

Downtown Survey

Girard, Kansas

Survey Report

November 1, 2008



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This project has been funded in part by the U.S. Department of the Interior, National Park Service Historic Preservation Fund grant funds, administered by the Kansas State Historic Preservation Office (SHPO) and by the Friends of Historic Girard.

Survey Report Downtown Girard Survey Project

Background

Until recently, there were only two Girard buildings listed on the National Register of Historic Places, the Julius Wayland House (NRHP 1976) and the Carnegie Library (NRHP 1987). Many of the buildings that interpreted Girard's unique history – the Appeal to Reason printing office, the First National Bank, the Hotel Woods, the historic depot, and the jail – have been lost.

For the past twenty years, the Friends of Historic Girard have been working to “discover and memorialize the history of the town of Girard” and to “preserve physical objects that may relate to the history of the region.” In 2006, the Friends hired Davis Preservation to prepare a national register nomination for the Raymond Community Home. The Raymond Home project kicked off a formal effort by the Friends to identify, designate and preserve the city's significant historic buildings. In February 2008, the Friends of Historic Girard received a Historic Preservation Fund grant from the Kansas State Historical Society to conduct a survey of downtown Girard and nominate three historic buildings – the State Bank of Girard, Crawford County Courthouse, and St. John's Episcopal Church – to the National Register of Historic Places. The Friends awarded the contract for the survey to Davis Preservation in June 2008.

Survey Boundaries

Davis Preservation initiated site work on July 14, 2008, when the firm photographed and collected geographical data for 49 downtown buildings (on the square) and toured the buildings to be individually nominated to the national register. Davis had compiled her initial data into a database by the time she returned to Girard on August 5 to conduct a public meeting on the project. On the same day, subcontractor Brenda Spencer completed photography and physical descriptions for the original 49 buildings and photography for an additional 21 buildings on the outskirts of the square. In all, the 70 surveyed buildings included the Crawford County Courthouse; the buildings on the square that face the courthouse, along Forest, Ozark, Prairie, and Summit; and the commercial buildings that fall in the blocks that corner the square, those on the northwest corner of Forest and Summit, northeast corner of Forest and Ozark, southeast corner of Prairie and Ozark and southwest corner of Prairie and Summit. The survey boundaries are identified in an enclosed map. Davis visited Girard again on September 12, 2008, when she completed her research and site work. Davis Preservation inserted the survey data into a Microsoft Excel Spreadsheet and uploaded survey data, photographs, and site plans to the Kansas SHPO's online database.

List of Surveyed Properties

The following is a list of surveyed properties with recommendations as to their potential to contribute to a potential downtown historic district. This information should not be construed to mean that these buildings are eligible for individual listing on the National Register of Historic Places or Register of Historic Kansas Places – or that the district qualifies as a national register district (see “Notes on Historic Status” and “Recommendations” below). The properties are identified by inventory number and potential contributing status on the attached maps.

#	Current Name	Address	Status	Date	Style
1	Crawford County Courthouse		C, NRHP eligible	1922	LATE 19TH AND 20TH CENTURY REVIVALS: Neoclassical
2	Girard National Bank	100 E Forest	NC	ca. 1970s	OTHER: Contemporary
3	Unknown	104 E Forest	NC	ca. 1980s	OTHER: Contemporary
4	Star Authority (Dance Studio)	106 E Forest	NC	ca. 1885/c a. 1970s	OTHER: Contemporary
5	H&R Block of Girard	108 E Forest	NC	ca. 1885	OTHER: Contemporary
6	Timothy L. Fielder, Attorney; DBBJ &B, CPA; Petite Beauty Shop	110-112 E Forest	NC	ca. 1880	OTHER: Contemporary
7	C.P.A. Sharon Friedman (114); Montee's Cutt'n M (116)	114-116 E Forest	C	ca. 1930	LATE 19THE AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
8	Empty Lot-Car Parking	118 E Forest	NC	ca. 1885	OTHER
9	M&M Motors (moved out-now vacant)	120 E Forest	C	1923/c a. 1960	LATE 19THE AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
10	Madl Hair Design; Girard Press	122-124 E Forest	C	1902	LATE VICTORIAN
11	Bamboo Restaurant	126 E Forest	C	1902	LATE VICTORIAN
12	John's Jewelry	128 E Forest	C	ca. 1930	LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival
13	Vacant	130 E Forest	NC	ca. 1900	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
14	Crawford County State Bank/City Hall/Dream Weaver	100 S Ozark	C	ca. 1885/c a.	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

	Boutique			1910s	
15	Dollar Daze	102 S Ozark	NC	ca. 1885/c a. 1990s	OTHER: Contemporary
16	Optometrist, Dr. Steve C. Mitchell	104 S Ozark	NC	ca. 1885	LATE VICTORIAN: Italianate
17	Dentist, Dr. Christopher Paoni, DDS	106 S Ozark	NC	ca. 1885	MODERN MOVEMENT
18	Dentist, Dr. Christopher Paoni, DDS (two business fronts)	108 A, 108 B S Ozark	NC	ca. 1910	OTHER: Contemporary
19	110 S. Ozark Vacant	110 S Ozark	NC	ca. 1900	LATE VICTORIAN
20	Vacant	112 A, 112 B S Ozark	C	ca. 1900	LATE VICTORIAN
21	The Jagged Edge Hair Salon	114 S Ozark	C	ca. 1880/c a. 1910s	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
22	Now Picture This Photography	116 S Ozark	C	ca. 1880	LATE VICTORIAN: Italianate
23	Vacant	118 S Ozark	NC	ca. 1880/c a. 1990s	OTHER: Contemporary
24	Peppermill Restaurant	120 S Ozark	C	ca. 1880	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
25	NAPA Auto Parts	122-124 S Ozark	NC	ca. 1880/v arious	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
26	Beezley Attorney at Law	126 S Ozark	NC	ca. 1880	LATE VICTORIAN: Italianate
27	Vacant	128 S Ozark	NC	ca. 1880	LATE VICTORIAN: Italianate
28	Vacant	130 S Ozark	NC	ca. 1880/c a. 1960	MODERN MOVEMENT
29	H&H Agency (Real Estate)	131 E Prairie	C	ca. 1920/c a. 1950	OTHER

30	Body Waves (Health Club)	129 E Prairie	C	ca. 1900	LATE VICTORIAN
31	Cadwell Block - The Wood Shop (furniture); Preferred Care (physical therapy)	125-127 E Prairie	C, NRHP eligible	1886	LATE VICTORIAN
32	Ziegler Electric	123 E Prairie	C	ca. 1885	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
33	Shear Expressions (hair salon)	121 E Prairie	C	ca. 1910	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
34	Vacant, formerly Halls Variety	119 E Prairie	C	ca. 1910	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
35	Vacant; formerly Saur's Dept. Store	115-117 E Prairie	C	ca. 1910	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
36	Vacant	113 E Prairie	C	ca. 1880/c a. 1910	MIXED
37	Prairie Flowers; State Farm Insurance; Masonic Lodge; Mary's Kut and Kurl	107-109 E Prairie	C	ca. 1880	LATE VICTORIAN: Italianate
38	State Bank of Girard/Richard D. Loffswold, Attorney of Law	105 E Prairie	C, NRHP eligible	ca. 1875/c a. 1915	LATE VICTORIAN: Italianate
39	Breneman Auto Parts	103 E Prairie	C	ca. 1935	MODERN MOVEMENT
40	Crawford City Bank / Press Block; Mathis Drug Store	131-133 S Summit	C	1884	LATE VICTORIAN: Italianate
41	Gayoso Law Offices; Nelson Insurance and Real Estate	125-127 S Summit	C	ca. 1900	LATE VICTORIAN
42	Lil' Angels Daycare	123 S Summit	C	ca. 1885	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
43	Heidricks TV and Appliance	121 S Summit	C	ca. 1880/c a. 1920	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
44	Warehouse	115-119 S Summit	NC	various	OTHER: Contemporary
45	Residence	113 S Summit	C	ca. 1880	LATE VICTORIAN: Italianate

46	Vacant Lot	111 S Summit	NC	NA	OTHER
47	Vacant	107-109 S Summit	C	ca. 1880	LATE VICTORIAN: Italianate
48	Echelon Interiors	103-105 S Summit	NC	various	OTHER: Contemporary
49	Mom's Bar and Grill	101 S Summit	NC	ca. 1895	MODERN MOVEMENT
50		117 W Forest	C	ca. 1950	MODERN MOVEMENT: International Style
51	Crawford County Abstract Company	106 W Forest	NC	ca. 1960	OTHER: Contemporary
52	Girard National Bank	100 N Summit	NC	ca. 1980	OTHER: Contemporary
53	Dr. Randall Holloway, Optometrist	118 N Summit	NC	ca. 1965	MODERN MOVEMENT
54	United States Post Office	115 N Summit	C, NRHP eligible	1917	LATE 19TH AND 20TH CENTURY REVIVALS: Neoclassical
55	First Christian Church	119 N Summit	C, NRHP eligible	1926	LATE 19TH AND 20TH CENTURY REVIVALS: Gothic Revival
56	First Presbyterian Church	202 N Summit	C, NRHP eligible	1888	LATE 19TH AND 20TH CENTURY REVIVALS: Romanesque Revival
57	Craw-Kans Telephone Cooperative	200 N Ozark	NC	ca. 2000	OTHER: Contemporary
58	Jayhawk Energy	102 N Ozark	NC	ca. 1990	OTHER: Contemporary
59	City Hotel	200 S Ozark	C, NRHP eligible	ca. 1915	LATE 19TH AND 20TH CENTURY REVIVALS: Spanish Colonial Revival
60	Dr. Beezley, DDS	207 E Prairie	NC	ca. 1980s	OTHER: Contemporary
61	S W Supply Co.	215 E Prairie	C, NRHP eligible	1926	LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
62	Girard Laundromat	212 S Ozark	NC	ca. 1960	MODERN MOVEMENT

63	Celebrity's	218 S Summit	NC	ca. 1960	OTHER: Contemporary
64	Bear Garden Country Store	220 S Summit	C	ca. 1930s	MODERN MOVEMENT
65	Peaks Auto Service	222 S Summit	NC	ca. 1950	MODERN MOVEMENT/OTHER: Contemporary
66	Episcopal Church		C, NRHP eligible	1888	LATE 19TH AND 20TH CENTURY REVIVALS: Gothic Revival
67	Methodist Church (Vacant)	223 S Summit	C, NRHP eligible	1915	LATE 19TH AND 20TH CENTURY REVIVALS: Gothic Revival
68	USDA Service Center	207 S Summit	NC	ca. 1990	OTHER: Contemporary
69	First National Bank	205 S Summit	NC	Ca. 1970s	OTHER: Contemporary
70	Carnegie Library	128 W Prairie	C, NRHP listed	1906	LATE 19TH AND 20TH CENTURY REVIVALS: Neoclassical

Note on Historic Status

In the online survey database, properties are placed into three categories: 1) eligible for individual listing on the National Register of Historic Places (Yes), 2) not eligible for listing (No), or 3) would contribute to a potential national register historic district (Contributing). A building's potential to contribute to a national register district does not mean that it is located in a geographic area that qualifies as a historic district.

In order to be designated as a potential contributor to a potential historic district, a property must be at least 50 years old and possess historic integrity. The following is a list of reasons a property may have been designated above as a non-contributor to a potential historic district:

1. *The building was built fewer than 50 years ago.*

Examples: First National Bank/USDA Service Center (68), Dr. Beezley, DDS (60)

2. *The building has been covered with non-original siding, such as steel, vinyl or wood.*

Examples: 104 E. Forest (3), Star Authority (4), H & R Block (5), Dollar Daze (15), 118 S. Ozark (23), 115-119 N. Summit (44), Echelon Interiors (48)

3. *The storefront, which is integral in interpreting a commercial building, has been closed in.*

Examples: 108 S. Ozark (18), 130 E. Forest (13)

★ *Exception – An enclosed storefront will not render a building non-contributing when the building's second floor, or its pressed-metal false front is pristine.*

Examples: Press Block (40), Bamboo Restaurant (11)

4. *The second-story windows have been closed in.*

Examples: 120-128 S. Ozark (24-27)

★ *Exception – Enclosed second-story windows will not render a building non-contributing when the building's first floor is pristine.*

Examples: State Bank of Girard (38)

Historic status, contributing or non-contributing, is identified in the enclosed maps.

★ The recommendations related to contributing/non-contributing status of properties are the professional opinions of Davis Preservation. **Please note that only the State Historic Preservation Office and National Park Service can make final recommendations as to historic status and the existence of potential historic districts.** Based upon the consultant's above recommendations, 38 of the surveyed properties are identified as "Contributing." 32 of the surveyed properties are identified as "Non-Contributing."

Historical Summary

Girard, Kansas (pop. 2800), the county seat of Crawford County, was sited and named by Dr. Charles Strong, a native of Girard, Pennsylvania. According to local lore, Strong marked as the town site the place where a deer he shot fell. Girard narrowly defeated Crawfordsville in a late 1868 election to become county seat. County-seat designation was critical to growing towns in the nineteenth century when county seats were centers of community life in an agriculture-based society.

★ By February 1870, the town was bustling with 5 hotels, 4 eating houses, 8 restaurants and saloons, 5 grocery stores, 1 wholesale grocery, 1 clothing store, 5 dry goods, 2 shoemakers, 1 saddleshop, 1 drug store, 1 printing office, 1 watch shop, 2 bakeries, 1 billiard saloon, 1 book store, 7 law and land offices, and 2 lumber offices and yards. In all, there were 72 homes and 140 buildings. Many of the town's 260 residents hailed from Fort Scott. Many others were Civil War veterans who populated the state's southeast region in the late nineteenth century.

★ Girard continued to grow after the Missouri River, Fort Scott, and Gulf Railroad brought passenger service on March 3, 1870. Railroads stimulated unprecedented growth throughout the state. Along with fair weather, they ushered in an unparalleled economic boom. By 1880, Girard boasted a population of 1292. Brick buildings gradually replaced the temporary wood structures – and in 1886, the last wooden building was moved from the town square. Civic improvements included a waterworks in 1893 and interurban lines to Dunkirk and Arma. The town's population had doubled to 2547 by 1900.

Like other communities in southeast Kansas, Girard became an industrial center, spurred by boosters who raised funds to lure investors. In 1884, Girard Foundry opened for business. A zinc smelting plant opened in 1888. More smelters came to town after the Girard Board of

Trade raised \$11,000 to lure St. Louis investors. Mining and other industries attracted European immigrants, who were credited for giving the town a “radical” air and the region the nickname “Kansas Balkans.”

A progressive community, Girard was at the center of various reform movements. During the 1890s, the *Girard Press* featured a regular front-page column calling for women’s suffrage. Industrial Girard was a seedbed for the organized labor movement. While Populist farmers were calling for “free and unlimited coinage of silver,” industrial workers called for state ownership of industry in the form of Socialism. Girard became a center of Socialist activity. The Girard Socialists were chartered in 1897, the same year that publisher J. A. Wayland moved his socialist newspaper, *The Appeal to Reason*, to town.

By the late nineteenth century, Girard faced serious competition from the nearby community of Pittsburg, Kansas. Established in 1876 as “New Pittsburg,” Pittsburg began as a coal mining camp located on the rail line that linked the industrial towns of Girard and Joplin, Missouri. Soon, industrialists eyed the region’s coal for its potential to fuel other industries. By 1883, Pittsburg was home to three zinc smelters and 4000 residents. In 1891, Pittsburg was home to 29 corporations. The town’s population continued to grow in the twentieth century, expanding from 10,112 in 1900 to 18,148 in 1930.

Over the years, Girard has successfully fended off calls to move the county seat to Pittsburg (pop. 19,243). Although Girard’s population remains steady at 2800, its economy is still tied to industry. Today, Girard is the self-proclaimed “printing capital of the nation,” home to five printing firms.

Architectural Analysis

The architecture of Girard’s downtown is reflective of the community’s various periods of development. The first permanent buildings were constructed in the 1870s. In fact, the first brick building, constructed in 1873 for the State Bank of Girard, is still extant. For the remainder of the 1870s and 1880s, Italianate buildings were constructed. Among the buildings built at this time were several three-story buildings, including the Cadwell Block, which is the only one remaining. At the turn of the century, more modest buildings were improved with the application of pressed-metal cornices and storefronts, likely manufactured at one of the nearby plants, like W. F. Norman in Nevada, Missouri. Many buildings were built or modified during the early twentieth century when the town experienced a period of prosperity related to the successful publication of the *Appeal to Reason* and other pursuits. Among the prominent free-standing buildings constructed at that time were the courthouse, post office, Christian Church, Methodist Church and Carnegie Library. The construction of the Cozy Theater, in ca. 1930, marked the end of major investment in buildings on the square. Very little was constructed during the Great Depression and World War II. In the post-war years, projects often entailed the demolition of multi-story buildings off the square and the construction of free-standing one-story buildings in their place.

Below is an analysis of architectural styles represented within the survey boundaries:

Italianate

The Italianate Style was the predominant architectural style for commercial buildings during the 1870s and 1880s. Character-defining features of this style include tall narrow windows,

cornices, and details such as hood molds. Ten (10) of the 70 properties surveyed are categorized as Italianate. Examples include the Press Block (40) and the Cadwell Block (31).

Late Victorian (Not Italianate)

Six (6) properties are classified as Late Victorian, but do not fall into the Italianate sub-classification. These buildings, which date to ca. 1900, generally have historic pressed-metal parapets. Examples include 126 E. Forest (11), and 112 S. Ozark (20).

Commercial Style

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Of the 70 surveyed properties, 14 are categorized as Commercial Style. Examples in the survey area include the S-W Supply Company (61).

Gothic Revival/Romanesque Revival

Three (3) of the buildings in the survey area, the Episcopal, Christian and Methodist Churches are all Gothic Revival in style. One of the churches, the Presbyterian Church is Romanesque Revival. The two styles were popular for churches constructed in the late nineteenth and early twentieth centuries. Character-defining features of Gothic Revival included pointed-arched openings, crenelated towers, and buttresses. Romanesque Revival is differentiated from Gothic Revival in that it incorporates arched openings.

Neoclassical/Classical Revival

Three (3) buildings in the survey area, the library, post office and courthouse, are Classical Revival in style. Character-defining features of Classical Revival include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. In addition to the above-mentioned buildings whose overall style is classical revival, two other buildings – the Girard State Bank (38) and the Crawford County State Bank (14) have Classical Revival detailing on the first floors.

Contemporary

★ Eighteen (18) of the properties in the survey area are contemporary, meaning they were built less than 50 years ago and are not classified under another architectural style.

The remaining properties fall into other categories, including Tudor Revival, Modern Movement, Mixed and Other.

Note on Sources

Davis Preservation conducted research at the Kansas State Historical Society (KSHS), Girard Public Library, Crawford County Courthouse, and online. In the remarks section, the firm noted sources for certain information. Davis used Sanborn fire insurance maps to provide circa dates. Sanborn maps that document Girard date from 1885, 1890, 1902, 1912, 1923, 1935 and 1943. There are no city directories for Girard.

Recommendations

Attached to this report are two maps showing the area surveyed as part of this project. Properties that have the potential to be contributors to a historic district are shaded in orange. Properties that would be non-contributors to a historic district are shaded in green. There is a concentration of potential contributors on the south side of the square. About half of the properties on the north, west and east sides of the square are potential contributors. Of the properties that are potential non-contributors, a number of properties, particularly those on the east side of the square, have changes whose reversals could render the buildings contributors. For instance, a number of these buildings have closed-in upper-story windows, closed-in storefronts, and/or slip covers.

Storefronts

Storefronts are often the most important features in historic commercial buildings. For over a century, a relatively transparent first floor was essential in attracting customers, displaying wares, and providing natural light into stores. The storefront generally consisted of a centered, sometimes recessed, entrance flanked by large plate-glass windows sitting on a kickplate. In the early twentieth century, the entrances were covered with a continuous transom.

Unfortunately, many of the commercial buildings in downtown Girard no longer convey their historic commercial appearance because their storefronts have been closed in and/or inappropriately remodeled. These changes affect not only the integrity of individual buildings, but also collectively affect the overall integrity of downtown Girard.

In the rare cases where historic storefronts are intact, as in the case with 107 S. Summit (47), great efforts should be made to retain them. In cases where inappropriate changes have already been made, additional proposed changes should be informed by careful study of the buildings' style. The city may want to make use of federal funds, such as CDBG money, to fund a study of downtown buildings and make design recommendations for appropriate treatments to the storefronts.

Historic District

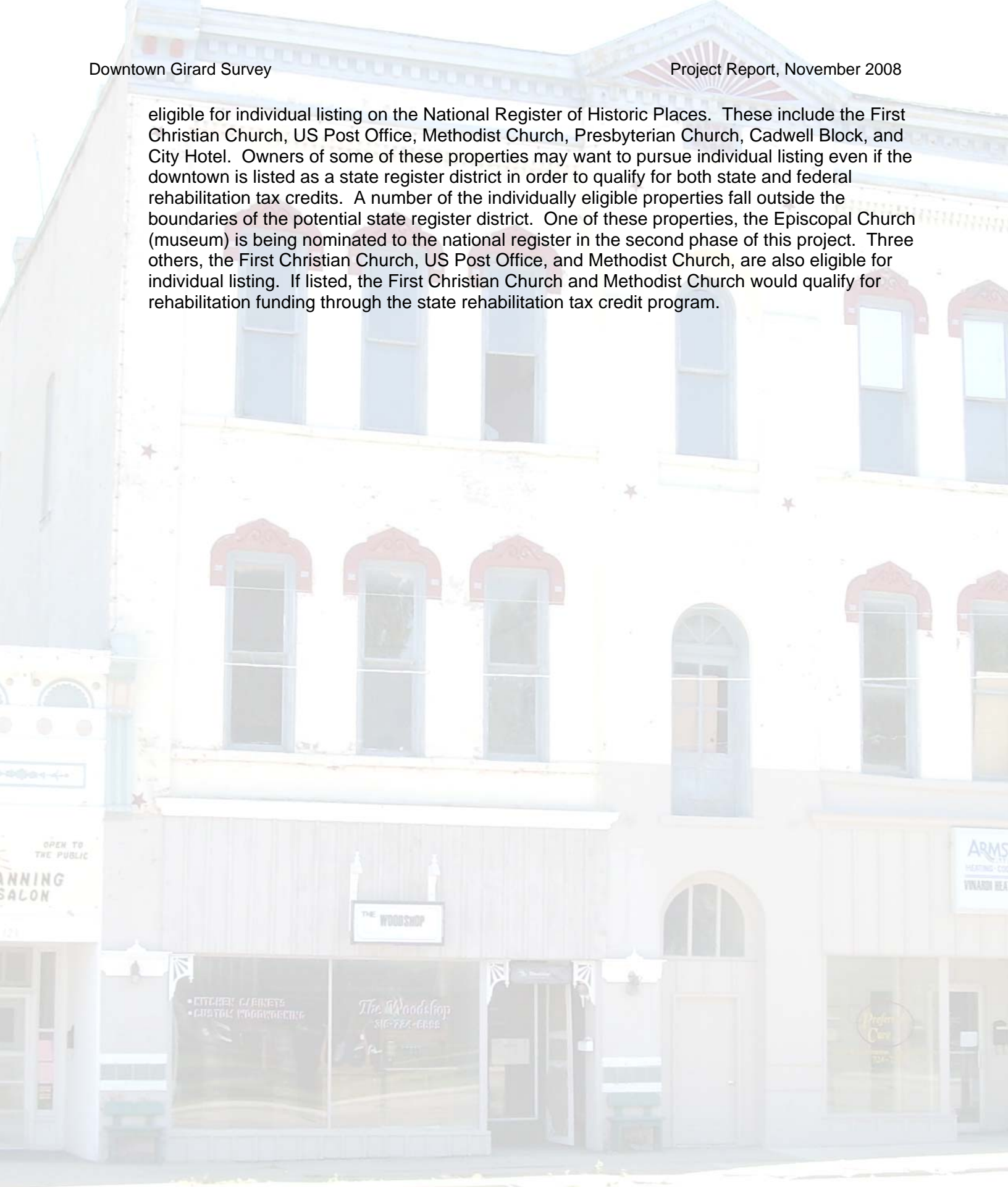
Because there have been so many changes to downtown buildings, Davis Preservation, in consultation with the Kansas SHPO, has determined that the downtown does not appear to be eligible for listing as a national register district. That said, because of the downtown's association with the growth and development of Girard, the nomination of a state register district is encouraged. The advantages of state register listing are threefold: 1)it will help protect the character of intact buildings, 2)it will help guide appropriate changes to other downtown properties to ensure that the overall character of downtown is preserved, and 3)it will qualify downtown buildings for state rehabilitation tax credits.

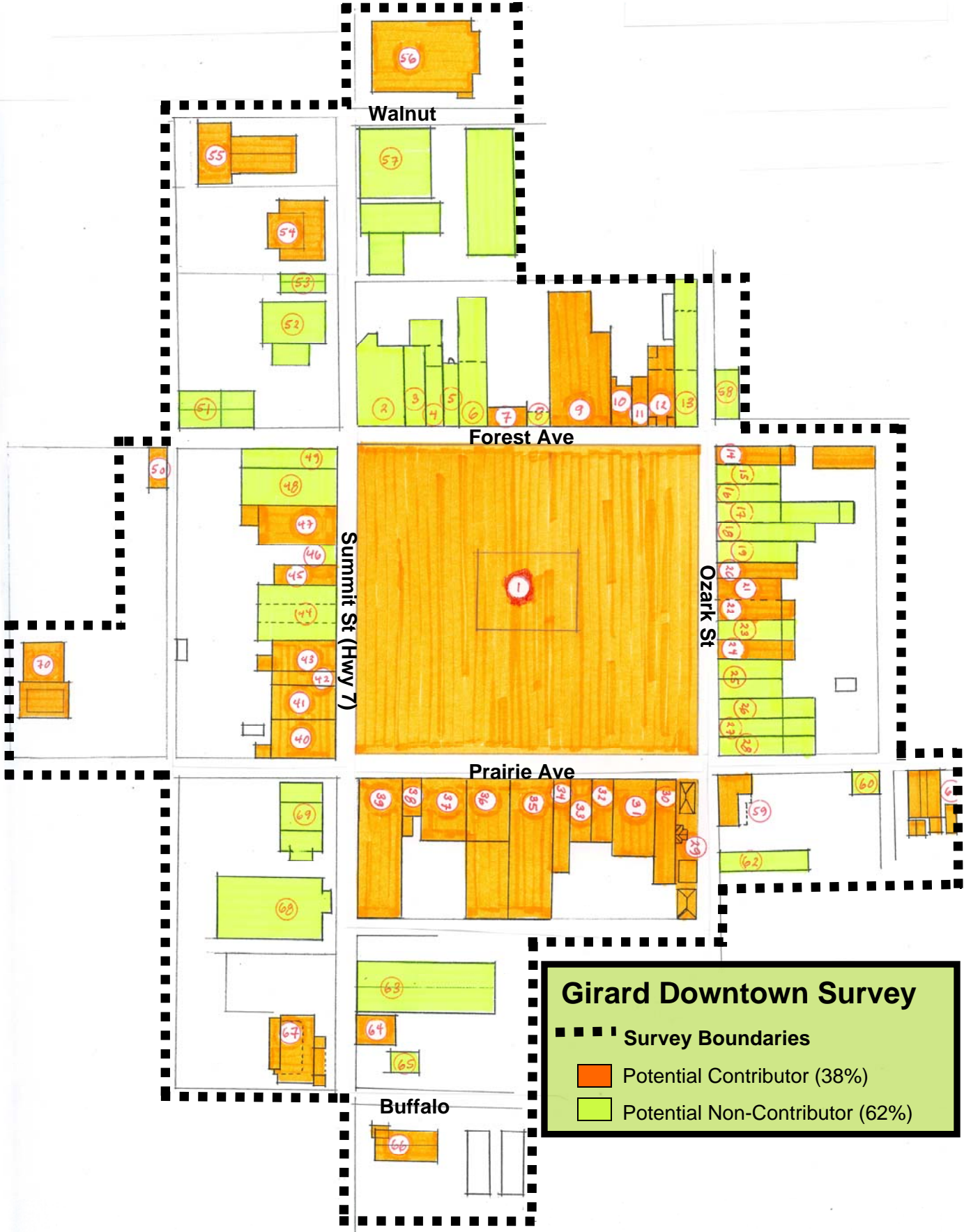
It is recommended that the area identified in "District Option 'B'" be nominated to the Register of Historic Kansas Places. State register status could help retain the character of contributing buildings – and encourage property owners of some non-contributors to reverse inappropriate changes.

Individually Eligible Properties

There are a number of properties within the survey boundaries that are eligible for individual listing on the National Register of Historic Places. Four of these – the Crawford County Courthouse, State Bank of Girard, S-W Supply Company, and St. John's Episcopal Church – are being nominated as part of this project. Six additional properties in the survey area are

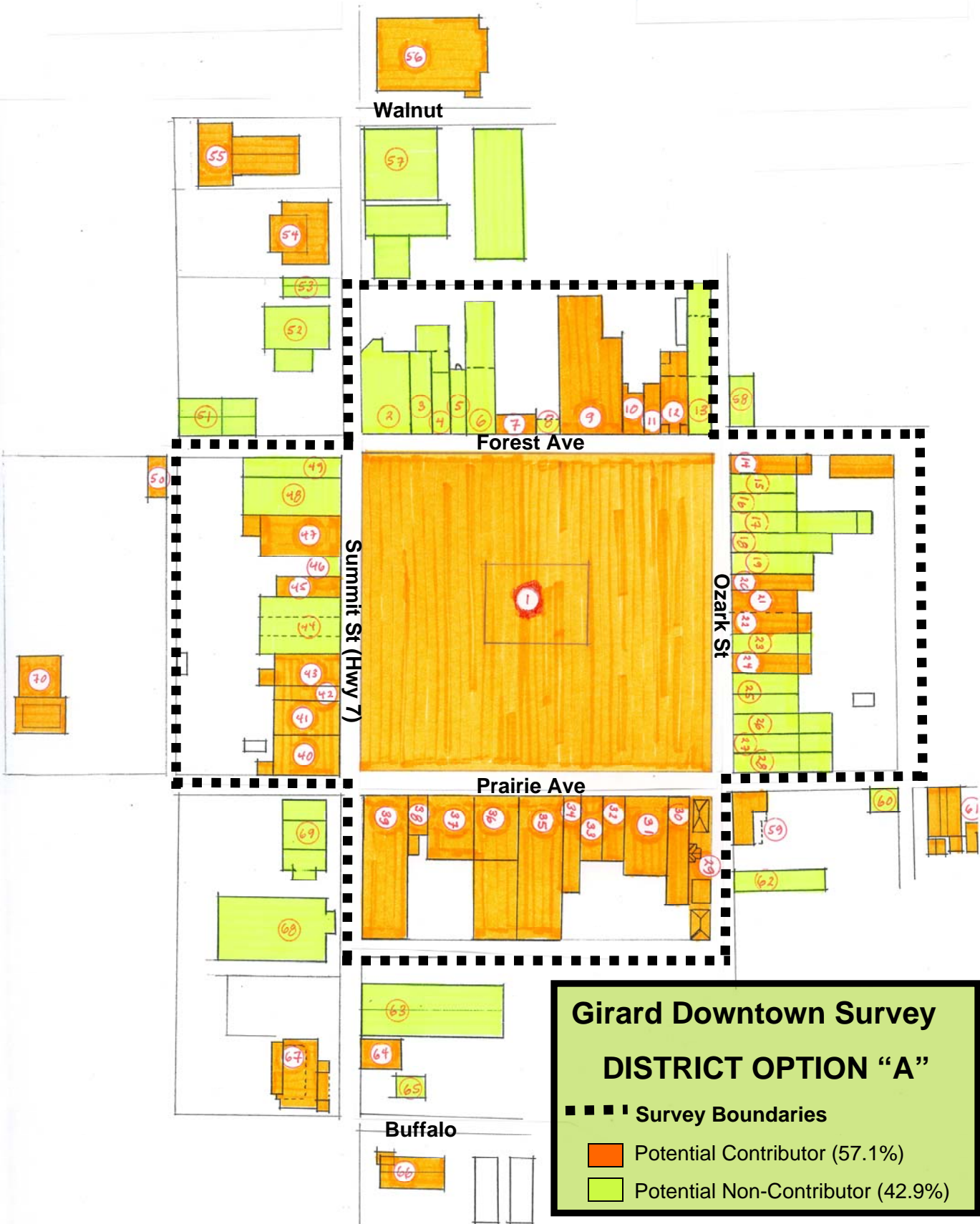
eligible for individual listing on the National Register of Historic Places. These include the First Christian Church, US Post Office, Methodist Church, Presbyterian Church, Cadwell Block, and City Hotel. Owners of some of these properties may want to pursue individual listing even if the downtown is listed as a state register district in order to qualify for both state and federal rehabilitation tax credits. A number of the individually eligible properties fall outside the boundaries of the potential state register district. One of these properties, the Episcopal Church (museum) is being nominated to the national register in the second phase of this project. Three others, the First Christian Church, US Post Office, and Methodist Church, are also eligible for individual listing. If listed, the First Christian Church and Methodist Church would qualify for rehabilitation funding through the state rehabilitation tax credit program.





Girard Downtown Survey

- ■ ■ ■ Survey Boundaries
- Potential Contributor (38%)
- Potential Non-Contributor (62%)



Girard Downtown Survey
DISTRICT OPTION "A"

- ■ ■ ■ Survey Boundaries
- Potential Contributor (57.1%)
- Potential Non-Contributor (42.9%)



Girard Downtown Survey
DISTRICT OPTION "B"

- ■ ■ ■ Survey Boundaries
- Potential Contributor (59.6%)
- Potential Non-Contributor (40.4%)

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Walnut

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2 3 4 5 6 7 8 9 10 11 12 13

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Forest Ave

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43

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Summit St (Hwy 7)

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Ozark St

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Prairie Ave

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Buffalo

66

Girard Downtown Survey

DISTRICT OPTION "B"

- ■ ■ ■ Survey Boundaries
- Potential Contributor (59.6%)
- Potential Non-Contributor (40.4%)