

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCERS use only

received JUN 5 1980
JUL 18 1980
date entered

1. Name

historic Root & McBride-Bradley Building

and/or common

2. Location

street & number 1220-1230 West 6th Street not for publication

city, town Cleveland vicinity of Congressional district 20 - Mary Rose Oakar

state Ohio code 039 county Cuyahoga code 035

3. Classification

Category	Ownership	Status	Present Use
<u>district</u>	<u>public</u>	<u>X</u> occupied	<u>agriculture</u> <u>museum</u>
<u>X</u> building(s)	<u>X</u> private	<u>unoccupied</u>	<u>X</u> commercial <u>park</u>
<u>structure</u>	<u>both</u>	<u>work in progress</u>	<u>educational</u> <u>private residence</u>
<u>site</u>	Public Acquisition	Accessible	<u>entertainment</u> <u>religious</u>
<u>object</u>	<u>in process</u>	<u>X</u> yes: restricted	<u>government</u> <u>scientific</u>
	<u>being considered</u>	<u>yes: unrestricted</u>	<u>industrial</u> <u>transportation</u>
		<u>no</u>	<u>military</u> <u>other:</u>

4. Owner of Property

name Triskett Realty George Worthington Company

street & number 3615 Superior 802 St. Clair NW, Cleveland 44113

city, town Cleveland 44114 vicinity of state Ohio

5. Location of Legal Description

courthouse, registry of deeds, etc. Cuyahoga County Administration Building

street & number 1219 Ontario

city, town Cleveland state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory has this property been determined eligible? yes no

date 1975 federal X state county local

depository for survey records Ohio Historical Society

city, town Columbus state Ohio

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date _____

Describe the present and original (if known) physical appearance

Although this is a continuous structure of consistent design throughout, it is actually two buildings separated by a party wall. The entire structure is a large rectangular building approx. 235 feet by 135 feet and six stories wall, thirteen bays long and eight bays wide. There are two additional stories above the five bays to the north. They were added at an undetermined date after the original construction. The masonry wall piers form a two-tiered arcade, with the lower arches embracing two stories and the upper arches three stories. Each bay is three windows wide; the windows are slightly set back so that the wall is clearly articulated by the piers. On the east elevation the elliptical arches contain fanlight mullions; on the north there are recessed brick arches. The westernmost bay of the north elevation has a driveway into a service area. The sixth story consists of a narrow range of rectangular windows between piers alternating with three colonnettes. On the north part of the building the upper three stories rise from the cornice line above the fifth story; these upper stories are a simple rectangular grid of masonry piers and recessed spandrels.

The building is constructed of brick masonry, iron and wood. The exterior bearing walls consist of the large square brick piers and masonry arches. On the interior, the lower floors have structural cast-iron columns, some of which have elaborate foliated capitals of an original design. The upper floors have square wooden posts, some of them tin-clad, supporting a framework of wooden mill construction. The roofs are of corrugated metal construction.

It is impossible to photograph the west elevation of the building because of the closeness of the adjacent buildings.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1884 **Builder/Architect** Cudell and Richardson

Statement of Significance (in one paragraph)

The Root & McBride-Bradley Building is one of the three most significant 19th century structures in the old warehouse district which comprises most of the northwest quadrant of the original plat of downtown Cleveland (1). Its open glass bays demonstrate the limits to which masonry wall construction was pushed in the 1880s; this in turn provides insight into the widespread development of the commercial architecture whose history has been dominated by the Chicago school. Cudell and Richardson, architects of this building and the Perry-Payne, also designed Victorian Gothic churches in which the ratio of masonry to glass provides an interesting precedent for such commercial structures (2). Finally, the original owners of the two parts of the structure, Root & McBride and Morris Bradley, were significant in the mercantile history of Cleveland.

The building represents an intermediate stage in the development of 19th century commercial building structure. The combination of masonry bearing walls, metal posts, and wooden mill construction epitomizes the transitional nature of American building in the 1880s. The extreme width of the window bays in relation to the relatively slender brick piers demonstrates the attempts of late 19th century architects to achieve lightness of structure and increased space, as well as anticipating the aesthetic of the all-metal frame.

Erected in 1884, the south part of the building was occupied by Root & McBride Brothers, the successor of Morgan, Root & Company which was established in 1849. A pioneer wholesale dry-goods firm in Cleveland, it became one of the leading dry-goods firms in the Midwest. The Root & McBride Company was incorporated in 1895. The north part of the building was named for Capt. Alva Bradley, a Great Lakes ship builder beginning in 1868. On his death in 1885, his son Morris Bradley took over the business and became one of the largest owners of downtown real estate, erecting several important buildings on the properties. Among his interests were Bradley Transportation, a shipping company, and Cleveland & Buffalo Transit, a passenger-freight steamship line incorporated in 1895 with Bradley as president.

1. The other two are the Perry-Payne and Western Reserve Buildings (NR).
2. St. Joseph's and St. Stephen's Churches (NR).

9. Major Bibliographical References

Samuel P. Orth, A History of Cleveland, Ohio (Chicago, 1910), 8-12.
William G. Rose, Cleveland: The Making of a City (Cleveland, 1950),
217, 451.

10. Geographical Data

Acreage of nominated property Less than one

ACREAGE NOT VERIFIED

Quadrangle name Cleveland North

Quadrangle scale 1:24,000

UMT References

UTM NOT VERIFIED

A

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4	4	1	5	6	0
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4	5	9	4	3	7	0
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Verbal boundary description and justification The property consists of the structure standing at 1220-1230 West 6th Street on the lots known as permanent parcels number 101-09-44, 101-09-45, and 101-09-46.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Eric Johannesen, Preservation Officer

organization Western Reserve Historical Society date January 1980

street & number 10825 East Boulevard telephone 216-721-5722

city or town Cleveland state Ohio

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

David L. Reed

title Chief, Div. of Hist. Pres., Ohio Historical Society

date 5/16/80

For HCRS use only

I hereby certify that this property is included in the National Register

W. Ray Luce
Keeper of the National Register

date 7/18/80

Attest: Paula Stoner Reed

date 7/14/80

Chief of Registration

Property

Root & McBride-Bradley Building

State

OH, Cuyahoga

Working Number

65.80.1479

TECHNICAL

Photos

4

Maps

1

CONTROL

HISTORIAN

With this nomination is a letter from the owner objecting to the listing on the grounds that the building is to be demolished. Demolition is set for Sept. 1980. However, the building is clearly eligible as an early (1884) multistory commercial building which has received relatively few exterior alterations. It is discussed as one of the 3 most significant 19th century structures in Cleveland's old warehouse district. The other two are already on N.R.

Apparently the tenants are interested in possible purchase and preservation of the bldg.

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

Accept
7/14/80 P. Reed

OTHER

HAER

Inventory

Review

REVIEW UNIT CHIEF

Accept
7/14/80 P. Reed

BRANCH CHIEF

KEEPER

National Register Write-up

Send-back

Entered

JUL 18 1980

Federal Register Entry

2.3.81

Re-submit

Missing Core Documentation

Property Name	County, State	Reference Number
Root and McBride-Bradley Building	Cuyahoga County, Ohio	80002978

The following Core Documentation is missing from this entry:

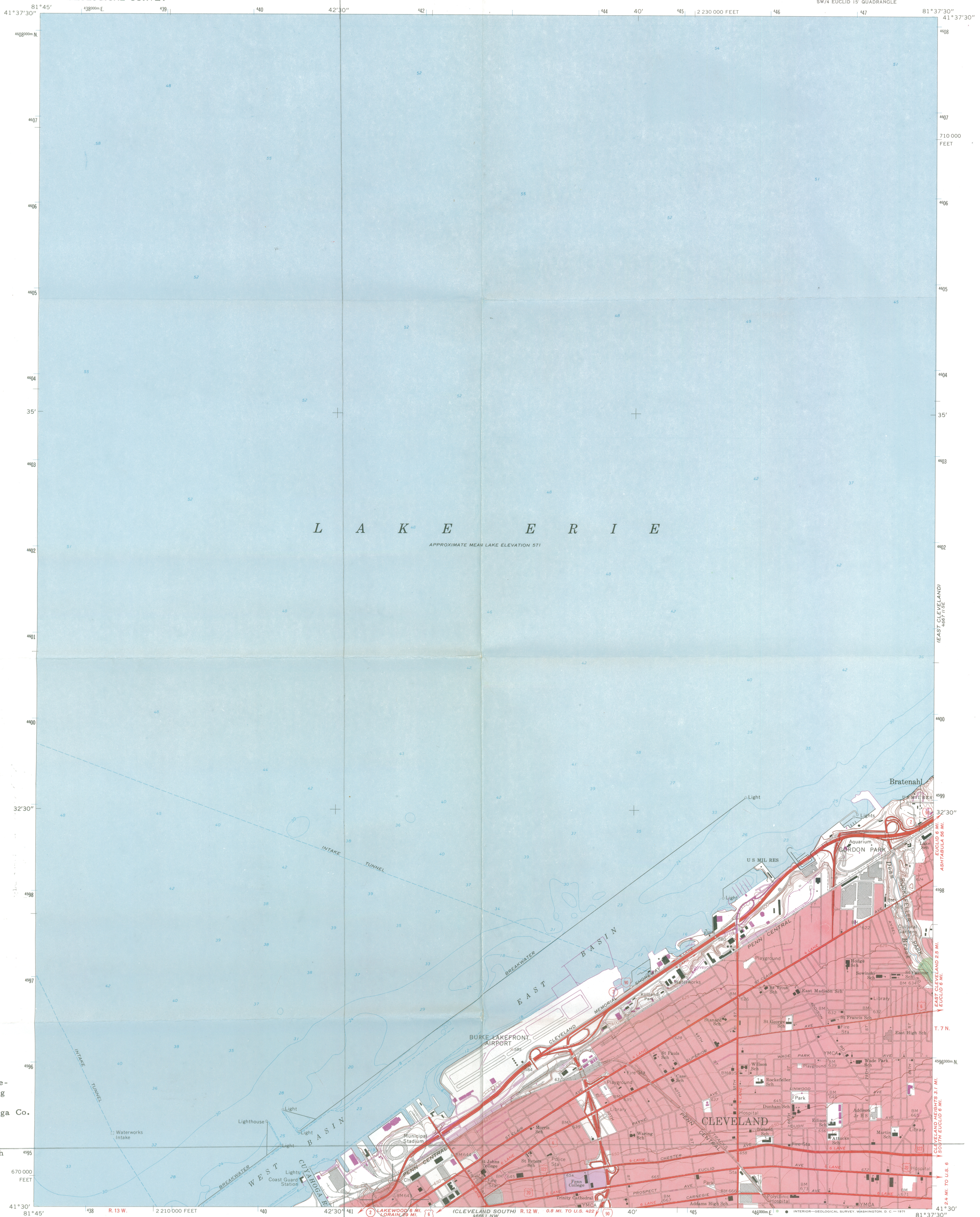
☐ Nomination Form

☒ Photographs

☐ USGS Map

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

CLEVELAND NORTH QUADRANGLE
OHIO—CUYAHOGA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW 1/4 EUCLID 15' QUADRANGLE

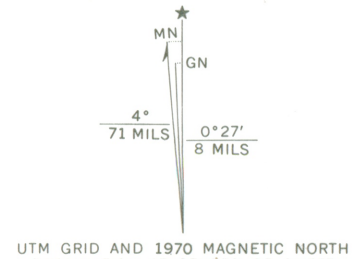


Root & McBride-
Bradley Building
Cleveland, Cuyahoga Co.
17 441/560 East
4594/370 North

Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Ohio agencies
Control by USGS, USC&GS, and Cleveland Regional Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs taken
1952. Topography by planetable surveys 1953. Revised from aerial
photographs taken 1962. Field checked 1963.
Selected hydrographic data compiled from U. S. Lake Survey Charts
35 (1959) and 354 (1962). This information is not intended for
navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on Ohio coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 17, shown in blue

Red tint indicates areas in which only landmark buildings are shown
Entire area lies within the Connecticut Western Reserve. Land lines
established by private subdivision of the Connecticut Western Reserve



SCALE 1:24,000
CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS LOW WATER 570.5 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Interstate Route U. S. Route State Route

CLEVELAND NORTH, OHIO
SW 1/4 EUCLID 15' QUADRANGLE
N4130—W8137.5/7.5
1963
PHOTOREVISED 1970
AMS 4667 II SW-SERIES V852



Root & McBride - Bradley Building, Cuyahoga County

TRISKETT REALTY, INC.

3615 Superior Ave.

Cleveland, Ohio 44114

391-6353

April 3, 1980

The Ohio Historic Preservation Advisory Board
Ohio Historical Center
1-71 and 17th Ave.
Columbus, Ohio 43211

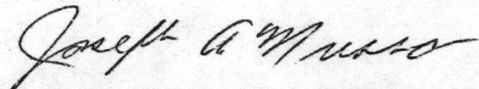
Attn: Mr. David A. Simmons
Historian and Manager of National Register Program

Dear Mr. Simmons:

This letter is directed to you to voice the objection of Triskett Realty, Inc. with a listing on the National Register. Triskett Realty, Inc. feels that listing on the National Register will have an adverse effect on the operation of its business. We have found that the excessive expenses in the operation of the Bradley Bldg. such as heat cost, elevator repairs and maintenance in general was a major cause for our decision to demolish the building. Demolition is set for September 15, 1980.

Please direct our objection to the proper authority and if you have any questions please call me at 216-391-6353.

Sincerely,



Joseph A. Musso, Triskett Realty, Inc.
Vice President/General Manager

JAM/st

cc: Eric Johannesen, Preservation Officer
John Cimperman

Root & McBride-Bradley Building, Cleveland (CUY)

Information Statement to be presented at OHSPAB Meeting

The owners of the Bradley Building (north five bays of the structure), Triskett Realty, have notified the tenants that the building is an uneconomical investment and that their only alternative is to demolish the building, contemplated for September, 1980.

The tenants, mostly light manufacturing (clothing and printing), do not want to move. They are trying to discuss alternate solutions with the present owner, including the possibility of forming a tenant-owned corporation to purchase the building.

The entire building is clearly eligible on its own significance. The additional incentives offered by the various tax provisions may enable the tenants to accomplish the preservation of the building.

Eric Johannesen, RPO

~~Krista Hse~~

~~In par. 7, line 4, wall should be tall.~~

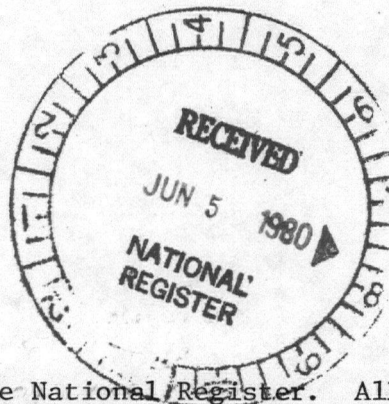
VAUGHN?

Ohio Historic Preservation Office

Ohio Historical Center I-71 & 17th Avenue Columbus, Ohio 43211 (614) 466-1500

May 28, 1980

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
Heritage Conservation & Recreation Service
Department of the Interior
W434
Washington, D. C. 20243



Dear Ms. Shull:

Enclosed are nineteen new nominations for the National Register. All notification procedures as finally published have been followed and all have been reviewed and approved by the state review board. Following is a list of the nominations with additional enclosures noted:

Regular Submissions

<u>Name</u>	<u>Enclosures</u>
Garver Barn, Butler County	
Glen Ellen, Butler County	One letter from the owner and several patent records
Hidlay Cottage, Butler County	One letter from owner
Rosedale Cottage, Crawford County	
Root & McBride-Bradley Building, Cuyahoga Co.	One letter from owner, and information sheet from regional officer
Hollencamp House, Greene County	
Water Street Historic District, Greene Co.	One brochure on the district
Broom-Braden Stone House, Guernsey County	
Pilgrim Presbyterian Church, Hamilton County	
St. Frances Xavier Church, Hamilton County	One letter from owner
Vaughn, Daniel, Homestead, Mahoning County	
Monroe County Courthouse, Monroe County	
Newcom House, Montgomery County	Two letters from a descendant of a historic owner, three letters from the regional officer, and a xerox of a historic photo

Ms. Carol Shull
May 28, 1980
Page 2

Buckingham-Petty House, Muskingum County

Lilienthal Building, Muskingum County

One letter from owner and one letter from city.

St. Mary's Church, Noble County

Horsey-Barthelmas Farm, Pickaway County

One letter with enclosures from Ohio Department of Transportation

Portage Hotel, Summit County

Staff comment sheet and Review Board comments; Cleveland Plain Dealer article, July 18, 1956; Akron Beacon-Journal article, June 30, 1975, and January 16, 1980; The Akron Press article, June 12, 1912; Akron Beacon-Journal article, June 12, 1912; excerpt from History of Akron 1925; Blueprint of original drawings of hotel; letter from owner's architect with attachment; minutes of the state review board meeting, April 25, 1980; copy of a telegram from the City of Akron, 3/14/80; comments from the regional officer; letter from mayor of Akron, April 22, 1980; letter from Summit County Historical Society, April 18, 1980; letter from William Wallace, April 21, 1980; letter from the Akron Art Institute; letter from the Akron Department of Planning and Urban Development, May 2, 1980 with attachments.



The above nomination was approved by a 6 to 5 vote of the state review board.

Mackinaw Historic District, Warren County

Please let me know if we can provide any additional information.

Sincerely,

David L. Brook

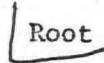
David L. Brook
State Historic Preservation Officer

DLB:cw

enclosures

ENTRIES IN THE NATIONAL REGISTER

STATE OHIO
Date Entered JUL 18 1980

<u>Name</u>	<u>Location</u>
Pilgrim Presbyterian Church	Cincinnati Hamilton County
St. Francis Xavier Church	Cincinnati Hamilton County
Vaughn, Daniel, Homestead	Lake Milton Mahoning County
 Hollencamp House	Xenia Greene County
 Root and McBride-Bradley Building	Cleveland Cuyahoga County
Broom-Braden Stone House	Cambridge Guernsey County

Also Notified

Honorable John H. Glenn, Jr.
Honorable Howard M. Metzenbaum
Honorable Thomas A. Luken
Honorable Lyle Williams
Honorable Clarence J. Brown
Honorable Mary R. Oaker
Honorable Douglas Applegate

State Historic Preservation Officer
Mr. David Brook
The Ohio Historical Society
Interstate 71 at 17th Avenue
Columbus, Ohio 43211

NR

Byers/mjd

8/4/80

For further information, please call the National Register at (202)343-6401.