COUNCIL GROVE DOWNTOWN SURVEY
SURVEY REPORT
28 November, 2008/Updated 19 February, 2009

A. INTRODUCTION

The Council Grove PRIDE Committee received a Historic Preservation Fund grant from the Kansas State Historical Society in 2008 to assist with the completion of an inventory of the community's historic resources. Following a competitive bid process, the Council Grove PRIDE Committee contracted with Brenda Spencer to conduct a survey of approximately 80 properties in downtown Council Grove. The project was conducted in October-November, 2008. This report documents the survey methodology, summarizes the results of historic survey, and provides recommendations regarding potential listing of local resources on the state or national registers of historic places. A list of properties surveyed and a map of the survey area is provided at the end of the report.

B. SURVEY METHODOLOGY

Spencer was hired in September, 2008 and a public meeting was held later that month to kick off the project. The primary goal was to inform local business and property owners of the project and provide an overview of KSHS programs and incentives.

The survey project involved local site investigation and research. Site work was conducted October 1-2, 2008. At that time Spencer documented each building in the survey area. The Morris County Appraiser's Office provided aerial photos of the survey area. These "maps" were used for site work and the individual building site plans.

The Council Grove PRIDE Committee administered the project and coordinated efforts among local groups including the Council Grove Historical Society and City and County offices. The PRIDE Committee had set the preliminary boundaries for the survey area in the grant application process. The boundaries spanned Main Street from Belfry on the west to 6th Street on the east, generally comprised of the properties facing Main. Additionally, the boundary extended north to incorporate historic properties on Columbia between Mission and Neosho, and south between Wood and Neosho to include the high school. Following the public meeting, the boundaries were extended from Belfry to Chautauqua on the west to include the First Congregational Church and historic homes on the north side of the 400 block of W. Main.

Council Grove's core downtown area is centered on West Main Street, west of the Neosho River. Main Street is U.S. Highway 56 through town. There are some historic commercial and residential structures along East Main but the historic structures are intermingled with expansive contemporary development and are not geographically connected to the core district on West Main (separated by the river and Highway 177). Spencer first completed the site work on West Main. Resources in the survey area west of the river totaled 86. Through consultation with the PRIDE Committee, it was agreed that Spencer would limit the survey east of the river to existing historic resources rather than the entire geographic area.

An additional 23 properties were surveyed on East Main, generally focused between 3rd and 6th Street. Non-contiguous resources including St. Rose Catholic Church, the Church of Christ, and the Post Office Oak Residence were also surveyed. A total of 109 resources were surveyed under the project.

Spencer returned to Council Grove November 5-6 to do research on the history of buildings in the survey area. The primary sources for historic data on the individual properties were Sanborn Maps, Morris County Appraisal Records, the Morris County Historical Society, and local historian Ken McClintock. The county Appraiser's Office provided property ownership records and dates of construction, in addition to maps of the survey area. Bonnie McClintock of the Morris County Historical Society shared personal knowledge on building histories and opened the historical society files to Spencer. The Historical Society's collection includes historic photographs, postcards, phone directories, and clipping files. The book *Morris County – A Pictorial History* by the Morris County Historical Society and the Council Grove Republican was also a useful resource for historic photos and information on individual buildings. Local historian Ken McClintock shared personal knowledge on the history of local buildings and agreed to review a draft of the survey data on each building.

The survey data on each property was entered into the Kansas State Historical Society's new on-line database. Once approved by KSHS staff, the survey records will be available to the public at http://khri.kansasgis.org/ . This new system has moved away from a paper-based survey form, Spencer had previously agreed to provide a hard copy of the survey forms. KSHS Survey Coordinator, Caitlin Meives was notified that the Council Grove Downtown Survey forms were completed on December 1, 2008. Additionally, Spencer provided a draft of the survey forms to Ken McClintock for his review and comment. Spencer will make any required revisions from the state and local reviews and provide one copy of the final survey forms to the Council Grove PRIDE Committee.

In addition to providing basic information on individual properties in the survey area, the primary purpose of a survey project is to identify existing historic resources. The threshold criterion is the age of the property, which must exceed 50 years to be considered historic. Among those properties that are over 50 years old, buildings are examined to determine the level of historic integrity – how well the existing property portrays its historic character. It is that level of historic integrity that determines whether a property is eligible for individual listing on the National Register, whether it would be a contributing resource to a potential historic district, or if the building has been so compromised by former alterations that it no longer portrays its historic character and therefore, would likely not be eligible for any type of listing. Each property was surveyed and a preliminary determination made regarding its potential eligibility for listing on the National Register. Following is a summary of the survey data including a list of surveyed properties and a map of the survey area.

C. SURVEY RESULTS

Council Grove's history is strongly tied to the town's origins as the western-most stop on the Santa Fe Trail in the mid-1800s. What would become the town of Council Grove was the site of an 1825 treaty with the Osage Indians to provide a right-of-way through Indian lands for the Santa Fe Trail. In 1847, the Kaw Indians were removed to a reservation and in 1849, the Kaw Mission was established as a school for the Indians. Prior to the state being opened for settlement, Council Grove was home to a government store and western outfitters for the Santa Fe Trail, from 1849-1854. By 1857, Seth Hays, one of the first settlers in the area, built the Hays House. T.S Huffacker came to Council Grove in 1849 to teach at the Kaw Mission. G.M. Simcock arrived and built the stone house on Columbia Street that later became the Mark's

Flats. Although a majority of Council Grove's built resources post-date the town's origins, there are a number of existing resources that date to the town's settlement and its early pioneers.

Council Grove was formed in 1854, the same year as the Kansas-Nebraska Act opened the state to pioneer settlement. A Town Company was formed in 1857 and the town was incorporated in 1858. The goal of the town founders was to provide a town on the Santa Fe Trail. While its origins were closely tied to the Trail, most of Council Grove's existing historic resources are tied to its second period of development – that period from 1860 to 1905 when the railroads arrived and Council Grove was named the seat of Morris County. This time of community building saw the establishment of local churches, schools, clubs and organizations, and expanding commercial developments. Although many of the early commercial buildings were frame structures, some of the earliest included existing native stone buildings. By 1900, most frame buildings had been replaced by more permanent stone or brick masonry structures. As with all communities, the physical development of the town was marked by natural disasters including fires and floods. Many of the existing commercial structures date to reconstruction following the 1886 fire in the 100 block of W. Main, and the 1903 flood which damaged and destroyed many buildings throughout town.

The project involved survey of 109 resources in Council Grove. Ten of the properties surveyed were formerly listed on the National Register of Historic Places. In addition to buildings individually listed on the National Register, Council Grove has a National Landmark District affiliated with the Santa Fe Trail which includes two resources in the survey area: Hays House and the Post Office Oak. Listed properties are included in the count of "eligible" resources in the survey summary and proposed district.

The survey results are summarized below by region with those properties east of the river tallied separately due to the lack of geographic continuity of the entire survey region.

Eighty-six resources are located in the 6-1/2 block survey area around West Main Street. The resources in the West Main Survey Area reflect dates of construction spanning over one-hundred years. Fifteen percent of the resources pre-date 1880, the oldest being the Conn Mercantile Store, the original portion built in 1853. Twenty-six (30%) of the buildings were built in the period from 1880-1900; 21% from 1900-1920, 19% from 1920-1940, and 9% from 1940-1960. Only five resources in the West Survey Area have been constructed since 1960, the most recent being the Stony Hill Apartments built in 1985. A total of 94% of the existing resources were constructed before 1960.

The majority, 74%, of the resources in the West Survey Area are classified under "Commerce/ Trade" as their historic function. This classification includes retail stores, financial institutions, restaurants, and professional and service businesses. Nineteen percent of the survey resources were "Domestic" including one hotel and several multi- and single-family dwellings. The West Survey Area also included a small number of Government, Educational, Religious, and Social historic functions. The on-line database does not facilitate tallying building data by current function but the majority of properties are clearly still under the "Commerce/Trade" classification. Additionally, the number of "Domestic" resources is similar to the historic tally; this category now includes two contemporary apartment buildings in the area. The West Survey Area retains one church, two school buildings and the post office.

The architectural styles of buildings in the survey area reflect the typical variation in mixed-use areas. The most common classification representing 40% of the properties in the West Survey Area, is the Commercial Style reflecting primarily those commercial structures built in the Progressive Era. Twenty-four percent of the properties are classified as Late Victorian styles including Queen Ann, Italianate, and Romanesque resources. Twenty-two percent of the

SPENCER PRESERVATION 10150 Onaga Road Wamego, Kansas 66547 785-456-9857 spencer@wamego.net

resources fell into the “Other” classification with the majority of these properties being those that reflect the “Modern Movement” and contemporary designs. Nine percent of the properties were classified as “Vernacular”, comprised in large part, of the residential resources in the area. A small number of resources in the area reflect various revivals including Gothic Revival, Classical Revival, and Mission or Spanish Revival.

A majority of the resources surveyed were determined to be eligible for listing on the National or Kansas Registers of Historic Places, or contributing to a state/national historic district. Fifty-four of the 86 properties in the West Survey Area, a total of 60%, were deemed to be contributing to a potential historic district. These properties include those resources already listed on the state or national registers.

The surveyed properties located east of the river totaled 23 and ranged in dates of construction from 1864 (Post Office Oak Museum) to 1984 (Outfitters Warehouse). Thirty percent of the properties were constructed in the period from 1880-1900; 26% from 1900-1920; and 22% from 1920-1940. Twenty-six percent of the east properties were classified as Commercial Style structures. Reflecting the concentration of residential resources in the East area, 17% of the properties were Craftsman/Bungalow resources and 17% were Vernacular resources. A small number of resources in the east area reflected other stylistic classifications including Queen Anne, Colonial Revival, Modern Movement, and contemporary designs.

The absence of a concentration of historic commercial resources led to the decision to survey select properties rather than the entire geographic area east of the river. The surveyed properties included one property formerly listed on the National Register – the MKT Depot, and individual properties such as St. Rose Catholic Church, the Post Office Oak Museum, and the Stanbarger Grocery Building, that would potentially be eligible for listing on the state or national registers. Additionally, the east survey included a cluster of historic dwellings on the south side of the 300 block of E. Main. However, as a whole, the East Survey Area does not reflect a concentration of existing historic resources and therefore, would not be eligible for a historic district. Only 7 of the 23 properties surveyed east of the river were determined to be potentially eligible for listing on the state or national registers or potentially contributing to a historic district, reflecting only 30% of the resources in the East Survey Area.

D. SUMMARY

The resources surveyed reflect the evolution of commercial and residential development in Council Grove and serve as a physical reflection of the town’s history. As previously noted, ten of the 109 properties surveyed are already listed on the state or national registers of historic places. A total of 61 of the properties surveyed were preliminarily determined to be eligible for listing or would be contributors to a historic district. Based on an analysis of the geographic distribution of eligible properties, it is clear that Council Grove does posses a concentration of historic resources centered on West Main Street that would be eligible for listing as a historic district.

The following map illustrates the proposed boundaries of a Council Grove Downtown Historic District. Based on a preliminary tally of the survey data, the proposed district would include a total of 71 resources, 47 of which were preliminarily determined to be eligible for listing or contributing to a potential district (including 9 properties already listed on the National Register). Even excluding the listed properties, 38 of 62 or 61% were deemed contributing. It is recommended that the Council Grove PRIDE Committee pursue the second phase of this project through the Kansas State Historical Society to prepare a National Register District nomination for the proposed district.

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Due to the lack of a majority of contributing properties in the East Survey Area, individual listing on the state or national register is the only option for recognition and protection of the historic resources located east of the river. Listing on the Kansas and National Register of Historic Places also makes properties eligible for financial incentive programs through the Kansas State Historical Society. These financial incentives can be a valuable source of funding for property owners of historic buildings.

The preliminary determination of eligibility for listing was made based on exterior site investigation and preliminary research at the Morris County Historical Society, appraisal records, City Directories and Sanborn Maps. Interior inspection and additional research may be required, particularly involving those properties that were preliminarily deemed eligible for individual listing.

An additional consideration would be individual listing through a Multiple Property Submission. There are two clusters of historic homes on West Main and Columbia in the West Survey Area and a concentration of historic homes on East Main outside of the proposed downtown historic district. There are several historic homes in Council Grove (outside of the survey area) already listed on the National Register. Future consideration should be given to exploring development of a Multiple Property Listing for Council Grove's Historic Residential Resources. A Multiple Property Submission (MPS) provides a shared historic context (s) for resources with a common link. The MPS does not rely on geographic continuity like the district nomination. However, unlike a district nomination, the MPS nomination does not automatically list eligible properties; properties still have to be individually nominated under the MPS. The real benefit of the MPS is two fold – it allows customizing registration requirements to cover properties that might not meet individual integrity requirements and makes individual listings much easier. Although the MPS still requires individual listing of buildings, the shared context is provided in the MPS making individual listing under an MPS a far less arduous process and something property owners can do themselves. A MPS can be a valuable tool for listing of the eligible domestic resources in the survey area (outside the proposed district), as well as resources throughout the city.

The recommendations for the proposed historic district, individual listings on the National Register, and consideration of a Multiple Property Listing for Residential Resources, should be reviewed with the Kansas State Historical Society to ensure their agreement and support of this approach. These recommendations would expand recognition and protection of Council Grove's buildings as a reflection of the town's rich past and enable property owners to take advantage of incentive programs available for listed properties through the Kansas State Historical Society.

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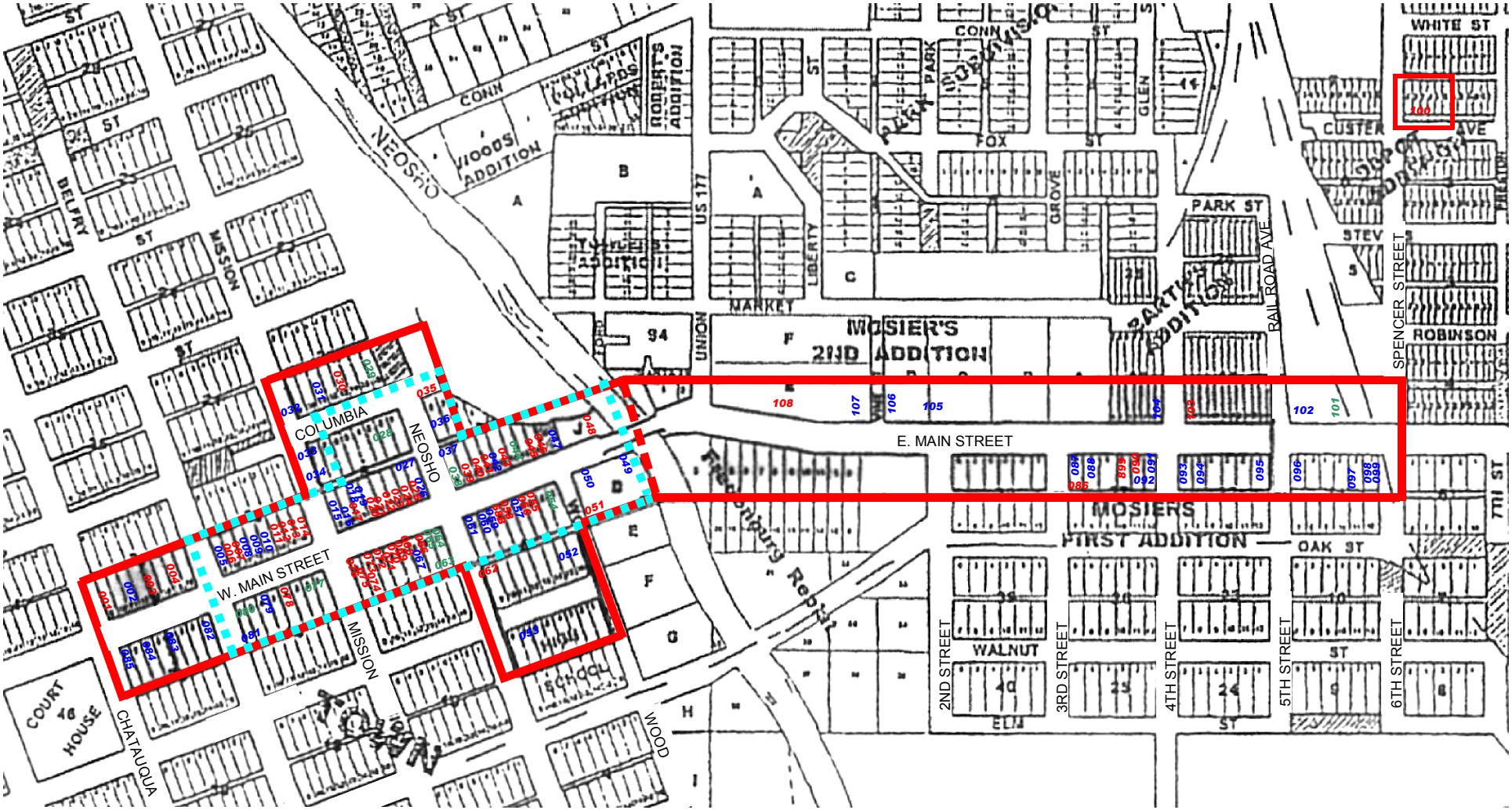
Survey Number	Historic Name	Address	Historic Function	Construction	Architectural Style	Potential Eligibility
1	Methodist Church Parsonage	428 W MAIN ST	Religion	1920	Vernacular	Contributing
2	South M&E Church Parsonage	422 W MAIN ST	Religion	1880	Vernacular	No
3	Residence	414 W MAIN ST	Domestic	1880	Vernacular	Contributing
4	First Congregational Church	400 W MAIN ST	Religion	1899	Gothic Revival	Yes
5	NA - Stoney Hill Apartments	20 N BELFRY ST		1985	Other	No
6	Council Grove Laundry Building	320 W MAIN ST	Commerce/Trade	1920	Commercial Style	Contributing
7	Auto Sales/Garage	318 W MAIN ST	Commerce/Trade	1920	Commercial Style	Contributing
8	Whiting Building	316 W MAIN ST	Commerce/Trade	1919	Commercial Style	No
9	Stella Theater	312 W MAIN ST	Recreation and Culture	1919	Other	No
10	Whiting Building	310 W MAIN ST	Commerce/Trade	1919	Other	No
11	Axe Plumbing Building	306 W MAIN ST	Commerce/Trade	1930	Commercial Style	Contributing
12	Commercial Building	304 W MAIN ST	Commerce/Trade	1930	Commercial Style	Contributing
13	Commercial Building	302 W MAIN ST	Commerce/Trade	1912	Commercial Style	Contributing
14	Cunningham Building	300 W MAIN ST	Commerce/Trade	1895	Italianate	Contributing
15	Gas Station	228 W MAIN ST	Commerce/Trade	1956	Other	No
16	Ford Dealership Building	226 W MAIN ST	Commerce/Trade	1927	Commercial Style	No
17	Dilly Bros. Bakery	220 W MAIN ST	Commerce/Trade	1920	Commercial Style	Contributing
18	Gibson-Miller-Sims Hardware Warehouse	218 W MAIN ST	Commerce/Trade	1937	Commercial Style	No
19	Phillips Bros. Building	214 W MAIN ST	Commerce/Trade	1910	Commercial Style	No
20	Phillips Bros. Building	212 W MAIN ST	Commerce/Trade	1910	Commercial Style	Contributing
21	Commercial Building	210 W MAIN ST	Commerce/Trade	1880	Commercial Style	Contributing
22	Scott And Anderson Building	208 W MAIN ST	Commerce/Trade	1880	Commercial Style	Yes
23	Methe Jewelry Building	206 W MAIN ST	Commerce/Trade	1880	Commercial Style	Contributing
24	White & Barth Building	204 W MAIN ST	Commerce/Trade	1887	Italianate	Yes
25	White and Barth Building	202 W MAIN ST	Commerce/Trade	1887	Italianate	Yes
26	Huffacker Building	200 W MAIN ST	Commerce/Trade	1869	Commercial Style	No
27	Commercial Building	15 N NEOSHO ST	Health Care	1880	Other	No
28	Cottage House Hotel	25 N NEOSHO ST	Domestic	1879	Queen Anne	NR
29	Simcock House/Marks Apartments	206 COLUMBIA	Domestic	1860	Queen Anne	NR
30	Residence	214 COLUMBIA ST	Domestic	1880	Queen Anne	Contributing

31	Residence	218 COLUMBIA ST	Domestic	1880	Vernacular	No
32	Residence	102 N MISSION ST	Domestic	1900	Queen Anne	No
33	Stenger/Blim House	28 N MISSION ST	Domestic	1869	Vernacular	No
34	NA - Ambulance Garage	100 block N MISSION ST		1983	Other	No
35	Halsom Hospital/Clinic	28 N NEOSHO ST	Health Care	1925	Other	Contributing
36	NA - Neosho Plaza Highrise	24 N NEOSHO ST		1978	Other	No
37	Commercial Building	10 N NEOSHO ST	Commerce/Trade	1888	Other	No
38	Council Grove National Bank	130 W MAIN ST	Commerce/Trade	1887	Italianate	NR
39	Munsell Building	126 W MAIN ST	Commerce/Trade	1887	Commercial Style	Contributing
40	G.W. Cleek's Clothing Building	124 W MAIN ST	Commerce/Trade	1895	Commercial Style	Yes
41	J.W. Dumm Furniture Building	120 W MAIN ST	Commerce/Trade	1898	Commercial Style	Contributing
42	Meat Market Building	120 W MAIN ST	Commerce/Trade	1890	Commercial Style	No
43	Morris County Savings and Loan	120 W MAIN ST	Commerce/Trade	1935	Commercial Style	Contributing
44	Hays Tavern (Hays House)	112 W MAIN ST	Domestic	1930	Vernacular	NR
45	The Specialty Shop	110 W MAIN ST	Commerce/Trade	1905	Richardsonian Romanesque	Contributing
46	A.F. And A.M. Lodge	106 W MAIN ST	Social	1883	Richardsonian Romanesque	Contributing
47	NA - Duckwalls	102 W MAIN ST		1972	Other	No
48	G.W. Coffin Building	14 W MAIN ST	Commerce/Trade	1949	Other	Contributing
49	Snider Motor Co.	13 W MAIN ST	Commerce/Trade	1900	Other	No
50	Gas Station	15 W MAIN ST	Commerce/Trade	1959	Other	No
51	Flint Hills REA	10 S WOOD ST	Commerce/Trade	1935	Other	Contributing
52	Rumsey & White Building	17 S WOOD ST	Commerce/Trade	1947	Commercial Style	No
53	WILSON HIGH SCHOOL	129 W HOCKADAY ST	Education	1917	Commercial Style	No
54	Council Grove United States Post Office	103 W MAIN ST	Government	1939	Neoclassical	NR
55	Drug Store Building	111 W MAIN ST	Commerce/Trade	1880	Commercial Style	Contributing
56	Trowbridge Building	113 W MAIN ST	Commerce/Trade	1899	Other	Yes
57	Leach/Kenwell Drug	115 W MAIN ST	Commerce/Trade	1870	Commercial Style	No
58A	Old Post Office Building	117 W MAIN ST	Commerce/Trade	1890	Italianate	Contributing
58B	Commercial Building	119 W MAIN ST	Commerce/Trade	1863	Italianate	Yes
59	NA - Plaza Bank	123 W MAIN ST		1973	Other	No
60	Grocery Building	131 W MAIN ST	Commerce/Trade	1880	Commercial Style	No
61	Conn Mercantile Store	131 W MAIN ST	Commerce/Trade	1853	Italianate	No

62	Corey Residence	16 S NEOSOH ST	Domestic	1880	Second Empire	Yes
63	Indicator Grocery Building	11 S NEOSHO ST	Commerce/Trade	1902	Commercial Style	NR
64	Farmers & Drovers Bank	201 W MAIN ST	Commerce/Trade	1892	Richardsonian Romanesque	NR
65	Indicator Building	205 W MAIN ST	Commerce/Trade	1902	Richardsonian Romanesque	NR
66	Commercial Building	207 W MAIN ST	Commerce/Trade	1903	Italianate	Contributing
67	Commercial Building	209 W MAIN ST	Commerce/Trade	1903	Italianate	No
68	Bookstore Building	211 W MAIN ST	Commerce/Trade	1875	Commercial Style	Contributing
69	Ewing Smith Building	213 W MAIN ST	Commerce/Trade	1875	Commercial Style	Contributing
70	B.R. Scott Building	215 W MAIN ST	Commerce/Trade	1875	Commercial Style	Contributing
71	Gibson Miller & Simms Hardware	217 W MAIN ST	Commerce/Trade	1870	Italianate	Contributing
72	Commercial Building	219 W MAIN ST	Commerce/Trade	1870	Italianate	Contributing
73	I.O.O.F. Building	223 W MAIN ST	Social	1923	Commercial Style	Contributing
74	Meat Market Building	225 W MAIN ST	Commerce/Trade	1905	Commercial Style	Contributing
75	Colby's Toggery Building	227 W MAIN ST	Commerce/Trade	1951	Commercial Style	Contributing
76	Durland and Block Furniture & Undertaking	231 W MAIN ST	Commerce/Trade	1870	Commercial Style	Contributing
77	Council Grove Carnegie Library	303 W MAIN ST	Education	1916	Neoclassical	NR
78	KP & L	313 W MAIN ST	Commerce/Trade	1940	Other	Contributing
79	Production Credit Assn.	315 W MAIN ST	Commerce/Trade	1959	Other	No
80	First Baptist Church	325 W MAIN ST	Religion	1909	Richardsonian Romanesque	NR
81	Baptist Parsonage	10 S BELFRY ST	Religion	1905	Vernacular	No
82	Continental Oil Co. Gas Station	401 W MAIN ST	Commerce/Trade	1930	Other	No
83	Grauel Chevrolet	415 W MAIN ST	Commerce/Trade	1947	Other	No
84	Duplex	425 W MAIN ST	Domestic	1939	Vernacular	No
85	Residence	429 W MAIN ST	Domestic	1880	Queen Anne	No
86	Residence	12 S 3RD ST	Domestic	1920	Craftsman/Bungalow	Contributing
87	United Brethren Church	301 E MAIN ST	Religion	1917	Vernacular	No
88	Residence	307 E MAIN ST	Domestic	1910	Colonial Revival	No
89	Residence	315 E MAIN ST	Domestic	1900	Craftsman/Bungalow	Yes
90	Residence	317 E MAIN ST	Domestic	1910	Craftsman/Bungalow	Contributing
91	Residence	319 E MAIN ST	Domestic	1930	Craftsman/Bungalow	No
92	Residence	7 S 4TH ST	Domestic	1880	Vernacular	No
93	John Sims Mercantile Store	401 E MAIN ST	Commerce/Trade	1887	Commercial Style	No

94	Commercial Building	411 E MAIN ST	Commerce/Trade	1930	Commercial Style	No
95	Ziegler Service Station	423 E MAIN ST	Commerce/Trade	1930	Other	No
96	Patterson Implement	501 E MAIN ST	Commerce/Trade	1940	Other	No
97	NA - Warehouse	509 E MAIN ST		1984	Other	No
98	Burgner & Bowman Lumber Co.	511 E MAIN ST	Commerce/Trade	1890	Commercial Style	No
99	Burgner & Bowman Lumber Yard	511 E MAIN ST	Commerce/Trade	1880	Commercial Style	No
100	St. Rosa Catholic Church	300 N SPENCER ST	Religion	1883	Vernacular	Yes
101	Missouri, Kansas, And Texas Railway Co. Depot	512 E MAIN ST	Transportation	1895	Queen Anne	NR
102	Durland Park	500 E MAIN ST	Recreation and Culture		Other	No
103	Stanbarger Grocery Building	400 E MAIN ST	Commerce/Trade	1881	Vernacular	Yes
104	Residence	322 E MAIN ST	Domestic	1905		No
105	Church of Christ	106 E MAIN ST	Religion	1904	Vernacular	No
106	Residence	102 E MAIN ST	Domestic	1920	Craftsman/Bungalow	No
107	Implement Building	26 E MAIN ST	Commerce/Trade	1947	Commercial Style	No
108	Post Office Oak Museum And Cave	22 E MAIN ST	Domestic	1864	Vernacular	Yes



COUNCIL GROVE DOWNTOWN SURVEY

NORTH

KEY

- SURVEY AREA
- 001 INDIVIDUAL LISTED PROPERTIES
- 001 PROPERTIES ELIGIBLE FOR LISTING/ CONTRIBUTING TO HISTORIC DISTRICT
- 001 NON-CONTRIBUTING PROPERTIES
- RECOMMENDED HISTORIC DISTRICT

REVISED MAP JANUARY 2009