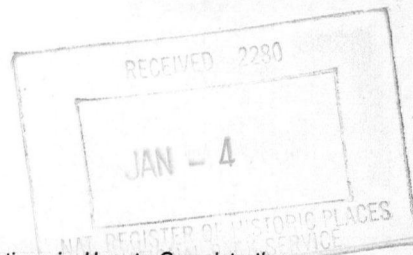


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

55



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 Thomas Manufacturing Company Warehouse

other names/site number The Ice House

2. Location

street & number 360 South Limestone Street n/a not for publication

city or town Springfield n/a vicinity

state Ohio code OH county Clark code 023 zip code 45505

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 Power Manning, Inventory Dept. Head December 13, 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): _____

Edson H. Beall
Signature of the Keeper

Date of Action 2/2/01

Thomas Mfg. Co. Warehouse

Name of Property

Clark, OH

County and State

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

Name of related multiple property listing

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

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

Industry/Manufacturing Facility

Current Functions

(Enter categories from instructions)

Commerce/Specialty Store, Offices

7. Description

Architectural Classification

(Enter categories from instructions)

Other/Vernacular Industrial

Materials

(Enter categories from instructions)

foundation Stone

walls Brick bearing

roof Other/roll roofing

other

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH**Section number 7 Page 1

The Thomas Manufacturing Company Warehouse is the only remaining building of a firm that once was a major producer of agricultural implements in Springfield, Ohio. In the latter part of the 19th century, Springfield exceeded even Chicago as the nation's primary producer of agricultural implements, and the Thomas building is one of the few structures that represents both that era of the city's history and the heavy mill-type construction that typically housed these firms' operations.

The building is located just south of the commercial core of downtown Springfield, in a corridor several hundred feet wide that in the past was primarily industrial in character. The former New York Central Railroad/Conrail Cleveland-Columbus-Cincinnati main line, still very active, passes through the area just at the northern edge of the industrial corridor.

The Thomas warehouse is located along the southern edge of the industrial corridor. The area surrounding the building has changed dramatically since the peak of industrial production in the early 20th century. Immediately to the north, where the company's main manufacturing facility was located, is a recently-constructed YWCA building (photo 14); all traces of the Thomas Manufacturing Company facilities on this site are gone. A highway overpass is several hundred feet east of the nominated building (photo 13), and a church and residential buildings are located to the south and west (photo 15). The building is set back from South Limestone Street behind a concrete parking area where the company's office building once stood (photos 1, 2, 16).

The Thomas building measures 92 by 148 feet, with the east and west elevations having the longer dimension. It is four stories high and was constructed of brick on a cut limestone foundation (photos 1-6, 13, 14). It was built in two phases, the original western portion about 1890 and the eastern portion about 1905. In its original form the building was three stories tall, had stepped gables, and measured four by fifteen bays, with its axis oriented north and south. It was set some distance back from Limestone Street, with its primary elevation facing west, toward the rear of the firm's office building, which fronted on Limestone and was surrounded by landscaped grounds. The warehouse's brick walls were laid in common bond and lacked ornamentation (photos 1-6).

The c1905 expansion completely changed the building's character. An addition measuring six by 15 bays was constructed to the east; this addition was four stories high, so the original building lost its stepped gables and received an additional story to match the height of the addition. The

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Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

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roof structure was also altered, creating an extremely shallow, almost flat, gabled roof on an east-west axis.

All of the window and door openings in the original building and the addition were segmental arches. Although several first floor openings have been infilled with newer doors and windows, their segmental arches are still apparent. Several openings have been infilled at the building's southwest corner, where a two-story wing, which dated from some time prior to 1910, once stood (photo 2). This wing, demolished some time after 1983, at one time housed ice-making machinery. The entire building and the wing were known locally as the Ice House, a name which persists today even though the wing and the ice-making functions are long gone. Most of the window openings have been covered with metal panels. The first two floors had nine-over-nine wood double-hung sash windows and the two upper floors had six-over-six; however, nearly all the sash have been removed, and the remaining windows are extensively deteriorated. The wood window framing remains in place in most of the window openings.

On the north elevation there are two enlarged openings (currently infilled) on the second and third floors. This was the location of a bridge that linked the nominated building to the other Thomas facilities across Monroe Street. The demolition date of the bridge is not currently known.

The interior of the building is utilitarian in design, without any historic ornamentation (photos 7-12). With the exception of one part of the basement, the entire interior structure consists of wood posts and beams, with some variations between the two sections of the building. In the basement, chamfered wood posts support the horizontal beams in the original section, while in the addition this support is provided by stone piers (photo 7). From the first through the third floors, the beams in the original section are placed on wood plinths at the tops of the posts, while in the addition there are cast iron caps on the posts which provide support for the beam ends and for the next level of posts. On the fourth floor, there are only wood plinths, and no cast iron caps, atop the posts. All posts have chamfered corners. The maximum span in the original section is about 19 feet east and west and ten feet north and south; in the addition, the maximum east-west span is about 16 feet and the north-south is about 15 feet.

The structural members are larger in the addition than in the original section. In the original section, posts on the first and second floors measure eight by eight inches; beams consist of four laminated two-by-tens (full-dimension). On the third and fourth floors, the posts are eight by eight inches and the beams are solid members measuring eight by 12 inches. In the addition, posts

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Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

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on the first and second floors measure 13 by 13 inches and the beams consist of two laminated eight-by-13 members. On the third and fourth floors, the posts measure 11 by 11 inches and the beams are made up of two laminated six-by-14 members. Joists typically measure two by 12 inches (full-dimension) and are spaced between 16 and 18 inches on center.

On the building's interior, its industrial character survives largely intact (photos 8-12). The first floor is in regular use, housing a retail fastener store in the south end and a social organization's offices in the north end of the original western portion of the structure (photos 8 and 9). The entire eastern portion on the first floor is in use as a warehouse for the fastener retailer (photo 10). The retail and office spaces have been finished with lowered ceilings, lighting fixtures, and wall and floor treatments, but the structural posts are still evident. The warehouse space has been fitted with bins, racks, and other storage equipment, but it still has exposed posts, beams, and floor joists.

On the upper floors, the exposed structural system and unfinished brick walls remain intact (photos 11 and 12). The original east wall of the c1890 building forms an intermediate wall on the second and third floors, but the fourth floor is a single large space. Various partitions, ductwork, and other leavings from past uses occupy some of the spaces. There is a stairway that rises from an entry door on the south elevation. The first run, from ground level to the second floor, appears to be original but is utilitarian in character and lacks any kind of ornamental treatment. Above the second floor, portions of the stairway appear to be replacements of fairly recent date.

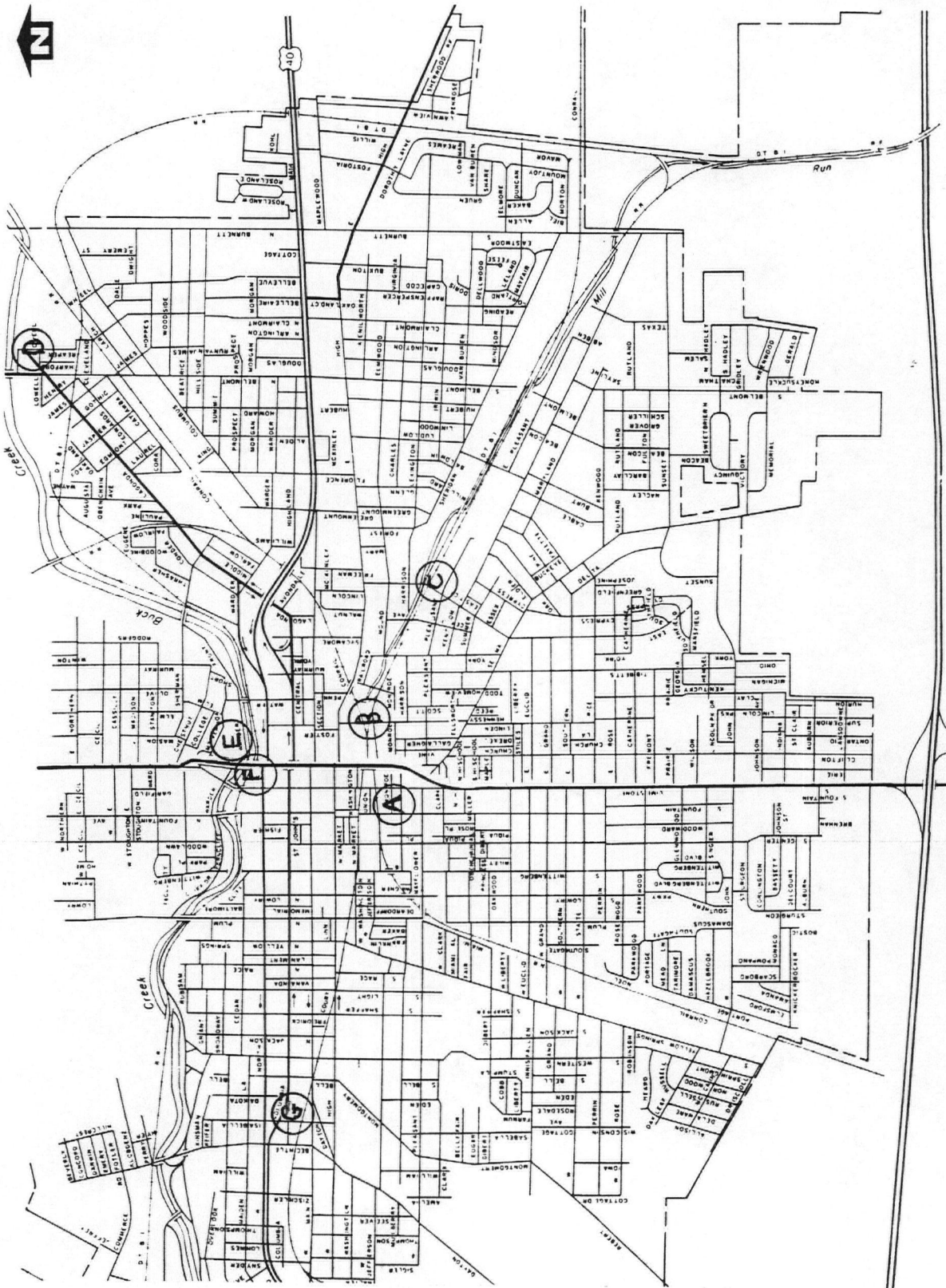
The tall brick walls, utilitarian design, low-pitched roof, and wood timber mill construction of the Thomas Manufacturing Company Warehouse give the building a high level of integrity and make it an excellent example of Springfield's agricultural implement industry.

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Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

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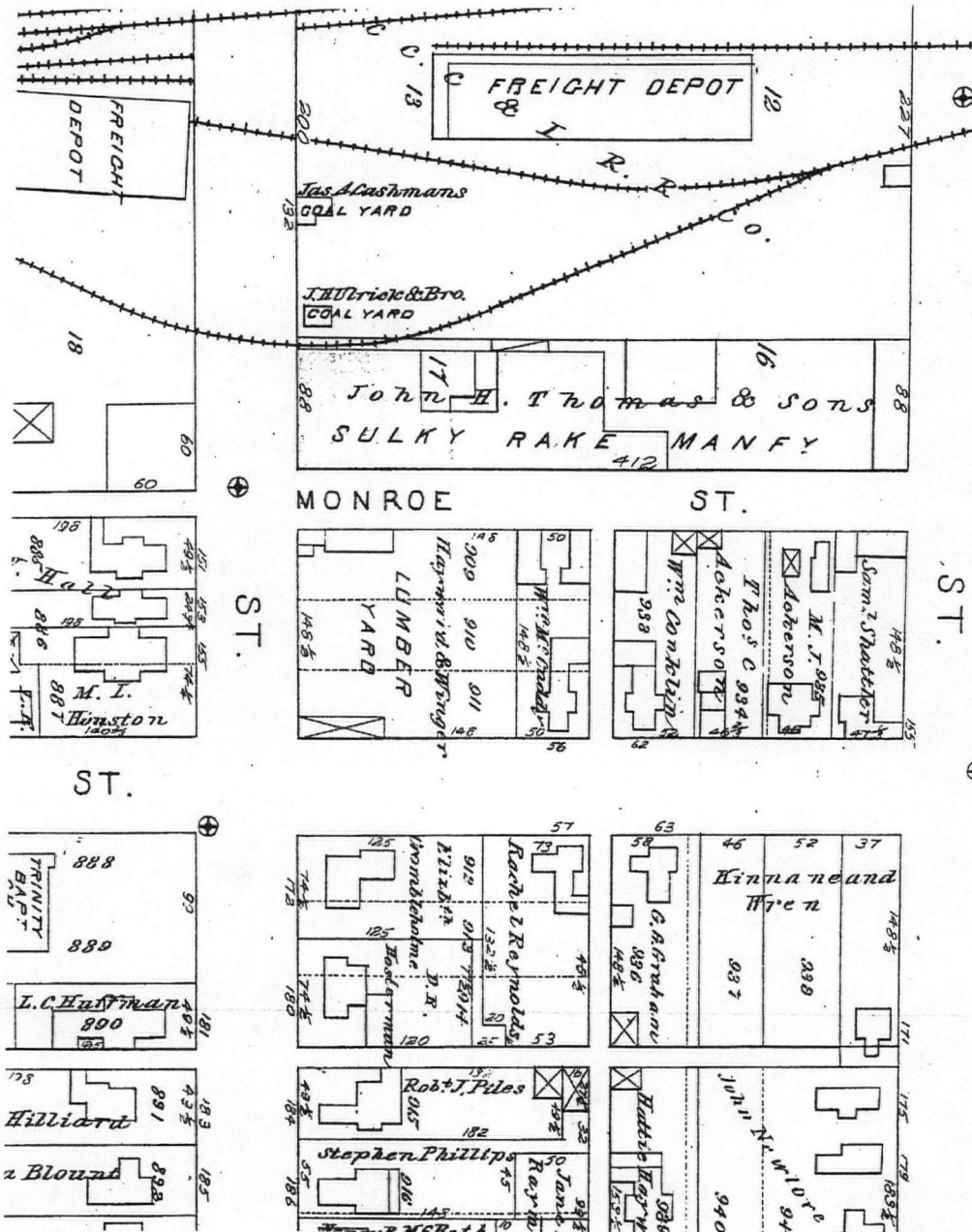
Springfield's principal historic agricultural implement plants are located on this contemporary map.
A - Thomas Manufacturing Company; B - Champion Works; C - East Street Shops; D - Lagonda Works;
E - Thomas & Mast Co./P.P. Mast & Co.; F - O.S. Kelly Co.; G - Mast, Foss & Co. (Source: *The Complete
City Maps of Ohio*)

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Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

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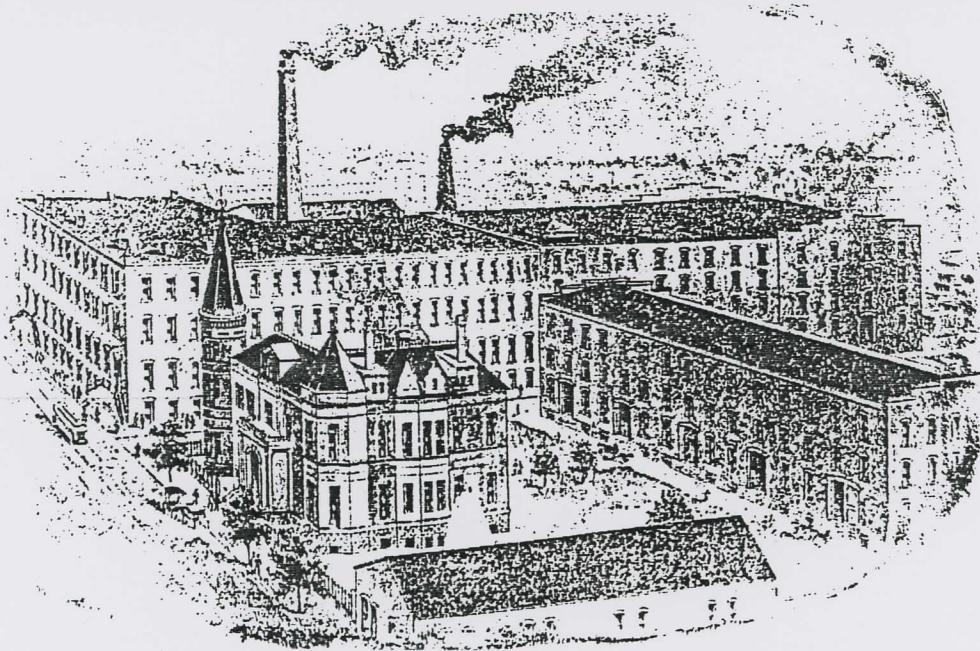
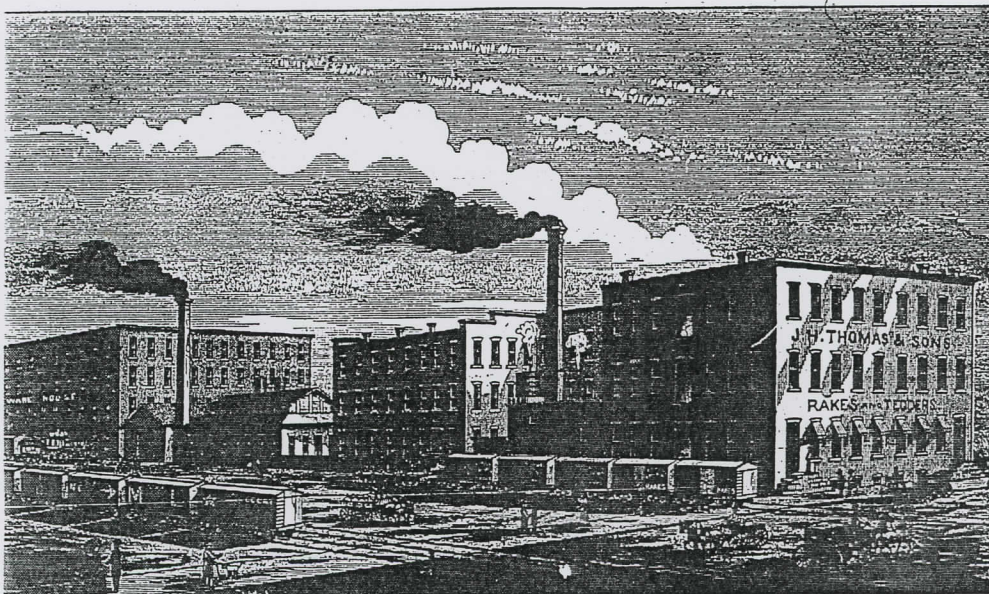
This 1882 atlas map shows the Thomas Manufacturing Company's plant east of Limestone Street and north of Monroe. At this time the facility was just a few years old, and it would be about another eight years before the firm's office building and the first portion of the nominated building would be in place just south of the main plant on a site that this map shows as a lumber yard. (Source: Robinson, *Atlas of the City of Springfield*)

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Thomas Manufacturing Company
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Two views of the Thomas facilities. The upper image dates from 1884 and looks from northwest to southeast at the north and west sides of the plant. The office building and the nominated building would be built just to the right of the main building a few years later. The lower image, from 1903, looks from southwest to northeast and shows the nominated building in its original form. (Sources: upper - Austin, *History of the Manufactories of Springfield, Ohio*; lower - *An Illustrated Souvenir Edition of Springfield, Ohio*)

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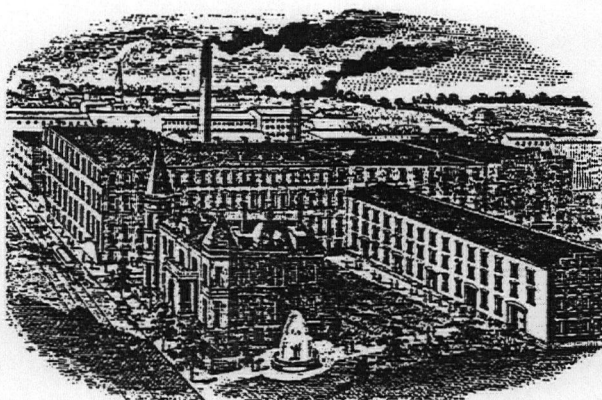
National Register of Historic Places Continuation Sheet

Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

Section number 7 Page 7

The Thomas Manufacturing Co.

SPRINGFIELD, OHIO.



Manufacturers of

Lawn Mowers, Iron Pumps,

HAY RAKES,
TEDDERS,
LOADERS,

DISC HARROWS. _____

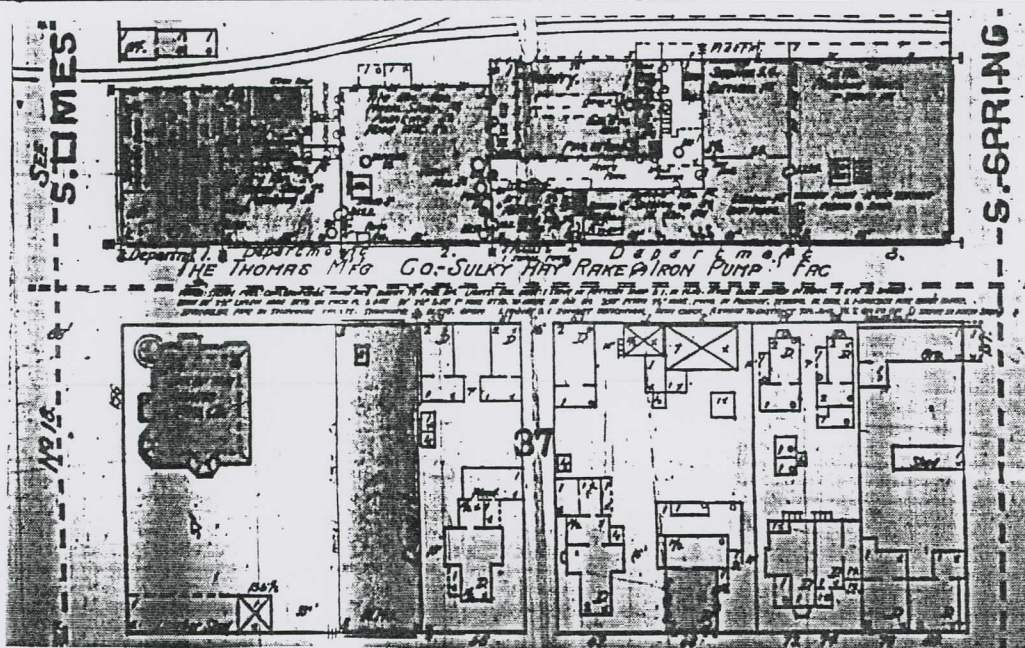
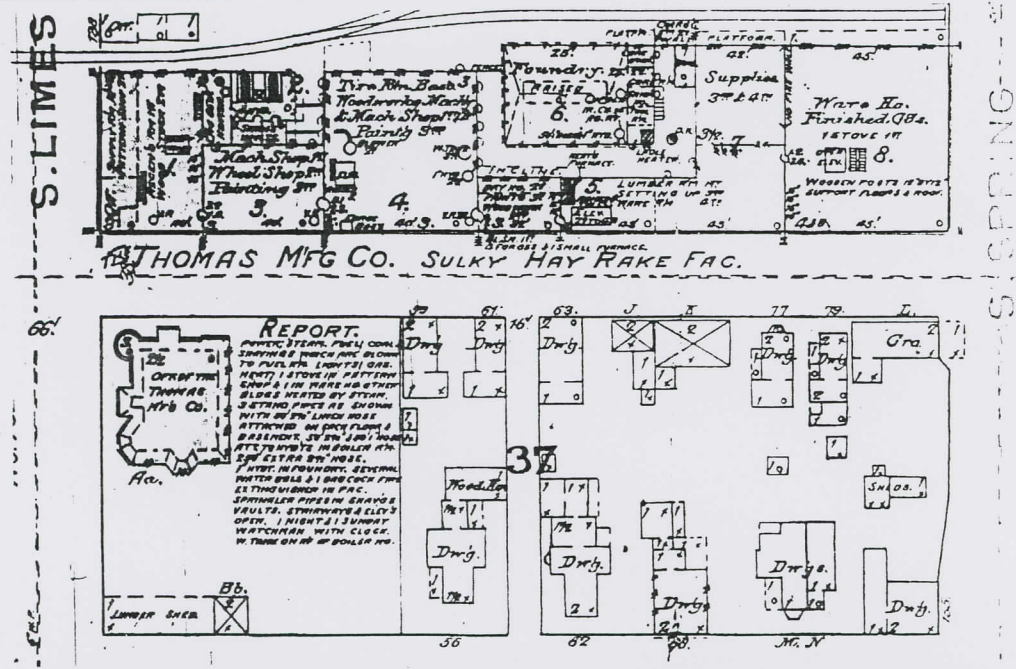
By 1894 the Thomas Manufacturing Company plant occupied land on both sides of Monroe Street, east of Limestone Street. The nominated building is here depicted in its original form, at the right behind the firm's office building. The view looks from southwest to northeast. This image was used again in 1903 (see separate illustration) in another promotional publication. (Source: *Industries of Springfield, O. and Environs*)

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Thomas Manufacturing Company
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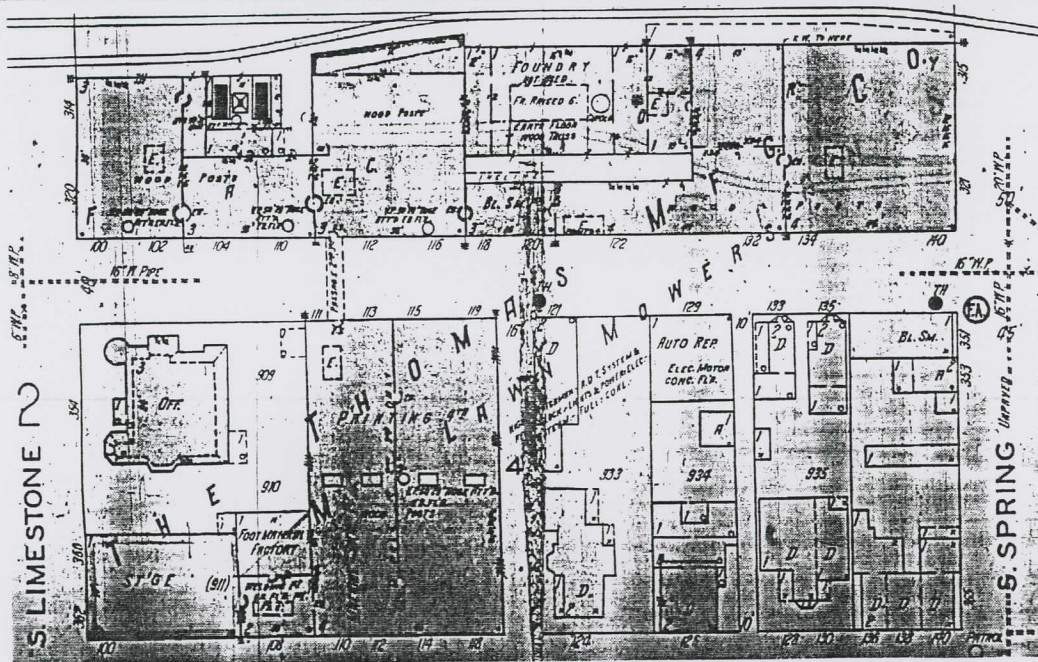
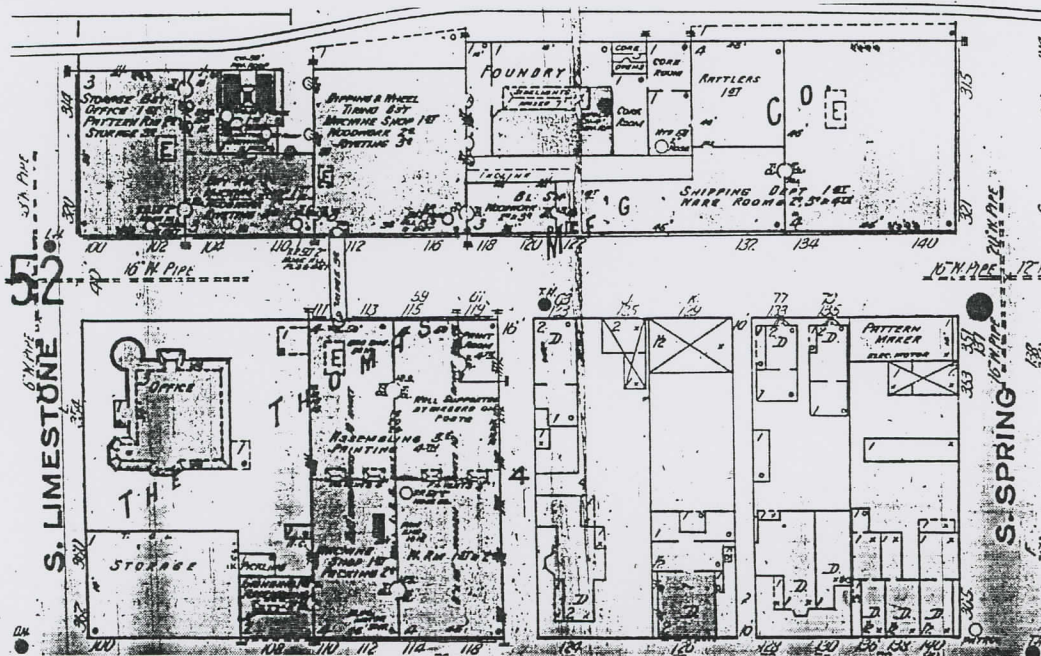
This series of four Sanborn maps shows the evolution of the Thomas Manufacturing Company plant and of the nominated building. The upper map dates from 1886, and at this time the main plant north of Monroe Street has reached its maximum size. South of Monroe, the office building is in place. It did not appear in an 1884 image (see separate illustration) and thus would date from about 1885. The nominated building had not yet been built when this map was published. On the lower map, published in 1891, the first portion of the nominated building is in place.

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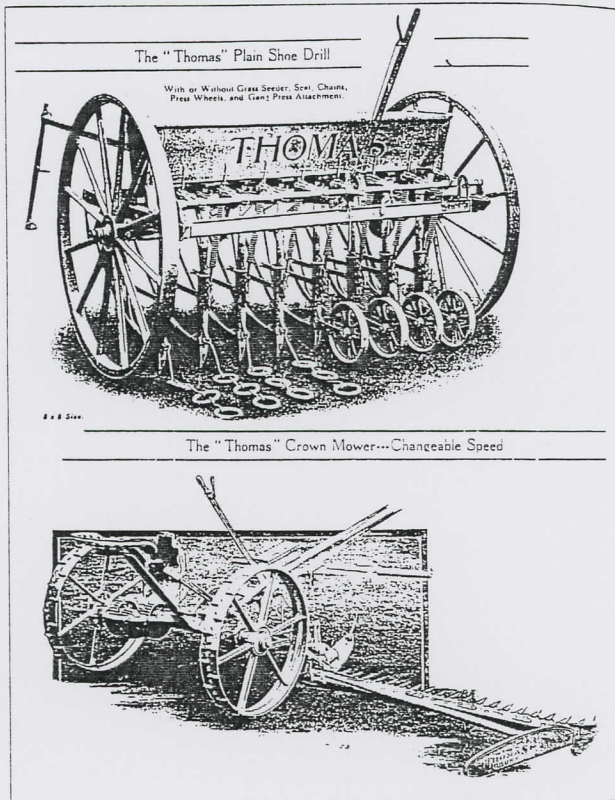
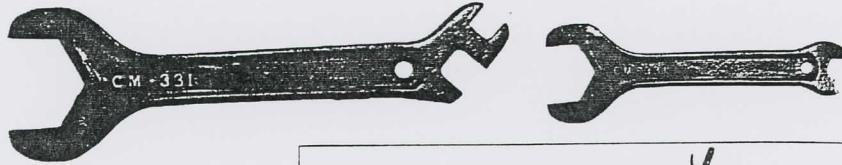
By 1910 (upper map), the nominated building had assumed its full form, and additions had been built at its southwest corner. The firm was still producing agricultural equipment at this time. By 1928 (lower map) the foundry had closed, and "painting" on the fourth floor is the only activity shown in the nominated building. "Foot material factory" is shown in one of the building's additions, indicating that other uses were beginning to occupy the plant. Agricultural equipment was no longer produced, and the firm's only product now, as indicated by the map, was lawn mowers. (Source: Sanborn Map. Co. Fire Insurance maps)

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Examples of some of the Thomas Manufacturing Company's products from the first decade of the 20th century, when the firm employed as many as 350 people. (Source: Rathbone, *The History of Old Time Farm Implement Companies and the Wrenches They Issued*)

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)

Industry

Period of Significance

c1890-1925

Significant Dates

c1890, c1905

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

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 (1980)
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:

Ohio Historic Inventory

United States Department of the Interior
National Park Service

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Thomas Manufacturing Company
Warehouse
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Introduction

The Thomas Manufacturing Company Warehouse is qualified for listing in the National Register under Criterion A. It is one of a dwindling number of historic manufacturing structures linked to Springfield's industrial past, and it is particularly significant because it is directly linked to the manufacture of farm implements, the industry that put Springfield "on the map." At one time Springfield was the nation's largest producer of mechanized farm equipment, and the Thomas Manufacturing Company building is a significant and well-preserved link to that major part of Springfield's history. In fact, very few industrial structures from the late 19th century and the early 20th century survive. It is interesting to note that to date, despite its rich industrial history, none of Springfield's historic industrial structures has been listed in the National Register.

Springfield: Background History and Industrial Development

Springfield was platted in 1801 along Lagonda (today Buck) Creek, a westward-flowing stream that empties into the Mad River west of town. By 1804 the new village had several homes, a post office, a distillery, and a grist mill that drew power from the creek. The mill, built by village founder James Demint, was soon followed by others, including a mill built in 1807 by Simon Kenton, the famous Ohio Country frontiersman.

The start of Springfield's stunning industrial growth in the 19th century can be traced to 1841, when Samuel Barnett and his brother James built another grist mill along Buck Creek. This mill would have been like most others but for its power source. In 1840, James Leffel had opened a foundry on Buck Creek near where it emptied into the Mad River, about two miles west of the center of Springfield. Finding the water power at this point inadequate, Leffel joined with the Barnetts in construction of a millrace almost 8,000 feet long that drew water from Buck Creek and provided a head of 24 feet. In 1845 Leffel and a partner constructed a foundry just east of Barnett's mill and began production of the water turbine for which Leffel would become internationally famous. The Barnett mill was powered by one of the first Leffel turbines.

The power offered by the millrace attracted other manufacturers, and along Buck Creek in the period prior to the Civil War there developed the first of Springfield's four major industrial districts. The Barnett mill, first of the enterprises along the race, expanded throughout the rest of the century and into the 20th century as a grain storage and milling plant; it operated as an elevator and feed mill at least into the 1950s. Other manufacturers that located along the millrace

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**Thomas Manufacturing Company
Warehouse
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included an oil mill, a woolen mill, and a flooring mill, all in the late 1840s. In 1848 John A. Pitts, inventor of grain separators, saws, and other farm implements, constructed a machine shop on the millrace; Pitts would later build threshing machines, and the firm eventually evolved into O.S. Kelly Co., at one time the world's largest manufacturer of piano frames (the Kelly firm remains in operation in an older but much-altered brick factory building on North Street). In 1861 John Foos purchased an oil mill from James Barnett, who had built the mill, and operated it along the millrace until moving it to a site somewhat farther west in 1871. Mast, Foos & Co. would eventually occupy a site on the city's west side on Isabella Street; the firm was known for producing wind turbines (windmills), pumps, and cast iron fences and gates. Nothing from this plant today remains at the site.

In late 1856, P.P. Mast and John H. Thomas organized what would become the dominant firm along the Buck Creek millrace. Thomas & Mast Co. made agricultural implements, their chief product being the popular Buckeye Grain Drill and Grass Seed Sower. Initial production at the firm's plant included cider mills and amounted to some 100 grain drills and 600 to 800 cider mills in the first year. Rapid expansion followed, however, once rail transportation came to Springfield in the mid-1850s, and between 1856 and 1869 Thomas & Mast produced over 25,000 grain drills. The manufacturing facility expanded with the increase in production, and the firm absorbed adjacent earlier mill buildings as well as building new ones of its own. Thomas left the firm in 1872, after which it was reorganized as P.P. Mast & Co. and was known as the Buckeye Agricultural Works. The firm thrived and continued its physical expansion, dominating the north side of Buck Creek east of Limestone Street.

The 1880s were the peak years for P.P. Mast & Co. and for other Springfield firms manufacturing agricultural implements. That industry represented 78% of the city's industrial production in 1880, having grown from only 12% of production in 1860. Until it was surpassed by Chicago in 1890, Springfield was the national leader in the production of farm machinery. After 1890 that business began a gradual decline. P.P. Mast & Co. became the American Seeding Machine Co., Buckeye Division, and in the late 1920s the firm became the Buckeye Manufacturing Company. It was entirely out of the farm machinery business and instead made furniture and radio cabinets. All the buildings south of Warder Street were demolished around this time, and by the mid-1950s the plant was used for storage and warehousing by various firms and by the Clark County Highway Department. Today there are no extant structures to show that this stretch of Buck Creek was once one of the most important manufacturing centers in the nation.

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Thomas Manufacturing Company
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The arrival of the railroad in Springfield in the 1850s gave the access to distant markets that enabled enterprises such as Thomas & Mast and P.P. Mast & Co. to grow. The Mad River & Lake Erie, which connected Sandusky and Springfield and connected with the Little Miami Railroad to Cincinnati, was in operation by 1850, and the Columbus & Springfield connected the city to the state capital by 1854; there was also a connection to Cleveland over the Cleveland, Mt. Vernon & Pittsburgh by about the same time. (In later years, the Little Miami would become part of the Pennsylvania Railroad and all the others part of the New York Central System.) The city's rail network was completed in the 1870s, when the Ohio Southern, later the Detroit, Toledo & Ironton, was built through Springfield.

The Ohio Southern entered the city's northwest side and followed the south bank of Buck Creek on an east-west alignment just north of downtown Springfield. The other lines, however, converged upon and diverged from a railroad "corridor" immediately south of the downtown area along Washington Street. This made the land immediately adjacent to the railroad ideal for industrial enterprises, since there was easy rail access to nearly all points of the compass.

Messrs. Thomas and Mast were not the only farm machinery manufacturers in Springfield in the pre-Civil War period; several other individuals and firms played a major role. In 1850 Benjamin Warder began producing farm machinery, operating as Warder, Mitchell & Co. and later as Warder, Bushnell & Glessner. Warder's plant was located in Lagonda, a village just northeast of Springfield located along the rail route to Cleveland.

William N. Whiteley developed a workable mower in 1855 and joined with Jerome Fassler and Oliver Kelly to manufacture the new machine. In the period just after the Civil War, Whiteley, Fassler & Kelly were having difficulty keeping up with orders and decided to build a new plant in downtown Springfield, along the main rail route. Organized as the Champion Machine Company, the firm's plant was built in the mid-1870s north of Monroe Street and on both sides of Linden Avenue just southeast of Springfield's downtown core. The company was advertised as "Manufacturers for Champion Reapers and Mowers. B.H. Warder, President, A. Whiteley, Secretary, Jerome Fassler Vice President and Superintendent." By the late 1870s the site had been fully built up, with brick production buildings occupied by the Champion Machine Company and subsidiaries such as the Champion Bar and Knife Company and the Champion Malleable Iron Company. The firm also contracted with Warder's company to produce Champion machines instead of its own line. One 19th century industrial structure from this complex survives today, having been used for many years by the Champion Chemical Company. Though somewhat

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Thomas Manufacturing Company
Warehouse
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altered from its original design, it is of equal importance to the nominated building in communicating a sense Springfield's importance in agricultural implement manufacturing in the late 19th century.

At this time, John H. Thomas again entered the farm machinery business. He had retired from his business with P.P. Mast in 1872 to pursue other interests, but in 1874 he joined with his two sons to form the Thomas Manufacturing Company. The company built its plant west of the Champion Works, on the east side of South Limestone Street and north of Monroe. By the mid-1880s, the plant filled two entire blocks between Monroe and Spring, with an office building at the southeast corner of Monroe and Limestone. To the north side of the plant were rail spurs that served it and the Champion plant just to the east, and north of these spurs was the Pennsylvania Railroad's freight house.

About 1890 the company built the western portion of the building that is the subject of this nomination. This was a three-story structure, oriented north-south, located just east of the office building. It was used as a warehouse, and the entire Thomas plant was noted as being a factory for producing sulkies, hay rakes, and iron pumps.

By about 1905, the main plant still occupied the full two blocks north of Monroe, and the nominated building had been expanded to its current form and increased to four stories in height. By 1910, additional wings had been added to its southwest corner, and the entire structure was used for a machine shop, storage and warehousing, grinding, assembly, and painting.

The Champion Works and the Thomas Manufacturing Company, then, formed the core of the second major industrial district in Springfield, which was located along and primarily south of the rail lines that passed just south of the city's heart. They were the largest enterprises in this district and the only ones engaged in farm machinery production. Other firms included machine shops, foundries, a brewery, and a casket company, and there were several large warehouses and wholesale companies.

Springfield's third major industrial district was on its east side and developed because William Whiteley was convinced he could retain Springfield's lead over Chicago as the nation's center of farm equipment production by a huge expansion program. To do this, he built the massive East Street Shops, located at the southeast corner of East Street and the New York Central Railroad tracks. Here, between 1882 and 1887, rose an industrial plant of a scale not seen anywhere else in

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the world, with just over a million square feet under a single roof. With a six-story main block along East Street and five long wings extending eastward from the main block, the plant formed a giant multi-legged "E" shape, and here the production of the Champion line was consolidated (production also continued at the older downtown location).

Whiteley would not, however, achieve his goal of keeping Springfield ahead of Chicago. In 1887, as a result of co-signing a loan to an associate who was attempting to corner the Chicago wheat market, Whiteley was forced into bankruptcy. He managed to have himself appointed as receiver and incorporated the William N. Whiteley Company, which in 1888 bought the East Street Shops at a bargain price. Whiteley attempted to revive the farm machinery business, but he went out of business in 1891. Warder, Bushnell & Glessner, which had been producing Champion machines for Whiteley at their Lagonda plant, bought rights to the Champion line and continued to produce those products until the firm was absorbed by International Harvester Company in 1902. The East Street shops, in the meantime, were again sold and were converted to leased space housing several different manufacturing firms. In 1902 most of the building was destroyed by fire. Portions of some of the wings survived and were later incorporated into various industrial enterprises, and the James Leffel Company appears to have re-used part of the building's foundation in 1924 to build a plant for production of turbines, steam engines, and boilers.

The fourth of Springfield's major industrial districts was located well to the northeast of the others and of the city's downtown core. This was the location of the Lagonda Works, the agricultural machinery plant developed by Benjamin Warder in 1850, and it continued in operation there through the balance of the century; as noted, the plant produced Champion products for Whiteley's firm during the last quarter of the 19th century and, after Whiteley's failure, on its own until 1902. In that year the International Harvester Company purchased the Warder firm and the Lagonda site. Over the years, IH continued to use Warder's buildings and built more of its own, expanding the property and gradually shifting from farm machinery to highway truck production. The importance of the Lagonda plant was greatly reduced due to construction of a new plant outside Springfield on Route 68 North in the 1960s, and in the early 1980s most of the oldest and largest buildings at the Lagonda site were demolished by IH. (The works' office building and a three-story brick factory building survive in somewhat altered form.) Having sold its line of farm equipment and its name to another manufacturer, IH became known as Navistar International and concentrated solely on heavy truck production.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

Section number 8 Page 16

Springfield: Historic Industrial Buildings Today

There are few physical industrial remnants to tell the story of Springfield's once-proud role as the center of farm machinery manufacture in the United States. As the discussion above has shown, all four of the city's major industrial districts were the locations of major farm equipment factories from the mid-19th century well into the 20th century. At three of them -- along Buck Creek, at the East Street Shops site, and at the Lagonda site -- little or nothing remains from the 19th century to tell the story. Along Buck Creek, the P.P. Mast site has been entirely cleared; the Mast, Foos & Co. site on the city's west side has been cleared; and the O.S. Kelly Co. plant has been altered. Elements such as the re-used wings of the East Street facility or structures at the Lagonda site are fragmentary and have a low level of integrity due to alterations.

The downtown industrial district has survived in a more intact state, though it, too, has suffered significant losses. East of the Spring Street viaduct, a portion of the Champion works survives. As was noted earlier, one five-story 19th century structure, on the east side of Linden at Monroe, is currently occupied by the Champion Company, formerly the Champion Chemical Company, a long-time manufacturer of embalming fluids and undertakers' supplies. This firm appears to have occupied the building just after the failure of the Whiteley firm and removal of Champion farm equipment production to Warder's Lagonda plant. Other Champion farm implement facilities, including the Champion Malleable Iron Company and Champion Bar and Knife plants, were located nearby to the north but were demolished in the mid-1980s. West of Linden, extending to the Spring Street viaduct, three more buildings survive, all dating from about 1905. They were part of the American Seeding Machine Company, which made grain drills, planters, rakes, and other farm equipment. The firm was active here until at least 1930, but the site has long been used for warehousing and other purposes. A Champion Historic District National Register nomination has been proposed for this area but has not gone forward.

West of the Spring Street viaduct, the Thomas Manufacturing Company building stands as the sole reminder of that firm's contribution to Springfield's industrial history. The firm was active in farm machinery production into the 1920s, making it and the American Seeding Machine plants among the last in Springfield in that line of business. By the 1940s, the building was shown as a "loft building," obviously no longer in use as a factory. To the north, on the main plant site, two portions of the plant appear to have been standing in 1946, one directly north of the nominated building, and one at the site's east end, up against the Spring Street viaduct. The demolition date for the first building is unknown, but the one adjacent to the viaduct came down in the spring of

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH**Section number 8 Page 17

1983. At the time of its demolition this building still had a painted sign on its east elevation that read, in part, "Thomas Mfg. Co., Drills, Rakes, Tedders . . ." The company's office building still stood in 1946 just west of the nominated building. It was in use as an American Legion hall at that time; its demolition date is unknown.

Elsewhere in the former downtown industrial district, two additional industrial buildings survive. One, at the southeast corner of Wittenberg and Jefferson, is a former wholesale grocery warehouse dating from the early 20th century. The other, at the southeast corner of Center and Jefferson, is a multi-story factory building built in 1915. It was known as the Shuey Factories Building, but its product(s) are currently not known; neither of these structures was involved in the farm machinery industry.

The sole remaining building of the Thomas Manufacturing Company is one of only two structures in the downtown industrial district -- the other is the Champion building east of Linden Avenue -- with a link to the peak 19th century years of Springfield's farm machinery industry. The Thomas building is from the period when the industry had begun its decline but still was important in the Springfield economy. The Thomas firm never achieved the size or scale of the Warder, Mast, or Whiteley firms, but in its own niche -- it was best known for its hay rakes and tedders (which spread out grass or hay for drying) -- it was well known and thrived for many years; in addition, its founder had a direct link with P.P. Mast and his massive agricultural works on the city's north side. The building is very plain and utilitarian, with only the barest hint at architectural ornamentation, but it is an excellent example of late 19th century industrial building design. Its well-preserved brick bearing walls and wood post-and-beam interior structure are excellent representatives of a type of building once common in Springfield but now almost extinct.

In connection with a proposed HUD housing project, the Thomas Manufacturing Company building was determined eligible for the National Register by the Keeper of the Register on February 12, 1980. The Keeper noted that "The Thomas Manufacturing Company was a significant Springfield industry and one of the major producers of agricultural implements in the United States following the Civil War. It is also a good example of 19th century industrial architecture."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

Section number 9 Page 18

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

**National Register of Historic Places
Continuation Sheet**

**Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH**

Section number 9 Page 19

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Thomas Mfg. Co. Warehouse
Name of Property

Clark, OH
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 7 | 2 | 5 | 9 | 9 | 7 | 0 | 4 | 4 | 2 | 2 | 4 | 6 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |

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 Jeffrey Darbee, Historic Preservation Consultant

organization Benjamin D. Rickey & Co. date October, 2000

street & number 593 S. Fifth Street telephone (614) 221-0358

city or town Columbus state OH zip code 43206

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 Springfield Housing Partners II

street & number 184 W. Main Street telephone (740) 983-4566

city or town Ashville state OH zip code 43103

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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH

Section number 10 Page 20

Boundary Description

Situated in the State of Ohio, County of Clark, City of Springfield, and described as follows:

Being part of Lots 909, 910, and 911, as the same are numbered and designated on the plat of Letitia Eaker's Addition, recorded in Volume 4, Page 28, Plat Records of Clark County, Ohio.

Beginning at a point in the north line of Mulberry Street at the southeast corner of a four-story brick building, said beginning being 107.3 feet east of a cross in the concrete walk at the intersection of the north line of Mulberry Street with the east line of Limestone Street; thence with the west wall of said brick building, north 0 degrees 36 minutes east, 31.0 feet; thence parallel to Mulberry Street, north 88 degrees 50 minutes west, 37.3 feet to a steel bar; thence parallel to Limestone Street, north 0 degrees 36 minutes east, 43.25 feet to a steel bar; thence south 88 degrees 50 minutes east 17.0 feet to a bolt; thence north 0 degrees 36 minutes east 74.25 feet to a cross cut in a stone marginal curb on the south line of Monroe Street, said cross being 37.0 feet east of the intersection of the south line of Monroe Street with the east line of Limestone Street; thence with the south line of Monroe Street, south 88 degrees 50 minutes east, 112.0 feet to the northeast corner of the stone foundation of said four-story brick building; thence with the east wall of said building and the west line of a 16.5-foot alley, south 0 degrees 36 minutes west, 148.5 feet to a steel bar at the intersection of the westline of said 16.5-foot alley with the north line of Mulberry Street; thence with the north line of Mulberry Street, north 88 degrees 50 minutes west, 91.7 feet to the place of beginning.

Boundary Justification

The nominated property contains only land associated with the Thomas Manufacturing Company building during the period of significance.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

**Thomas Manufacturing Company
Warehouse
Springfield, Clark Co., OH**

Section number Photo
Log Page 22

Photo Log, cont.

13. Contextual view, looking east along Monroe Street, with Thomas building's north wall at right. Other Thomas buildings, now entirely demolished, lined the edge of this street on the left. At upper right is opening to former second floor bridge over Monroe Street.
14. Contextual view, looking west, with Thomas building on left. Other Thomas buildings once stood on right side of street but have all been removed.
15. Contextual view, looking east along Mulberry Street. Southwest corner and south end of Thomas building are at left.
16. Contextual view, looking north from Thomas building parking lot toward downtown Springfield. West elevation of Thomas building is at right; office building of Thomas Manufacturing Company once stood at left center, in front of low shrubs.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Thomas Manufacturing Company Warehouse

MULTIPLE NAME:

STATE & COUNTY: OHIO, Clark

DATE RECEIVED: 1/04/01 DATE OF PENDING LIST: 1/17/01
DATE OF 16TH DAY: 2/02/01 DATE OF 45TH DAY: 2/19/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000055

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



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 1

PS1 0851-4 2



FISTENAL COMPANY

Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 2

254 0851 -1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 3

251 0851 -1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo #4

9540851-13



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 5

254 0851 -1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 6

251 0851-4 2
1980 156



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 7

254 0851 -1 4



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 8

254 0851 -1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio

Photo # 9

254 0851 - 1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 10

254 0851 -1 3



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 11

254 0851 -4 3



Thomas mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 12

251 0851 -1 1



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio

Photo # 13

954 0851 -4 1



Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 14

254 0851 -14



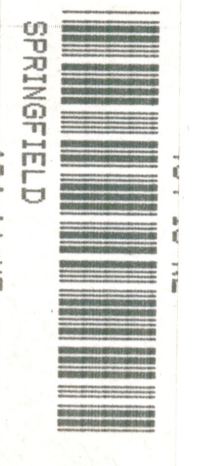
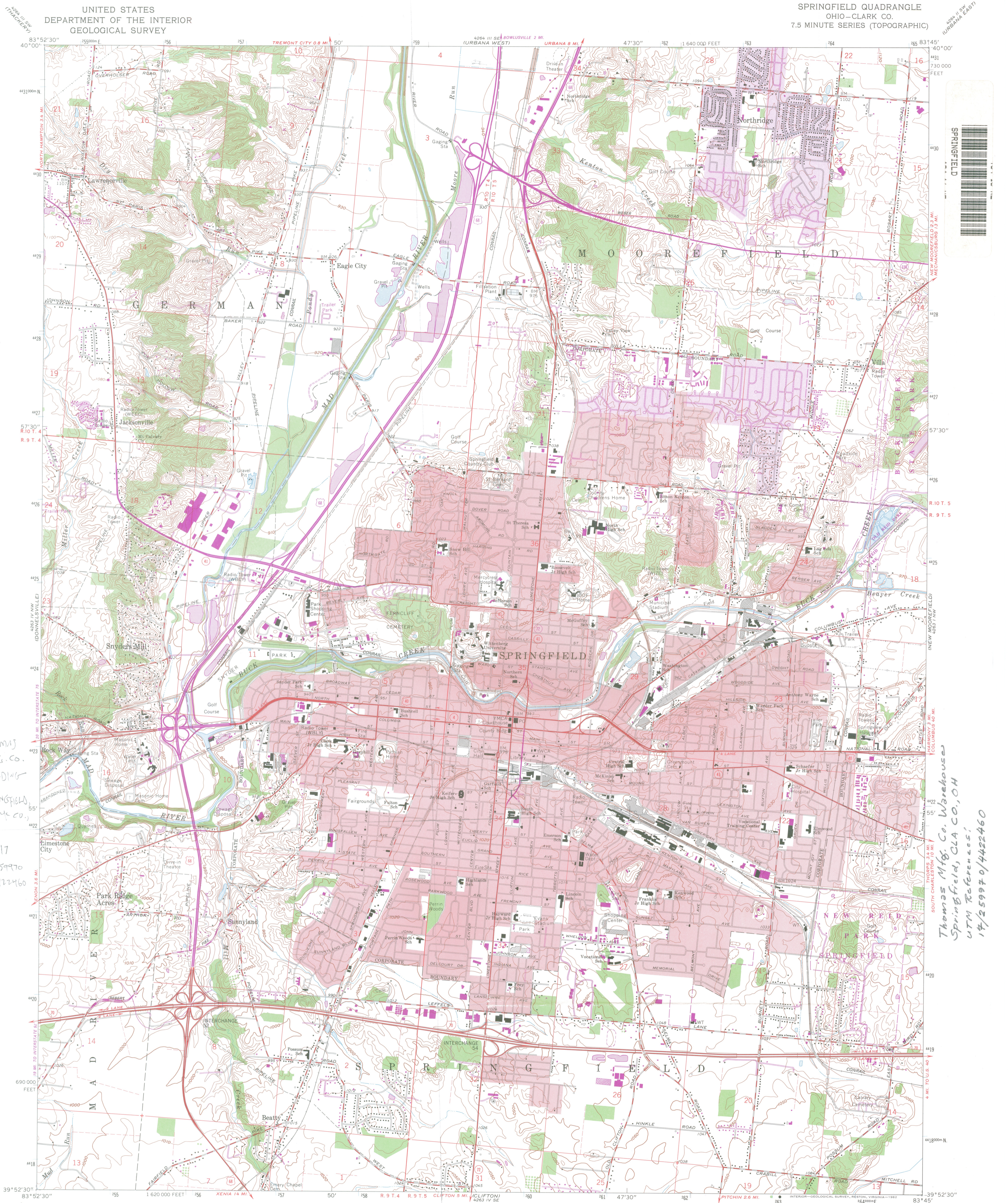
COMPANY

Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 15

154 0851-1-1

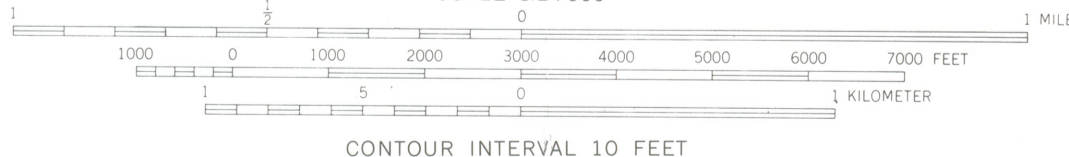
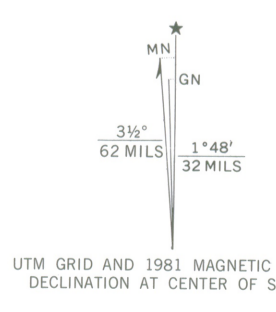


Thomas Mfg. Co. Building
Springfield, Clark Co., Ohio
Photo # 16



Thomas Mtg. Co. Warehouse
Springfield, CLARK CO., OH
UTM Reference: 17/259970/4422460

Mapped, edited, and published by the Geological Survey in cooperation with Defense Mapping Agency. Revised in cooperation with State of Ohio agencies. Control by USGS and NOS/NOAA. Topography by photogrammetric methods from aerial photographs taken 1954. Field checked 1955. Revised 1966. Polyconic projection. 10,000-foot grid ticks based on Ohio coordinate system, south zone. 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 7 meters west as shown by dashed corner ticks. Fine red dashed lines indicate selected fence and field lines generally visible on aerial photographs. This information unchecked. Red tint indicates areas in which only landmark buildings are shown. Entire area 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

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

○ Interstate Route □ U.S. Route ○ State Route

434 16 NE **SPRINGFIELD, OHIO**

N3952.5—W8345/7.5

1966
PHOTOREVISED 1981
DMA 4283 IV NE—SERIES V852

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.

Revisions shown in purple and woodland compiled in cooperation with State of Ohio agencies from aerial photographs taken 1970 and other sources. This information not field checked. Map edited 1981. Purple tint indicates extension of urban areas.

QUADRANGLE LOCATION



Ohio Senate
221 Senate Building
Columbus, Ohio 43215
614/466-3780
614/644-5466 FAX
1-800-282-0253

Committees:
Education
Finance & Financial Institutions
Health, Human Services & Aging
- Vice Chair
Human Services & Aging,
Sub Committee - Chair
Rules & LSC
JCARR - Chair
Ohio Children's Trust Fund - Chair

Counties:
Clark
Greene
Madison

Merle Grace Kearns
Majority Whip
Ohio Senate
10th District

November 14, 2000

Mr. Amos Loveday
State Historic Preservation Officer
Ohio Historic Preservation Office
567 East Hudson Street
Columbus, Ohio 43211

REC'D BY OHPO NOV 16 2000

Dear Mr. Loveday:

I write in strong support of the nomination of the Ice House Building in Springfield, Ohio to the National Register of Historic Places. This building is a long standing landmark in Springfield and has historic and architectural significance.

Being rich in history, the building is linked to Springfield's industrial past and particularly significant because it is directly linked to the manufacturing of farm implements, the industry that put Springfield "on the map." At one time Springfield was the nation's largest producer of mechanized farm equipment; the Ice House Building is a significant and well-preserved link to that major part of Springfield's history.

The Ice House Building involves the rehabilitation of an historic building into 45 units of housing for elderly residents in Clark County. It is my understanding that this historic building will be converted into 2 and 3 bedroom apartments with air conditioning and appliances, as well as on-site laundry facilities and an elevator. This will be a much-needed asset to the whole community. In addition, this project has numerous supporters including endorsement from the City of Springfield.

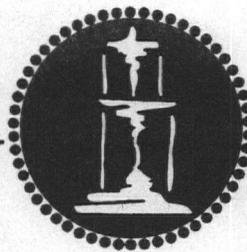
Again, I strongly advocate the nomination of the Ice House Building to the National Register of Historic Places.

Sincerely,

Merle Grace Kearns
Majority Whip
Ohio Senate
10th District

THE CITY OF SPRINGFIELD

Office of the City Commission



INCORPORATED SINCE 1850

76 EAST HIGH STREET
SPRINGFIELD, OHIO 45502
937-324-7340
937-324-7343
FAX 937-328-3478
VOICE/TTY 937-324-7343

November 16, 2000

REC'D BY OHPO NOV 17 2000

Mr. Amos Loveday
State Historic Preservation Officer
Ohio Historic Preservation Office
567 East Hudson Street
Columbus, OH 43211-1030

Dear Mr. Loveday:

I urge you to give favorable consideration to the Ice House Building in Springfield when the National Register Nomination for this property comes before the Ohio Historic Site Preservation Advisory Board. This building has long been a landmark in Springfield and deserves National Register recognition for its historic and architectural significance.

Sincerely,

Warren R. Copeland

Warren R. Copeland
Mayor

pc Mr. Mark Leatherwood
Mr. William Craig

MAYOR
WARREN R. COPELAND

ASSISTANT MAYOR
MARTIN K. MAHONEY

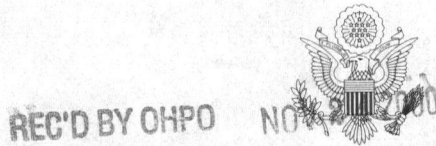
COMMISSIONERS
KEVIN O'NEILL
DANIEL J. MARTIN
JOYCE A. BEVERLY CASEY

CLERK OF COMMISSION
CONNIE J. CHAPPELL

DAVID L. HOBSON
7TH DISTRICT, OHIO

WASHINGTON OFFICE
1514 Longworth HOB
Washington, DC 20515

(202) 225-4324



CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES

November 20, 2000

COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES:

MILITARY CONSTRUCTION
CHAIRMAN

DEFENSE

VA, HUD, AND INDEPENDENT AGENCIES

ASSISTANT MAJORITY WHIP

Mr. Amos Loveday
Ohio Historic Preservation Office
567 E Hudson St
Columbus, OH 43211-1030

Dear Mr. Loveday:

As the Representative of Ohio's 7th Congressional District, I am writing in support of the Ice House Building in Springfield, Ohio application to be nominated to the National Historic Register.

The Ice House Building represents a critical, industrial period in Springfield, Ohio and should be preserved for future generations. The building has long been a landmark in Springfield and is a significant piece of Springfield's industrial past. At one time, Springfield led the nation in the production of farm implements.

Again, I want to offer my support to the application to admit the Ice House Building to the National Historic Register, thus preserving a unique part of Springfield's heritage. If I may be of further assistance, please don't hesitate to contact me.

Sincerely,

DAVID L. HOBSON
Member of Congress

DLH/mah

SPRINGFIELD OFFICE

5 W. North St., Ste. 200
P.O. Box 269
Springfield, OH 45501-0269

(937) 325-0474

LANCASTER OFFICE

212 S. Broad St.
Room 55
Lancaster, OH 43130-4389

(740) 654-5149