

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

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Baker Brothers Wholesale Grocery

Other names/site number: N/A

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 8-12 East Main Street

City or town: Zanesville State: Ohio County: Muskingum

Not For Publication: NA Vicinity: NA

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

| | |
|--|-------------------------------|
| <p>_____ Signature of certifying official/Title:</p> | <p>_____ Date</p> |
| <p>_____ State or Federal agency/bureau or Tribal Government</p> | |

| | |
|--|-------------------------------|
| <p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p> | |
| <p>_____ Signature of commenting official:</p> | <p>_____ Date</p> |
| <p>_____ Title : State or Federal agency/bureau or Tribal Government</p> | |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| <u>1</u> | <u>0</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>1</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade

Current Functions

(Enter categories from instructions.)

Vacant

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian/Second Renaissance Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Cast Iron, Limestone, Sandstone, Wood

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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Summary Paragraph

The Baker Brothers Wholesale Grocery is located on the south side of Main Street just east of the Y Bridge in downtown Zanesville, Ohio. The original building, constructed in 1894 in the Second Renaissance Revival style, is approximately 34 feet wide by 132 feet long and stands four stories tall with a basement. An addition to the west was constructed in 1913 and matches the original in size and floor level heights, but with simpler brick detailing. A two-story addition was constructed to the west of the 1913 addition in 1978 as a furniture showroom after the Baker Brothers closed (Photo 1). The original 1894 building has remained largely unchanged, retaining original window openings, floor finishes, and interior features such the original freight elevator, mail lifts, safes, stairs, and restrooms as well as wooden columns and stairs. The 1913 addition was renovated into offices and a school in 1993, which included two stair tower additions, infilled window openings on the façade, and infilled windows and new window openings on the west elevation. However, it also retains its original steel columns and exposed timber floor structure and wood floor finish. The 1978 addition is small and set back from the 1913 addition. It does not detract from the original building, and can be easily removed. The two 1993 stair towers will likely remain in any reuse of the building. One is set back from the front and covers a minimal amount of the west elevation. The other is on the rear of the 1913 addition, but does not completely cover it (Photo 2).

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Narrative Description

Setting

The Baker Brothers Wholesale Grocery building is located in the northeast corner of Square 1 of the original 1802 plat of Zanesville. This square sits south of Main Street and is adjacent to the Muskingum River. It is the only building in this square, which is irregularly shaped and is one of five partial squares that are smaller than the other squares in Zanesville due to the bend of the river (see Figure 7 for site plan). The west wall of the 1978 addition sits approximately 60' east of the approach to the Y Bridge over the river. A parking lot is between the west wall and the river. The island that forms the old Muskingum Canal is now Canal Park and can be accessed by the public, with a view of the rear of the building (Photo 3). North of the Y Bridge and visible from the property is a steel Warren through truss railroad bridge, constructed in 1913 with a moveable single leaf bascule. Stone retaining walls are visible on each side of the canal.

South First Street, which lies directly east of the building, has always been a short street about 200 feet long that ends at the back wall of the building. It retains its brick paving and essentially serves as a parking lot for this building. The area behind the building is a paved lot that used to contain a railroad siding connected to the railroad tracks that run down Second Street. North First Street has been demapped and built over by a 1-story concrete block and steel-sided building by the Nestle Purina Pet Care Company (manufacturer of pet food), which occupies the entire north side of Main Street to the river. Directly in front of the nominated property is a late-19th century 4-story commercial building and an early 20th century 2-story commercial building, connected by a modern 1-story building with tall silos and mechanical equipment on the roof. West of the 4-story building is a modern loading dock. All of these are owned and occupied by Nestle Purina.

Exterior

The original Baker Brothers Wholesale Grocery building was constructed in 1894 on a portion of the site of the former window glass factory of the Kearns-Gorsuch Glass Company (Figures 2 and 3). The existing buildings were demolished, and the new building constructed. It is four bays wide (about 34 feet) and 9 bays long (about 132 feet) and stands four stories tall with a full basement. The bay closest to the street is visually separated from the rest of the building with a 4-inch wide and deep recess that runs the height of the building to the bottom of the parapet (Photo 4). The first bay is also more architecturally articulated on both the front and side elevations. The building features 17" thick brick walls resting on a stone foundation.

The north, front elevation faces East Main Street, and the first floor features a pair of cast iron columns flanking a central entry with large storefront windows on each side, which allowed goods to be displayed to anyone traveling on the National Road (Main Street). The square columns are fluted at the door, but plain at the transom, with a decorative pattern at the top of each column in the form of four circles descending in size from the top. Above the columns is an entablature under an overhang supported by corbels on top of dentil molding. The original wood doors and transom have been replaced with aluminum versions, but the three limestone steps to

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the front entrance remain intact. The storefronts consist of a large plate glass window on a wood base with a recessed panel and dentil molding. The storefront window design is repeated on the east side elevation. The dark red brick rests on rusticated red sandstone blocks and features a sandstone band at the door lintel level.

The second floor of the first bay features bands of brick separated by sandstone molding up to the window lintel. The lintel is a flat arch two soldier courses high with a sandstone keystone and projecting brick bands radiating up and over to the adjacent window's lintel, forming a three-sided arch over the brick wall between the four original 1-over-1 double hung wood windows. The bands wrap the building corner to continue to the single window on the side elevation of the first bay.

The third floor is marked with a continuous sandstone sill under the round arch, 1-over-1 double hung wood windows. The arched window openings are framed by two rows of projecting soldier course brick. The corners of the third floor feature quoining with two projecting courses for every five flush courses. The projecting arched window frame is also seen around the single window on the side elevation of the first bay, as is the quoining detail.

The four window openings on the fourth floor each have an individual flush stone sill and are framed with three rows of molded brick. The brick quoining continues from the third floor and stops at the roof parapet. The parapet has two separate projecting brick piers on top of each other on each side with recessed panels. At the top of the pier is a continuous stone coping carved to resemble a classical column capital. Under the stone coping is a projecting panel of brick with a series of brick T-shaped accents projecting from the main wall. The main field of the parapet has scattered projecting squares with a dome-shaped accent in the center.

The east side elevation faces South First Street and the top three floors are identical (Photo 4). Although the building is nine structural bays long, there are 10 window openings along the side elevation. The first window sits in the more articulated front section that is separated from the rest of the building by a 4" x 4" reveal that terminates at the bottom of the roof parapet. Beyond the corner bay, the east elevation has nine original 2-over-2 double hung wood windows on each of the second, third, and fourth floors. The first floor has eight masonry openings. The rear six openings are aligned with the openings on the upper floor. The rear two are original 2-over-2 double hung windows. The third opening from the rear is slightly wider for a loading door. The original doors were replaced with a shorter pair of double doors with a plain transom infilling the remaining space above. The original 6-pane transom window remains in place above the infill transom. The fourth opening from the rear is an original 2-over-2 double hung window followed by a wider loading door opening. These doors have also been replaced by shorter double doors with a transom above, and the original 6-pane transom also remains above it. Next to this loading door is a single entry door. The original door was replaced with a shorter one and the space infilled with a blank wood panel. The original 4-pane transom remains. There is a 1-over-1 double hung window (probably an early replacement) aligned under the first window on the main side elevation. A narrower 1-over-1 window sits between the second and third windows above.

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All window openings on the east elevation feature rusticated stone lintels and flush stone sills. The sills form a continuous band at the second floor windows and is a continuation of the band on the facade. The parapet on the main part of the east side elevation is the same height as the front section but features seven projecting brick “X’s” from the front and back. Over the center window is a panel with two interlocking projecting diamond shapes flanked by piers with recessed vertical crenellated panels.

The south (rear) elevation features four segmentally arched window openings on the second, third, and fourth floors, each with an original rectangular 2-over-2 wood double hung window (Photo 2). These window openings are narrower than those on the side elevation. Each window opening features a 3-course rowlock lintel and a flush stone sill; the continuous band at the second floor of the other elevations does not continue onto the rear elevation. On the first floor is a wide loading door opening with a 4-course rowlock segmentally arched lintel. The doors have been removed and the opening infilled with concrete block. On each side of the loading door opening is an original 2-over-2 wood double hung window with a 3-course brick rowlock segmentally arched lintel and flush stone sill. The arch of the loading door sits lower than the flanking windows.

Historic photographs (Figure 15) show that the west side elevation originally had no window openings and acted as a large billboard for painted advertisements. When the 1913 addition was constructed, multiple openings were made on the second floor to allow passage from the addition to the original building. Mr. Jeffrey Rose, whose company once owned and occupied the 1913 addition and 1978 addition, remembers that the owners and employees of each half were on the honor system to not enter each other’s space without permission. Sometime in the 1980s, these openings were infilled with brick.¹

The 1913 addition was designed to complement the original building. It is the same width and length as the original and also has four window openings on the front elevation with a storefront below. The façade was designed to be offset one brick depth from the main wall. The original red brick and stone accents were once painted white² (now painted yellow), probably to distinguish it as a separate building when the property was split in 1976. The first floor features two storefront windows framed by brick walls that resemble columns. Each has a rusticated stone base and a smooth stone capital, all of which are painted yellow. (Photo 1). The original storefront windows were at the same elevation as the ones in the original building, but they have been altered by removal of the transoms and infilling the openings with brick. However, the original window openings are clearly visible on both the interior and exterior, making this alteration easily reversible. The wood panels under the windows have also been replaced with brick, and the windows themselves have been replaced with modern aluminum versions.

¹ Jeffrey Rose, interview by author, Columbus, November 23, 2022.

² Ibid.

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The second floor originally had four window openings with a continuous concrete sill that aligns with the overhang projection on the original building. The windows have been removed and the openings infilled with brick that is flush with the exterior wall. The original soldier course lintels remain in place. The original window openings are also clearly visible on both the interior and exterior, making this alteration easily reversible.

The third floor contains four round arched window openings similar in size to those on the original building but with a simpler double rowlock arched lintel and projecting frame resting on a plain concrete sill. The original arched windows have been replaced with rectangular 1-over-1 aluminum windows with an arched infill panel above.

The fourth floor features four rectangular window openings framed, with a projecting soldier course lintel and plain concrete sills. The original windows have been replaced with 1-over-1 aluminum units.

The brick parapet features projecting brick bands, but is of simpler design than the parapet on the original building. This parapet also lacks the height provided by the stone capital on the original building, being topped with terra cotta coping tiles instead.

The west side elevation has nine bays that align with the structural bays created by the eight steel columns down the center of the building (Photos 1, 3). The first bay of the west side elevation was originally plain brick, unlike the articulated façade on the original building. A diamond-shaped window was punched through the brick on the first floor in 1978. Historic photographs show that the west side elevation originally had a large window opening in each bay (Figures 16-18). Mr. Jeffrey Rose remembers these windows as being very drafty multi-lite single pane double-hung sashes.³ Small horizontal rectangular window openings have also been placed on the third and fourth floors of the first bay. The last bay was also originally a blank brick wall, but small vertical rectangular window openings have been made on the second, third, and fourth floors. The original window openings were made smaller with infilled brick in the 1990s.

The south (rear) elevation originally had four windows on each floor that were slightly shorter than those in the 1894 building. A 1993 stair tower addition covers the left (west) three windows, leaving just one window on each floor still visible (Photo 2). These visible window openings have been blocked with a small window inserted through the infill on the top three floors. The masonry openings feature steel lintels and flush concrete sills.

In 1978, an addition was constructed on the west side of the 1913 addition to house a furniture showroom. This addition is a two-story concrete block building with a brick façade, originally painted white⁴ but currently painted yellow. The addition has a low-slope roof with minimal parapet and the front elevation is covered with asphalt shingles that transitions into a curved roof overhang. Under the overhang is a set of double glass entry doors next to the 1913 addition. On the other side of the doors is a set of six large plate glass display windows. The west side

³ Jeffrey Rose, interview by author, Columbus, November 23, 2022.

⁴ Ibid.

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elevation has four square fixed windows on the second floor. At the rear is a one-story room with a greenhouse off the rear wall and a door on the east elevation that accesses the space west of the 1993 stair tower.

Interior

The 1894 building sits on a stone foundation with the less regular shaped and coursed stone on the interior of the basement level. A row of eight wood columns runs down the center of each floor, supporting a timber beam that rests on the north and south end walls, which in turn support the wood joists. The columns are almost 14" square at the basement level and diminish in size on each floor until they are 6" square at the fourth floor. The columns of the floor above penetrate each floor and rest on a corbel attached to the column below by a steel plate. The corbel extends past the column to support the timber beams that frame each structural bay. The corbels and beam are built up of two smaller timber beams anchored to a steel plate in the middle (i.e. flitch beams). The corbels are anchored to the top and bottom columns by steel plates. The flitch beam supporting the first floor is 15.5" deep and diminishes to just over 12" at the roof. The floor joists on each floor are approximately 2" x 12" in size spaced about 12" apart to handle warehouse storage loads.

The basement level is accessed by a wood stair in the southwest corner. The open volume basement has a concrete floor, exposed stone walls, and the clear space under the beam is just under 8 feet in height (Photo 5). Along the east side wall is the original loading elevator near the center and an original brick masonry safe towards the north (front) of the building. The safe has an arched opening on the north wall with a set of double steel safe doors and a blank panel under the arch. The words "Baker Brothers" can still be seen across the top door frame (Photo 6). On the west (side) elevation is an infilled window opening.

The first floor is divided into a lobby section that occupies the first three structural bays, and an open volume six-bay warehouse behind it. The two columns in this space are 8" diameter cast iron columns instead of the square/ rectangular wood columns seen elsewhere (Photo 7). Above the capital of the cast iron columns is the equivalent of a corbel that supports the column above and the beams on each side. In this room the beam and the underside of the floor joists above have been covered with decorative metal ceiling panels and molding. The metal ceiling has been painted, but much of the paint has flaked off.

At the rear of the lobby space are administrative rooms located on each side of the door to the warehouse in the back. The east room contains a smaller reinforced concrete safe directly above the larger brick masonry safe in the basement. The safe backs up to a mail room with a shaft for a mail lift to the second floor along the north wall and mail slots and a service window facing the warehouse on the south wall. Opposite the mail room in the southwest corner of the lobby space are what appear to be two small offices formed by wood partitions with translucent glass for privacy, likely used for cash/credit transactions. A door on the west side of the column leads to the warehouse in the rear. The exterior walls and mail room partition walls are finished in plaster. The wood panel doors feature translucent glass windows in the upper half and large

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transom windows above for ventilation. There are original wood baseboards and door/window surrounds. The floor in the lobby space is covered with carpet.

At each floor level, the walls of the warehouse area are exposed brick with wood plank floors throughout. The clear space to the underside of the beam is almost 16 feet (Photo 8). Immediately to the west of the lobby door is a wood L-shaped stair that leads up to the second floor. Under the upper leg of the stair are three small toilet rooms, built with vertical wood plank walls. From the landing it is possible to access a platform along the west side wall that provides additional storage space. An access platform leads to the freight elevator on the east wall. Along the west wall near the overhead platform is a rolling Underwriters Laboratory certified steel fire door to a second elevator that was built as part of the 1913 addition. The door was manufactured by The Kinnear & Cager Manufacturing Company of Columbus, Ohio.

The pulley-activated elevator on the east wall appears original to the 1894 building. It is accessed from the north and south sides through slatted doors that lift up and down on pulleys. The double loading doors seen on the exterior flank this elevator. Since the exterior walls are 17" thick, there is an inner set of doors at each opening that provides a weather barrier. The north loading door has a set of wood double doors on the interior and the south door has a single steel rolling door.

Above the basement stairs in the southwest corner is a set of stairs that originally led up to the second floor (Photo 8). This stair no longer functions as the lower steps have been removed and the floor opening above has been closed. The wood floor in the rear two structural bays bears the marks of a former walk-in cooler.

The second floor is divided into two warehouse areas, one north of the original elevator and one south of the elevator. The larger area is at the front, north of the elevator. Access from the first floor is via the wood stair adjacent to the wall separating the retail space from the warehouse on the first floor. At the top of the stair is a landing and a small toilet room. The landing leads to a corridor formed by a vertical plank partition wall with open wood shelving on both sides. More open wood shelving sits along the west wall on each side of the rolling steel door to the elevator, which is located within the 1913 addition. The wood columns in the south warehouse area stand free and clear of any construction (Photo 10). The clear space to the underside of the central beam is almost 12 feet in height.

The corridor wall wraps to form two storage areas in front of the original elevator, one on each side of the central column. The columns in the north warehouse area have open wood shelving built on each side, with some open areas to allow a worker to pass from one side to the other. The mail lift on the first floor continues into a vertical wood plank shaft with a motorized pulley to lift an open wood box that presumably contained mail (Photo 9). A second pulley lift has been built next to a wood column. Along the west wall are traces of stairs to the third floor that have been removed.

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Access to the third floor is via steps in the southwest corner that are stacked on top of the closed opening that once led to the steps to the first floor. The third floor is completely open except for the original freight elevator and a small elevated platform built along the southernmost column (Photos 11 and 12). On the west wall, a rolling steel door provides access to the 1913 elevator. Attached to the ceiling joists on the west side of the columns are three runs of piping. The center pipe is a conduit that holds electrical wires that power the exposed bulbs suspended from the pipe. The electrical conduit is flanked by sprinkler pipes. On the east side of the columns is a sprinkler pipe and an electrical conduit that power a combination of suspended exposed bulbs and what appear to be early electrical fixtures fitted onto former gas piping. The third floor measures 11 and a half feet to the bottom of the central beam. Along the west wall in the north half is the outline of stairs to the fourth floor that have been removed. Openings in the floor and ceiling above have been infilled with wood plank panels.

Access to the fourth floor is via steps in the southwest corner that are stacked on top of the steps to the second floor. Like the third floor, the fourth floor is also completely open except for the original freight elevator and the rolling steel door to the 1913 elevator (Photos 13 and 14). The distance from the floor to the bottom of the central beam is just over 9 feet. However, above the ceiling joists is another structural system that forms the roof structure, which slopes to two cast iron downspouts imbedded in the west masonry wall. These two downspouts can be seen on every floor, including the basement.

At the south end of the building is a roof hatch that can only be accessed by ladder. On the roof, the parapet stands about 4 feet in height with diagonal bracing on the rear that is protected by a raised seam metal enclosure (Photo 38). The east wall has four chimneys, one of which has been removed down to the parapet. The west wall also likely had four chimneys, but one was removed when the 1913 elevator was built. These chimneys have four flues each, probably to provide venting for heating stoves on the four main floors. The stovepipe openings can still be seen on the walls of each floor.

The addition at 8 East Main was built after the 1913 flood and is shown on the 1919 Sanborn insurance map (Figure 5). It matches the original building in dimensions, floor levels, and brick masonry construction. The foundation walls, however, are not stone but are red brick slightly larger than exterior wall brick. The columns down the center of the building are steel HP shape columns 10-3/8" square. The web and flanges are 3/4" thick. These columns support a steel beam that in turn supports 8" x 13" timber joists, spaced about 36" on center (Photo 16). The basement of the 1913 addition is fairly open with a small wood plank room in the northeast corner housing sprinkler piping and a back storage room that takes up the full width of the basement and is about one and a half structural bays deep. The steel columns are completely exposed in the basement (Photo 15). Access to the first floor is via the elevator along the west wall that also opens up into the original 1894 building and the wood stair immediately to the north. The stairs are enclosed in a brick masonry tower and provide access from the basement to the roof.

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The 1978 addition, which is integrated into the footprint of the 1913 addition at the first and second stories, features painted concrete block walls and exposed steel web joists with metal decking at the ceiling. It was built as a furniture showroom and almost all of the front wall is glazed (Photo 21). The original openings on the west elevation of the first floor of the 1913 addition were removed and the openings combined and/or widened to create a seamless transition to the 1978 addition. The infilled corner of an original opening is still visible on the west wall. The showroom occupied the basement and the first three floors of the 1913 addition, with the warehouse occupying the fourth floor. In the 1978 addition, the front rooms were showrooms and the back room was a workshop. Customers parked in the rear and entered the building from the south wall. The entire second floor of the 1978 addition was a showroom with steps leading to the second floor of the 1913 addition. Customers could also use the former freight elevator and the stairs next to them to access the showrooms in the basement and first three floors of the 1913 addition. Temporary partitions were used to create the feeling of actual “rooms” in the showroom.⁵

The one-story room in the rear made of concrete block with a greenhouse rear wall does not appear on an 1984 ODOT aerial photograph (Figure 21) and was likely added to the building during renovations that occurred in the early 1990s (Photo 22). The upper floors of the 1913 addition were converted into offices (Photo 25). To support the modern commercial use, two new egress stair towers have been built: one along the rear elevation and one perpendicular to the west elevation. The rear stair addition covered original window openings, but they are intact and clearly visible from the stairwell (Photo 34). The west stair does not access the first floor of either building. Access to the second floor of the 1978 addition is made by stairs built along the south wall, parallel to the west stair tower and a short stair along the north wall. Enclosed by a door, the short stair flight provides access from the second floor of the 1978 addition into the second floor of the 1913 addition (Photo 23). The steel columns on the second floor have been encased in drywall but the timber joists and exterior brick walls remain exposed (Photos 23 and 24). The original wood plank floors can be seen in a few utility rooms but have largely been covered with carpet. The second floor of the 1978 addition is partitioned into offices and classrooms, which have carpeted floors and acoustic tile ceilings (Photos 26 and 27).

The 1978 addition, the first floor and part of the second floor of the 1913 addition were altered again to support a PK-12 school that operated from 1994 to 1997. The renovations were minimal⁶ and occurred mostly on the first floor. Group restrooms east of the entry lobby (Photo 20) reduced the size of the connection between the 1978 addition and the 1913 addition. The first floor of the 1913 warehouse addition was partitioned off to contain restrooms and classrooms in the north, a kitchen and laundry in the center, and a gym space in the rear. The steel columns, beams, timber joists, and exterior brick walls are exposed on this floor (Photos 17-19). The original wood plank floors were covered with vinyl composition tile. The 1978 addition currently houses two large classrooms and the solarium in the rear.

⁵ Jeffrey Rose, interview by author, Columbus, November 23, 2022.

⁶ Dr. William Stewart, email correspondence with author, November 2022.

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The third and fourth floors of the 1913 addition are fairly similar. The section south of the elevator is divided into a double-loaded corridor with offices along the west wall and restrooms, mechanical room, and an office along the east wall (Photos 30 and 33). The north section contains offices along the west wall that face into an open space east of the columns (Photos 28 and 31). The area in between serves as a reception area with access to the 1993 west stair tower and the elevator/stairs in the 1913 addition (Photos 29 and 32). On each side of the door to the west stair is an electrical room and a mechanical room. The columns, like the second floor, have been enclosed by drywall, but the timber joists and exterior brick walls are exposed. Also like the second floor, the original wood plank floors can be seen in some utility rooms, but they largely have been covered by tile, carpet, or plywood.

The roof over the 1913 addition (Photos 36 and 37) generally slopes towards the west wall to two downspouts imbedded in the west masonry wall that continue down to the basement. The brick parapets are about 36" high and are topped by terracotta roofing tiles. A brick penthouse protects the stair to the fourth floor, as well as the elevator equipment that dates to the 1940s (Photos 35 and 36).

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Historic Integrity

The Baker Brothers Wholesale Grocery Building has good integrity of design as the original structural bays and structural system are intact and visible in both the original building and 1913 addition. The original massing of the building (height and footprint) are also unchanged. Constructed after 1970, when the Baker Brothers Wholesale Grocery closed, the late twentieth century additions are easily distinguishable from the original 1894 building and its early twentieth century addition, and they do not detract from the integrity of the original Baker Brothers building. The 1978 addition is much shorter than the historic building and sits back from the main façade and can be easily removed. The 1993 stair towers will need to be retained in any reuse of the building, but they are situated away from the main façade and do not completely cover the rear façade of the 1913 addition. Original window openings on the south and west elevations of the 1913 addition have been enclosed, but the outlines of the original openings are clearly visible should these window openings be restored.

The property has lost some integrity of setting since a primary reason for locating a wholesale grocery on this site was its access to the railroad siding at the south end of the property, which has been removed. However, the tracks are still present on Second Street and the railroad bridge over the Muskingum River is still visible from the property.

This building retains excellent integrity of materials such as the red brick and sandstone details of the original 1894 building. The brick and concrete details of the 1913 addition are present but covered with yellow paint. The interiors also retain original wood and steel framing systems and wood and timber floor systems. The original building reflects the detailing and craftsmanship of a company showcasing its success by choosing the Second Renaissance Revival architectural style, seen especially in the brick quoining and accents of the upper floors and the three-dimensional patterns of the parapet. The 1913 addition also displays the craftsmanship of a more modern building constructed less than year after the disastrous 1913 flood. The addition has a strong steel frame structure and solid brick masonry walls. Although it matches the original building in height, dimensions, massing, and fenestration openings, they are of simpler detailing appropriate for a building that was designed to be constructed quickly and to withstand another flood, which it did in 1937.

The original 1894 building has excellent integrity of feeling. The interior looks as if it has not been altered since the addition was constructed. The 1913 addition has lost some integrity of feeling as the open bays have been infilled with offices and classrooms. However, the original structural system is still present and visible. Finally, this building has excellent integrity of location, as it remains on its original site, and it was the only site of the Baker Brothers Wholesale Grocery from its inception in 1894 to its closure in 1970. Today, this building is the only surviving building in Square 1 of downtown Zanesville. There are two 1920s era buildings across Main Street, but these have been altered to serve the Nestle Purina operations. Buildings on the northwest and southwest corners of East Main Street and First Street have been demolished. The Baker Brothers building is a surviving example of the 19th century commercial buildings constructed along the Muskingum River to take advantage of the National Road and the railroad. Many of the historic buildings near the river were lost in the 1913 flood; this building is one that not only survived the flood but rebuilt and expanded in the face of disaster—a testament to the spirit of a family-owned company that survived for over 75 years.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1894 – 1970

Significant Dates

1894 (original bldg)

1913 (addition)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Harry C. Meyer (architect of 1913 addition)

W.C. Handshy & Son (contractor of 1913 addition)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Nominated under Criterion A, the Baker Brothers Wholesale Grocery Building is significant for its association with the broad patterns of commercial development in downtown Zanesville and specifically the wholesale grocery business. The building is located on the National Road (Main Street) between First Street and the Zanesville Canal, which runs parallel to the Muskingum River. Commercial development started here in Zanesville due initially to its location on the National Road, then its proximity to the Zanesville Canal, and finally the two railroads that passed through this area (the B&O Railroad and the Pennsylvania Railroad). The original 1894 building is in the Second Renaissance Revival style and the 1913 addition has similar massing and dimensions. The steel and heavy timber structural system of the addition is a direct result of the 1913 flood, which destroyed many less sturdily built buildings in the downtown. Since so many buildings were destroyed in the 1913 flood, the Baker Brothers Wholesale Grocery building is material evidence of a 19th century company that survived the flood and not only rebuilt but expanded in the aftermath to continue for another several decades. Nominated at the local level of significance, the period of significance is 1894 when the initial building was constructed to 1970 when the company closed.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The first settlers in Zanesville were Henry Crooks and William McCullough, who operated ferries (planks secured to canoes) across the Muskingum River in 1797, probably in the vicinity of what became the sites of the Third Street Bridge and the Y Bridge. The 1882 county history states that a lot in Square 2 (just north of the building site) was the first lot sold after the town was platted in 1802. The first bridge in Zanesville was constructed at the south end of Third Street in 1813. The first Y bridge was built the following year at the west end of Main Street to an island in the Muskingum River, where it split in two directions. John McIntire, Ebenezer Zane's brother-in-law and one of the men who platted the town, built a house on the north side of Main Street in Square 2 that stood until 1887, when it was demolished to make room for industrial buildings.

The east abutment of the Y Bridge forms the western boundary of the property. The first business district of Zanesville started at East Main Street near the Y Bridge, and gradually spread east. Early businesses were grain mills on the strip of land between the Muskingum River and the Zanesville Canal. The Y Bridge, built in 1814, connected Zanesville to Natchez and West Zanesville on the other side of the Muskingum River. Traffic to and from western Ohio passed across this bridge from Newark until the National Road was completed in 1830. Retail stores and taverns lined both sides of Main Street near the bridge.

In the 1850s other businesses started setting up shop on Main Street near the canal. The southwest corner of East Main Street and South First Street originally contained multiple small businesses. The 1851 directory lists a gunsmith shop owned by John Hobbs, who later opened a dentist office, located next to the canal. In 1862 he partnered with another dentist L.M. Grey, the father of the novelist Zane Grey. In 1880 this property was the site of a print shop owned by Harry W. Ross in the basement of a frame building, built immediately next to the canal. It was destroyed in the 1913 flood, but he rebuilt his shop in brick plus added a brick house, moving it to the east side of his lot to be farther from the canal.

The east half of the lot contained a blacksmith shop, a mill shed, and a tavern on the corner of South First Street. The tavern later became the site of a cabinet shop that specialized in making coffins. In 1863 G.W. and Noah Kearns built a window glass plant on the corner of East Main Street and South First Street. The coffin and furniture businesses relocated to the strip of land between the river and the canal (the "island"), and large plants are shown on the 1886 Sanborn map (Figure 2).

By 1886 the window and glass plant had expanded into the Kearns-Gorsuch Glass Company, occupying almost all of the block except for the strip by the canal owned by Harry Ross. The glass company also occupied the west half of the southeast block of East Main and South First Streets, as well as the land north of the railroad tracks along the river to Market Street, totaling

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about 2 acres. In 1894 the Kearns-Gorsuch Glass Company sold their land on the southwest corner to the Baker Brothers and consolidated operations north of the railroad tracks, except for a small box factory on the south side of the southeast corner of East Main and South First Streets.

The Baker brothers constructed a new 4-story masonry building in 1894 at the southeast corner of East Main and South First Street (known as number 18). Harry Ross continued to own and run his bookstore and print shop along the canal (known as number 2) and three new 1.5 story buildings (numbers 6, 8, and 10) in the middle of the site were for used for storage and feed. These buildings were likely support structures for the Baker Brothers' main warehouse on the corner, as the land was part of Lots 3 and 4 acquired by the Bakers.

Albert T. (A.T.) Baker was born in Deavertown in Morgan County, Ohio, in 1859. His father Jacob Baker, who was born in Germany, operated a store in Deavertown and moved the family to Zanesville in 1870. A.T. worked as a clerk at his father's grocery business at Spring and Monroe streets and started managing it around 1876, before he was 18. Jacob Baker died in 1887, and A.T. and his brother George continued to run their father's business on Underwood Avenue until 1894, when they founded their own.

In the 1850s many grocery businesses set up shop on Main Street near the river. Mayor Keys had a grocery store on the north side of Main Street. At the corner of First Street was a grocery store constructed by Tom Launder. Also on the north side of Main Street but east of First Street was Belknap and Company, Wholesale Grocers. On the southwest corner of Main and Second sat Abraham Stevens, wholesale grocer. However, by 1886 only Tom Launder's grocery business was still operational, and by 1889 that building was vacant with a single grocer at the southeast corner of First and Main. The other sites had been purchased and used by other businesses wanting access to the river and, by the 1860s, the railroad lines.

The 1872 directory lists 6 wholesale grocers (two on Main Street between Second and Third streets and four on Main between Sixth and Seventh) and 88 retail grocers, one of whom was Jacob Baker, the father of the Baker brothers. The Baker business was located east of the central business district on Underwood Avenue, the equivalent of what would have been Ninth Street. By 1875 there were 8 wholesale grocers (all located between Second and Sixth streets) and 105 retail grocers. The 1882 history of Zanesville and Muskingum County does not discuss grocers as an industry. In 1883 there were 6 wholesale grocers (all had been pushed farther east, located between Fourth and Sixth) and 103 retail grocers. In 1877 A.T. Baker started managing his father's grocery business, and he and his brother George started operating it as Baker Brothers in 1887. The brothers expanded their father's retail grocery business into the wholesale business, appearing under both categories in the 1890 and 1892 directories. In 1892 there were just 4 wholesale grocery stores in Zanesville (clustered between Main and Market and Fourth and Fifth) and 98 retail grocery stores. The Baker brothers apparently decided it would be more profitable to leave the crowded retail market and focus on the wholesale business.

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In 1894 A.T. and his brother George purchased the lot on the southeast corner of Main and First from the Kearns-Gorsuch Glass Company, constructing a new building immediately that same year and launching the Baker Brothers Wholesale Grocery company. In a separate transaction, the brothers also purchased the railroad siding that ran along the river and connected their site with the Cincinnati and Muskingum Railroad Line (later part of the Pennsylvania Railroad) that ran along Second Street. In 1896 the Baker Brothers were one of 5 wholesale grocers in the city. Three were located on North Third, all between Market and Main, in close proximity to the B&O Railroad line. The fifth was located on Fourth Street across from the courthouse. There were also 108 retail grocers, one of whom occupied their former location on Underwood Ave.

As an industry in Ohio, wholesale grocers were established in the 1850s and carried dry goods or other types of products that could be easily transported by water. As a result, many such early businesses located near navigable rivers, canals, and lakes. Wholesale grocers relied heavily on the sale of dried, canned, and bottled goods and served not only as distributors and importers but also as processors and packers of large quantities of goods into smaller/manageable portions for sale by retailers. In the 1860s, wholesale grocers started expanding when railroad infrastructure allowed them to quickly and efficiently move more products. The Baker brothers not only purchased land on which to construct their building, they also acquired rights to a railroad siding that ran from the property to the Cincinnati and Muskingum Valley Railroad, which later became part of the Pennsylvania Railroad.

The March 1913 flood destroyed many buildings and businesses in Zanesville. In the aftermath of the disaster, many companies were mentioned in the newspapers as promising to rebuild and start back up as soon as possible. The Bakers never publicly stated their opinions, but A.T. Baker was a founder of the city's Flood Relief Committee and a member of the Finance Committee that raised \$12,000 within a week. In July, the paper announced that the Baker brothers would construct a new 4-story addition to their current facility. The paper named Harry C. Meyer as the architect and the contractor as W.C. Handshy & Son⁷. The building was deliberately designed to be fireproof and able to withstand high waters. The three storage buildings were apparently also destroyed, and by 1919 had been replaced by a single 1-story warehouse with a separate 1-story building in the rear. By this time, Albert's son Fred W. Baker had entered the business. George Baker retired from the business in 1922, and he and his wife transferred their share of the property to A.T. In preparation for his own retirement from the business, A.T. transferred ownership of the property to his wife Anna in 1924.

Albert T. (known as A.T.) Baker married Anna P. Miller of Zanesville in 1889 and took an active role in the business until his retirement in 1926, leaving his four children in charge. A.T. Baker then devoted time to his other interests, which included serving as a director of the Equitable Savings Company (later First Federal Savings and Loans) starting in 1894 and president starting in 1912; serving as the superintendent of the St. John's Lutheran Church Sunday School 1876-1916; serving as a trustee of Wittenberg College and Thiel University; an active member of the YMCA, Chamber of Commerce, Welfare Association, and Bethesda

⁷"Baker Brothers Will Erect Building," *Zanesville Times Recorder*, July 28, 1913, 2.

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Hospital; member and president of the Zanesville Board of Education; and member of the Board of Health and Tax Commission. A.T. Baker passed away in 1946. When Anna Baker passed away in 1959, the property was transferred to their four children then managing the business.

In 1935, Baker Brothers was still one of just five wholesale grocers in the city; in contrast, the city directory lists 138 retail grocers. The 1940s saw major changes in the wholesale grocery industry. Reliable home refrigeration brought about consumer demands for different types of products. Revolutions in the transportation and food processing industries reduced public dependency upon canned and dried goods, the backbone of the wholesale grocer's trade. Canned and dried goods now had to also compete with fresh produce and meats trucked in or flown in year round as well as frozen goods, production of which was concentrated in a few national corporate giants. Baker Brothers apparently adopted these new methods by installing an early walk-in cooler in the rear of first floor of 12 East Main Street.

In 1946, President Truman signed legislation mandating lunch be served in public schools, providing the first guaranteed mass market for foodservice companies who had previously supplied restaurants. A number of wholesalers, who formerly sold mostly to retailers, added foodservice distribution to their services. In the 1960s, growing fast food chain restaurants start partnering with wholesale grocers who were able to supply their needs. During this time, groceries merged with each other to provide the logistics needed to supply these new customers. One of the most notable mergers occurred in 1969 and created Systems and Services Company, or SYSCO.⁸ As a result, almost all of the wholesale grocers operating in Ohio today list foodservice distribution as one of their lines.⁹

Baker Brothers avoided the grocery mergers of the 1950s and 1960s, and even a trucking strike in April 1969.¹⁰ However, the decision not to merge with other wholesale grocers may have been the cause of the business's ultimate demise. It does not appear that Baker Brothers owned any other warehouses in other locations, possibly to keep centralized control over all of their activities. Baker Brothers also seems to have remained strictly a seller of groceries to retail grocers and does not appear to have ventured into foodservice distribution to schools or restaurants. As a result, it is likely that their market share declined as their customers and competitors merged. Today, Zanesville only has three traditional retail grocers where they once had over 100. In 1969, Baker Brothers supplied "grocery stores throughout southeastern Ohio, as far south as Marietta,"¹¹ while the newly formed SYSCO sold coast to coast.

⁸ International Foodservice Distributors Association. "History of the Foodservice Distribution Industry" <https://www.ifdaonline.org/IFDA/media/pdf/IndustryTimeline-LARGERFONT1022.pdf>. Accessed 11/28/2022.

⁹ FoodCoDirectory. "List of Wholesale Food Distributors in Ohio." <https://www.foodcodirectory.com/2020/09/wholesale-food-distributors-in-ohio.html>. Accessed 11/28/2022.

¹⁰ "22 Truckers Strike Here." *Zanesville Times Recorder*. April 2, 1969, 1.

¹¹ *Ibid.*

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The decision to close the business quietly was made in the next 12 months, when a “for sale or lease” advertisement was placed in the paper in August 1970. Between September and December 1970, all of the assets were sold through advertisements in the paper. Throughout this time, no article appeared in the paper about why the business ceased operations after 76 years.

Fred W. Baker, the son of Albert T. Baker who had been managing the business since 1926, passed away in 1973. **At that time**, the original 1894 building was being leased by Wilson and Hamilton, one of the city’s oldest moving and storage firms. The Baker heirs did not sell the property until 1976, when the original 1894 building was sold to Edward Dittoe (president of Wilson and Hamilton) and his wife Elaine for \$7,500, and the 1913 addition was sold to the Rose Furniture Company for \$11,250; both deeds acknowledged shared use of the common party wall. When Edward Dittoe passed away in 1988, his widow sold the original 1894 building to Peter Regules, who used the building as storage for his business Zanco Restaurant Equipment. When Regules passed away in 2017, the original 1894 building was purchased by the current owner

Rose Furniture Company had been leasing the 1913 addition as a warehouse and operated their showroom at 320 Main Street. The company announced in November 1976 that they would construct an addition to the building on the site of old one-story warehouses that they demolished in 1978 and consolidate their warehouse and showroom in this location.

Rose Furniture ceased operations in 1982, and the 1913 addition was acquired by Benco Pet Foods and then transferred to its president, Anthony Benincasa. In a separate transaction Benco Pet Foods also acquired the vacant western parcel in 1989 and added it to the deed when it was transferred to its president. Benincasa proceeded to renovate the building, which included removing the large windows on the west elevation were replacing them with small horizontal windows and infilled brick. The second, third, and fourth floors were renovated to contain offices. The two stair towers were also constructed at this time along with the greenhouse room addition. Benincasa then partnered with Dr. William Stewart in the creation of the Thomas Jefferson Academic Enrichment Center, which operated out of the 1913 and 1978 additions. The school could accommodate 144 preschool students and 100 older students through grade 12.¹² The school opened in 1994 but closed in 1997.¹³

In 1998, the Benincasas sold the 1913 addition and the 1978 addition to the Center for Child & Family Development. The Center sold the building in 2001 to Treatment Services, which utilized the office portion of the 1913 addition. The school portion of the 1913 addition and the 1978 addition were leased out to a daycare provider between 2016 and 2019. In 2017, Treatment Services sold the building to pay outstanding debts, and the property was acquired by the current owner. The classroom portions of the building are currently being prepared as a gallery and artist studios for the tenant that was in the Masonic Temple before it burned down in early 2022.

¹² David B. Ball “New School Takes Flight Monday.” *Zanesville Times Recorder*. July 27, 1994. 1A, 3A.

¹³ Patrick Jackson. “Jefferson Center to Close Its Doors.” *Zanesville Times Recorder*. May 9, 1997. 1A, 3A.

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Conclusion

Under Criterion A, the Baker Brothers Wholesale Grocery building is eligible for its association with early twentieth century commercial development in a small city, specifically with the growth of mass-market distribution systems, which have come to dominate how modern American retail businesses operate. The 1900 city directory lists Baker Brothers as one of five wholesale grocers supplying goods to over 110 retail grocers in the city. By 1980, none of these businesses existed, having been supplanted by the large grocery chain store utilizing their own distribution networks. In 1969, Baker Brothers was supplying retail grocers throughout southeast Ohio as far south as Marietta. However, they did not expand outside Ohio, did not establish other locations to aid with distribution, never acquired or merged with another company, and remained independent and centrally controlled to the end. The original building is located on a corner urban lot of limited size. It is a substantial red brick building built in the Second Renaissance Revival style with four floors and a full basement providing enough square footage for warehousing activities. The building uses large windows on the north, south, and east elevation for daylighting. Daylighting windows existed on the second floor of the west elevation, but the majority of the west wall was kept free from fenestration so that it could function as a large advertising billboard facing the Muskingum River and the Y Bridge. The 1913 addition is also a product of its time. Constructed immediately after the 1913 flood to encourage others to rebuild, the addition matches the original in dimensions with a substantial steel and heavy timber structure designed to withstand another flood.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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 - “Albert T. Baker,” the Times Recorder, November 12, 1946, page 4.
 - “A.T. Baker is Honored Guest on 80th Birthday,” The Times Recorder, October 7, 1939, page 2.
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 - “Business Men Direct Work of Aiding Refugees.” The Times Recorder, March 31, 1913, page 3.
 - Everhart, J. F, and A. A Graham. 1882. *History of Muskingum County, Ohio With Illustrations and Biographical Sketches of Prominent Men and Pioneers*. Columbus: J.F. Everhart.
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 - Jackson, Patrick. “Jefferson Center to Close Its Doors.” Zanesville Times Recorder. May 9, 1997. 1A, 3A.
 - “Moving Firm Buys Building,” October 22, 1976, page 1.
 - Muskingum County Recorder’s Office deed transfers.
 - “Rose Furniture Buys Property on Main St.,” November 2, 1976, page 2-A.
 - “Rose Plans New Store on Main,” April 2, 1978, page 2.
 - Rose, Jeffery. Interview. Conducted by Charissa W. Durst. 23 November 2022.
 - Sanborn Fire Insurance Maps of 1886, 1889, 1919, and 1950
 - Schneider, Norris F. “Zanesville Business District Started on Lower Main Street and Spread Eastward,” The Times Recorder, February 5, 1967, page 4-B.
 - Stewart, Dr. William. Email correspondence with Charissa W. Durst, November 2022.
 - “WAREHOUSE for Sale or Lease 43,000 SQ. FT. BAKER BROTHERS 1st and Main St.,” The Times Recorder, August 6, 1970.
 - Zanesville City Directories 1872-1935.
-

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MUS-00222-26

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10. Geographical Data

Acreage of Property .441

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 39.940090 | Longitude: -82.011884 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|--------------------|------------------------|--------------------------|
| 1. Zone: <u>17</u> | Easting: <u>413535</u> | Northing: <u>4421381</u> |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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Verbal Boundary Description (Describe the boundaries of the property.)

Southwest corner of Main Street and South First Street, with Main Street as the north boundary, South First Street as the east boundary, and the Muskingum River as the south boundary and the west wall of the 1978 addition as the west boundary. Also described as Parcel 81-67-03-01-000 and Parcel 81-67-03-02-000, as recorded by the Muskingum County Auditor, State of Ohio, <http://www.muskingumcountyauditor.org/> website accessed January 13, 2022. See attached parcel map (Figure 14).

Boundary Justification (Explain why the boundaries were selected.)

The original 1894 purchase included Lots 3 and 4 in Square 1 along with the triangular piece of vacant land south of Lot 4, which coincides with Parcel 81-67-03-01-000 and Parcel 81-67-03-02-000. The vacant parcel between the building and the river (Parcel 81-67-03-03-000) was acquired by Benco Pet Foods in 1982 and then sold along with the building afterwards. It is not being included in the nomination. The nomination boundary corresponds to the property historically associated with the Baker Brothers Wholesale Grocery.

11. Form Prepared By

name/title: Charissa W. Durst, President
organization: Hardlines Design Company
street & number: 4608 Indianola Avenue
city or town: Columbus state: Ohio zip code: 43214
e-mail: cdurst@hardlinesdesign.com
telephone: (614) 784-8733
date: November 28, 2022

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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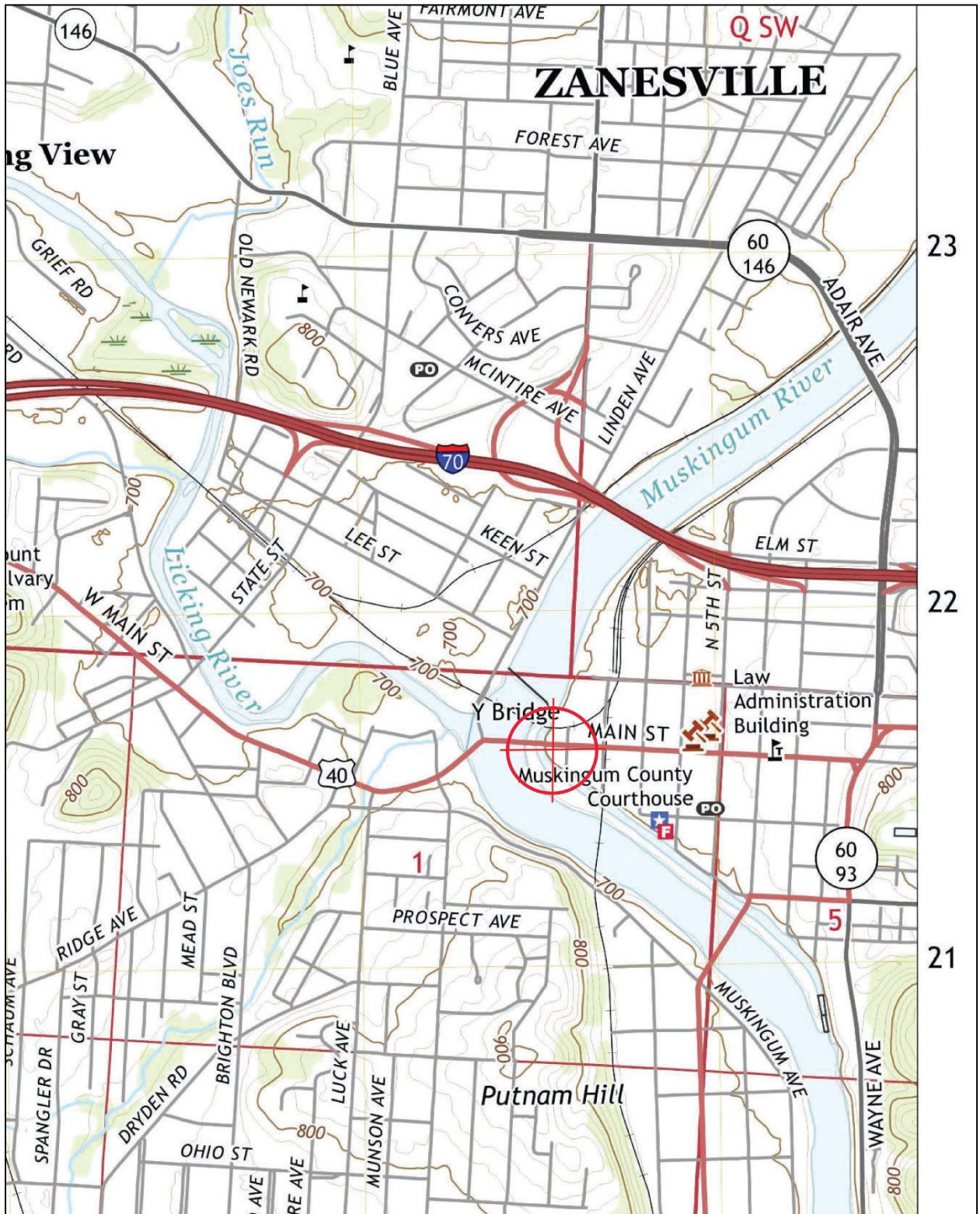


Figure 1. 2019 USGS Map, Zanesville, Ohio West

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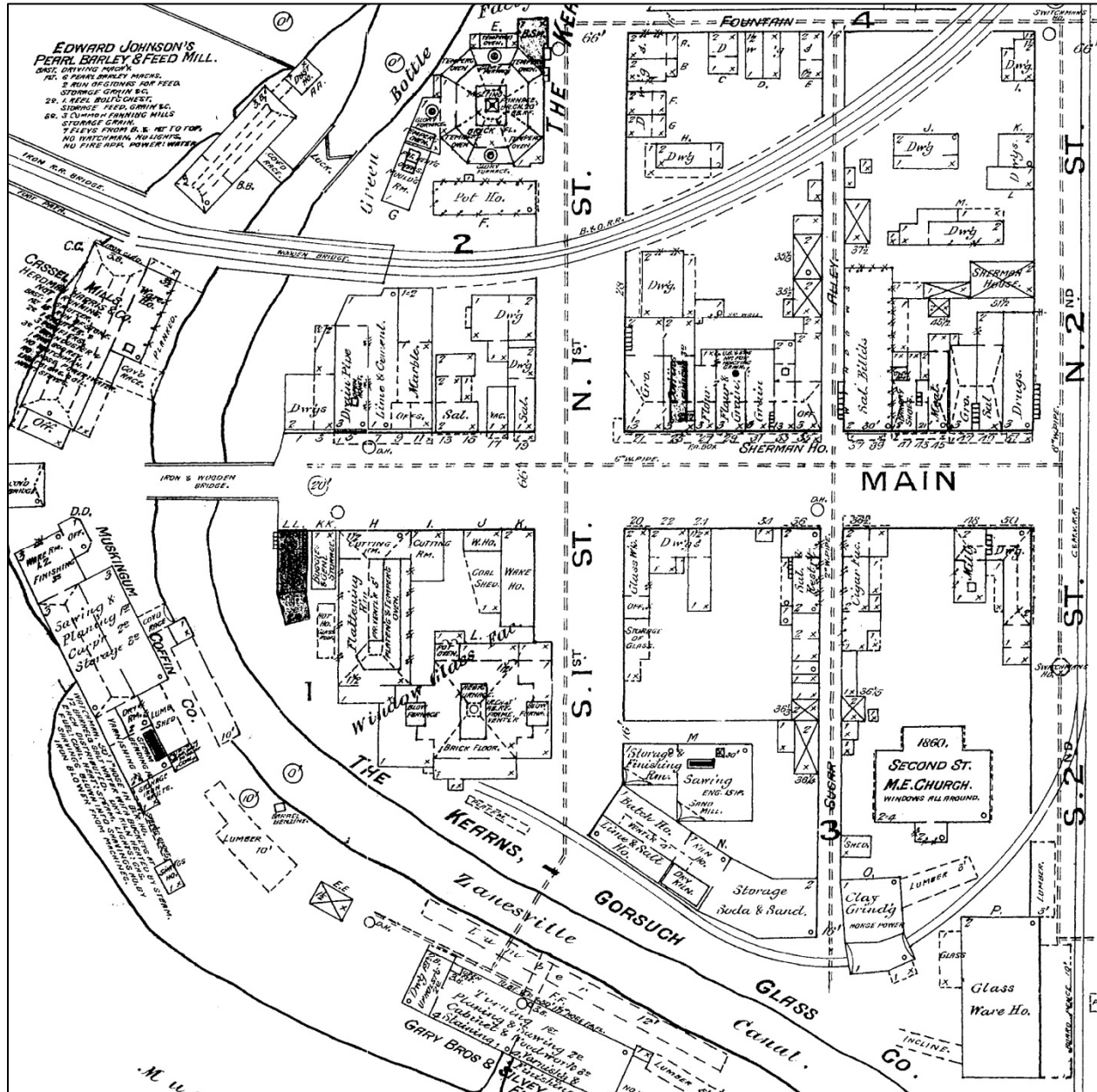


Figure 2. Portion of the 1886 Sanborn Fire Insurance Map of Zanesville, Ohio

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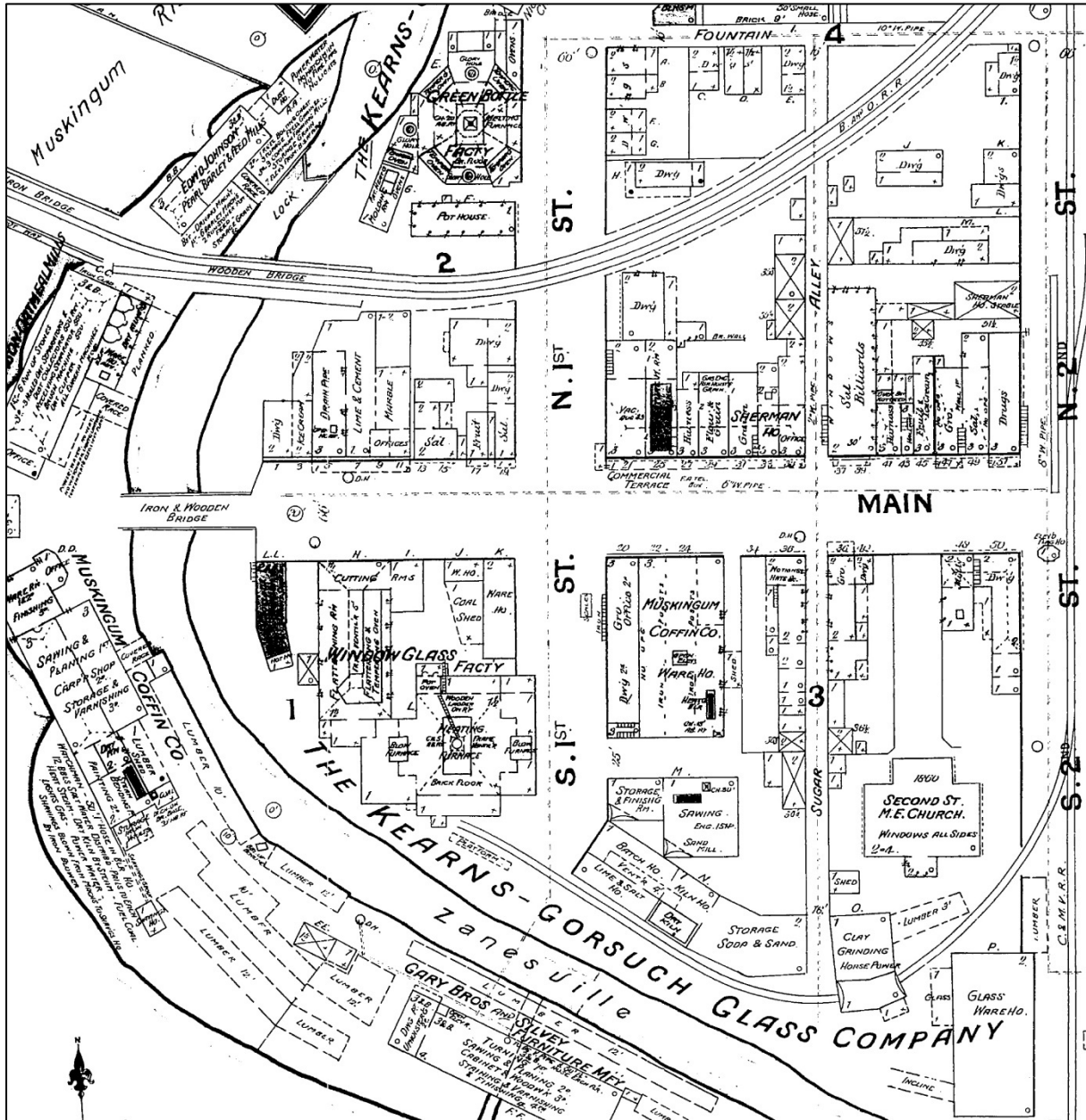


Figure 3. Portion of the 1889 Sanborn Fire Insurance Map of Zanesville, Ohio

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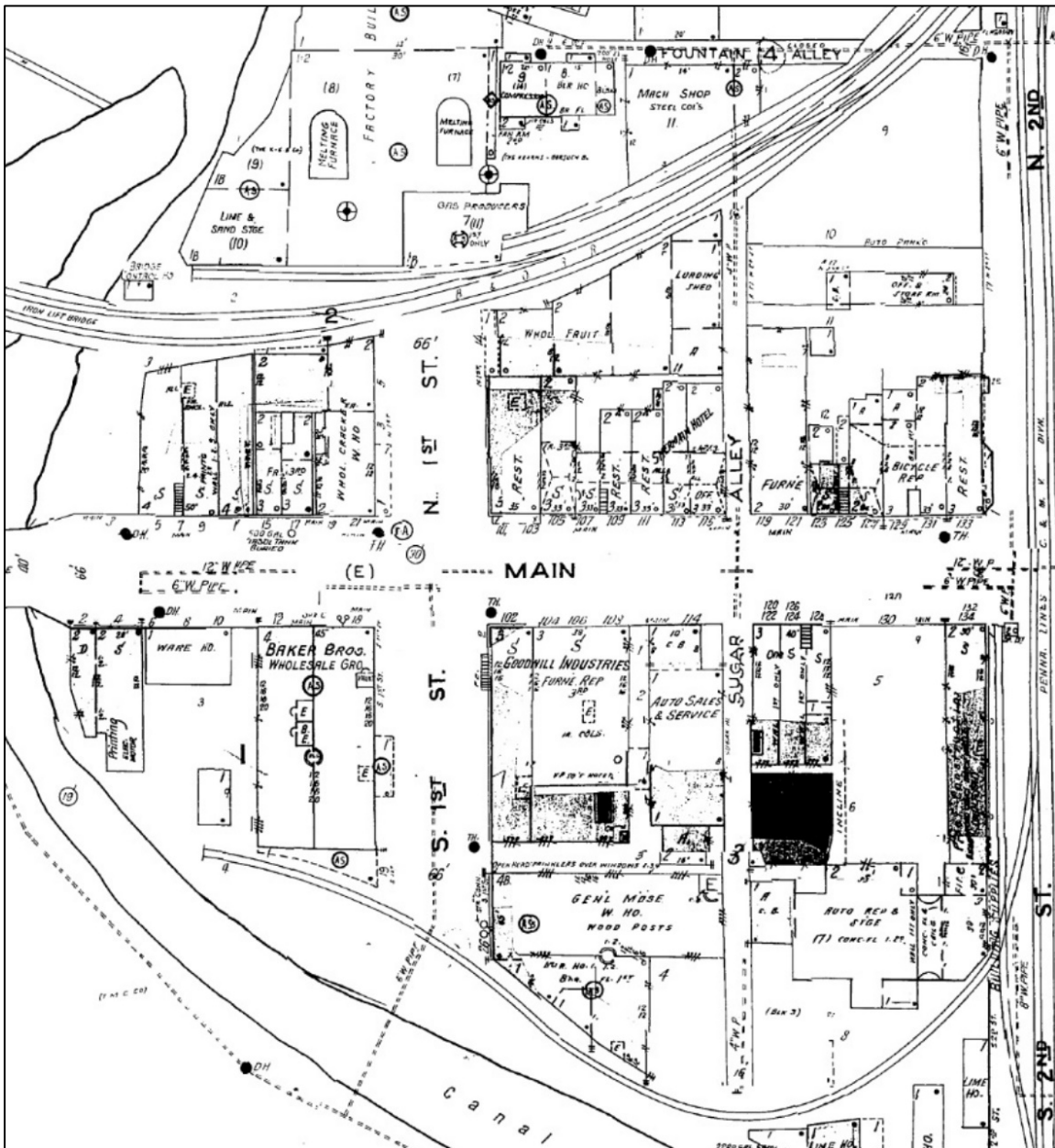


Figure 6. Portion of the 1950 Sanborn Fire Insurance Map of Zanesville, Ohio

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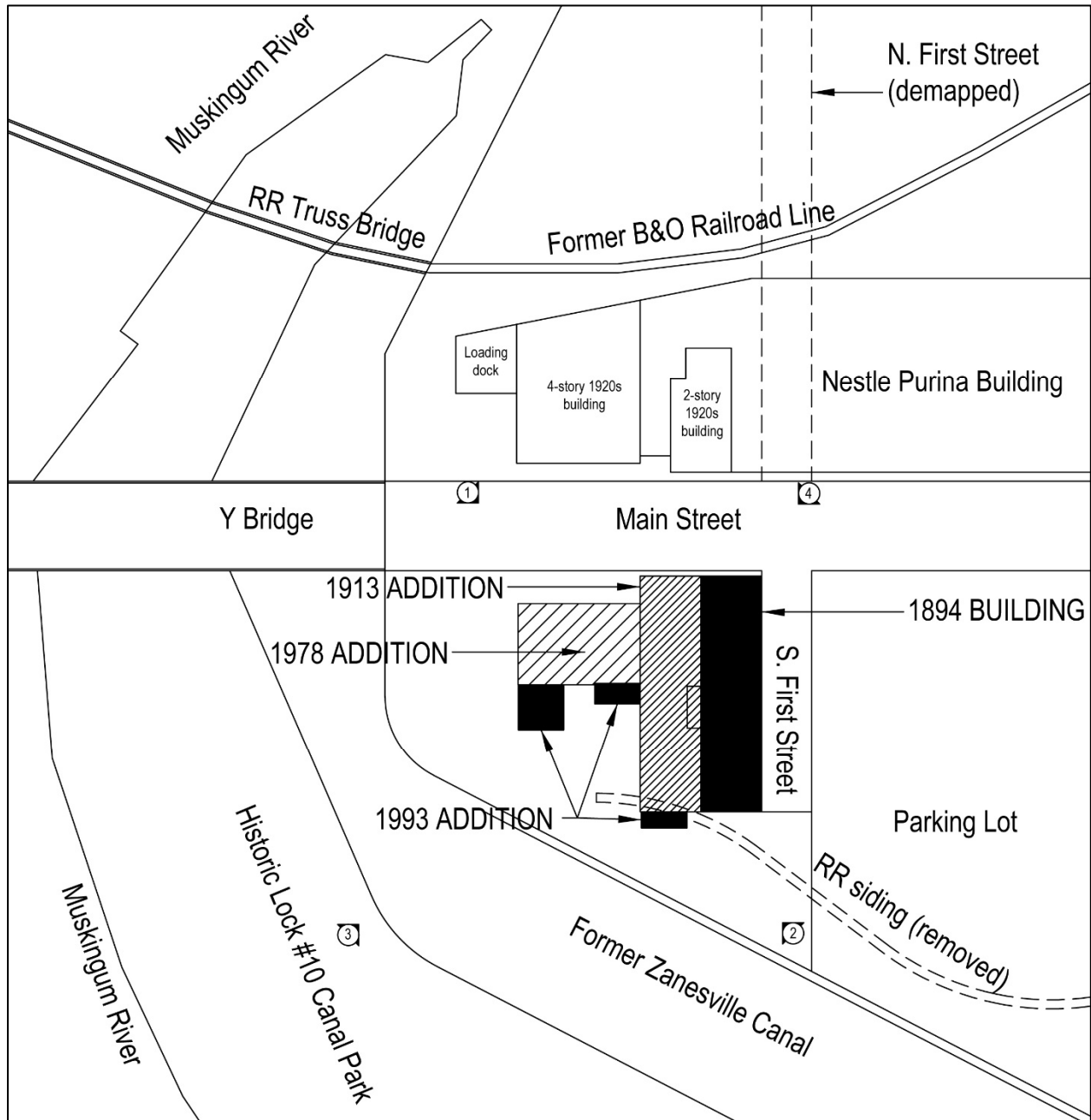


Figure 7. Site Plan with Photo Locations (not to scale)



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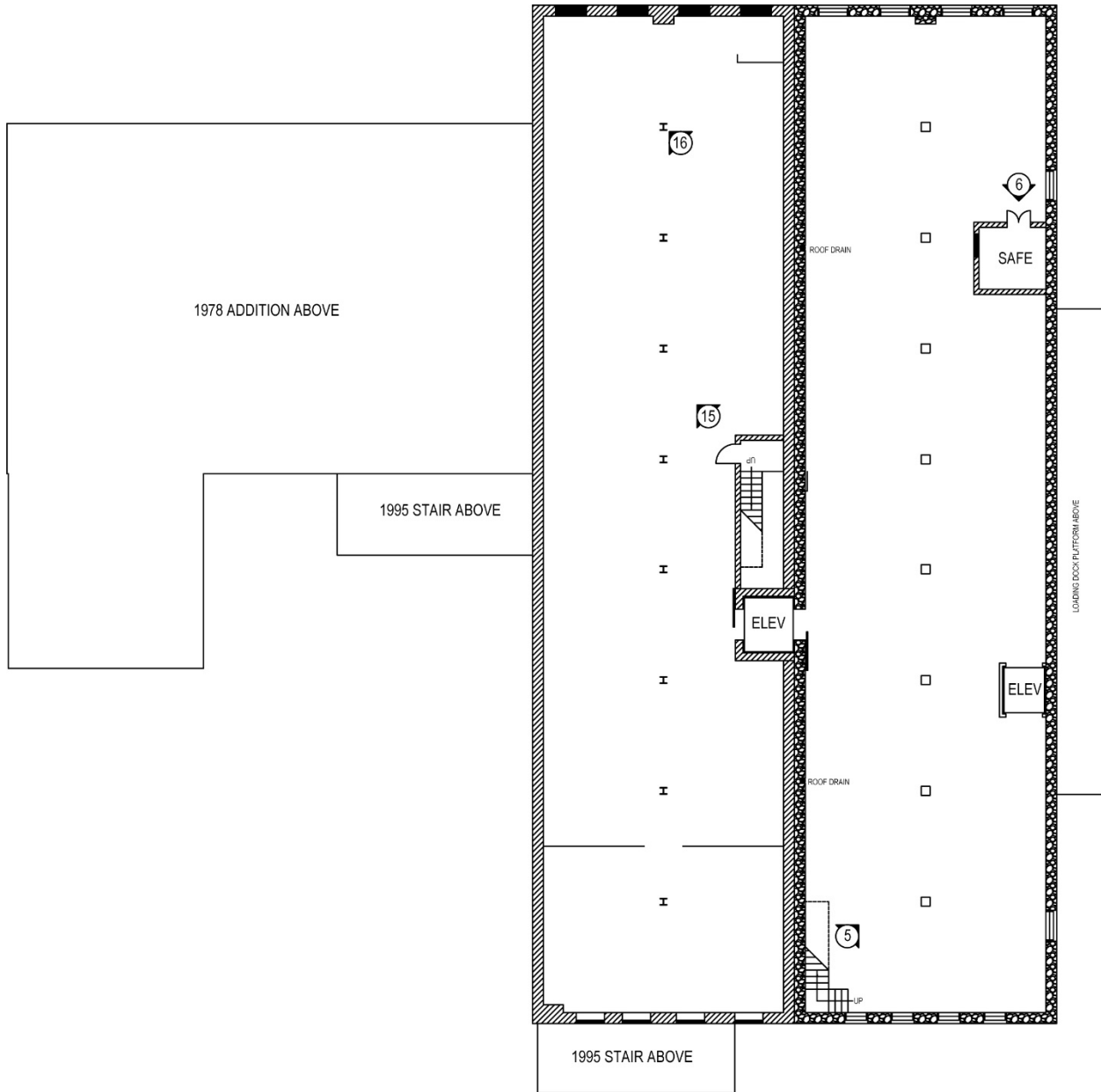


Figure 8. Basement Floor Plan with Photo Locations (not to scale) ↑

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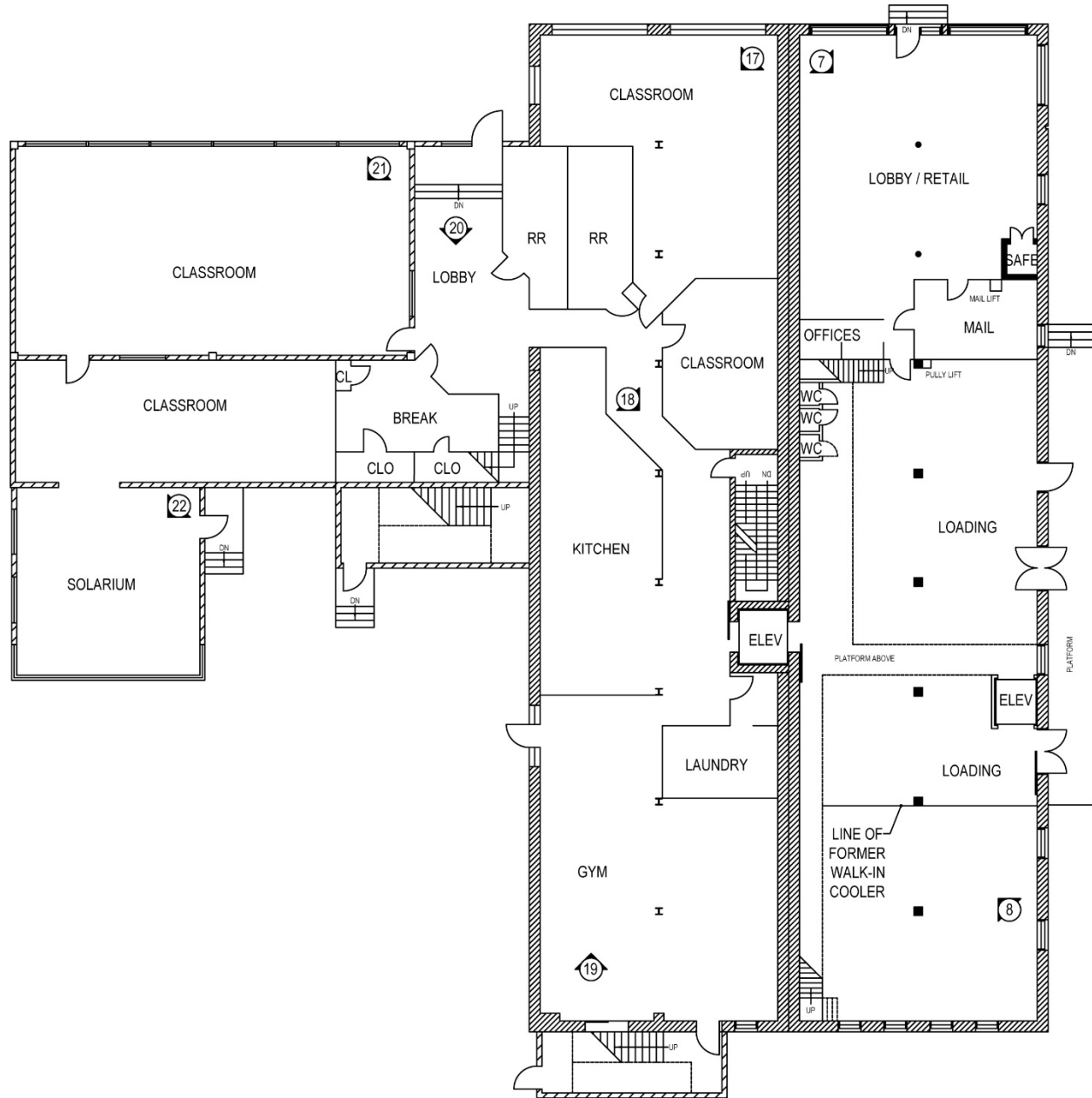


Figure 9. First Floor Plan with Photo Locations (not to scale) 

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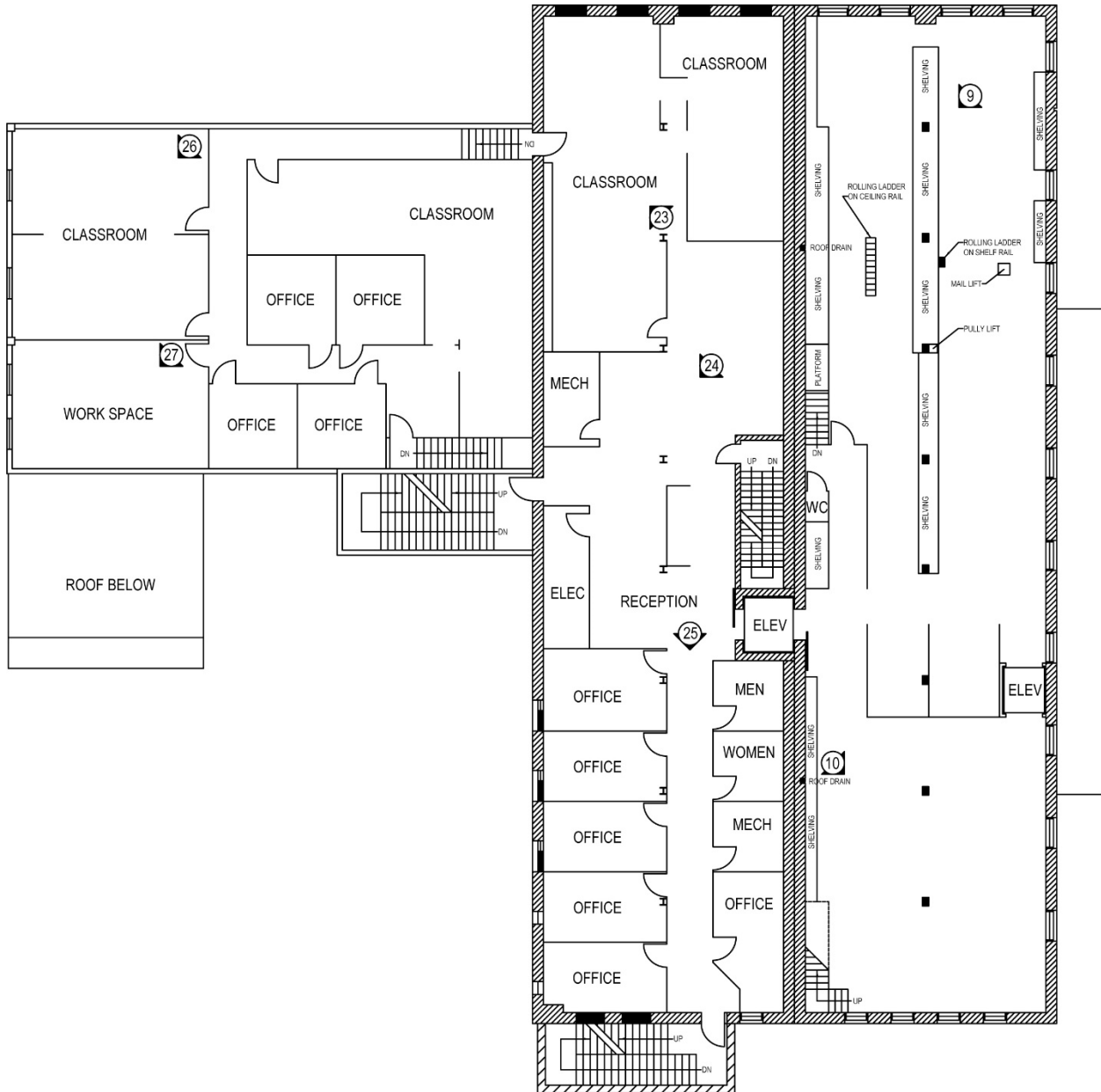


Figure 10. Second Floor Plan with Photo Locations (not to scale)



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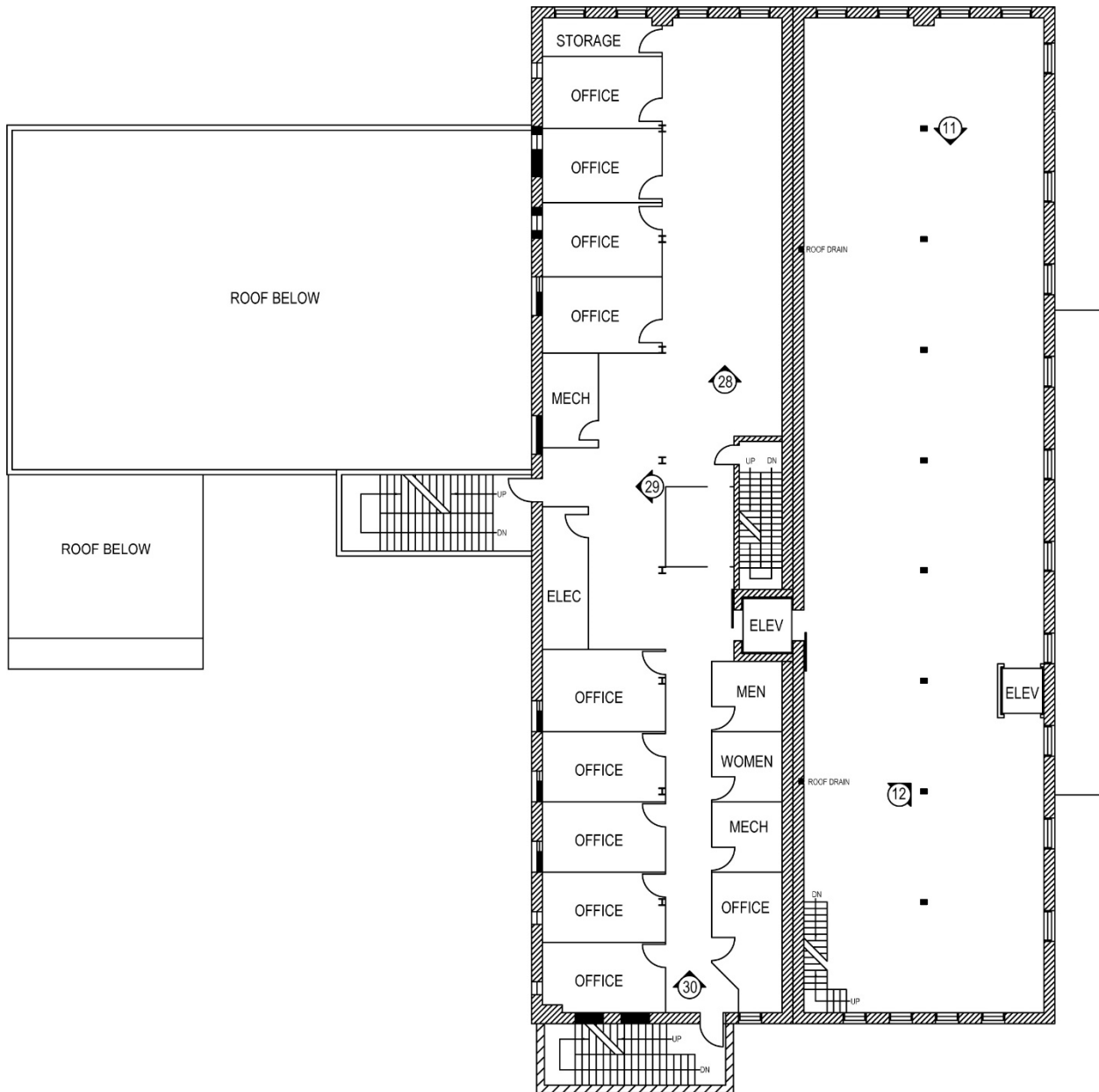


Figure 11. Third Floor Plan with Photo Locations (not to scale)



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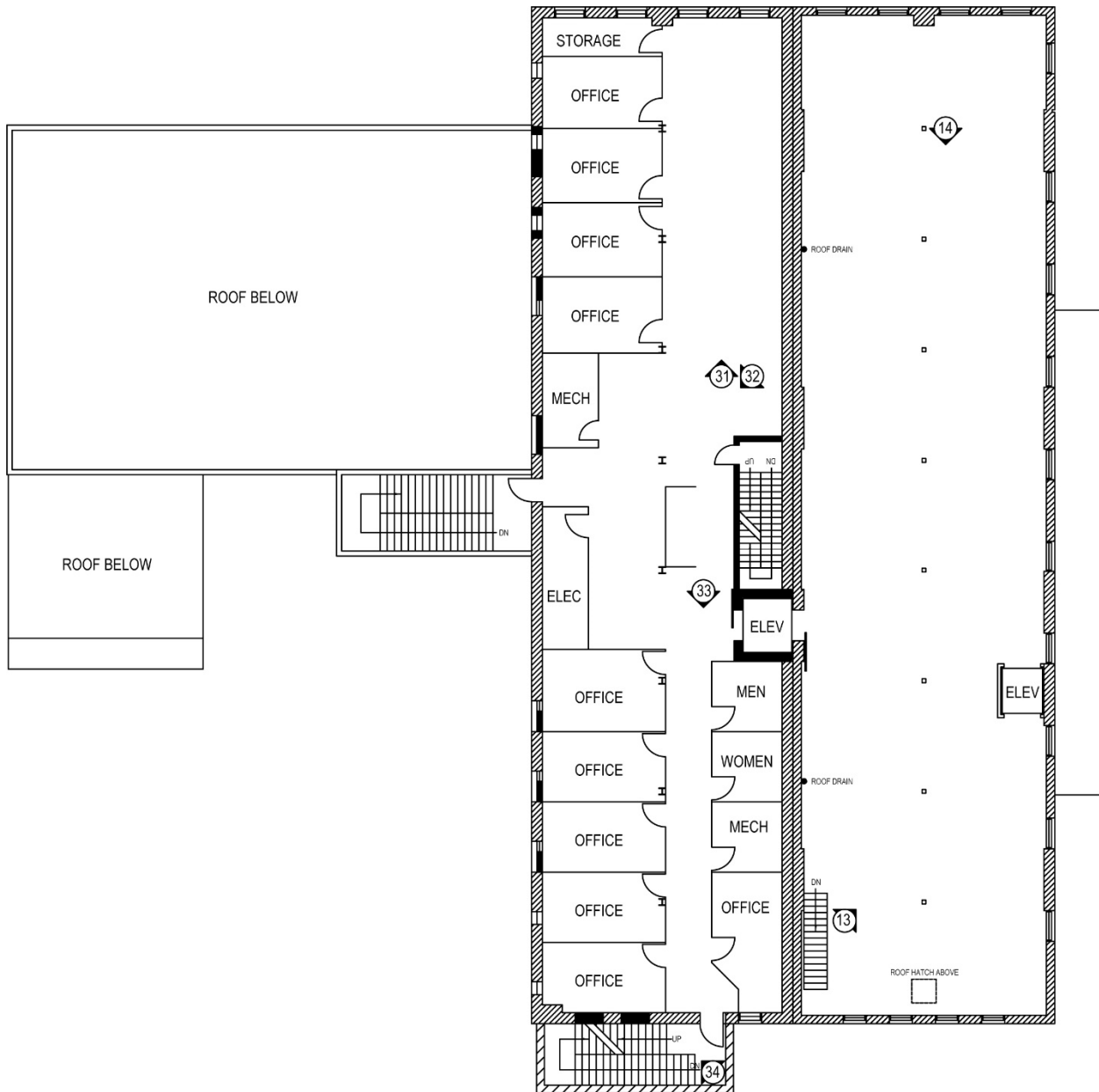


Figure 12. Fourth Floor Plan with Photo Locations (not to scale)



Baker Brothers Wholesale Grocery
Name of Property

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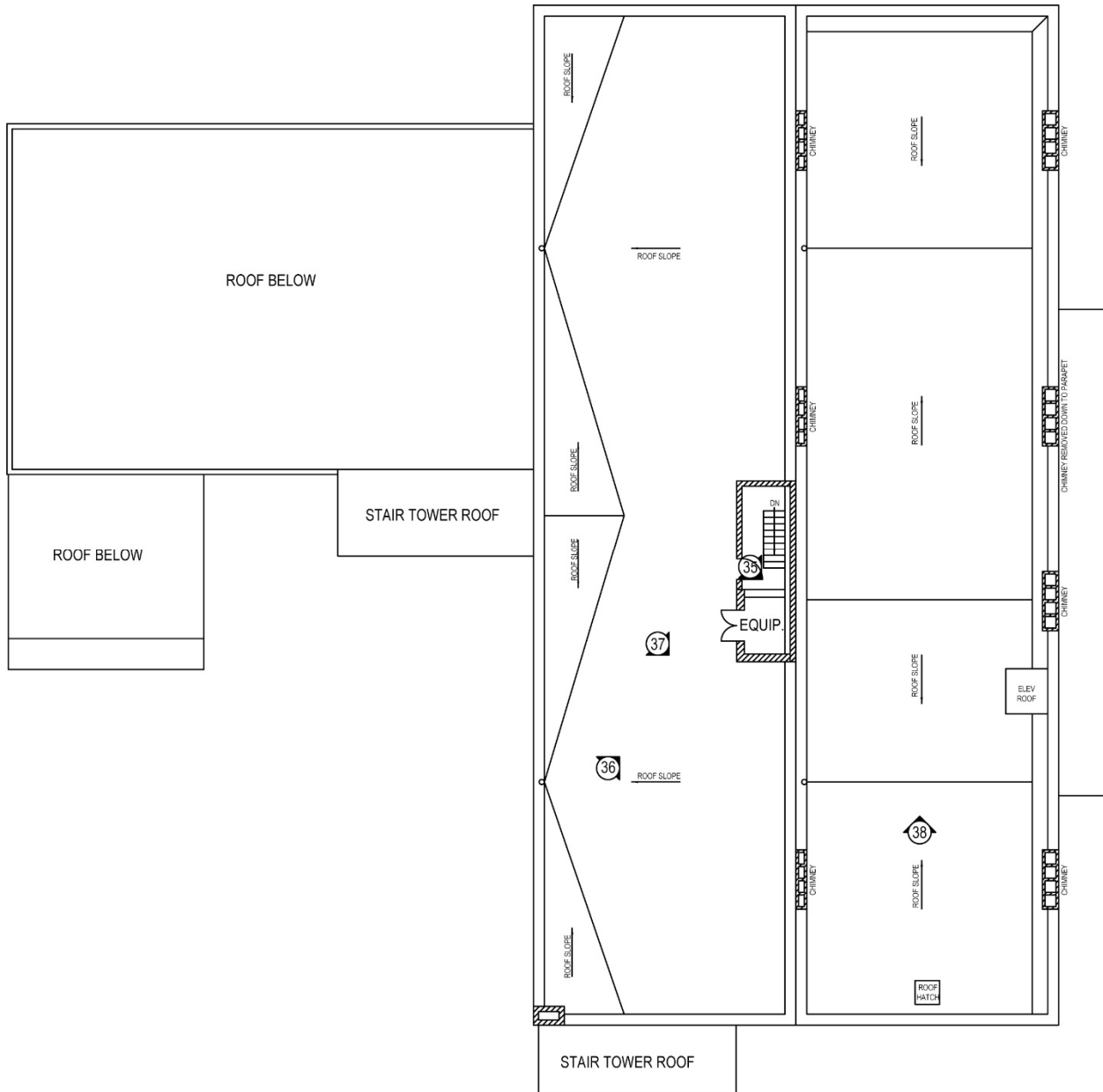


Figure 13. Roof Plan with Photo Locations (not to scale) ↑

Baker Brothers Wholesale Grocery
Name of Property

Muskingum County, Ohio
County and State



Figure 14. Parcel Map (not to scale) ↑

Baker Brothers Wholesale Grocery
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Figure 15. Photograph of the 1913 flood showing the west wall of the original 1894 building painted as a billboard at right.

Source: Ebay Item 362171464341

Baker Brothers Wholesale Grocery
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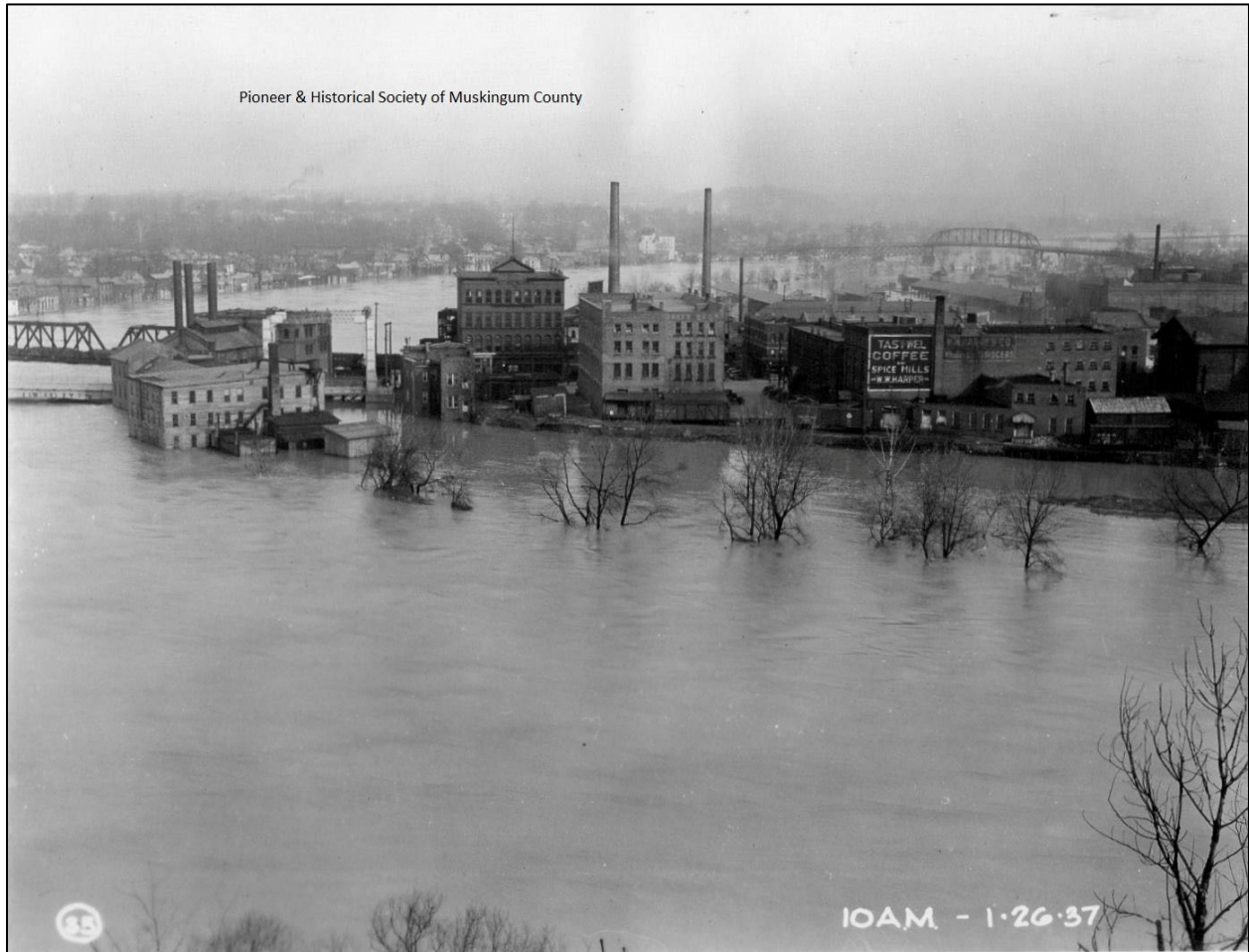


Figure 16. Photograph of the 1937 flood showing the south (rear) elevations of the original 1894 building and the 1913 addition in the center. The west elevation of the addition features multiple window openings on each floor.

Source: Pioneer & Historical Society of Muskingum County

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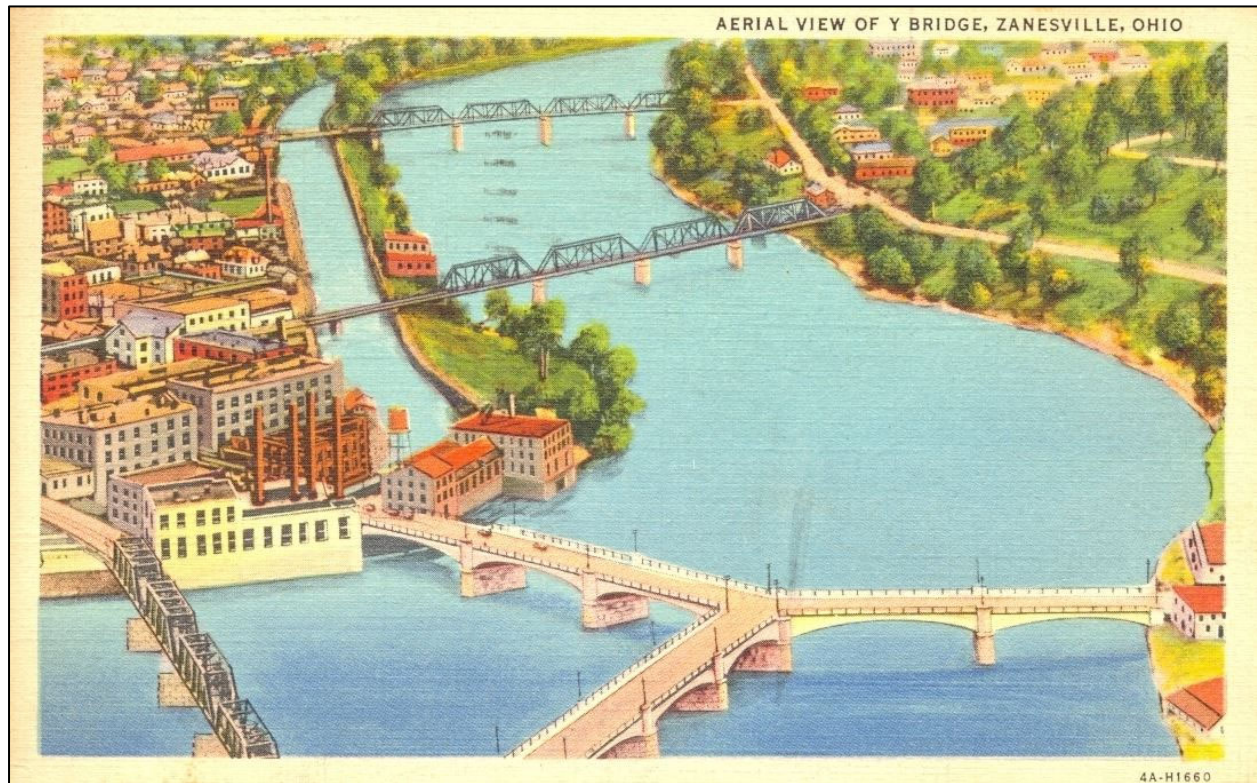


Figure 17. c. 1944 postcard of the Y Bridge with the west elevation of the 1913 addition visible behind the chimneys at the left.

Source: J. J. Prats Postcard Collection on <https://www.hmdb.org/m.asp?m=9559>

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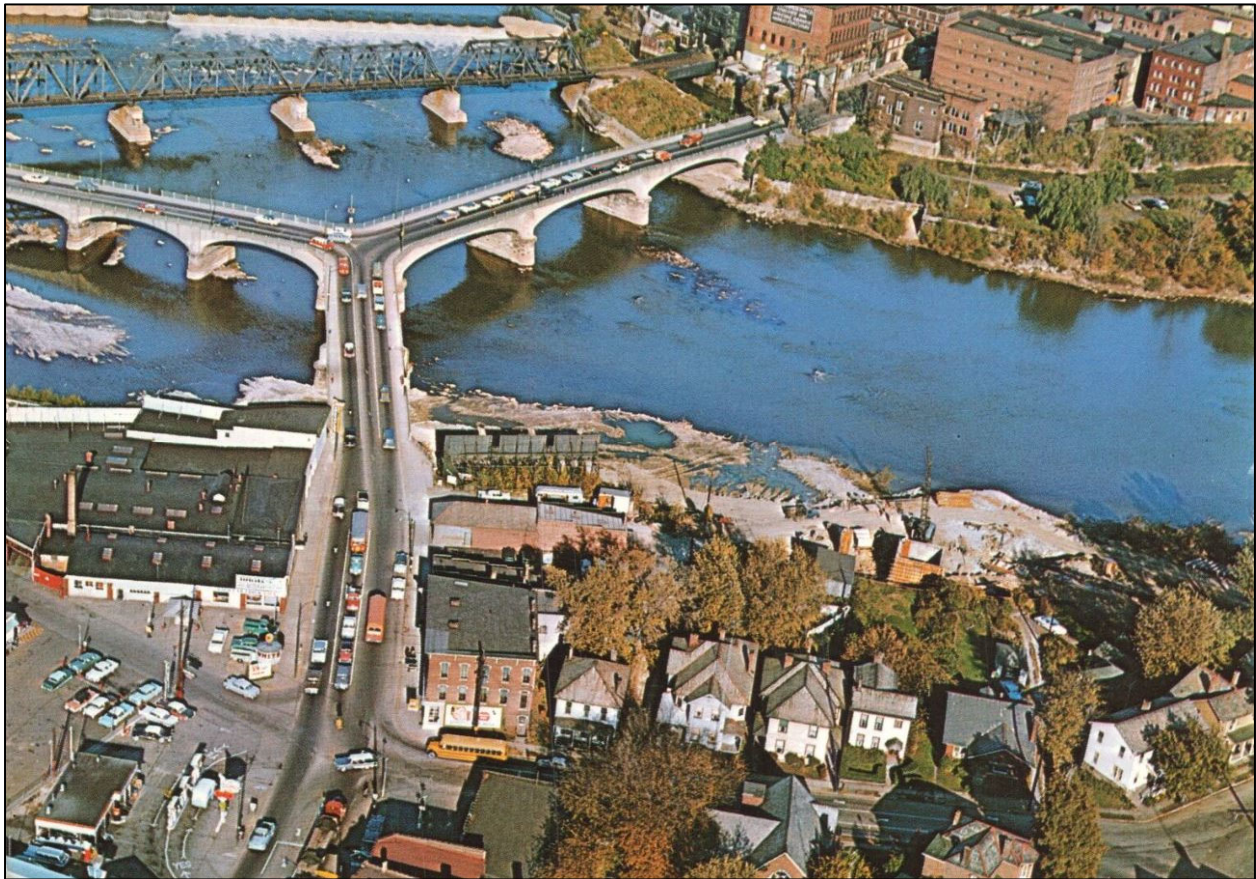


Figure 18. 1950s postcard of the Y Bridge with the west elevation and south elevations of the 1913 addition and the south elevation of the original 1894 building at top right.

Source: RefriedjeanPostcard.com

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Figure 19. Detail from 1966 aerial photograph showing the original 1894 building and the 1913 addition in the center just north of the canal.

Source: Ohio Department of Transportation

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Figure 20. Detail from 1977 aerial photograph showing the original 1894 building and the 1913 addition in the center.

Source: Ohio Department of Transportation

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Figure 21. Detail from 1984 aerial photograph showing the original 1894 building, the 1913 addition, and the 1978 addition.

Source: Ohio Department of Transportation

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Baker Brothers Wholesale Grocery

City or Vicinity: Zanesville

County: Muskingum

State: Ohio

Photographer: Jeff Bates
Hardlines Design Company
4608 Indianola Avenue
Columbus, OH 43214

Date Photographed: March 29, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 38. Northwest corner looking southeast
- 2 of 38. Southeast corner looking northwest
- 3 of 38. Southwest corner looking northeast
- 4 of 38. Northeast corner looking southwest
- 5 of 38. Column detail in basement of the original 1894 building, looking northeast
- 6 of 38. Baker Brothers lettering on safe in basement of the original 1894 building, looking south
- 7 of 38. Retail area on first floor of the original 1894 building, looking southeast
- 8 of 38. Warehouse area on first floor of the original 1894 building, looking northwest
- 9 of 38. North portion of second floor of the original 1894 building, looking southwest
- 10 of 38. South portion of second floor of the original 1894 building, looking southeast
- 11 of 38. Third floor of the original 1894 building, looking south
- 12 of 38. Third floor of the original 1894 building, looking northeast
- 13 of 38. Fourth floor of the original 1894 building, looking northeast
- 14 of 38. Fourth floor of the original 1894 building, looking south
- 15 of 38. Basement of the 1913 addition, looking northwest

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- 16 of 38. Column detail in basement of the 1913 addition, looking northwest
- 17 of 38. North section of first floor of the 1913 addition, looking southwest
- 18 of 38. First floor of center section of the 1913 addition, looking southeast
- 19 of 38. First floor of rear section of the 1913 addition, looking north
- 20 of 38. First floor entry lobby of the 1978 addition, looking south
- 21 of 28. First floor classroom of the 1978 addition, looking southwest
- 22 of 38. First floor solarium of the 1978 addition, looking southwest
- 23 of 38. Second floor of front section of the 1913 addition, looking northwest
- 24 of 38. Second floor of center section of the 1913 addition, looking southwest
- 25 of 38. Second floor of rear section of the 1913 addition, looking south
- 26 of 38. Second floor of north room in 1978 addition, looking southwest
- 27 of 38. Second floor south room of the 1978 addition, looking southwest
- 28 of 38. Third floor of front section of the 1913 addition, looking north
- 29 of 38. Third floor of center section of the 1913 addition, looking west
- 30 of 38. Third floor of rear section of the 1913 addition, looking north
- 31 of 38. Fourth floor of front section of the 1913 addition, looking north
- 32 of 38. Fourth floor of center section of the 1913 addition, looking southwest
- 33 of 38. Fourth floor of rear section of the 1913 addition, looking south
- 34 of 38. Fourth floor of Stair addition to the 1913 addition, looking northwest
- 35 of 38. Interior of penthouse of the 1913 addition, looking southwest
- 36 of 38. Exterior of penthouse of the 1913 addition, looking northeast
- 37 of 38. Roof of the 1913 addition, looking southeast
- 38 of 38. Roof of the original 1894 building, looking north

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.