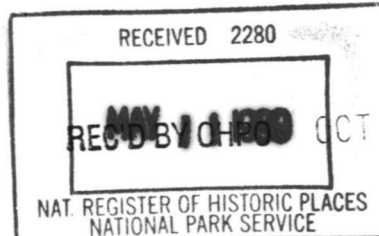


United States Department of the Interior
National Park Service

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 Ohio Moline Plow Company Building

other names/site number n/a

2. Location

street & number 343 North Front Street n/a ☐ not for publication

city or town Columbus n/a ☐ vicinity

state Ohio code OH county Franklin code 049 zip code 43215

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 Pover ^{Dept. Head}
Signature of certifying official/Title Planning Inventory 4-2-99
Registrarian 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 6/10/99

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		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)

COMMERCE/warehouse

Current Functions
(Enter categories from instructions)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century

Revivals: Italian Renaissance
(elements)

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Rubber membrane

other

Narrative Description

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

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Continuation Sheet

Ohio Moline Plow Company Building
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The Ohio Moline Plow Company building is located at the northwest corner of North Front and West Naghten streets, just north of Nationwide Boulevard, in the northwestern portion of downtown Columbus. The building dates from 1913 and was built as office, warehouse, and sales space for the Ohio Moline Plow Company, the Ohio sales subsidiary of the Moline Plow Company of Moline, Illinois.

The building is in a former warehouse district once densely developed with late 19th and early 20th century buildings similar in size, scale, and materials to the Ohio Moline Plow Company building. Most of these buildings have been demolished over the past 30 years, but the urban setting retains some character of an industrial and warehouse area. A block to the southwest, several warehouses have been rehabilitated for office use, and a block to the northwest another former warehouse is now used as an architect's office. The land immediately around the Ohio Moline Plow Company building is vacant, and to the south and southeast are the large garage and office tower of the Nationwide Insurance Company. Immediately west of the building, a large sports arena is under construction; the arena facade facing the Ohio Moline Plow Company building has been designed to be compatible with the building in scale and materials. Two major railroad lines, located below street level, pass to the north and south of the building and contribute to the industrial/ warehouse feel of the area. Across the railroad to the north, the former warehouse buildings of the North Market Historic District are visible from the Ohio Moline Plow Company building.

The building is four stories high and measures five by nine bays. It has two principal facades, the shorter along Front Street and the longer along Naghten; these are the east and south elevations, respectively. The west and north elevations, which are along Ludlow Street and Worth Alley, respectively, are secondary facades with much plainer treatment and much less ornamentation than the principal facades. The building has a poured-in-place concrete frame, an exterior of golden-orange brick, and a flat membrane roof. The plan is trapezoidal, due to the pattern of the building's boundary streets, which do not intersect at right angles. The north and south walls are parallel, but the east and west are not, and none of the building's corners is a right angle.

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Ohio Moline Plow Company Building
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The same architectural treatment is used on both principal facades. The building has a classic tripartite composition, which was popular at the time of its construction and whose elements were analogous to the base, shaft and capital of the classical column. In the Ohio Moline Plow Company building's composition, the relatively ornate first floor forms the base, upon which sit the three more plainly-detailed upper floors, which correspond to the shaft. The capital is represented by the building's parapet and cornice.

The building has elements of the Second Renaissance Revival style, a popular style for many kinds of public and private buildings early in the 20th century, but in the case of the Ohio Moline Plow Company building the design is very spare and unpretentious. Unlike most examples of the style, which tended to have highly-sculpted surfaces in high relief, the Ohio Moline Plow Company building is consciously understated, achieving its stylistic and ornamental effects through low-relief patterned brickwork and modest amounts of fine-grained limestone ornamentation. It has many of the style's important elements -- a rusticated first floor, with a stone band separating the first and the upper floors; plain wall surfaces and unornamented windows on the upper floors, in this case with pilasters separating each vertical row of windows; and a terminating cornice and parapet above the top floor. Window sills and other elements are done in light-colored limestone, but most of the building's ornamental effects are created solely through the use of patterned brickwork, which remains in good condition and is largely unaltered. This treatment extends from the first bay of the north wall, around the east elevation, and on to the west end of the south elevation. The decorative effect is enhanced at the southeast corner, where molded brick forms a rounded pilaster seemingly embedded in the wall and extending from foundation to cornice. The rest of the building -- the west end and all but one bay of the north elevation -- is much simpler in design, consisting of plain brick walls with no ornamentation.

The windows on the south and east elevations are arranged in pairs. First floor windows are separated by brick piers, but the upper floor windows have only wood mullions between them. Six-over-one double-hung wood sash are used on these elevations, though many were removed at some time in the past and the openings were filled in with plywood. Windows on the north and west elevations are single, with a variety of types ranging from six-over-six to one-over-one and six-over-one. Most freight doors on the south, west, and north elevations have been converted to overhead rolling steel doors of fairly recent date; two original freight doors on the south elevation have been covered with plywood but retain their original doors. These doors are made of wood and are hinged in the center and can be raised manually.

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Ohio Moline Plow Company Building
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The main entrance on Front Street has been altered by the installation of aluminum-and-glass entrance door, sidelights, and transom; the inner doorway has received a similar treatment.

On the interior, the building is dominated by the large "mushroom" columns that form the principal structure, with concrete floors and ceilings. The brick exterior walls are exposed, as are mechanical systems. Restrooms, elevators, and stairs are arranged along the north wall, leaving most of each floor clear and open.

The one exception to the generally stark interior is the office area on the second floor, which occupies the far east end of that floor. Here the space has been divided into spaces by means of wood and glass partitions, which extend to the ceiling and use large windows and transoms to transmit borrowed light to interior areas. The office area has had some partitioning installed and some ceilings lowered, but it remains in good condition and largely intact. The office area connects directly to the Front Street entrance door by means of a concrete stair which is plainly finished but which sports large brass handrails.

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)

Architecture

COMMERCE

Period of Significance

1913-1948

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

unknown

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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The Ohio Moline Plow Company building is qualified for listing in the National Register under Criterion A because it is one of a dwindling number of structures associated with the wholesaling and warehousing activity that dominated the north end of downtown Columbus, Ohio in the late 19th and early 20th centuries. It is also qualified under Criterion C because its design typifies an important and increasingly rare building type in the architecture of Columbus: the early 20th century manufacturing, warehousing and wholesaling building which at one time could be found in abundance in the northern part of the downtown area. In addition, the building is an example of the trend toward all-masonry fireproof construction for commercial and industrial/warehouse buildings. In the early 20th century this new technology began to supplant the wood-and-masonry construction of the late 19th century, and the Ohio Moline Plow Company building is an early example among Columbus warehouse buildings.

At one time, dozens of warehouses occupied an area from the Scioto River to Grant Avenue, northward from Long Street to the North Market district, and to the railroad freight district around and east of the Union Station site on North High Street. Manufacturing, warehousing, and wholesaling activities were spread throughout this area, which was penetrated by numerous railroad spurs which provided essential access to the nation's rail system. Several railroad freight houses were mixed in among the factory and warehouse buildings, creating a dense and busy commercial/industrial district. The late 19th and early 20th century warehouse was the building type most strongly associated with this unique part of the city.

The location of the city's two earliest rail lines in the northern portion of the downtown determined how this area would develop. By the mid-1850s, four lines -- to Cleveland, Wheeling, Piqua, and Cincinnati, had converged at the site of Union Station at the northeast corner of High and Naghten streets. As Columbus and the hinterland it served grew quickly in the Civil War period and afterward, there was an increasing need for wholesalers and jobbers of all kinds to serve the area's constantly increasing commercial demands. The natural location for these enterprises was in the northern part of the downtown, close to the primary rail routes upon which all these firms depended for transportation. By the late 19th century, formerly vacant land, as well as land that had been used for residential purposes, had been largely converted to commercial use in a broad band from the Scioto River eastward to Grant Avenue. This included areas such as the North Market district; the Union Station district; the railroad freight house district north of Long Street and east of High Street; and the area between the rail lines around North Front Street and westward to the Ohio Penitentiary.

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Ohio Moline Plow Company Building
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This last area, where the Ohio Moline Plow Company building stands today, was a particularly dense area of warehousing and wholesaling activity. The 1976 publication *Architecture: Columbus* described this district at length:

By the early 1850s, the land to the east of the Penitentiary to High Street (Worthington Avenue at the time) had been divided into lots by the same pattern of streets which exists today. The lots were of standard size, twelve to a city block, with each block divided into quarters by narrow alleys.

The city's first railroad, the Columbus & Xenia, bisected this district in 1850, and by 1870 the character of the area was established. Virtually every lot contained either a residence or a business concern. Among the businesses were a slaughterhouse, a gas works, coal and lumber yards, a boiler works, a brass works and a saw factory. These were randomly sprinkled among the houses, and it can be assumed that this was never one of the city's desirable residential areas.

This pattern of land use continued through the 1890s, with the business and industrial concerns gradually crowding out the residences, until finally the area ceased to be residential entirely.

Over the decades since the 1850s this area has seen a rich and bewildering array of commercial and industrial enterprises, large and small, long- and short-lived, and even though it has been in decline for years, one can still imagine the tremendous tide of commerce which once flowed through its streets.

A review of city atlases from the late 1890s to the late 1930s graphically portrays this evolution in land use. The earlier land uses -- small homes and occasional vacant lots -- of the late 19th century, among which can be seen scattered industrial and warehouse/wholesaling businesses, shifted over time until the entire area was almost solid commercial, industrial, and warehouse/wholesaling uses. This transformation was largely complete by the turn of the century, and through the first half of the 20th century this area was a vital component of the city's warehousing and wholesaling district.

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The warehousing and wholesaling buildings shared some common characteristics. Most dated from the period between 1880 and 1920 and were constructed of brick; they were several stories in height; they often had office areas as well as open space for storage and handling of goods; they usually were rectangular in form, with flat, sloping roofs; and they often had considerable ornamental treatment and distinctive architectural designs.

The Ohio Moline Plow Company building is an excellent example of the warehouse building type and of the fireproof construction that became popular in the early 20th century. Unlike warehouse buildings from the late 19th century, which typically had masonry walls but wood interior and roof structures, the Ohio Moline Plow Company building was a "modern" early 20th century structure of all-masonry construction. Its structural system is composed entirely of cast-in-place concrete, and the building is notable for being an early example of this kind of construction in Columbus. There is no evidence that the parent company used any standardized designs for its branch warehouses; the Ohio Moline Plow Company building appears to be entirely local in its structural and architectural designs. No information about a design architect has come to light, but it is known that the building was constructed by a well-known Columbus contractor, Robert H. Evans; Evans is shown as having taken out a building permit for the building on September 7, 1912. His firm specialized in state and county buildings, sewage plants, and bridges, as well as commercial buildings, in Ohio, West Virginia, and Indiana; in 1912 it completed the Ohio State Tuberculosis Hospital in Mount Vernon.

The building's significance is enhanced by its high level of integrity of design and materials. It retains all of its original patterned brickwork and stone trim and its impressive glass-and-wood office partitioning on the second floor. The interior is dominated by the substantial "mushroom" columns and floor slabs that form the primary structural system.

The Ohio Moline Plow Company building was built to house the Columbus sales office of the Moline Plow Company of Moline, Illinois, once a major national manufacturer of agricultural implements. The business which eventually became that company began in 1865 in Moline, with a limited line of fanning mills and hay rakes. Plows were soon added to the product line, and in 1870 the firm was incorporated as the Moline Plow Company. As successful new farming implements were developed, including an innovative corn planter, the company expanded into national and international markets. In 1925 the firm was acquired by the Moline Implement Company, which in turn was purchased in 1929 by the Minneapolis-

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Moline Power Implement Company. By this time the product line included tractors, threshers, combine harvesters, stationary engines, plows, and numerous other types of farm equipment. In 1962 Minneapolis-Moline became a subsidiary of the White Motor Corporation of Cleveland, following which the product line began to shift from agricultural equipment to trucks. By 1983, when White Motor reorganized as Northeast Ohio Axle, Inc., the Moline Plow Company and its line of innovative farm machinery had become a distant memory.

Research so far has revealed little of the history of the Ohio Moline Plow Company; it appears to have been incorporated as a separate subsidiary of the parent firm, perhaps for tax reasons, as a branch operation to handle sales and service in the company's central Ohio market. The North Front Street building appears to be the company's first location in Columbus; the building was completed in 1913, and the Ohio Moline Plow Company first appeared in city directories in 1914. The building was not a manufacturing plant; it was a sales and warehousing facility from which the company's implements and spare parts for them could be distributed. By 1914, the Moline Plow Company employed some 200 traveling salesmen, had numerous branch offices employing 300 people in the "all of the agricultural states," and had a shop force of 1,200 in Moline.

The Ohio Moline Plow Company did not stay in its new Columbus building for very long. By about 1920 it was shown in city directories as the sole occupant at 343 North Front Street, but by 1925 the Ohio Moline Plow Company was sharing space in its North Front Street building with the Washburn-Cosby Company and the Mutual Drug Company. The Ohio Moline Plow Company apparently was either contracting in size, or else had never completely occupied its building. In any case, unneeded space apparently was leased to other enterprises. By 1927 the company had left the North Front Street location entirely and was shown, under the new name of Moline Implement Company, at 55 Terminal Way, which ran east off North High Street south of Swan, just north of what was then the Union Station area and today is the site of the city's convention center. In this same year, there were 20 listings for agricultural implement makers in Columbus -- most of them around North High Street, in the North Market district, or in the North Front Street area -- including familiar names such as J.I. Case, John Deere, Massey-Harris, and Oliver. As the city grew and as the Depression forced many farmers off the land, however, the attrition rate of such firms was high, and they either went out of business entirely, merged with one another, or moved farther out of the rapidly-urbanizing Columbus area so they could be closer to their customers.

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In 1927 the occupants of the Ohio Moline Plow Company building were the Samuel Stevens Company, wholesale grocers, and the Mutual Drug Company. The building has had various tenants over the years and was long associated with drug wholesalers; as late as the mid-1970s it was the home of the Capital Wholesale Drug Company. The building was acquired by Nationwide Insurance in the late 1980s and was used for storage for a period of time. It is currently under rehabilitation for restaurant and office use.

The North Front Street area, and the other warehousing/wholesaling districts to the north and east of Front Street, were the city's commercial core until after World War II. In the past half-century, the forces of suburbanization and the shift from rail to truck for much of the city's wholesaling business, both of which were encouraged and facilitated by huge government expenditures for new highways, have combined to cause a significant decline in the traditional core area. Scores of warehouse buildings have been demolished either for parking or for new development, or simply to clear the land.

At one time there were numerous warehouse structures in the vicinity of the Ohio Moline Plow Company building, in the area west of High Street and south of the North Market district. These buildings have, however, suffered a high rate of loss as the economics and space needs of wholesaling and other firms have changed, and as redevelopment of the northern part of downtown Columbus has progressed over the past 30 years.

National Register properties are among those lost in this period. They include the 1906 Monypeny-Hammond warehouse building, which was located on the west side of High Street at the north edge of the railroad; the Union Station Arcade, built in 1895 on the east side of the High Street Viaduct as an entrance to Union Station (not NR-listed but also demolished); the Northern Hotel at Vine and High streets, part of the North Market Historic District; and several buildings in the north end of the North Market District, the site of which is occupied by a new church. Currently, another structure in the district, along Spruce Street, is proposed for replacement by a parking garage.

Other individual structures and clusters of buildings -- such as the Acock Building to the north and the Marconi Square area to the south -- have survived in the area. Revitalization of these structures has brought new uses and new life to the area, as has happened in other warehouse areas such as the North Market and the Warehouse District along North Fifth Street.

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Before so many structures were demolished, the Columbus warehousing/wholesaling district would have qualified for listing in the National Register as a historic district, bounded by the Scioto River, Grant Avenue, Long Street, and the Innerbelt freeway. Even today, despite loss of many buildings and a good deal of its district character, the area is a good candidate for Multiple Property Documentation. As has been noted, the area already contains both individual and district National Register listings, and an MPD would facilitate nomination of several other qualified properties to the National Register.

At the present time, unfortunately, an MPD for this area is not feasible, though it is a desirable long-term goal. In the meantime, a gradual approach of nominating individual properties such as the Ohio Moline Plow Company building at least moves in the direction of eventual documentation of the entire area, and it contributes to a body of research and information that can be used in an MPD.

The Ohio Moline Plow Company building, though somewhat isolated and no longer part of a historic warehouse district, remains an important component of the area, a physical record of the evolution of warehousing and wholesaling architecture in Columbus. It retains all of the design elements and physical characteristics of its type; it represents innovation in fireproof warehouse design; and it is strongly representative of the bustling commercial activity that once took place here.

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Contextual Analysis

In order to place the Ohio Moline Plow Company building in the context of local warehouse architecture, the form preparer undertook documentary research and field investigation in the northern downtown warehouse district of Columbus. As noted in the Statement of Significance, this area's proximity to the city's commercial core and to important railroad main lines made it the natural location of the city's greatest density of warehouse structures. Building uses ranged from storage and public warehouses to railroad freight houses, paper warehouses, chemical companies, agricultural implement wholesaling/supplying, and wholesale houses for plumbing, drugs, hardware, and numerous other goods.

The purpose of the research was 1) to evaluate the area's warehouse architecture and range of construction types in order to understand the Ohio Moline Plow Company building's place in that architecture; and 2) to quantify the extensive loss of warehouse buildings that has occurred in Columbus's northern downtown warehouse district since the World War II period.

The accompanying numbered map shows the locations of extant warehouse structures in the district. Construction dates range from the late 1880s into the 1950s, with the greatest concentration in the period between about 1909 and 1930. Construction types include traditional brick bearing-wall buildings with wood interior frames, floors, and roof structures; hybrid structures consisting of brick bearing walls with wood and iron or steel structures, partial concrete structures, or other combinations of materials; and "fireproof" buildings with frames, floors and roofs of reinforced concrete and brick curtain walls.

In the three tables below, the numbered buildings on the map are arranged by construction type. Dates are provided where known; some dates are estimates. Use designations are from the 1950s, with original or other uses noted if known; most of these buildings had a variety of uses over the years. Today some are vacant, some are undergoing rehabilitation, and some have been converted to new uses such as office space and hotel lofts.

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TABLE I

Brick Bearing Wall; Entirely or Primarily Wood Structure

<u>No.</u>	<u>Date</u>	<u>Name/Use</u>	<u>Other Information</u>
5	c1900	Ramey Mfg. Co.	Made sheet metal, furnaces, caskets
8	c1900	Warehouse	No specific use noted
11	1908	Built as Bradford Shoe Co. Bldg (NR)	Builders' supplies whse. in 1950s
13	c1910	Listed only as "store"	No specific use noted
22	c1900	Whse. plumber, factory supplies, retail (NR, North Market H.D.)	8 separate spaces in 5 buildings
24	1889	Columbus Transfer Co. Whse. (NR)	Now a restaurant & loft hotel
30	c1885	"T.V. Warehouse" in 1950s	Nat'l Biscuit Co. in 1937
32	1915	F.O. Schoedinger Co., sheet metal	Now Ballet Met headquarters
36	c1910	Motor Truck Corp. & Mack Intl. in 1937	
37	c1910	White Motors in 1937	
40	c1880	Furniture	3 store spaces plus upper floors

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TABLE II

Brick or Tile Bearing Wall; Mixed Iron/Steel, Wood, Concrete, or Other Structure

<u>No.</u>	<u>Date</u>	<u>Name/Use</u>	<u>Other Information</u>
2	1950	Infill between Central Ohio Paper bldgs.	Steel frame
4	c1930	Paper warehouse	
6	c1935	Printing	Conc. block front, brick rear
9	c1925	Auto body repair & painting	Brick-faced tile walls
10	c1920	Printing	
15	c1935	Columbus Bolt & Forging Co. office	Modernistic design
19	c1910	Hearn Die, Tool & Machine Co.	
20	c1910	Wholesale rugs & Linoleum	"Battleship," N. Mkt. H.D. (NR)
21	c1900	Threshers & reapers, later wallpaper & beer whse., truck repair	Currently North Market (NR)
25	c1910	Wholesale electrical supplies	Currently offices
26	c1910	Wholesale produce, foam rubber whse.	Currently restaurant
27	c1920	Loft building	Currently offices
28	c1920	Jones, Witter dry goods whse., also auto brake repair	Currently being converted to motel, extensive alteration of character
34	c1930	Awning factory & tin shop	Currently Capital City Awning

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TABLE II -- continued

Brick or Tile Bearing Wall; Mixed Iron/Steel, Wood, Concrete, or Other Structure

<u>No.</u>	<u>Date</u>	<u>Name/Use</u>	<u>Other Information</u>
38	c1920	Wholesale tobacco warehouse	
39	c1905	No specific use noted	Located in N. Market H.D. (NR)

TABLE III

Brick Curtain Wall; Reinforced Concrete Frame, Floors and Roof Structure

<u>No.</u>	<u>Date</u>	<u>Name/Use</u>	<u>Other Information</u>
1	1915	Central Ohio Paper Co.	Currently appears vacant
3	1930	Paper Warehouse	Probably Central Ohio Paper Co.
7	1921	Wholesale Electrical Supplies	
12	1931	Atlas Linen Supply Laundry	South 1/2 earlier, steel structure
14	1913	Ohio Moline Plow Co. Building	3rd oldest concrete structure
16	1929, 1939	Dean & Barry, Manufacturers of Paints	North portion 1929, 1939; south portion c1900 wood structure
17	c1930	National Harvester Co. in 1937	In use as offices
18	1911	Motor Freight Stge. & Warehouse	Altered exterior; architect's office

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TABLE III -- continued

Brick Curtain Wall; Reinforced Concrete Frame, Floors and Roof Structure

<u>No.</u>	<u>Date</u>	<u>Name/Use</u>	<u>Other Information</u>
23	1916	Carlisle Furniture (NR: North Market H.D.)	East 2/3: c1890, iron structure West 1/3: 1916, concrete
29	1909	Throop-Martin Co. Wholesale Sash & Door Warehouse	Rear 1/3: iron beams, loading and warehouse area
31	1920	Wholesale Grocery Warehouse	
33	1920	Sceptic (sic) Furniture Dept.	No specific use noted
35	1925	Smith Bros. Hardware Co.	Rear warehouse: steel frame; being rehabilitated as offices

As the tables show, construction types overlapped through time. Wood frames were still being built after all-concrete frames had come into common use, and iron and steel construction persisted from about 1900 into the 1950s. However, different types of construction were predominant at different times. Wood frames, for example, were most common before about 1910; the latest all-wood example in the district is the F.O. Schoedinger building (#32) of 1915. Hybrid structures, which involved some wood but were built primarily of iron, steel, and some concrete, came into use about 1900, saw their most widespread use between 1910 and 1930, and persisted into the 1950s. All-concrete structures dated from 1909 (#32, Throop-Martin building), saw their highest popularity in the 1910s and 1920s, and persisted into the mid-1930s; the latest example in the district is the 1939 addition to the Dean & Barry building (#16).

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National Park Service****National Register of Historic Places
Continuation Sheet**Ohio Moline Plow Company Building
Columbus, Franklin Co., OhioSection number 8 Page 9F

The Ohio Moline Plow Co. building falls into the early period of the all-concrete structures. It is pre-dated by two buildings, the 1909 Throop-Martin building (#29) on Chestnut Street and the 1911 warehouse, currently Acock Architects (#18), just northwest of the Ohio Moline Plow Co. building on North Front Street. The district includes ten other all-concrete structures; of these, seven are free-standing buildings and three are additions to earlier buildings of other construction types.

As was noted earlier, the entire northern downtown warehouse district of Columbus warrants National Register listing as a Multiple Property Documentation. It represents the evolution of the warehouse building type from the 1880s up to the World War II period and is important in the history of the city's architectural development. Some properties in the district have already been listed in the National Register. Two wood-frame properties from Table I above, the Bradford Shoe (#11) and Columbus Transfer Co. (#24) buildings, are individually listed. The North Market Historic District, which is centered on the current North Market (#21), includes several hybrid wood/iron/steel/concrete structures from Table II.

Currently, none of the all-concrete structures from Table III is listed in the National Register, with the exception of the rear addition of the Carlisle Furniture building (#23), which dates from 1916 and is part of the North Market district. Listing of the Ohio Moline Plow Co. building will begin to fill this gap and will be a step toward recognizing the significance of the entire warehouse district.

There have been excellent preservation projects involving buildings in the district, including the North Market (#21), the Carlisle Furniture building (#23), the Smith Bros. Hardware Co. building (#35), and others. However it is important to recognize how much historic fabric has been lost in the past, and to realize that threats to the district's buildings continue today. Some buildings are currently vacant and have uncertain futures; a warehouse on Vine Street in the North Market Historic District was recently demolished; and the Jones, Witter building (#28) has just undergone an insensitive rehabilitation that has significantly damaged its character. In the North Market Historic District, most of the c1880 former furniture building on North High Street (#40) is proposed for demolition.

The attached color-coded maps dated 1937 and 1998, which show warehouse building footprints, portray graphically how much the district has changed in six decades. A total of approximately 80 warehouse structures in 1937 has been reduced to about half that figure, with

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

**National Register of Historic Places
Continuation Sheet**

Ohio Moline Plow Company Building
Columbus, Franklin Co., Ohio

Section number 8 Page 9G

the greatest losses occurring in the area west of Front Street and in the former rail freight areas north and south of the former Union Station site (today the site of the Greater Columbus Convention Center). Among major losses of National Register-listed properties were the Monypenny-Hammond warehouse (NR) on High Street across from Union Station in the late 1970s; and the Union Station Arcade in 1976, a major contributor to the area's character even though not a warehouse structure. More recently, an entire block of commercial buildings was lost in the North Market Historic District for construction of a church; and the Northern Hotel at High and Spruce was demolished and the site left vacant.

As was noted above, the area around North Front Street was once one of the richest parts of the district in the amount and variety of historic warehouse structures. Today the Ohio Moline Plow Company building is one of the few survivors in that area and warrants National Register listing for its structural system, its architectural design, and its high level of integrity. In addition, its listing will be an important step forward in providing recognition and protection for an entire district that is an important component of Columbus's architectural heritage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Ohio Moline Plow Company Building
Columbus, Franklin Co., Ohio

Section number 9 Page 10

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Plat Book of Columbus and Vicinity, Ohio. Philadelphia: Franklin Survey Company, 1937.

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 32884 0442606 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 1/4/98
street & number 593 South 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 Nationwide Realty Investors, c/o Brian Ellis, President and C.O.O.
street & number One Nationwide Plaza, 1-34-10 telephone (614) 249-5197
city or town Columbus state OH zip code 43215-2220

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 Reduction Projects (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Ohio Moline Plow Company Building
Columbus, Franklin Co., Ohio

Section number 10 Page 11

Verbal Boundary Description

The nominated property consists of Lots No. 57-63 of Neil and Dennison's Amended Subdivision, as the same is recorded at the Franklin County Recorder's Office, Columbus, Ohio.

Boundary Justification

The boundaries for the nomination encompass all of the land associated with the nominated property during its period of significance.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetOhio Moline Plow Company Building
Columbus, Franklin Co., OhioSection number Photo Log Page 12

Photo Log

The following information is the same for all photographs:

Photographer:	Jeffrey T. Darbee
Date of Photo:	Summer, 1998
Negative Location:	Benjamin D. Rickey & Co. 593 South Fifth Street Columbus, OH 43206

<u>Photo #</u>	<u>Description</u>
1	Looking northwest at Front Street (east) and Naghten Street (south) elevations.
2	Looking west at Front Street elevation.
3	Detail of entrance on Front Street, showing patterned brickwork and stone trim.
4	Looking northwest along south elevation.
5	Looking northeast at rear (west) elevation.
6	Looking southwest along north elevation from Front Street.
7	Looking south at north elevation.
8	First floor, looking west at east stair to second floor, just inside Front Street entrance.
9	First floor, looking west from near east wall; south wall at left.
10	First floor, looking east toward east wall from middle of building.

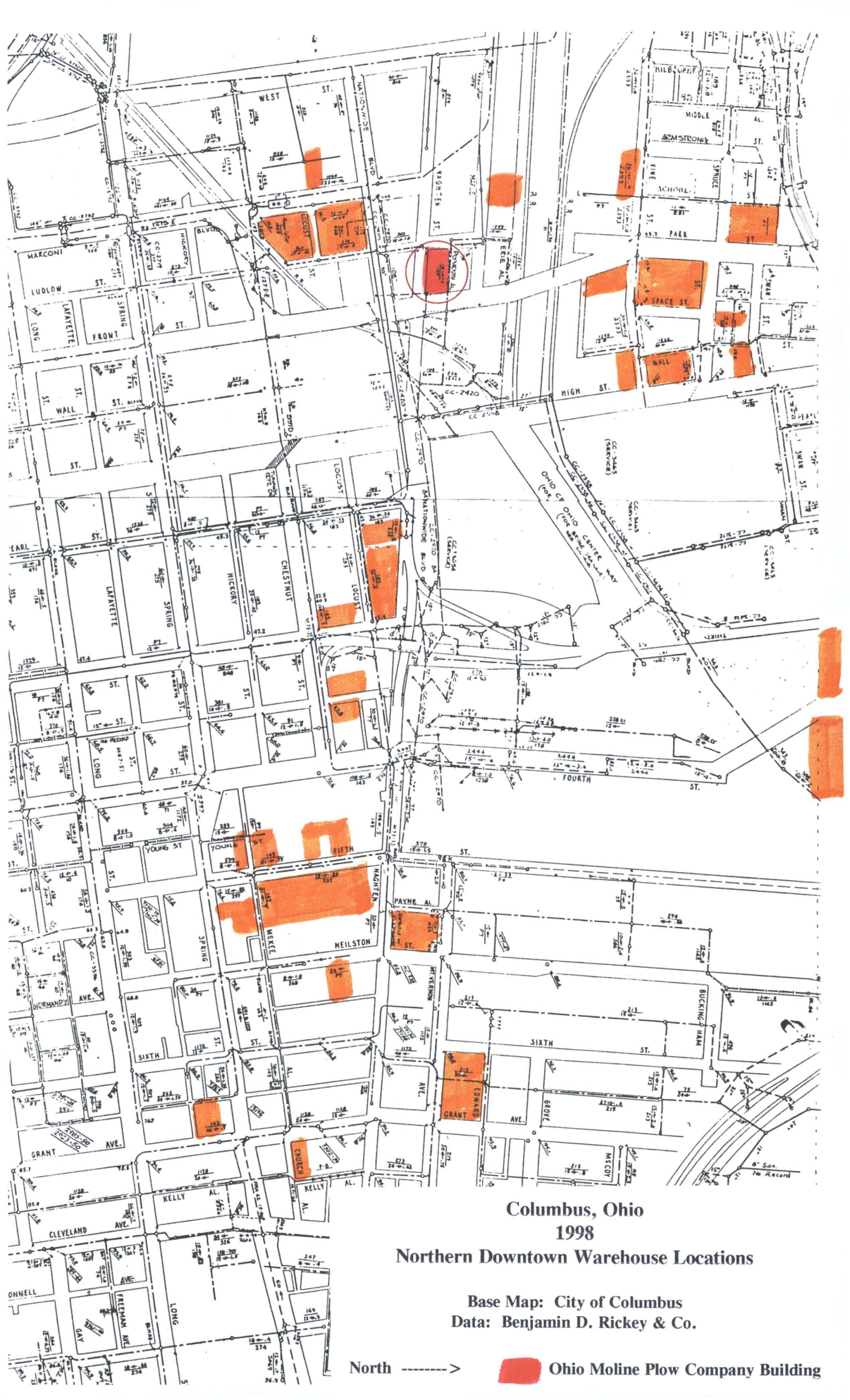
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Ohio Moline Plow Company Building
Columbus, Franklin Co., Ohio

Section number Photo Log Page 13

<u>Photo #</u>	<u>Description</u>
11	Looking north, first floor, at freight elevator along north wall.
12	Looking north, first floor, in rear area; west wall on left..
13	Second floor office area, looking north down stairs to first floor.
14	Looking north in corridor area of second floor offices.
15	Looking south in corridor area of second floor offices.
16	Second floor, looking east from warehouse area toward offices.
17	Looking northeast along wall dividing second floor offices from warehouse.
18	Second floor, looking west toward west wall.
19	Third floor, looking north along east wall toward north wall.
20	Third floor, looking west from east wall; south wall at left.
21	Third floor, looking southeast from near northwest corner.
22	Fourth floor, looking west along south wall from southeast corner of building.
23	Fourth floor, looking north along east wall (on right) toward north wall.



Columbus, Ohio
1998

Northern Downtown Warehouse Locations

Base Map: City of Columbus
Data: Benjamin D. Rickey & Co.

North ----->

 Ohio Moline Plow Company Building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ohio Moline Plow Company Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: OHIO, Franklin

DATE RECEIVED: 5/11/99 DATE OF PENDING LIST: 5/25/99
DATE OF 16TH DAY: 6/10/99 DATE OF 45TH DAY: 6/25/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000701

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 6/10/99 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



OHIO MOULNE PLUM CO. BUILDING

COLUMBUS, FRANKLIN CO., OHIO

PHOTO 1

0740111 N 1



OHIO MOLLUSK PLANT CO. BUILDING

COLUMBUS, FRANKLIN CO., OH

PHOTO 2

074011142

OHIO MOLINE FLOW CO

343

OHIO MOBILE PLow CO. BUILDING
COLUMBUS, FRANKLIN CO., OH

PHOTO 3

0740111 NN



OHIO MOBILE PLow CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 4

0740111 N 1



OHIO MOLINE PLow Co. BUILDING

COLUMBUS, FRANKLIN Co., OH

PHOTO 5

0740111 N 1



OHIO MOYNE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH.

PHOTO 6

0740111 N 2



OHIO MOUNT PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH

PHOTO 7

0740111 N 2



SPL/AFDS
UNIT

OHIO MOLINE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 8

0750111 N 2



OHIO MOULNE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 9

0740311 N 7



OHIO MOLINE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 10

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OHIO MOULNE PLUM CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 11

0750111 N 1



OHIO MOLINE PLow CO. BUILDING

COLUMBUS, FRANKLIN CO., OH

PHOTO 12

075011 N 7



OHIO MACHINERY PLANT CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 13

OH 1110520



OHIO MOLINE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH

PHOTO 14

0750111 N 5



OHIO MOLINE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 15

0750111 N 5



OHIO MOLINE PLUM CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 16

0750111 N 1



OHIO MOBILE PLUM CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 17

075011 N 4



OHIO Moline Plow Co. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 18

OHIO Moline Plow Co. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 18



OHIO Moline Plow Co. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 19

075011 N 0



OHIO MOBILE PLow CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 20

075011 N 0



OHIO MOBILE PLow CO. BUILDING
COLUMBUS, FRANKLIN CO., OH
PHOTO 21

0750111 N 5



OHIO MOBILE PLOW CO. BUILDING
COLUMBUS, FRANKLIN CO., OH

PHOTO 22

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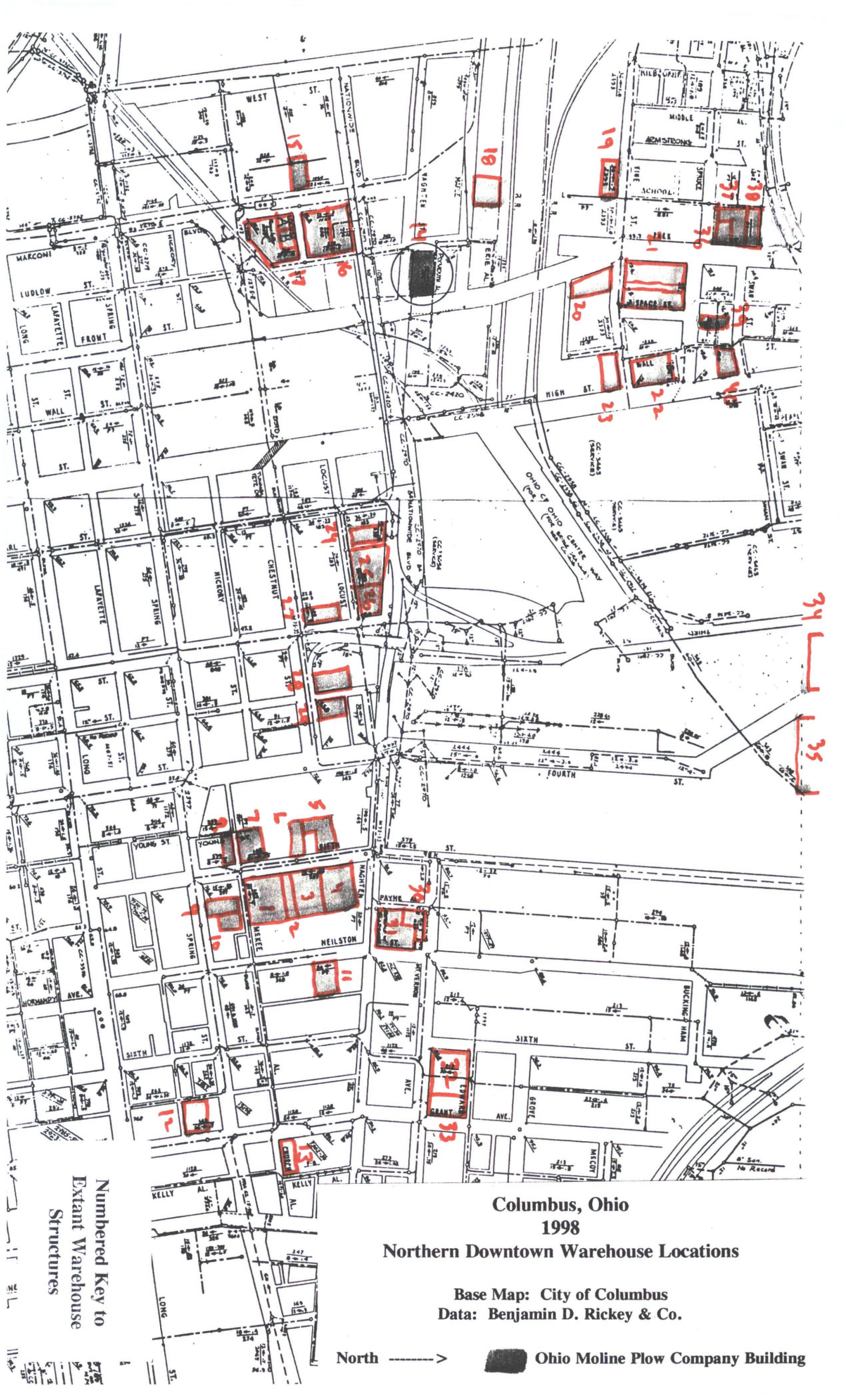


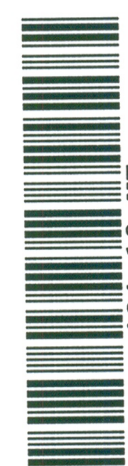
OHIO MOBILE PLOW CO. BUILDING

COLUMBUS, FRANKLIN CO., OH

PHOTO 23

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OHIO MOBILE
PUM COMPANY
BUILDING
COLUMBUS,
FRANKLIN CO., OH

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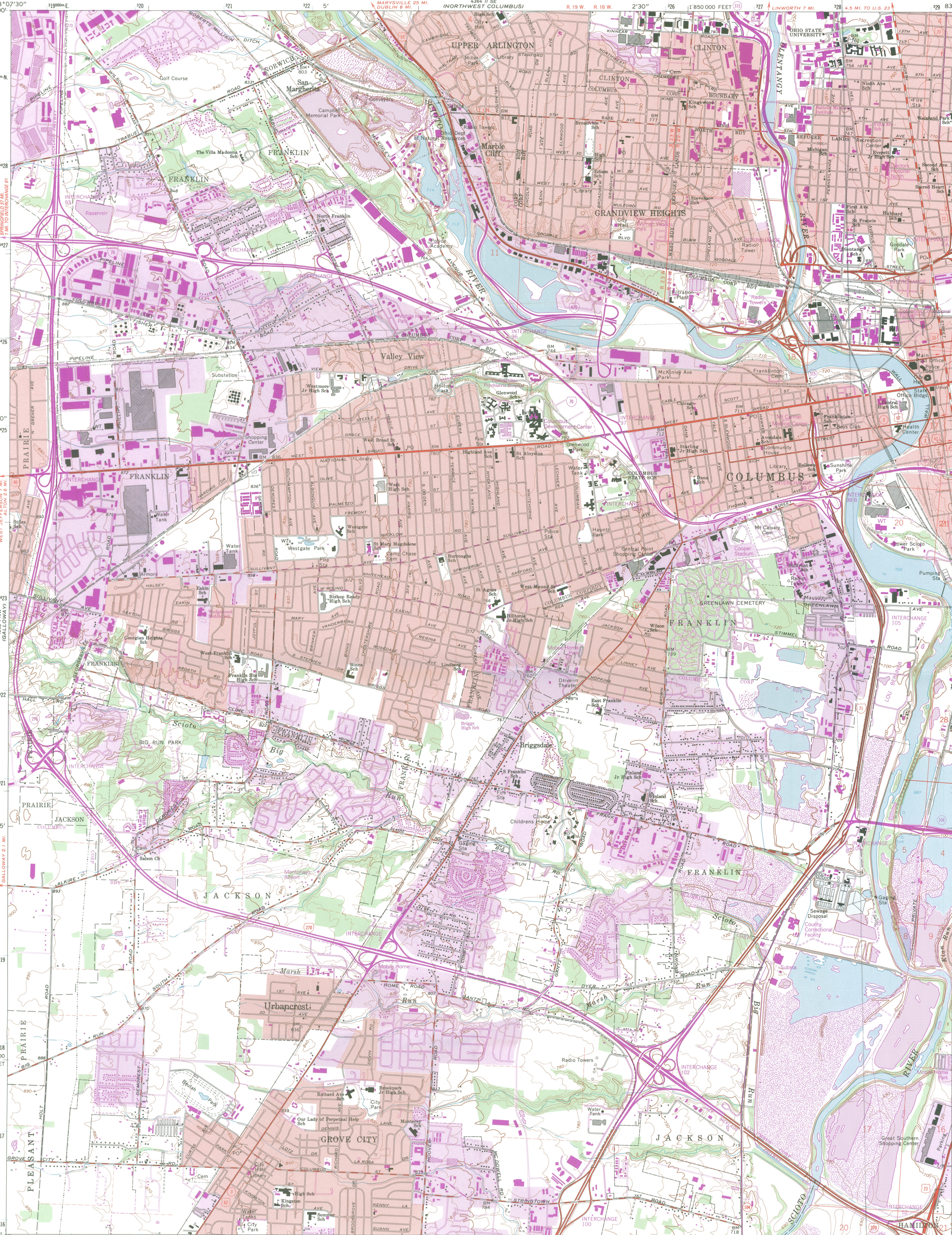
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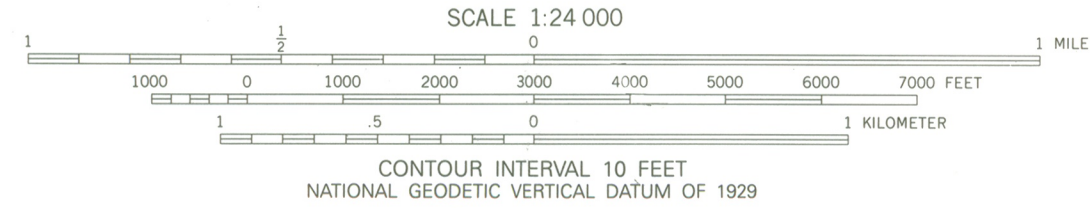
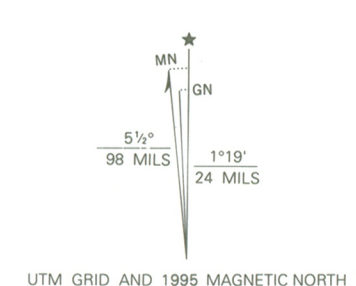
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Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1953 and 1954. Revisions shown in purple and woodland compiled from aerial photographs taken 1991 and 1992 and other sources. Map edited 1995. Conflicts may exist between some updated features and previously mapped contours
North American Datum of 1927 (NAD 27). Projection and 10000-foot ticks - Ohio Coordinate System, south zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 17
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 west of the Scioto River lies within the Virginia Military District
Area north of Base Line lies within the United States Military District
Land lines based on the Base Line of the United States Military District
Area South of Base Line lies within Congress Lands east of the Scioto River
Land lines based on the Scioto River Base



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Interstate Route
U. S. Route
State Route
Light-duty road, hard or improved surface
Unimproved road

SOUTHWEST COLUMBUS, OH
39083-H1-TF-024

1995
REVISED 1995
DMA 4363 1 NE-SERIES V852



City of Columbus
Mayor Gregory S. Lashutka

Department of Trade and Development

George J. Arnold, Director

October 26, 1998

Amos J. Loveday, Jr.
State Historic Preservation Officer
1982 Velma Avenue
Columbus, Ohio 43211-2497

Dear Mr. Loveday:

I am writing on behalf of the Historic Resources Commission regarding the nomination of the Ohio Moline Plow Company Building, located at 343 North Front Street, to the National Register of Historic Places. Following the presentation by Historic Preservation Officer Diane Cole at the October 15, 1998 H. R. C. meeting, the following motion was made, vote taken and results recorded:

Direct the Historic Preservation Office staff to write a letter in support of the nomination of the Ohio Moline Plow Company Building, located at 343 North Front Street, in the City of Columbus, Ohio, to the National Register of Historic Places.

MOTION: Fisher/Simpson (4-0-1) [Wolf] RECOMMEND APPROVAL

As the Motion indicates, the Historic Resources Commission recommends the nomination of the Ohio Moline Plow Company Building, to the National Register of Historic Places.

Should you need additional information please feel free to contact me at 645-6821 at your earliest convenience.

Sincerely,

Randy F. Black
Preservation Specialist

cc: Brian Ellis, Nationwide Realty Investors
Historic Resources Commissioners
Stephen R. McClary, Planning Administrator

Director's Office
50 W. Gay St.
Columbus, OH 43215-9040
(614) 645-8591
(614) 645-6295 FAX
(614) 645-6802 TDD

Administration
109 N. Front St.
Columbus, OH 43215-9030
(614) 645-6330
(614) 645-7855 FAX
(614) 645-6407 TDD

Building and Development Services
1250 Fairwood Ave.
Columbus, OH 43206-3372
(614) 645-7433
(614) 645-7840 FAX
(614) 645-3293 TDD

**Economic Development
and Planning Services**
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(614) 645-7855 FAX
(614) 645-6407 TDD

Housing and Community Services
50 W. Gay St.
Columbus, OH 43215-9040
(614) 645-7795
(614) 645-6675 FAX
(614) 645-6802 TDD

Ohio Historic Preservation Office

567 East Hudson Street
Columbus, Ohio 43211-1030
614/ 297-2470 Fax: 614/ 297-2496

Visit us at www.ohiohistory.org/resource/histpres/



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

April 30, 1999

Ms. Carol Shull, Chief of Registration
National Park Service
National Register, History & Education Programs
Mail Stop 2280, Suite 400
1849 C. Street, NW
Washington, D. C. 20240

Dear Ms. Shull:

Enclosed please find two (2) new National Register nominations. All appropriate notification procedures have been followed for these new submissions.

NEW SUBMISSION

COUNTY

Ohio Moline Plow Company Building

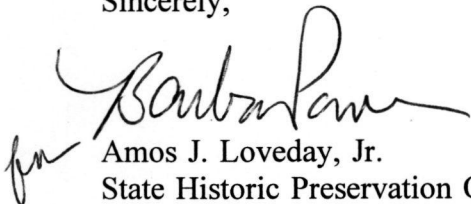
Franklin

Old North End Historic District
(Boundary Increase)

Franklin

If you have questions or comments about these documents, please contact this office.

Sincerely,


Amos J. Loveday, Jr.
State Historic Preservation Officer

enclosures