (2821 E. Main Street), c.1923. Arts and Crafts cottage, 1½ story, stucco, battered exterior chimney with shaped flues, jerkin-head roof. Bundy was a photographer. The building at the rear, #2819, may have been the home and studio of John E. Bundy, noted Richmond painter and father of Arthur.	
41	House (2826 E. Main Street), estim. c.1920. Craftsman Bungalow, 1½ story, clapboards and shingles, porches with battered rubble stone piers.	
17	Samuel Winder House/Second National Bank (2909 E. Main Street), estim. 1865-70. Italianate, 2 story, brick, round-arched windows on main facade; Colonial Revival alterations c.1900. Altered for Second National Bank 1953.	

Selected List of  
Landscape Features and Structures in Glen Miller Park

- |    |   |
|----|---|
| 23 | Catalpa grove: Reportedly planted by John F. Miller during his ownership and development of the park, 1880-85.  |
| 25 | Stone arch bridge, c.1895: Curved road bridge of rock-faced ashlar limestone, with low arch over stream.  |
| 31 | Iron bridges, c.1895, Massillon (Ohio) Bridge Company: Several iron bridges were erected about this time, including those with fairly simple railings and one more elaborate. The latter span is marked by a plate identifying the manufacturer and "1894." |
| 30 | Wading pool, 1928, Dell B. Davis, City Engineer: Concrete, circular, about 30 feet in diameter. Given to the children of Richmond by the Civics Department of the Woman's Club.   |

Photo 7. Description Continuation Sheet

- 4 Madonna of the Trail, 1928, August Leimbach, sculptor: One of twelve identical monuments of Algonite stone erected across the nation; these were commissioned by the D.A.R. Old Trails Association to commemorate the pioneer mothers.
- 12 E. G. Hill Memorial Fountain, 1935-37, designed by Jon Magnus Johnson (sp.): Dedicated to Hill, a noted florist and rosarian, who was a member of Richmond's first Board of Park Commissioners (1891 ff.).

Buildings Which Do Not Conform in Date or Style  
But Which Do Not Detract from  
The Character of the District\*

- 14 House (2403 E. Main Street).  
Ranch-style, 1 story.
- 15 House and offices (2515 [sic] E. Main Street).  
Modified ranch-style, 1½ story.
- 13 Golf Club House (2514 E. Main Street), 1953.  
Colonial Revival, 2 story, residential in appearance.
- 22 Forest Park Building (2519 E. Main Street).  
Georgian Revival, 2½ story, brick.
- 8 First English Lutheran Church (2727 E. Main Street).  
  
House (2760 E. Main Street).
- 17 Offices (2901 E. Main Street).  
Modified ranch-style, 1 story, residential in appearance, although parking lot detracts.

Non-conforming Intrusions Which  
Detract from the Integrity of the District\*

- 9 Offices (1900 E. Main Street).  
Low height compared with neighboring houses (1 cp. 2½ stories) and parking lot detract (perhaps a remodeling).
- Restaurant (2020 E. Main Street).  
Gambrel roof, 1 story. Form, setbacks and parking area all detract; now vacant.

\*All post-1937, and non-contributing.

7. Description Continuation Sheet

<u>Photo</u>	<u>Contributing*</u>	<u>Structures and Landscape Features</u> <u>in Glen Miller Park</u>
4	x	A "Madonna of the Trail (1928), August Leimbach, sculptor
	x	B Bench with stump of tree grown around back (estim. c.1915)
23	x	C Catalpa grove (reportedly dating to 1880-85)
13		D Rectangular garden area with center pedestal
13		E Pergola (estim. later replacement of 1933 pergola)
13		F Golf Club House (1953)
		G Golf course outbuilding
12	x	H E. G. Hill Memorial Fountain (1935-37), Jon Magnus Johnson (sp.?)
12	x	I Samuel Charles House/Richmond Garden Club House (estim. c.1830)
	x	J Brick outbuilding (19th century)
23	x	K Bridge with iron railing (c.1895)
	x	L Fieldstone bridge (estim. 1900-15)
	x	M Brick and frame outbuilding, now garage (estim. first third 20th century)
24		N Shelter
24	x	O Spring, fieldstone footbridge (estim. first third 20th century)
	x	P Bridge with iron railing (c.1895)
27		Q Band shell
		R Concrete bridge
		S Rest-rooms
		T "Don's Cabin," enclosed shelter
		U Shelter #2
		V "Mac's Shack," enclosed shelter
25	x	W Ashlar masonry bridge (c.1895)
31	x	X Iron pedestrian bridge (1894), Massillon (Ohio) Bridge Company
		Y Bison house
		Z Greenhouses
29		AA Animal cages and houses, service sheds
	x	BB Spring (location since 1895, though structure altered)
		CC Shelter
		DD Concrete dock
		EE Santa Claus House
		FF Bridge
		GG Shelter #8
	x	HH Storage building with log walls, limestone and fieldstone piers (estim. first third 20th century)
		II Shelter #7
		JJ Maintenance building with rest-rooms
	x	KK U.S.S. Maine memorial (1929)
		LL Cage
		MM Park manager's office
		NN Marine Corps memorial (1977)
	x	OO Sundial, presented by Preble County (Ohio) Historical Society (1927)
		PP Tennis courts, eight
30		QQ Refreshment stand
30	x	RR Concessions/storage building (estim. 1920s)



7. Description Continuation Sheet

<u>Photo</u>	<u>Contributing*</u>	
30	x	SS Wading pool (1928), Dell B. Davis, city engineer, given by the Civics Department of the Woman's Club
		TT Shelter #9
		UU Shelter #4
		VV Shelter #3
		WW Shelter #11
		XX Shelter #5
26		YY Shelter #6
26	x	ZZ Fieldstone bridge (estim. c.1915)
	x	AAA Spring (location likely since early 20th century)

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\*Other structures and features reflect dates later than the period of significance for the district, and are to be considered non-contributing.

Photo 8. Significance                      Continuation Sheet

17 land along the street in the eastern half of the proposed district. The residence at 2909 East Main Street was probably built (estim. 1865-70) for Samuel Winder on land he had purchased from Nathan Charles. These houses are relatively modest in size, scale and detailing, from the gable-roofed, four-bay Federal form of the Charles House at 2500 East Main Street to the Italianate Shute House with its simple eaves brackets and window lintels. Although all of these buildings have been altered, and to a greater extent than many contemporary residences elsewhere in the city, they are nevertheless significant here for their historical acknowledgment of this important early road.

Early Development of Glen Miller Park and its environs.

23 Approximately eighty percent of the buildings in the proposed historic district  
3 were constructed between 1880 and 1937, and virtually all of these date from the fifty-two year period during which Glen Miller Park was developed and enlarged. It was in 1880 that local resident John F. Miller, Superintendent of several divisions of the Pennsylvania Railroad, bought from Nathan Hawkins a largely wooded tract north of East Main Street and east of the corporation line. Miller, who had recently purchased the street railway, extended the tracks out to his new property, which he developed as a public pleasure ground with picturesque drives, springs, a catalpa grove, a bath house and casino (in the former Hawkins mill), and a lake for boating. The popularity of "Glen Miller" grew, along with increased agitation for public ownership of this community asset. In 1885, the city purchased the park for \$35,000.

5 The years during which Miller owned the "Glen" were years of transition in the appearance and use of properties along East Main Street and in the vicinity of the park, particularly to the west. Several changes occurred within Linden Hill, the residential suburb located south of East Main Street between what are now Sixteenth and Twenty-third streets. On land east of the Shute House, greenhouses were constructed for the newly established Hill & Company nursery, adjacent to the family's home. At Eighteenth and Twenty-second streets, respectively, lawyer A. L. Study and manufacturer Isham Sedgwick erected substantial brick residences with stone trim and tall, curbed hip roofs. The elaborate detailing and height of these late Italianate style houses contrasted with the simpler, lower Shute House, giving a suggestion of the handsome dwellings which would be constructed here in the ensuing decades.\*

North of East Main Street, in the vicinity of Nineteenth and Twentieth streets, land owned by members of the Fetta family was being subdivided, some of it after Christian Fetta discontinued the operation of his brickyard there. Immediately north of this property was the former Richmond Industrial Association fairgrounds, which had been used only occasionally since the late 1870s, and which was also beginning to be divided off into building lots. Finally, there were changes in store for the decades-old Maple Grove Cemetery, located between Twenty-second Street and the park. Chronic financial problems, coupled with

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\*Prior to this time, the Shute House may have been the most imposing Linden Hill residence facing East Main Street, as the suburb's largest dwellings were situated on internal properties. The A. L. Study House has been demolished within the last five years.

Photo 8. Significance

Continuation Sheet

concerns for public health amidst increasing residential construction in the neighborhood, led to calls for the cemetery's abandonment. Legislation enacted in 1883 provided for its future closing, the transfer of land and the removal of bodies, thus enabling the city to acquire the grounds for park purposes.\*

These various changes in the character of buildings and in land use patterns in the vicinity of the park were undoubtedly influenced by a number of factors, such as the financial capabilities of individual property owners and the availability of suitable land elsewhere in the city. Nevertheless, the presence of the attractive and popular Glen Miller Park was surely a major stimulus, as it would continue to be in the ensuing decades.

The 1890s: Park planning and improvement.

Richmond's city fathers soon found that the acquisition of Glen Miller Park required considerable responsibility and expense for supervision, maintenance and improvements. Significant managerial steps were taken in 1891, with the establishment of a board of three park commissioners and the approval of a tax levy for a special park fund. Although there was little money immediately available for physical improvements, the commissioners initiated a survey of the park to guide future decisions and expenditures. As described in their "First Annual Report" of January 1, 1892,

...two of your commissioners visited the parks of Chicago and Milwaukee with a view to employing a noted landscape gardener then at work on park improvements in those cities. It was found impossible to secure the services of Mr. Olmstead [sic] owing to the press of work upon him, but your commissioners beg to state that through the personal friendship of members of your board, the services of Mr. John Thorpe, chief of floriculture for the World's Columbian exposition were secured for a merely nominal sum, giving two entire days to the work; he was assisted by Mr. William Hamilton, superintendent of the Allegheny City parks, who came by invitation.\*\*

The "personal friendship" which influenced the selection of Thorpe may have included that of florist Edward Gurney Hill, author of the report, who was known to have been responsible for hiring John Kinnear, a Philadelphia landscape gardener, as Superintendent of Parks.\*\*\* Indeed, the presence of Hill on the commission, with his expertise concerning plants and landscaping, his contact with other specialists in the field and his residence not far from the park on East Main Street, seemed to guarantee knowledgeable and responsible direction for the new board.

3  
25  
31  
Within the next several years the park commissioners oversaw numerous improvements to the Glen, guided by the proposals in hand. The lake was enlarged, a park nursery was begun and electric lights were installed. A number of new bridges were constructed, including one of rock-faced ashlar limestone and several of iron, produced by the Massillon (Ohio) Bridge Company. Photographs published in Dalbey's Souvenir of 1896 not only convey a sense of local pride in the picturesque park, but also reveal that many of the Glen's natural and man-made features which are appreciated today have their origins in the nineteenth century.

\*The actual court order to close the cemetery came in 1886. Ten years later, "scores of graves" still remained, although their removal had been ordered at least as early as 1891.

\*\*Richmond Evening Item, January 5, 1892, p. 1.

\*\*\*Thorpe had been employed previously in Richmond by John F. Miller. See p. 21. Kinnear and Hill had met at a florists' convention in Toronto.

Photo 8. Significance Continuation Sheet

1890-1910: Residential character established in vicinity of park and along East Main Street. If the decade of the 1890s was a time of improvement within Glen Miller, it was also a period of considerable development in the vicinity of the park and along East Main Street, development which would largely establish the character of the proposed historic district. The remaining acreage of the old fairgrounds tract was purchased in 1890 by local entrepreneurs who platted it, primarily for residences, as the Grand Boulevard Addition. In conjunction with this undertaking, these men convinced the city to give them a twenty-year lease on land within the park for a hotel. It was hoped that the elevated, landscaped site, on the east side of North Twenty-fourth Street, would be ideal for a place of resort, and that the location across the street from the new addition would stimulate the sale of building lots. Although the High Point Hotel was never successful as a hostelry,\* and although most of the dwellings constructed in the Grand Boulevard Addition were modest in size and style, the advantages of the location evidently attracted two substantial building projects. The parkside location as well as newly-extended street railway service out to the hotel may have influenced Dr. M. C. Benham to build his Glen View Sanitarium (for the treatment of patients with opium and liquor habits) at the northwest corner of North Twenty-fourth and North D streets in 1891. About ten years later, a residence was erected just north of the Sanitarium for Dr. T. Henry Davis, Richmond's city health officer. Although the stylistic character of the Sanitarium was Romanesque and that of the Davis House was Colonial Revival, these large frame buildings formed a handsome pair overlooking the park.

East Main Street was also the scene of numerous improvements during the 1890s. At least a half dozen imposing new residences were constructed in Linden Hill, which had finally been annexed to the City of Richmond in the previous decade. Three towered houses were erected in the early 1890s, beginning with the elaborate Queen Anne house for lumber dealer Philip W. Smith at the southwest corner of Twenty-first Street, immediately east of E. G. Hill's home. This was followed by a pair of houses--similar in form although one was brick, with a tower, and the other, frame, with a turret--for Frank H. Glass and Perry J. Freeman, respectively. Their construction east of Twenty-second Street opposite the former Maple Grove Cemetery came just as the city was attempting to have the old burial ground cleared for improvement as part of Glen Miller Park. In 1895 houses were erected at opposite ends of the 1900 block--that for manufacturer Finley Newlin at the west end and that for architect John A. Hasecoster at the east. Each was Queen Anne in style with Colonial Revival details, displaying asymmetrical massing and curved wall or porch forms. At the close of the decade, a large Colonial Renaissance Revival dwelling was constructed opposite Newlin's at the southwest corner of Nineteenth Street. This residence, for Starr Piano Company President Henry Gennett, featured a two-story, semicircular entrance portico.

Most of the new houses in the Linden Hill area were built on large lots of differing size, contrasting with the greater standardization of speculatively planned building sites on the north side of East Main Street. While there was also some standardization of building forms in the 1900 block, other dwellings erected on the north side of the street during this period were more individual-

\*The hotel was ordered demolished in 1903, following extensive discussions which questioned its potential for usefulness and the legality of its existence on city land.

Photo 8. Significance Continuation Sheet

20 ized, such as the double house at #1816-1818 and the dwelling at #2104.\* The Queen Anne cottage at the northeast corner of Twenty-first Street was particularly distinctive with its steep-roofed tower and varied window compositions.

Meanwhile, the city had begun paving Main Street with vitrified brick, a major commitment which recognized the importance of this thoroughfare. The downtown section from Sixth to Ninth streets was completed first, in 1892, and in the following year a contract was let for the portions west to Fourth Street and east to Twentieth.\*\*

35 Residential construction along East Main Street continued in much the same vein into the first decade of the twentieth century. On the south side, a brick dwelling was constructed for manufacturer Elwood W. McGuire on the lot between the Newlin and Hasecoster properties. Greater changes occurred in the block between Twentieth and Twenty-first streets. E. G. Hill's nursery business had been relocated during the 1890s to a site on the north side of the street, adjacent to Glen Miller Park and outside the city limits. Although another florist subsequently occupied the former Hill greenhouses, that property was soon  
36 turned to residential use, as large homes were erected for manufacturers William  
21 H. and Howard Campbell between 1905 and 1910. Meanwhile, contractor Ebon Louck, who had occupied the Shute House for a number of years, built a new home next door, at the southeast corner of Twentieth Street. Farther east, in the 2200  
40 block, a residence was erected for Mrs. Martha E. Parry in 1903, on land which had been platted by her late husband; it is likely that several other houses on this block also date from the same period. On the north side of East Main Street,  
10 Frederick Kehlenbrink's Italianate style brick dwelling at #1912-1914 was remodeled into a substantial double house for family use. A residence was erected  
39 at #2110 for Assistant Postmaster Joseph L. Smith, and the large dwelling immediately to the east was probably also constructed during this decade.

All of the above-discussed building activity took place within the city of Richmond. There were also a number of houses erected along East Main Street outside the corporation limits in the same period. Although as a whole these were more modest in materials and stylistic treatment than their city counterparts, they were generous in size and enjoyed spacious settings.

Thus by 1910 the character of East Main Street and of North Twenty-fourth Street across from the park was well-established--the spacious residential character which is extant today. Many of the buildings are substantial in form and stylistically imposing; brick walls, decorative shingle work, slate roofs, corner towers, and distinctive window forms are not uncommon.

Glen Miller Park 1900-1937: Stability, expansion and improvement.

During the first two decades of the twentieth century, Glen Miller Park survived several threats to its character, and received a number of improvements. The century opened with discussions about locating the municipal light plant within the park, and there were subsequent proposals to sell portions such as the former cemetery tract. Popular sentiment and legal restrictions concerning the use of public lands kept these schemes on paper, and also led to the removal from park property of the unsuccessful High Point Hotel and of the interurban railway

\*This has since been altered with siding.

\*\*E. G. Hill, living just beyond this improvement, argued unsuccessfully for an extension of the paving to Twenty-third Street.

Photo 8. Significance Continuation Sheet

tracks.\* Improvements included the construction of an entrance arch at the park road near 2500 East Main Street, the rebuilding of bridges and the addition of animals to the zoo. As the site of annual chautauqua meetings, Glen Miller Park attracted more than its usual number of visitors.

Substantial additions were made to the park in both acreage and facilities during the 1920s and 1930s.\*\* Two adjacent properties were purchased, one in 1926 and the other in 1931. The former was a 22½-acre strip which linked the northern section of the park with the Elks (Country Club) Road about a half-mile to the east.\*\*\* This tract was chosen not only for its wooded character but also for its location, enabling the construction of an access road to alleviate traffic congestion. Indeed, with the increased use of the automobile, attention was given to a number of park road improvements during these decades. The later addition consisted of approximately 10 acres adjoining East Main Street on which were situated commercial greenhouses. This tract was intended as a means of enlarging the municipal golf course, which had opened in 1923. Other new recreational facilities included a wading pool, donated by the Civics Department of the Woman's Club and constructed in 1928 near the playground at the rear of the park; and an outdoor amphitheater for public programs and entertainments, created in 1933 by the grading of Roosevelt Hill.

Park improvements of a commemorative and aesthetic nature were also made during these decades. New "objects" ranged from the sundial given in 1927 by the Preble County (Ohio) Historical Society and the marker placed in 1929 to commemorate the U.S.S. Maine, both in the northern portion of the park, to the large "Madonna of the Trail" statue, located northeast of the Twenty-second Street entrance. The statue, erected in 1928 by the National Old Trails Association of the D.A.R., was one of twelve placed across the nation, six of which marked points on the National Road from Maryland to Illinois. During the 1930s the Richmond Garden Club was active in promoting a municipal garden along East Main Street. Its efforts resulted in both informally and formally landscaped areas, the latter laid out in front of the Federal-style Charles House, just east of the main park entrance. Donations from civic organizations were combined with funds from city coffers and from the Works Progress Administration to erect a pool and fountain as a memorial to E. G. Hill (d.1933), who had been so instrumental in the city's development and care of Glen Miller Park.

Thus the 1920s and 1930s saw an expansion of park lands and facilities for public use. Many improvement projects were initiated, paid for or executed by local civic groups such as the Woman's Club, Garden Club and Boy Scouts. The facilities for recreation and the memorials for reflection remain as a testimony to the importance of Glen Miller Park as a community resource.

\*Tracks for the freight line of the interurban railway had been laid in the park in 1908 to avoid passing East Main Street properties. The tracks were ordered removed in 1911.

\*\*Proposed "subtractions" from the park--such as the use of a portion of the grounds for a new high school or the permanent draining of the lake in order to eliminate repeated problems with sedimentation--did not come to fruition.

\*\*\*This tract is not included in the proposed district. See p. 8.

Photo 8. Significance                      Continuation Sheet

East Main Street 1910-1937: Its character maintained.

After 1910 East Main Street did not attract homes as large and ornate as those erected along it during the previous twenty-five or thirty years. Nevertheless, subsequent construction did not detract from and generally supported the character of the street as a spacious residential district.

1                      There was limited building within the proposed district during the 'teens, and that which occurred was largely based on speculative development.\* Land east of Twenty-third Street, opposite the park, was platted in 1913 as the Glen  
11 (Miller) View Addition. Its frame bungalows and square-type houses, set back from the street on elevated sites, were constructed by the "Home Builders" firm associated with the Miller-Kemper Company. Charles H. Schumaker, the Vice-President of both firms, occupied the bungalow at #2307. The Miller-Kemper Company was also responsible for Washington Court, which employed the same types of housing but in a distinctive layout. Three building lots on the north side of the 1800 block were combined as the site for eight dwellings arranged as a U-shaped group. Six houses faced each other across the center court, while two were oriented to the street from the rear of the space. Although this scheme produced an increased density of building on the site, the over 100-foot deep courtyard created a sense of spaciousness from the street, while the substantial and handsomely detailed houses at the front of the group maintained the general character established by earlier East Main Street residences. In its architecture and landscaping, this is the most significant example of an individual-unit residential court for its time in the city.

39                      Development along East Main Street continued to recognize the recreational advantages of the park, as well as the accessibility of sites adjacent to that major thoroughfare. The privately-owned Exhibition Park, located on the south side of the street across from the new Glen Miller entrance arch, featured a baseball diamond, with stands erected in 1917.\*\* The large dwelling at the northwest corner of Twenty-second and East Main streets, opposite that entrance to the park, was converted for use as the Crain Sanitarium in 1921.\*\*\*

5                      Residential construction continued during the 1920s and into the 1930s, by which decade a great majority of the East Main Street properties had been developed. Most of the dwellings were bungalows, square-type homes and cottages which reflected Arts and Crafts, Craftsman, Colonial Revival, and English Medieval stylistic influences. Textured brick, stucco and fieldstone were popular materials, and such traditional symbols of domesticity as porches and large chimneys were common. Four dwellings of differing type and style but all employing a textured dark red brick were erected along the south side of the 2100 block. Most of the construction, however, took place in the eastern portion of the district, which was annexed to the city in the late 1920s. As had been true farther west, lots on the south side of the street were more varied in size and topography and more individualized in their development than those on the north. The most

\*The house built at 2108 East Main Street occupied by retired farmer Charles H. Addleman (c.1915) was apparently constructed as an individual project.

\*\*These stands were destroyed by fire in 1935.

\*\*\*The building served as the Crain Sanitarium for about two decades.

Photo 8. Significance Continuation Sheet

7 distinctive residences on the south were the stucco Arts and Crafts cottage at #2821 occupied by photographer Arthur Bundy, and the Craftsman dwelling at #2815, with its fieldstone first-story walls and chimneys. The land on the north side of East Main Street, from #2750 eastward, was platted as part of the Marcharton Addition by 1922, thus surrounding the nineteenth century Charles House at #2816.  
41 Most of the residences constructed here were bungalows, presenting a unified character but differing somewhat in form and materials.

16 Perhaps the most significant building erected along East Main Street during this period was the duplex structure at the northeast corner of Twentieth Street. Constructed in 1929-30 to house the architectural offices of Werking & Son, as well as a dwelling unit, this English Domestic cottage with Arts and Crafts and Medieval details maintained the residential character of the street while accurately communicating the design skills of the firm.

12 The historical significance of the proposed East Main Street-Glen Miller Park Historic District lies not only in the contemporary and interrelated development of the street, the park and its immediate environs, but also in the association of many of the buildings and improvements with persons who were influential in Richmond and, in some cases, well-known throughout a greater area.

The houses at 2500 and 2816 East Main Street, for example, recall the history of the area and, in particular, the prominence of the Charles family, early nineteenth century Quaker settlers who owned considerable land in the eastern portion of the proposed district.\*

Glen Miller Park is witness to two individuals who were involved in its development as well as in other landscape projects and activities in the city. By its very name the park recognizes John F. Miller, who was responsible for establishing this picturesque public pleasure ground. Miller, whose local residences included two Gothic Revival houses, commissioned other landscape schemes in town, such as the rockery at his own home and a small park at the Union Railroad Depot.\*\* Building on Miller's efforts at Glen Miller Park was florist Edward Gurney Hill. It was he who guided the improvement of Glen Miller as a municipal park, and whose other endeavors helped broaden local knowledge of plants and appreciation of landscape gardening. Both Miller and Hill were recognized beyond Richmond, however. Miller was widely traveled and widely known, if not for his landscape interests, then for his position as Superintendent of several divisions of the Pennsylvania Railroad.\*\*\* Hill was known throughout the country for his cultivation and commercial production of roses, and he won numerous awards at national flower shows.

37 E. G. Hill is also associated with the proposed district through his residence on East Main Street. Indeed, the roster of persons who had their homes constructed along that street includes the names of individuals who occupied prominent positions in Richmond's business community, as well as those who were known for their professional or public activities. A number of these, like Hill, enjoyed recognition or influence beyond the city and region.

\*One of the descendants of this family was Fred Charles, a city engineer from 1905-20.

\*\*These landscape projects were designed by John Thorpe. See p. 16.

\*\*\*Miller's death was noted in the New York Times, March 20, 1916, p. 11.



Photo 8. Significance Continuation Sheet

Chief among the latter were the heads of some of Richmond's major manufacturing firms, whose products were distributed nationwide. Isham Sedgwick, whose late Italianate style house was constructed in 1884-85, had patented a machine for making twisted wire netting, and was co-founder in 1879 of Sedgwick Brothers, manufacturers of woven wire products. Residences were erected for officers of two lawn mower manufacturing firms which were identified by 1906 as the largest such establishments in the country. Finley Newlin, whose house was constructed in 1895, had helped found the F & N Manufacturing Company in 1889. Elwood W. McGuire, whose residence was erected in 1900-01, was President of Dille & McGuire Manufacturing Company. That firm, begun as a machine shop in the mid-1870s, had been the sole contractor and furnisher of lawn mowers to the 1893 World's Columbian Exposition in Chicago. Perhaps the most imposing residence on East Main Street was that erected for Henry Gennett about the time he became President of the Starr Piano Company in 1898. Under Gennett's direction, the Starr Company not only increased its sales network and line of products (including phonographs), but also significantly expanded its manufacturing facilities, number of employees (which approximately tripled from 1900 to 1910 to more than 700) and production. Between 1905 and 1910, neighboring residences were erected for brothers Howard and William H. Campbell who were, respectively, President (and General Manager) and Second Vice-President of Gaar, Scott & Company, manufacturers of agricultural implements. The firm, one of Richmond's longest lived establishments at that time, had almost 600 employees and was enlarging its facilities. A home was built about 1908 for Ebon Louck, who had expanded his contracting business in the 1890s with the operation of a planing mill. The partnership of Louck & Hill constructed many industrial, public and residential structures in Richmond, and manufactured commercial and institutional furniture and fixtures for buildings throughout the country. Louck's substantial residence, with its iron-spot brick walls, was an appropriate dwelling for the President of both Louck & Hill and the Richmond Brick Company.

Other entrepreneurs and professionals who resided within the proposed historic district can claim at least local significance. These include lawyers A. L. Study and Perry J. Freeman, the latter being Mayor of Richmond at the time his East Main Street residence was constructed; lumber dealer Philip W. Smith; physician Dr. T. Henry Davis; Assistant Postmaster Joseph L. Smith; the President of the Dickinson Trust Company, Samuel Dickinson; the widow of real estate investor Mordecai Parry; builder and developer Charles H. Schumaker, Vice-President of the Miller-Kemper and Home Builders companies; and photographer Arthur Bundy.

Thus the residences erected in the proposed district, particularly along East Main Street, witness to important and highly visible investments made by prominent citizens. Many of the original owners represent not only some of Richmond's major employers but also the producers of goods sold throughout the country, bringing the city income and renown.

Within the proposed East Main Street-Glen Miller Park Historic District are buildings designed by several of Richmond's most prominent architects. John A. Hasecoeter, whose own house was erected at 1907 East Main Street in 1895, was likely the most prolific architect in the city during the last quarter of the nineteenth century and the early decades of the twentieth. He was born and trained in Germany, and established an architectural practice in Richmond after

Photo 8. Significance

Continuation Sheet

working as a draftsman in Chicago during the busy years following the Great Fire of 1871. He provided designs for the major stone-faced commercial buildings erected in the late 1870s, the City Building (1886, not extant) and approximately four dozen additional buildings, including residences, churches, schools, and factories. Furthermore, Hasecoaster's work included many structures outside Richmond in east-central Indiana and west-central Ohio. He was a member of the American Institute of Architects.

18 There are four documented examples of Hasecoaster's work within the proposed  
6 district, representing a range of his residential work during the decades around the  
28 turn of the century. In addition to his own home, a well-composed Queen Anne dwelling  
with Colonial Revival details, there are residences erected for manufacturing executive  
Henry Gennett (c.1898), physician Dr. T. Henry Davis (c. 1902) and bank president  
Samuel Dickinson (1903). The first, at 1829 East Main Street, is an imposing brick  
residence with a colossal Ionic portico. The residence for Dr. Davis, overlooking the  
park at 420 North 24th Street, displays the diversity of formal elements associated  
with the Queen Anne but within a more broad and simplified composition characteristic  
of the New England Colonial Revival. The Dickinson home at 1828 East Main Street is  
similar in style to Hasecoaster's own house but more modest in form and materials.  
Although not in the forefront of American architectural design, both the Gennett and  
Dr. Davis residences were distinctive for their time in Richmond.

35 Stephen O. Yates was also responsible for the design of several dozen build-  
36 ings constructed in Richmond during almost the same period, two of them in the  
proposed district. Yates, who was associated with the contracting firm of his  
father, is not known to have had the breadth of training or professional associa-  
tions comparable to that of Hasecoaster. Nevertheless, he was successful in his  
residential work, providing designs for the homes of some of Richmond's most prom-  
inent citizens. The dwellings for manufacturing executives Elwood W. McGuire at  
1903 East Main Street (1900-01) and William H. Campbell at 2015 East Main Street  
(1905) are substantial brick buildings with Colonial Revival porches. Both are  
bold in their juxtaposition of forms, but the asymmetrical massing of the Victorian  
Romanesque McGuire House contrasts with the more boxy, symmetrical form of the  
Campbell residence.

39 Although the work of the third major Richmond architect of the late 19th and  
40 early 20th centuries--William S. Kaufman--is not known to be represented in the  
proposed district, there are two examples by the early 20th century firm of  
Marlatt and Dozier (subsequently Marlatt & Mansfield). The houses erected in  
1903 for Joseph L. Smith at 2110 East Main Street and Mrs. Martha E. Parry at  
2221 East Main Street actually parallel in design the two residences in the  
district by Stephen O. Yates. The Smith House, a brick building, combines the  
picturesque massing of the Queen Anne with Colonial Revival detailing. Like Yates'  
design for William H. Campbell, the large frame residence for Mrs. Parry is  
Colonial Renaissance Revival in style, but is more integrated in form.

A considerable amount of the residential design and construction in Rich-  
mond during the decade of 1910-19 came not from individual architects or archi-  
tectural firms but from the Miller-Kemper Company and its allied corporations  
which featured "Bestbilt" houses. The activities of these enterprises, which  
included Bungalow Hill west of the river and the Park View Addition on South  
Ninth Street, are well represented in the proposed historic district by the

Photo 8. Significance Continuation Sheet

1 Glen (Miller) View Addition and Washington Court, with their bungalows and two-  
11 story square-type houses. Although most of these anonymously-designed houses  
were built on speculation, the company followed the early twentieth century con-  
cerns for dwellings which were "modern, beautiful, comfortable and convenient."\*

16 Finally, Richmond's most important architectural firm of the 1920s and  
1930s is represented in the proposed district by a duplex structure at the  
northeast corner of East Main and Twentieth streets, which held their own office  
and, for more than a decade, the residence of one of the principals. Werking  
& Son, Architects, was established by Charles E. Werking, a carpenter who had  
studied architecture through the International Correspondence School, and his  
son, Paul R., who was trained at the Carnegie Institute of Technology. In addi-  
tion to designing numerous public structures for other Indiana communities,  
the firm was responsible for several dozen buildings constructed in Richmond.  
Although these included commercial structures, a church and a theater, most of  
their work was residential. It was thus appropriate that the Werking & Son  
office, illustrated in the American Architect of March, 1931, was "well designed  
for its location in a residential district and, through its domestic quality,  
should help to attract new clients."\*\* Whether Spanish Colonial Revival, English  
Domestic or Moderne, the work of the firm reflected attention to quality in com-  
position, materials and detailing.

18 An underlying consideration regarding the significance of the proposed  
17 district is its high degree of integrity, with few properties which detract from  
8 the character of the park and the adjoining area. The buildings in the district  
22 (excepting those in Glen Miller Park) are primarily residential, even though  
a limited number now serve business functions (e.g., a bank, offices). Even  
most of the non-residential structures (e.g., a church, a large office building)  
possess certain moderating features which assist in their relative integration  
within the district. In addition, there are few buildings which were not con-  
structed during the period of major park improvement and expansion--1880-1931.  
Of these, estimated to be four prior to 1880 and nine post-1931, only two of the  
modern structures interrupt the architectural character of their East Main  
9 Street environs. The one-story office building at the northeast corner of Nine-  
teenth Street detracts because of the contrast of its low height, horizontal  
proportions and front parking area with the adjacent properties. The one-story  
commercial building at the northwest corner of Twenty-first Street, originally  
a restaurant, constitutes the other intrusion due to its form, setbacks from both  
streets and large parking area. The other post-1937 structures along East Main  
27 Street are more sympathetic to the surroundings in form, materials, landscaping,  
and/or location. Modern buildings within the park, while not of outstanding in-  
dividual quality, nevertheless do not detract from the landscape and other fea-  
tures of that area.

Buildings and other structures within the proposed district exhibit a com-  
paratively modest degree of alteration.\*\*\* Siding has been applied to a number

\*Evening Item, June 2, 1916, p. 7.

\*\*American Architect, CXXXIX (March 1931), 32-33.

\*\*\*The major "alteration" of recent years was the demolition of the late Italian-  
ate style Study House at the southeast corner of Eighteenth and East Main streets.  
See p. 15.

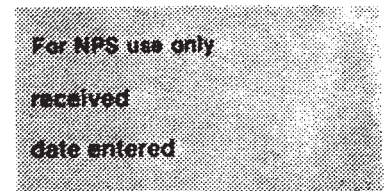
Photo 8. Significance Continuation Sheet

10 of dwellings on the north side of the 1900 and 2000 blocks, #2104, 2116, and  
39 a very few houses on the south side of the street. In most of these cases,  
however, the historical forms of the buildings remain identifiable. Similar  
5 conditions exist with respect to the addition and subtraction of elements, espe-  
17 cially porches. Such changes to the Isham Sedgwick House (#2121) or the Samuel  
Winder House/Second National Bank (#2909) have marred the formal integrity, but  
35 not eliminated the basic character. Lesser alterations (e.g., the removal of  
porch balustrades) are sometimes difficult to ascertain without reference to  
early photographs. On the whole, the degree to which the historical resources  
within the district are intact is remarkable, considering the potential for  
functional and formal alteration.

32 Certain areas outside the proposed district have not maintained this degree  
of integrity. This is particularly true of East Main Street to the west of  
32 Eighteenth Street and to the east of the middle of the 2900 block. Here modern  
34 commercial structures with extensive paved parking areas present an entirely  
different character from that of the district. The decision to limit non-park  
areas within the district to the properties immediately flanking East Main  
Street and those at 400 and 420 North Twenty-fourth Street is based on more  
subtle aesthetic and historical distinctions. The adjacent residential areas  
which have been excluded differ in the stylistic nature of the dwellings, the  
sizes of the buildings and of the lots on which they were constructed, and the  
overall character of the streetscapes. Differences in date were instrumental  
in the definition of the eastern portion of the proposed district, where pro-  
perties behind those on East Main Street date primarily after 1940. In part  
the district boundary follows the property line of Glen Miller Park, although  
it excludes the far northeastern section as physically peripheral and without  
influence in the development of the other portions of the district.

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

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



E. Main St.-Glen Miller

Continuation sheet

Park Historic District

Item number

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Beginning at the northeast corner of the intersection of East Main and North 18th Streets, proceed northward to the north property line of 1800-1802 East Main Street, then eastward to the west property lines of 4 and 6 Washington Court, then northward to the north property line of 8 Washington Court, and eastward to the west curblines of North 19th Street;

Then proceed southward to a point opposite the north property line of 1900 East Main Street, then eastward to the west property line of 1912-1914 East Main Street, and northward to the north property line of that property;

Then follow the northern property lines of 1912-1914 through 1922 East Main Street eastward to the east curblines of North 20th Street;

Then proceed northward to the north property line of 11 North 20th Street/2000 East Main Street, and follow the north property lines of that property through 2020 East Main Street eastward to the east curblines of North 21st Street;

Then proceed northward to the north property line of 2100 East Main Street, then eastward to the west property line of 2104 East Main Street, and northward to the north property line of that property;

Then follow the north property lines of 2104 through 2116 East Main Street eastward across North 22nd Street to a west property line of Glen Miller Park;

Then proceed northward to a north property line of Glen Miller Park (at North D Street), then eastward to a point opposite the west property line of 400 North 24th Street, following the west property lines of 400 and 424 North 24th Street northward to the north property line of the latter;

Then proceed eastward to the east curblines of North 24th Street, then northward to a northern property line of Glen Miller Park, and northeastward to the centerline of Section 34;

Then proceed southward to a south property line of Glen Miller Park, then westward to an east boundary of the park, and southward to the north property line of 2750 East Main Street;

Then follow the north property lines of 2750 through 2906 East Main Street eastward to the west property line of 2916 East Main Street;

Then proceed southward to the south curblines of East Main Street, then eastward to the east property line of 2909 East Main Street, and southward to the south property line of that property;

Then follow the southern property lines of 2909 through 2301-2303 East Main Street westward to the west curblines of South 23rd Street;

Then proceed southward to the south property line of 2237 East Main Street, and westward to the west curblines of South 22nd Street;

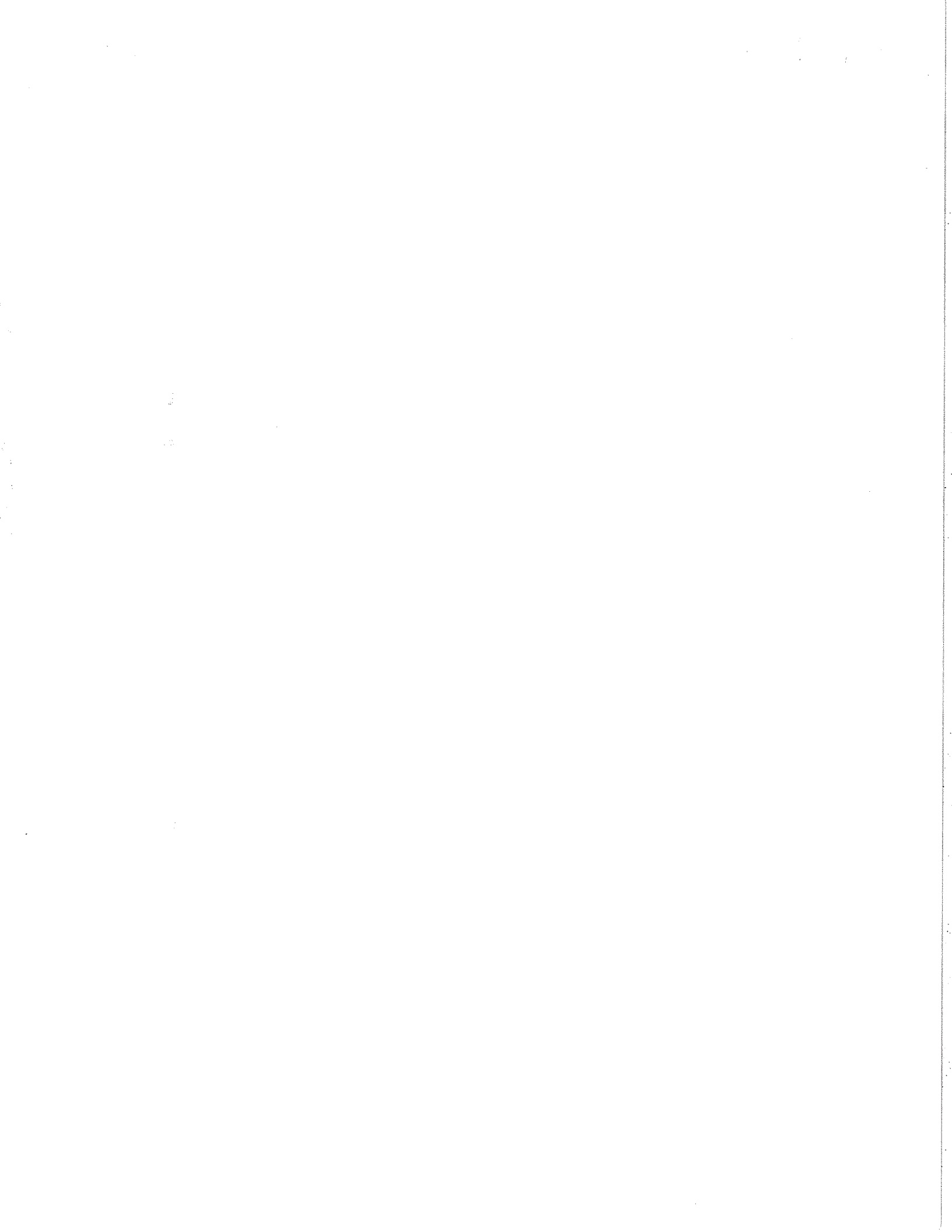
Then proceed southward to the south property line of 2121 East Main Street, and westward to the west curblines of South 21st Street;

Then proceed southward to the south property line of 24 South 21st Street, and follow the southern property lines of that property through 2001 East Main Street westward to the west curblines of South 20th Street;

Then proceed southward to the south property line of 1907 East Main Street, and westward to the west curblines of South 19th Street;

Then proceed southward to the south property line of 18 South 19th Street, and westward along the southern property lines of that property and 1829 through 1803 East Main Street to the east curblines of South 18th Street;

Then proceed northward to the south curblines of East Main Street, and eastward to a point opposite the northeast corner of Main Street and North 18th Street, then north to the point of beginning.



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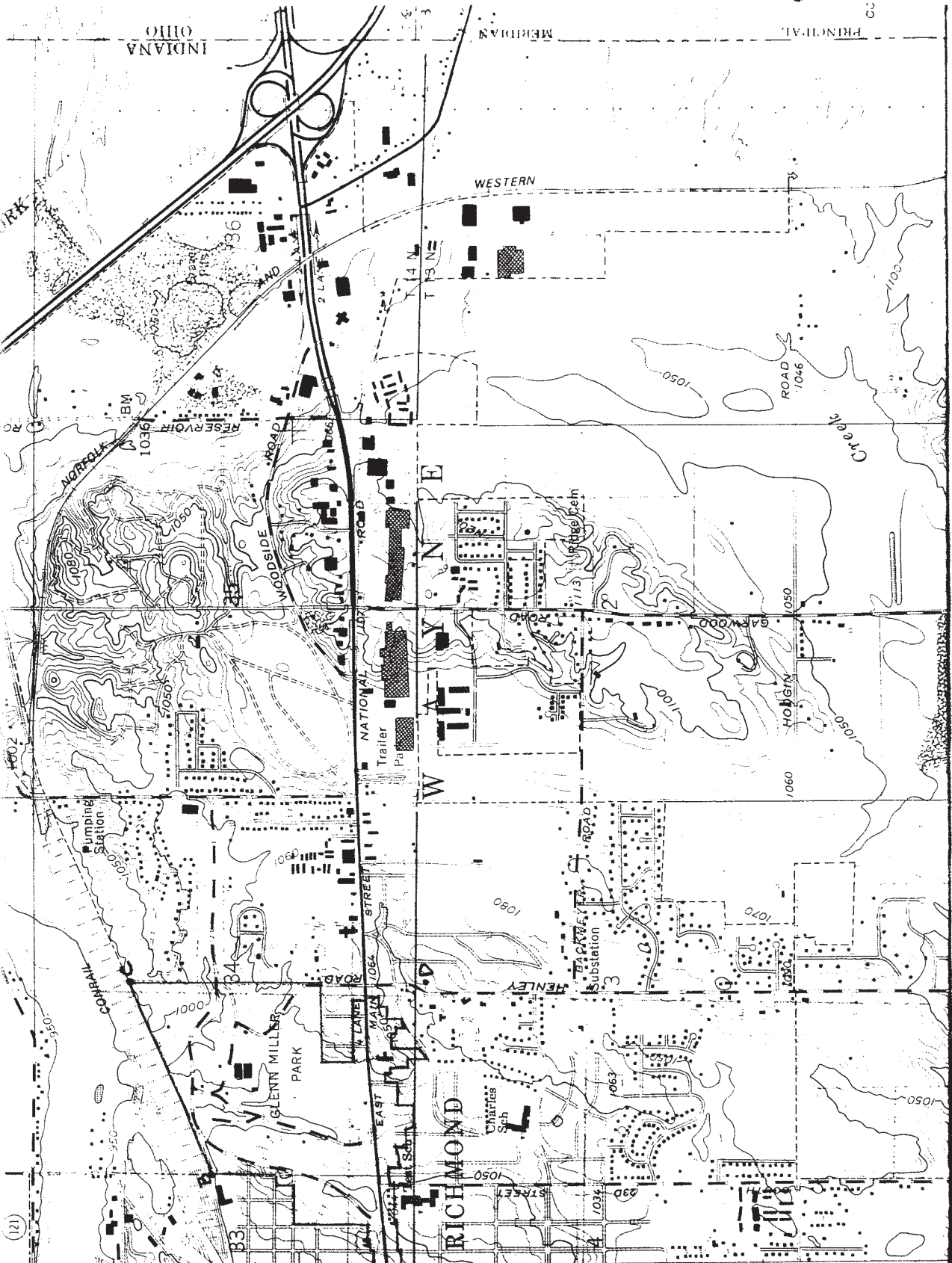


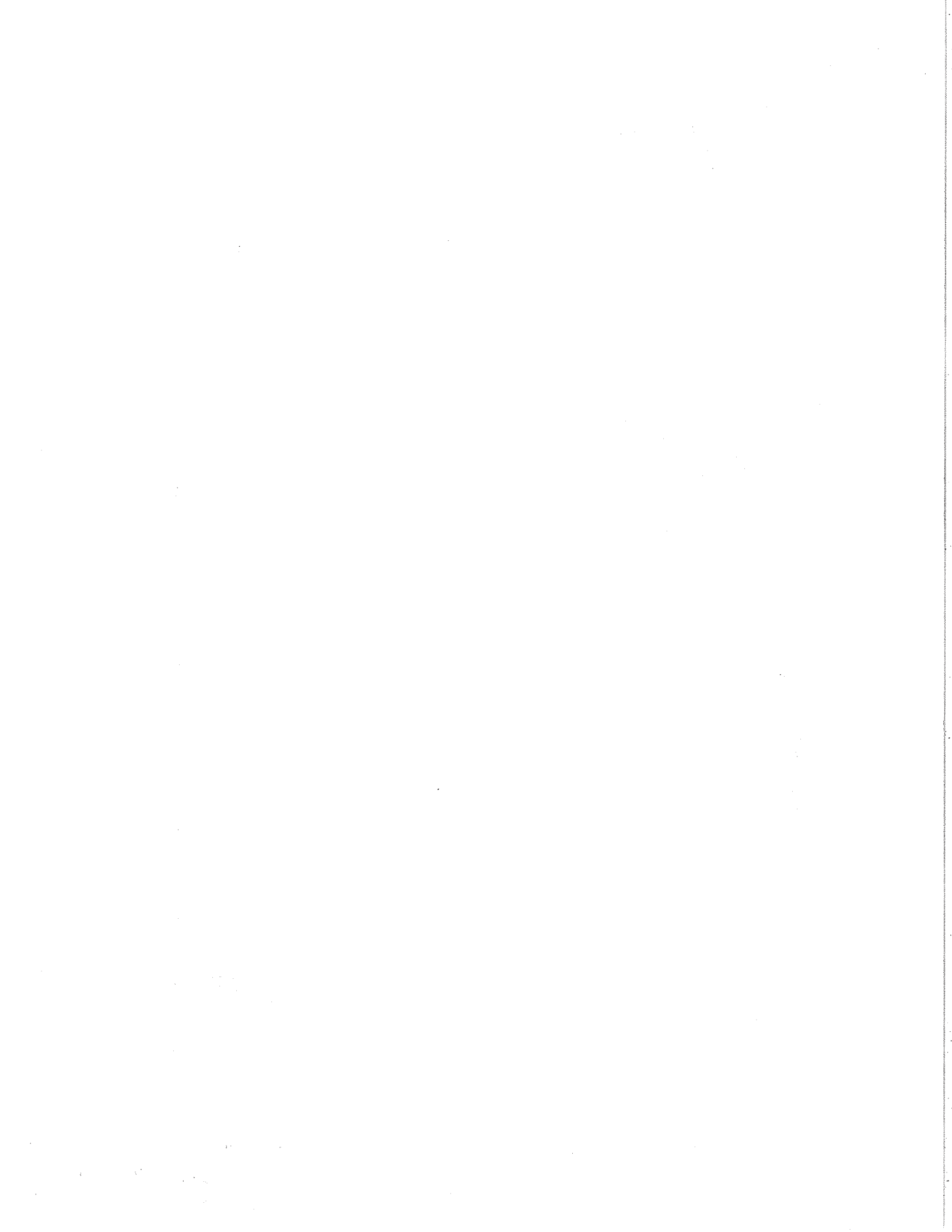
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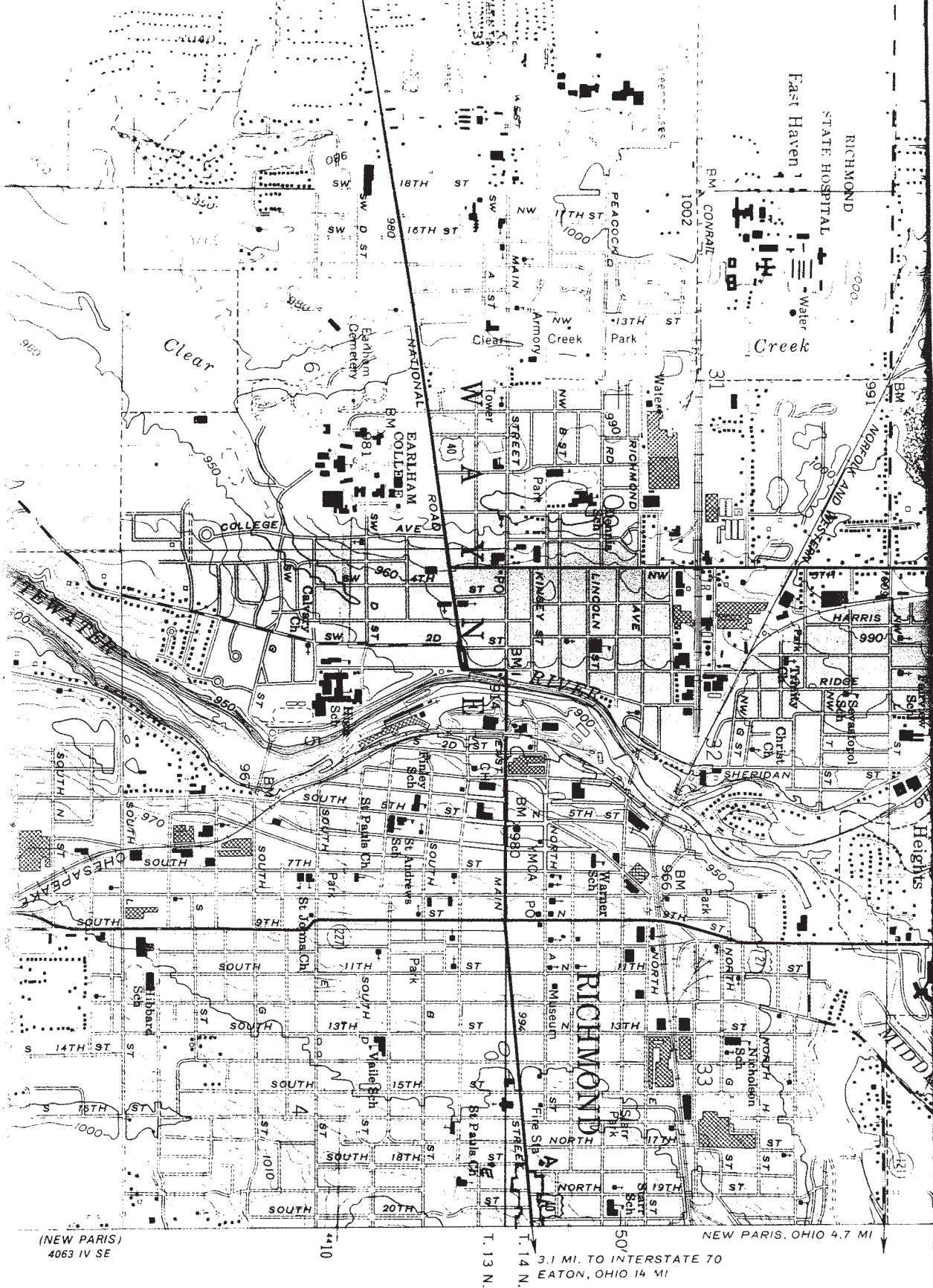
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