

JAN - 3 2001

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McCormick Manufacturing Company Building

other names/site number McCormick Building (MOT-1910-1)

2. Location

street & number 434-438 East First Street n/a not for publication

city or town Dayton n/a vicinity

state Ohio code OH county Montgomery code 113 zip code 45402

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 nationally statewide locally. (See continuation sheet for additional comments.)

Barbara Lawrence Dept. Head
Planning, Inventory December 19, 2000
Signature of certifying official/Title Date

Ohio Historic Preservation Office -- OH SHPO
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Edson H. Beall

2/2/01

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
Historic and Architectural Resources of the
Webster Station Area, Dayton, Ohio

6. Function or Use

Historic Functions
(Enter categories from instructions)

Industry/Processing/Extraction
manufacturing facility

Current Functions
(Enter categories from instructions)

Vacant

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and Early 20th Century
American Movements: Commercial
Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Brick
roof Composition built up
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places
Continuation Sheet

Section 7 Page 1

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

7. Description

The McCormick Manufacturing Company Building is located at the southwest corner of East First Street and Sears Street, just east of Dayton's central business district. It is found in an area of predominantly industrial land use. The area, known today as the Webster Station area, is presently undergoing a transition from a neglected industrial built environment that experienced extensive demolitions into an area composed of adaptive reuse of older industrial buildings and diverse new construction that includes a new minor league baseball stadium. For a discussion of the Webster Station area, refer to *Historic and Architectural Resources of the Webster Station Area*, Multiple Property Documentation Form. The building is in an area that originally developed as a residential neighborhood, but changed to industrial activities with the construction of several railroads that provided access into the area. Industrial land uses accelerated in construction during the late 19th and early 20th century. Industrial construction required the demolition of numerous residential buildings. Demolition of industrial buildings, during the later part of the 20th century, left some vacant lots and some industrial buildings standing in isolation. The McCormick Manufacturing Company Building, because of its scale, materials of construction, period of construction, and location contributed to the physical development of the industrial transformation of the area. Within the nearby location of this building, a cohesive potential National Register district exists in close proximity on East Third Street and a small grouping of mixed period and scale potential National Register industrial buildings is located on and near East First Street. The remaining industrial buildings are scattered throughout the area with many of them potentially eligible for National Register consideration by contributing to the historical and architectural resources of the Webster Station area.

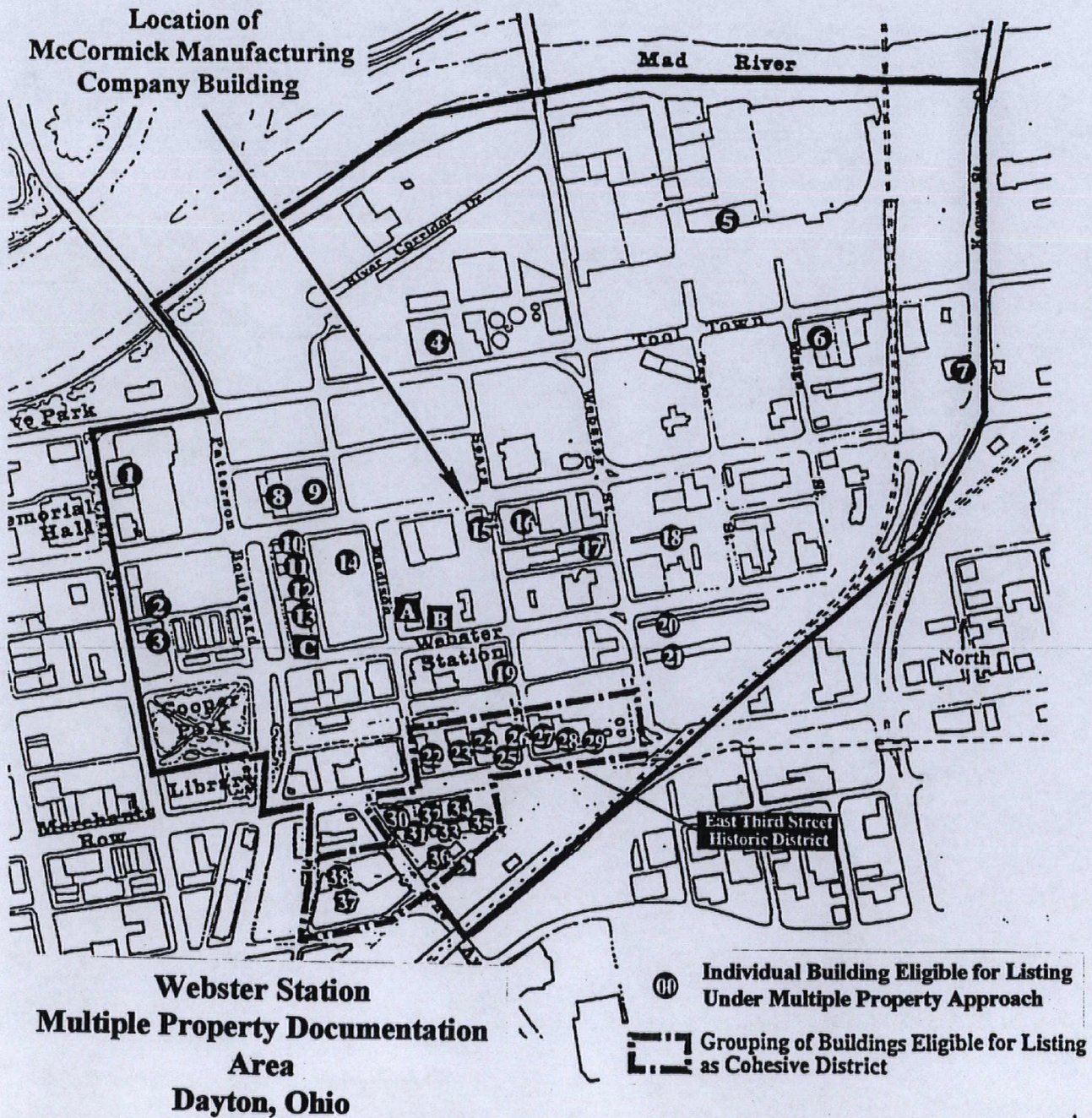
This is a four story, brick, Commercial style building constructed in 1913. It is approximately 56 feet wide and extends back for 110 feet. Overall it contains approximately 24,640 gross square feet with 6,160 gross square feet at each floor. It was built as a free standing building and all four sides exhibit similar overall fenestration and wall details. The wall configuration of the main north and south facades exhibits six bays. The bay configuration of the east side has twelve

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

East Third Street Historic District / McCormick Manufacturing Co. Building
Montgomery County, Ohio



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

7. Description (continues)

bays while the west facade has eleven. The building rests atop a raised poured concrete foundation pierced by small rectangular window openings. Wall construction is bearing brick with piers and recessed spandrels at the exterior facades. Window bays are located above each recessed spandrel. Windows are mostly 6/6 wooden sash. The main north facade exhibits a raised decorative limestone frontispiece that enframes the large glass main entry door. The door, flanked by sidelights and surmounted with a lighted transom, is blocked up with plywood. Below the simple pedimented lintel is found a nameplate with the name "McCORMICK" incised into it. In front of the raised entry is a double sided stair which does not appear to be original to the building. At the back two bays of the first floor east side facade, several docks are incorporated into the building. A dock is also incorporated into the rear bay of the west side facade. The third floor is separated from the fourth floor by the use of a plain brick belt course that extends across all facades. The fourth floor terminates with a brick cornice above which is located a low parapet and terra cotta coping. A flat membrane roof completes the roof treatment. The main north and south facades are capped by a low plain pediment that accentuates the parapet. At the northwest corner is found a brick exterior freight elevator addition constructed in ca. 1936. It is compatible in its brick construction with the main building.

The interior detail is functional in character with open floor space either side of a central rectangular core. This core contains a staircase, freight elevator, and toilets. At an unknown date, the core located at the first floor was modified to incorporate a concrete walled vault. Numerous square wood columns rise from wood floors to support a larger wood beam and wood floor joists from the floor above. Very plain window and door surrounds adds architectural interest; otherwise, there is very limited detail of any significance at the interior floors. Interior walls are mainly painted brick. The industrial volumetric sense is maintained at each floor. The first floor interior does exhibit several surviving wall partitions to suggest the location of office use at the front portion. Some interior decay has been experienced to wooden structural members due to neglect and water infiltration.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

7. Description (continues)

This industrial building incorporates a variation of the Commercial style to articulate its stylistic details. The particular variant applied to this building does not incorporate the characteristic three part horizontal division to its main facades. Instead, the lower floors of the buildings facades are similar in detailing and the top fourth floor is separated by the use of an interior brick belt course that extends across all four facades. Thus, this building has a two part division to its facades instead of the more common three part division.

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Industry

Architecture

Period of Significance

1913 - 1950

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8 . Statement of significance

The McCormick Manufacturing Company Building is eligible for listing in the National Register of Historic Places under Criterion A for its contribution to the broad pattern of industrial development within the city of Dayton, Ohio. It is one of a surviving number of industrial buildings constructed from 1864 to 1948 that illustrate an association with the industrial development of the Webster Station area. It was designed specifically to house the McCormick Manufacturing Company, a firm involved in the manufacture of water heaters, water sprayers and plumbing supplies. It is also significant under Criterion C for its specific use of a variation of the Commercial style and as one of the last examples of industrial construction that incorporated the older method utilizing brick bearing walls to support upper floor construction. These two features illustrate aspects of architecture and building construction that contributed to the stylistic industrial development of the Webster Station area.

The identification of the significance for the McCormick Manufacturing Company Building is based upon the results of a comprehensive historic and architectural history survey that was completed for the Webster Station area in 1999. Judging the historic, architectural, contextual, and integrity significance of each building was determined using the National Register criteria as the basis for evaluation.

The McCormick Manufacturing Company was founded in 1910 by Francis J. McCormick who also operated the Dayton Supply Company that was located across the street from this building at 439 E. First Street. The original location for the plumbing supply business was approximately several blocks to the east on First Street. The company used this building as a location to manufacture a variety of plumbing supplies that included water heaters and water sprayers. The plumbing supply business did not survive past Mr. McCormick's death in 1917. Thus, the use of this building for plumbing related activities lasted only four years.

In 1917, the McCormick Laboratories and McCormick Manufacturing Company moved into

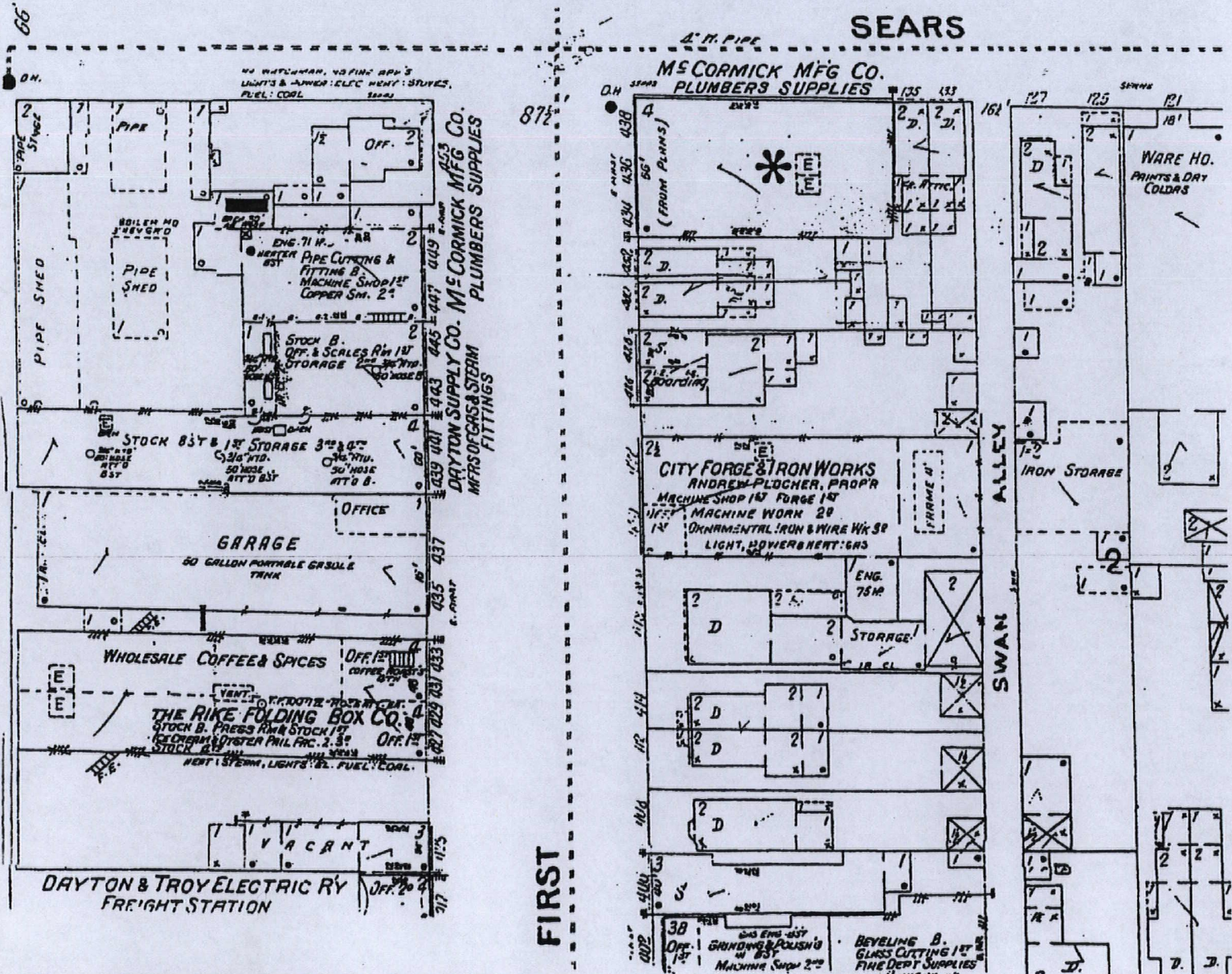
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 2

East Third Street Historic District /McCormick Manufacturing Co. Building
Montgomery County, Ohio

View of
McCormick Manufacturing Company Building
within Historic Surroundings



United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section 8 Page 3

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8. Statement of significance (continues)

the building. These businesses were established by several of Francis J. McCormick's surviving family members. During the early part of the 20th century, the city of Dayton became the location for numerous companies that were associated with the direct manufacture of automobiles, automobile related components, and associated automotive research. This was an early 20th century growth industry for Dayton. The increase of automotive related activities resulted in the establishment of the McCormick Laboratories. This company undertook a variety of research and development on automotive related systems. The McCormick Manufacturing Company was established to produce automotive accessories for electrical and engine systems. In part, these two companies contributed to the development in Dayton of a variety of automobile related research and automotive accessories manufacturing.

Overall, automotive related research, development, and component production was advanced by the Dayton Engineering Laboratories Company (Delco) which had constructed a research and manufacturing facility one block to the west in 1915. Research conducted by Delco resulted in the invention of the electronic starter and anti-knock gasoline. With the growth of Delco, firms which included the two McCormick companies, were created to supplement and contribute to the automobile related activities. In addition, the city's automobile related industrial development witnessed the production of several different short lived automobiles such as the Stoddard-Dayton luxury touring car and the Maxwell.¹

The two McCormick related companies did not occupy the building very long and moved into the Schwind Building located downtown on Ludlow Street in 1918. In that same year, the Gem

¹ For a discussion of early automobile production on Dayton, refer to *Dayton Motor Car Company Historic District*, National Register of Historic Places Inventory-Nomination Form, 1984.

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Continuation Sheet

Section 8 Page 4

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8. Statement of significance (continues)

City Machine Company occupied a portion of the building. They manufactured tool and die machines, punches, and jigs. They also designed various machine tools. The other occupant was the Acme Carburetor Company, a firm that made carburetors for various automobiles.

Over time, the building evolved into one within which numerous small businesses rented space. For example, in 1928, the Darn E-Z Laboratories, Dayton Insulating Molding, and the W. H. Jones Transfer Company occupied the building. Over the course of its history, various industrial tenants, both short and long term utilized space. At the present, it is vacant.

The building is an excellent representative example of a variation of the Commercial style. Characteristically, the style incorporated a base at the first floor, a common motif at the interior floors, and a third architectural variation at the top one or two floors. Examples of this type of Commercial style can be found along the south side of East Third Street, east of Wayne Avenue where storefronts are incorporated into the base of some buildings. Another variant would incorporate a common architectural treatment at the base and interior floors and different top floor. In some situations, larger windows at the first floor would be built instead of a storefront. For example, the Philip Haas Building (123 Webster Street) is one such example of this variant. The McCormick Building is a third variant of the Commercial style. It incorporated only two different architectural motifs: a common lower story detail capped by the separate delineation of its top most floor by interior brick belt course and top cornice motifs.

Additionally, its construction used bearing wall to support the upper floors. This is an important contribution to the architectural theme. Its use, on this 1913 constructed building, was one of the last examples of industrial architecture in the Webster Station area to use bearing walls on buildings over three floors in height. It helped to illustrate an evolution in construction technology for industrial buildings. Originally, many industrial buildings were constructed with bearing walls. As building technology evolved, the use of steel girders and reinforced concrete

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Section 8 Page 5

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8. Statement of significance (continues)

walls replaced brick bearing walls. This building is a late example of bearing wall construction. It helps to illustrate the use of this type of wall construction at a time when this technique was being replaced with reinforced concrete construction.

Historical Context

The historical context within which the McCormick Manufacturing Company Building developed, and made a contribution to, began with the canal era industrial buildings and continued into the early part of the twentieth century. New industrial development into the Webster Station area resulted from desirable locations next to the northern extension of the Miami and Erie Canal and with the construction of several railroad spur lines. The period from 1864 to 1950 witnessed the transformation of an existing and developing residential neighborhood into the most significant area in the city of Dayton for diverse industrial development. The resulting built form is one that contains numerous examples of industrial land use and an evolution of architectural development applied to industrial buildings constructed at different periods of time using bearing wall and reinforced concrete building techniques.

The historical theme of industrial land use development for the immediate area in which this building is located is affirmed by the evolution of industrial activities that occurred within this building. Originally constructed for a specific industrial use, it has housed a variety of other industrial activities over the years. The building contributed to the industrial development of the area by sustaining itself as the location for various industrial activities in an area composed of numerous industrial buildings with diverse industrial land use.. As such, its 1913 construction and subsequent viable use contributed to the then evolving industrial nature of the area. This building contributes to the historical and architectural significance of the Webster Station area. Refer to *Historic and Architectural Resources of the Webster Station Area*, National Register of Historic

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Continuation Sheet**

Section 8 Page 6

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8. Statement of significance (continues)

Places Multiple Property Documentation Form for a discussion of the development and historic architecture of this part of Dayton's late 19th and early 20th century industrial character.

Other industrial areas developed within the city of Dayton, however, none to the extent of the Webster Station area. Many developed with either single industrial buildings or as a small group. A review of the existing older industrial buildings within the city has established that there does exist individual and several small clusters of significant buildings. Overall, the McCormick Manufacturing Company Building contributes to a limited number of older historic industrial resources. What distinguishes this building even further is its contribution to the most important historic industrial area within the city of Dayton.

The architectural treatment of this building, with its Commercial style variation, is supported by the industrial architectural development of its surrounding neighborhood. As the architectural history of the Webster Station area developed, the Commercial style was used on the majority of the industrial buildings. This was the most popular style at that time applied to new industrial buildings. The McCormick Building exhibits a modification in its architectural detailing to articulate a variant of the Commercial style. As such, it is an important example in industrial building design that contributed to the development of the Commercial style motifs in the city of Dayton.

Other significant early twentieth century Commercial styled buildings exist within the city of Dayton. Many of these buildings use the Commercial style to articulate buildings the housed retail and office land uses. Others used the style as applied to industrial land use. The McCormick Manufacturing Company Building was a building constructed when the Commercial style was important to the architectural development of the city of Dayton. It does not exist as an isolated example of the style. It does exist as a good representative example of the Commercial style architectural development in the city of Dayton, especially when its variant motif and method

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

McCormick Manufacturing Co. Bldg.
Montgomery County, Ohio

Appendix A

Evaluation of the Construction Techniques
for Significant Buildings
Over Three Floors in Height
Located within the
Greater Webster Station Multiple Resource Area

Number	Building	Construction Date	Bearing Wall	Reinforced Concrete
1	Weber Bldg	1921		X
2	Haas & Mitchell	1874	X	
3	Seitz & George	1904	X	
5	Frigidaire	1928		X
6	Dayton Fan @ Motor	1918		X
8	Lincoln Storage	1912		X
9	Beaver Power #2	1913		X
10	Nixon Warehouse	1865	X	
11	Miller Brothers	1870	X	
12	Haas Tobacco Bldg	1870	X	
14	Delco	1915, 1929, 1938		X
15	McCormick Bldg	1913	X	
17	Philip Haas Bldg	1911	X	
22	Lorenz Publishing	1922		X
25	Cinti Cordage	1914		X
26	J. T. Barlow Co.	1914		X
27	J. K. McIntire	1912		X
28	Lotz Paper Co.	1918		X
30	Barney Bldg	1893	X	
31	Lowe Brothers #1	1893	X	
32	Weakley @ Worman	1910	X	
33	Keogh @ Rike	1901	X	
34	Canby, Ach @ Canby	1893	X	
35	American Cigar	1903	X	
36	Lowe Brothers #2	1929		X

Source: Sanborn Insurance Maps (various)
Montgomery County Auditor's Office
Personal Observation of Fred Mitchell

For location of buildings, refer to Webster Station Multiple
Property Documentation Area map.

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Continuation Sheet

Section 8 , 9 Page 8

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

8) Statement of significance (continues)

of construction are examined.

Contextual Assessment of Building Construction Techniques in the Webster Station Area with Specific Reference to the McCormick Building

In an effort to better understand the distribution of bearing wall construction within the Webster Station area, an assessment was made with respect to significant surviving industrial construction. Appendix A illustrates the distribution of bearing wall and reinforced concrete wall construction for significant buildings over three stories in height located within the Webster Station area. The years 1912 and 1913 appears to be a demarcation between those buildings constructed with bearing walls and those with reinforced concrete. As a generalization, most significant buildings constructed before that date exhibited bearing wall construction with those constructed after 1913 exhibiting reinforced concrete walls. Thus, the data for surviving significant building wall construction illustrates that the McCormick Manufacturing Company Building was the last to use the older bearing wall construction technique.

9. Major bibliographical references

Beringer, Sara M. (1955)

History of Dayton's Industries, Unpublished manuscript at Wright State University Archives.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

9) Major bibliographic references (continues)

City of Dayton Planning Department

Copies of historic photographs.

Dalton, Curt (no date)

Index to Buildings in Dayton Ohio Before 1930, Unpublished manuscript at
Wright State University Archives.

Drury, A. W. (1909)

History of the City of Dayton and Montgomery County, Ohio, Volume No. 1,
S. J. Clark Publishing Company

Everts, L. H. (1875)

Combination Atlas Map of Montgomery County, Ohio, Philadelphia, Pa.

Higgins, R. T. and J. J. Higgins (1869)

Titus Map of Montgomery County, Ohio, C. O. Titus Publisher, Philadelphia, Pa.

Mitchell, Fred and Margo Warminski (2000)

Historic and Architectural Resources of the Webster Station Area, National Register of
Historic Places Multiple Property Documentation Form.

Mitchell, Fred (1999)

*An Architectural and Historical Investigation of the Greater Webster Station National
Register Multiple Property Area, Dayton, Ohio*. Prepared for Department of City Planning,
Dayton, Ohio.

Montgomery County Historical Society

Various sources.

Montgomery County Recorder's Office

Title search.

McCormick Manufacturing Company Building

Montgomery Co., Ohio

Name of Property

County and State

10. Geographical Data

Acreeage of Property Less than an acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 741210 4405080
Zone Easting Northing
2

3
4
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Fred Mitchell
organization Historic Preservation Associates date March 8, 2000
street & number 1026 Lenox Place telephone 513-751-9629
city or town Cincinnati state Ohio zip code 45229

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mr. Buddy LaChance, CityWide Development Corporation
street & number 8 North Main Street telephone
city or town Dayton state OH zip code 45402

Paperwork Reduction Act Statement: This information is being collected for applications 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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places
Continuation Sheet**

Section 9, 10 Page 2

12 Page 1

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

9. Major bibliographic references (continues)

Sanborn Insurance Map Company

Sanborn Insurance Maps of Dayton Ohio (various years)

Weyland, Bill (1984)

Dayton Motor Car Company Historic District, National Register of Historic Places
Inventory-Nomination Form.

William's Dayton City Directory

Various years

10. Geographical data

Verbal boundary description

Situated in the City of Dayton, County of Montgomery, and State of Ohio, and being Lots Numbered 764 and 765 of the consecutive numbered lots on the revised Plat of said City of Dayton, Ohio.

Boundary Justification

The verbal boundary description contains all property associated with the McCormick Manufacturing Company Building during its period of significance.

12) Additional documentation

Photograph key

The following identifies the photographs submitted with this National Register nomination.

Name: McCormick Manufacturing Company Building

Location: Montgomery County, Ohio

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 12 Page 2

McCormick Manufacturing Company Building
Dayton, Montgomery County, Ohio

Name of Photographer: Fred Mitchell
Date of Photographs: March 14, 2000

12) Additional documentation (continues)

Location of Negatives: Historic Preservation Associates
1026 Lenox Place
Cincinnati, Ohio 45229

Photo #	Description of View
1	View of main north and east side facades.
2	View of main north facade.
3	View of main entry frontispiece and stairs.
4	View of north and west side facades.
5	View of west and south side facades.
6	View of east and south side facades.
7	View of first floor interior looking towards main facade.
8	View of second floor interior looking towards rear. Detail is typical of that found throughout the floors.
9	View of third floor core area.
10	View of third floor wooden column and beam assembly. Steel collar holds framing together. This is typical of the wood framing throughout each floor of the building.

McCormick Manufacturing Co. Bldg.
Montgomery Co., Ohio

Historic view, 1913.



View of Montgomery Co., Ohio
A. J. CORMACK

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: McCormick Manufacturing Company Building

MULTIPLE NAME: Webster Station Area, Dayton, Ohio MPS

STATE & COUNTY: OHIO, Montgomery

DATE RECEIVED: 1/03/01 DATE OF PENDING LIST: 1/17/01
DATE OF 16TH DAY: 2/02/01 DATE OF 45TH DAY: 2/18/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000050

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/2/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



McCormick Mfg Co. Bldg
Dayton, Montgomery Co, Ohio

Photo #1

NOR 64-81 911NN+00AU 720

FOF

RENOVATED OFFICE
SPACE FOR LEASE
available Spring of 2005
 call
229-0487

McCormick Mfg. Co Bldg
Dayton, Montgomery Co, Ohio

Photo #2

MOR 61-02 91INN+30RU 720

- Mc CORMICK -



McCormick Mfg Co. Bldg.
Dayton, Montgomery Co., Ohio
Photo #3

NOR 61402 SIINN-01AU 720



RENTED OFFICE
SPACE
FOR LEASE
Call
524-4447

WEBSTER STATION

SEARS STREET

McCormick Mfg. Co. Bldg
Dayton, Montgomery Co., Ohio
Photo # 4

NOR 61-03 911HM+09RU 720



McCormick Mfg Co BLDg.
Dayton, Montgomery Co., Ohio

Photo #5

MOR 61-01 911NH+15RU 720



McCormick mfg Co BLDg
Dayton, Montgomery Co., Ohio

Photo #6

NOR 61-01 91INN+04RU 720



McCormick Mfg Co Bldg
Dayton, Montgomery Co, Ohio

Photo #7

NOR 61401 911NN-03AU 720



McCormick Mfg Co. Bldg

Dayton, Montgomery Co., Ohio

Photo #8

NOR 61400 91INN+27AU 720



McCormick Mfg Co Bldg
Dayton, Montgomery Co Ohio

Photo #19

NOR 61+00 91INN+11RU 720

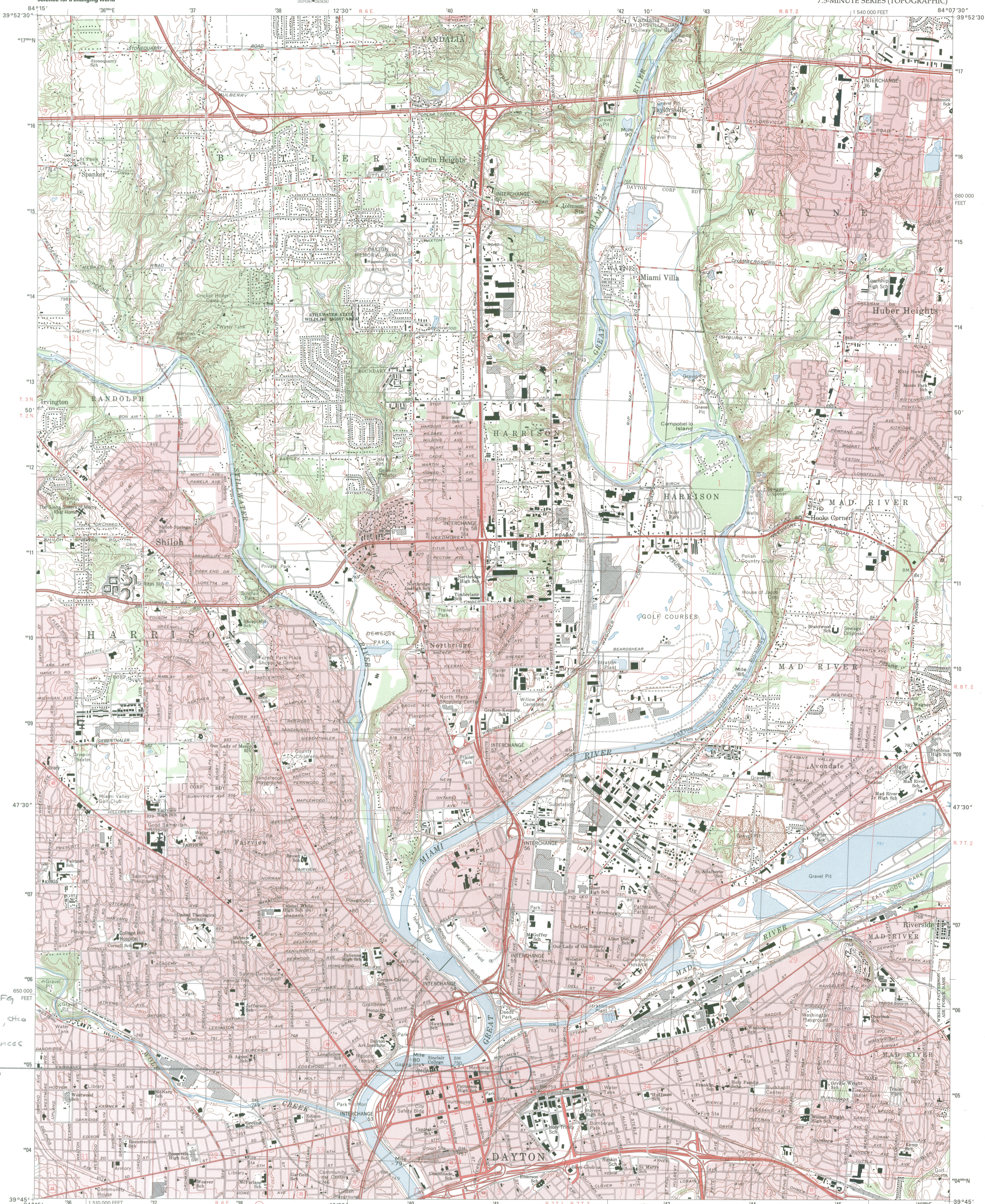


McCormick Mfg Co Bldg

Dayton, Montgomery Co, Ohio

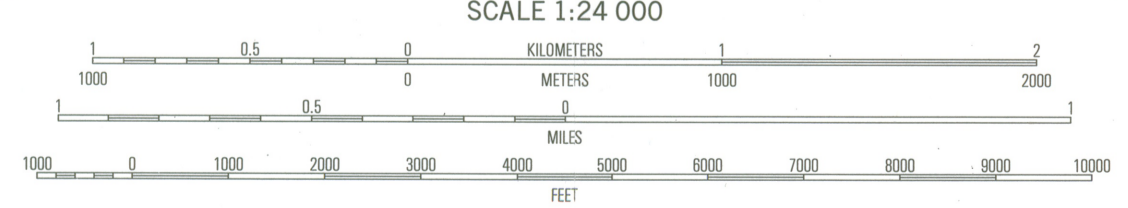
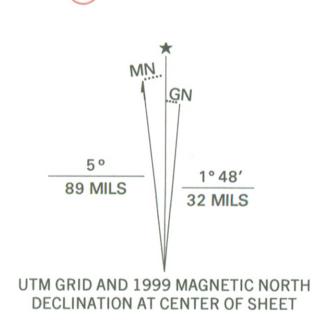
Photo #10

NOR 61403 911NN+05RAU 720



McCormick MFG Co. Bldg Montgomery, Ohio UTM References 16/741210 4405080

Produced by the United States Geological Survey Topography compiled 1964. Planimetry derived from imagery taken 1968 and other sources. Photoinsected using imagery dated 1995. No major culture or drainage changes observed. PLSS and survey control current as of 1995. Boundaries, other than corporate, revised 1999 North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Ohio coordinate system, south zone (Lambert conformal cone) 1000-meter Universal Transverse Mercator grid, zone 16 North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software Area covered by dashed light-blue pattern is subject to controlled inundation to 818 feet Area west of the Great Miami River lies within the Miami River Survey Area east of the Great Miami River lies within the Between the Miamis Land lines based on the Great Miami River Base There may be private inholdings within the boundaries of the National or State reservations shown on this map



ROAD CLASSIFICATION legend table with symbols for primary, secondary, and interstate routes.

QUADRANGLE LOCATION table with a grid of numbers 1-8 and corresponding place names.

DAYTON NORTH, OH 1996 NIMA 41631 SW-SERIES V852



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MICHAEL R. TURNER
Mayor



CITY of DAYTON, OHIO
OFFICE OF THE CITY COMMISSION
CITY HALL • 101 W. THIRD STREET • P.O. BOX 22
DAYTON, OHIO 45401 • PHONE (513) 443-3636

May 31, 2000

Amos J. Lovejoy, Jr.
State Historic Preservation Officer
597 East Hudson Street
Columbus, Ohio 43211-1030

Re: National Register Nominations

Dear Mr. Lovejoy:

The City of Dayton is pleased to support the Webster Station Multiple Resource Nomination and the Sherman-Hook Estate Nomination. Also, we support the efforts of others in the nomination of the McCormick Building and the East Third Street area.

We have identified historic preservation as an important tool in our redevelopment efforts within the City of Dayton. We believe these properties meet the architectural and historic National Register criteria. We ask for your favorable review and approval of these nominations.

Sincerely,

Michael R. Turner
Mayor

- c. Ms. Lemmie, City Manager
- Mr. Meadows, Deputy Director
- Mr. Inderrieden, Historic Preservation Officer



June 2, 2000

Steve Gordon, Survey and National Register Manager
Ohio Historic Preservation Office
567 East Hudson St.
Columbus, Ohio 43211-1030

Dear Mr. Gordon:

CityWide Development Corporation is a 50% owner of the McCormick building located at 434-438 East First St in Dayton Ohio. CityWide approves and supports the listing of this property on the National Register of Historic Place.

CityWide has a long history of supporting historic preservation in Dayton neighborhoods and downtown. We have been involved with projects ranging from the Dayton Arcade to the renovation of over 20 houses in three historic districts through the award winning Rehabarama project. We take our role as stewards of our community's assets very seriously.

The development of a minor league ballpark in the eastern area of downtown Dayton brings hope as well as a threat to the surrounding historically significant buildings. The listing of the McCormick building on the National Register of Historic Places will assist in giving this property an opportunity to be preserved, renovated and a contributing part of the Downtown area.

While I understand that listing the property on the National Register in no way assures the McCormick Building's renovation, it does provide it with a recognition for its historic significance that will help retain the character of the area in the near and distant future.

Sincerely,

A handwritten signature in black ink, appearing to read "Buddy LaChance", written over a faint, larger version of the same signature.

Emile A. LaChance, Jr.
Neighborhood Development Director

8 N. Main St.
Dayton, OH 45402-1916
(937) 226-0457
Fax (937) 222-7035