

United States Department of the Interior
National Park Service

RECEIVED 2280

National Register of Historic Places Registration Form

JUN 8 2016

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Bimm Fireproof Warehouse

Other names/site number: Lincoln Storage and Moving Company Building

Name of related multiple property listing:

Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio

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

2. Location

Street & number: 315 East First Street

City or town: Dayton State: OH County: Montgomery

Not For Publication: N/A

Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<i>Barbara Pover</i> DSHPO Inventory & Registration		<i>May 24, 2016</i>
Signature of certifying official/Title:		Date
<u>Ohio Historic Preservation Office, Ohio Historical Society</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
 determined eligible for the National Register
 determined not eligible for the National Register
 removed from the National Register
 other (explain:)

Jon Colson H. Beall
Signature of the Keeper

7-18-16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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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	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions: COMMERCE/TRADE: Warehouse/Storage

Current Functions: COMMERCE/TRADE: Warehouse/Storage

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

Materials: Principal exterior materials of the property: Brick; Concrete; Limestone

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Narrative Description

Summary Paragraph

The Bimm Fireproof Warehouse, now the Lincoln Storage and Moving Company Building, is located at 315 East First Street in Dayton, Montgomery County, Ohio. The six-story industrial building has a rectangular footprint that faces south toward East First Street, in the block between North Patterson Boulevard to the west and Sears Street to the east.

The building is an excellent example of the Commercial style, and is nominated for its association with the architectural, industrial and transportation history of Webster Station, as defined in the Multiple Property Documentation (MPD) form *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*. The MPD identifies this resource as a property type: Industrial Architecture of the Webster Station Area; and as the subtype: reinforced concrete building.

Erected in 1911-1912, and remodeled in 1914, the reinforced concrete structure is faced with brick walls and embellished with limestone accents. The influence of the Commercial style is evident in the architectural detailing of the south-facing (front) elevation, which includes the classic three part horizontal division and use of colonnades. Since 1914, the building has been used as a storage warehouse. Storage areas comprise most of the interior square footage. A high percentage of the building's original features remain intact and it continues to serve in its original use. The building retains a high degree of architectural integrity and meets the registration requirements for listing outlined in the MPD including the features that define its architectural style and exterior materials dating from the period of historic significance.

Narrative Description

The Bimm Fireproof Warehouse sits northeast of the downtown Dayton central business district in a historically industrial area known as Webster Station. Once the industrial backbone of Dayton, Webster Station now has mixed industrial, commercial, and residential uses. The Bimm Fireproof Warehouse is located proximate to the former Miami and Erie Canal (now Patterson Boulevard). The former Delco Building at 329 East First Street, erected in 1912, is connected to the east face of the Bimm Fireproof Warehouse.

The Bimm Fireproof Warehouse was constructed in 1911-1912, but remodeled in 1914, predominantly as a result of the Great Flood of 1913 (Photos 1-2). Information about the architect and/or builder is unknown. The rectangular building measures 50 x 183 feet and stands on an ashlar stone foundation. The east-facing and north-facing (rear) exterior walls are faced with red brick painted white. The south-facing (front) elevation is faced with glazed, tan brick; the brick is employed to create window spandrels, arches, surrounds and corbel-like arches. The front elevation is also highlighted by limestone stringcourses, surrounds, lugsills, lintels, Ionic capitals and other accents. A flat, low-slope roof caps the building.

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The Commercial style of the building is most apparent on the front elevation, which exhibits the classic three part horizontal division characteristic to the style. Arcaded pilasters divide the elevation into rhythmic bays. According to the building's 1998 *Ohio Historic Inventory Form*, the front façade "is distinguished by its overall detailing and especially the window arcades, at the upper floors. The main façade is very decorative in its overall detail and accentuated by the three part division and use of colonnades, at the upper two floors." Other traits common to the Commercial style include the building's reinforced construction and masonry wall surfaces, industrial style windows, symmetrical fenestration, piers and spandrels and flat roof with cornice.¹

Exterior

South-Facing (Front) Elevation (Photo 3): There are two entryways located on this elevation (Photos 5-6). The west entry (Photo 7) has historically been used by customers, and the east entry (Photo 8) is primarily used for warehouse operations. A concrete stoop rises to the west entry, which features two sets of original, double doors. The first set of double doors leads to a small recessed vestibule and the second set to the interior. Rectangular transoms surmount both sets of doors. The west entry is accessed by three concrete steps, and is also recessed, but has only one functional door (a flush metal replacement) and lacks transoms. Four single-light, rectangular windows, each delineated by brick paneled piers, are located between the east and west entries. Each window has a scrolled, iron grillework security rail. The building's nameplate, set in limestone, is centrally located at the top of the first floor and reads *Bimm Fireproof Warehouse*. The first floor storefront is very intact, with only newer window replacement and the flush metal door added to the east entry, changes likely made in the 1960s.

The second floor is marked by six of the same single-light rectangular windows, but three are boarded. A ca. 1960s projecting sign reads *Lincoln Allied Van Lines*. The first and second floors are different in style from the typical single window bays located at the upper floors and are likely replacements. The third and fourth floor window bay lintels are flat, while the fifth floor window bay lintels are semi-circular. The fifth floor windows feature brick dentil-like décor with recessed, round-arch windows. The lintels above the fifth floor windows are joined and form a colonnade. An interior cornice separates the fifth and sixth floors and features egg-and-dart design with leaf brackets. At the sixth floor, numerous smaller windows with semi-circular lintels form a colonnade that extends the length of the main façade. All of the openings on the third, fourth, fifth and sixth floors carry the original one-over-one, double-hung rectangular windows. The sixth floor windows are round-arched in decorative pointed-arch brick surrounds with radiating stretchers. A large, projecting cornice surmounts the building and is supported by metal brackets.

North-Facing (Rear) Elevation (Photo 9): The ground floor has two freight door openings and three industrial style, fixed, four-light, rectangular windows (Photo 10). The remaining floors have the same industrial style windows observed on the first floor, with each floor displaying

¹ Stephen Gordon, *How to Complete the Ohio Historic Inventory* (Columbus: Ohio Historic Preservation Office, 1992), 96.

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eight windows divided into two groups of four. Each grouping of windows is underscored with a continuous sill of bricks laid in a header design.

East-Facing Elevation (Photo 4): The east-facing elevation connects to the Delco Building.

West-Facing Elevation (see Photo 1): The west-facing elevation is void of decoration and exhibits very little detail, although the skeleton of the building's reinforced concrete construction and its divisions are still visible underneath the painted brick. A rectangular sign with the word 'Lincoln' sign is situated near the front elevation. Historic photos of the building show two casement style windows under a blind gable-roofed dormer that are now bricked-in.

Interior

The interior of the Bimm Fireproof Warehouse has six floors largely devoted to storage rooms, but also a limited number of offices, loading docks and mechanical rooms. All floors are anchored with a central circulation and service core, oriented in a north-south direction. The building has reinforced concrete-framed floors and ceilings, with the wire and wood partitions visible, and brick curtain walls. The concrete floors are mostly unfinished, and some of the concrete walls and ceilings in the corridors and other non-storage areas have been painted.

The central circulation core divides the building into two sections (north and south) (Photos 17-20). Open from the ground floor to the sixth floor, the central circulation core includes space for passenger and freight elevators, and a staircase. The elevators and staircase are original, intact, and in their historic locations.

The first and second floors of the south side of the building are generally devoted to office space, although they do contain some storage areas (Photos 11-12). The office areas were remodeled in 1963 and display characteristic wood paneling; however, there are still original building features apparent in these areas, including the first floor vault, doors and hardware (see Photos 12, 22 and 24). The remaining upper floors on the south side are comprised of storage areas. The main storage vault is located on the south side of the building on the first floor and is still used today (Photos 13-14). The first floor of the north side of the building serves as a loading area that today is accessed by vehicles but historically by rail (Photo 16). The remaining floors on the north side of the building are used for storage (Photos 21 and 23).

All floors still reflect the building's original/historic layout. Although remodeled, the office areas are still located in the same location as they were historically, as are the mechanical rooms and loading areas. The vault on the first floor of the south section is also very intact. Much of the storage areas retain original storage compartments, fire doors, corridors, stairs, construction, trim and hardware. The interior of the Bimm Fireproof Warehouse very much still reflects its historic function.

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Integrity

The Bimm Fireproof Warehouse retains a high degree of integrity. The historic design of the building remains substantially intact and reflects distinct attributes of the reinforced concrete storage warehouse property type described in the MPD form *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*. The building's character-defining features include the large size and massing, simple rectangular plan, alignment with the street grid, fireproof construction, banks of windows for natural light, rear loading area and decorative treatments characteristic of the Commercial style, a popular architectural styling at the time. The large blank side wall also conveys the building's unique function as a storage warehouse.

Changes to the building have been minimal and the building meets the registration requirements for this property type. The Bimm Fireproof Storage Building is recognizable as a product of its time and place and its function as a storage warehouse is very much apparent. The elements that define its historic function and convey its distinct architectural style remain unaltered. These features include the building's historic massing, decorative front exterior, interior arrangement of spaces, fireproof structure, and interior finishes still intact from the period of construction. Exceptions include the first and second floors, which were modernized in 1963 with wood paneling to accommodate office space. The MPD registration requirements specifically state that alterations of this nature do not compromise the National Register eligibility of a property when the original openings and the rhythm of the original bays remains intact, as is the case of the Bimm Fireproof Warehouse.

Changes brought by the construction of Fifth Third Field (the Dayton Dragons Stadium) to the northeast, the removal of railroad tracks to the north, and the demolition of two former commercial buildings to the west have created some loss of industrial context and urban density. The impact of the partial loss of setting is offset by the property's high degree of integrity in the areas of location, design, workmanship, and materials that successfully convey the industrial associations and feelings of its date of construction and period of significance, which define the historic character of the property.

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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: N/A

Areas of Significance: ARCHITECTURE; HISTORY

Period of Significance: 1911-1966

Significant Dates: 1911-1912, 1914, 1916, 1963

Significant Person: N/A

Cultural Affiliation: N/A

Architect/Builder: Not known

Statement of Significance Summary Paragraph

The Bimm Fireproof Warehouse is locally significant under *Criterion A* for the areas of INDUSTRY and TRANSPORTATION, and under *Criterion C* for the area of ARCHITECTURE as described in the Multiple Property Documentation (MPD) form *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*. The building reflects the modernization of the storage warehouse industry as investors capitalized on Dayton's role as a regional and national rail hub. The warehouse allowed the owner to store and transfer items in a secure and efficient manner, and following several devastating fires in Webster Station and the Great Flood of 1913, incorporated the latest trends in the use of structural reinforced concrete. The building is a unique example of a storage warehouse in Dayton due to its large size and

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strategic location in Webster Station. Constructed in 1911-1912² and remodeled in 1914,³ it is the oldest extant example in Dayton of a multi-story storage warehouse, especially one that is still in use, and is one of two oldest surviving reinforced concrete buildings in Webster Station (the other is the J.K. McIntire Building, 601 East Third Street). The design of the building is notable as a significant example of fireproof, reinforced-concrete construction, and for its three-part vertical block Commercial architecture. The Bimm Fireproof Warehouse retains a high degree of integrity. The period of significance for the Bimm Fireproof Warehouse begins in 1911 when it was remodeled into one large storage warehouse and ends in 1966, the fifty-year threshold for eligibility established by the National Register program. Fifty years is used as the closing date for periods of significance where activities begun historically continued to have importance and no more specific date can be defined to end the historic period.

Narrative Statement of Significance

The Bimm Fireproof Warehouse is nominated under the MPD form, *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*. The Bimm Fireproof Warehouse meets criteria specifically developed to evaluate buildings pursuant to the Webster Station property type: Industrial Architecture of the Webster Station Area; and subtype: reinforced concrete building. As stated in the MPD Form, examples of Industrial Architecture of the Webster Station Area must be intact examples of one of the identified subtypes, and possess integrity of location, setting, design, workmanship, materials, feeling and association.

The Bimm Fireproof Warehouse meets *Criterion A* for association with the historic contexts "Industrial Development of Webster Station, ca. 1865-1950" and "Transportation in Webster Station, ca. 1850-1950". The property possesses the physical or associative characteristics required for listing as a member of its property type. The Bimm Fireproof Warehouse contributes to the overall industrial character of Webster Station and was built during its heyday, in 1911. Its advantageous location allowed its owners to take advantage of varied transportation links and close proximity to the downtown and other parts of the city. The businesses associated with the building made an important contribution to the city's commercial life, through its use as a storage warehouse. The building still functions as a storage warehouse today and retains original features to convey this use, including warehouse-type construction, materials, layout, storage compartments, mechanicals, doors, trim, hardware and vault.⁴

The Bimm Fireproof Warehouse also meets *Criterion C* for "Industrial Architecture in Webster Station, ca. 1865-1950." The property possesses the physical or associative characteristics required for listing as a member of its property type. It is noteworthy as an excellent example of

² Construction date derived from *Insurance Maps of Dayton, Ohio*, Vol. 1 (New York: Sanborn Map Company, 1918); and "Building Works Breaks Records in the Gem City," *Dayton Herald*, January 1, 1912).

³ "Fireproof Storage Provided by Bimm," *Dayton Journal*, November 1, 1914; "Opening of the Bimm Fireproof Warehouse," *Dayton Journal*, November 1, 1914; American Warehousemen's Association, "Bulletin of the American Warehousemen's Association, Vol. 15 (Berkeley, CA: University of California, 1914), 383-384.

⁴ Adapted from Fred Mitchell and Margo Warminski, *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*, National Register of Historic Places Multiple Property Documentation Form, 2000, Section E, 1-8.

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the Commercial style, especially one incorporating the three-part division of the main façade, and one that still retains its original storefront. The warehouse is also exemplary for its reinforced-concrete construction and fireproof features. It is one of the two earliest surviving reinforced concrete buildings within the Webster Station area, the other being the J.K. McIntire Building at 601 East Third Street.

Reinforced Concrete Construction

The concrete-framed factory building began to make its appearance in the United States in the latter part of the nineteenth century. As builders and engineers experimented with concrete's weight-bearing and stress load capabilities, its use became more common, and by the 1920s, concrete had mostly replaced brick and stone as a structural material. But as builders became more adept at using steel and reinforced concrete for structural components, the combination brick and concrete warehouse became more common. A character-defining feature of these buildings is the visual expression of the structural nature of the concrete through the appearance of a grid on the exterior of the building. The horizontal members articulated the placement of the floors. (This is especially apparent on the west-facing elevation of the Bimm Fireproof Warehouse [see Photo 1]). The vertical members indicated the placement of structural beams and columns. Between the grids were large expanses of brick walls which sometimes included windows. Sectional views of these building would reveal large, evenly spaced reinforced concrete columns on the interior which allowed for large volumes of open space on each floor (see Photo 16). This feature made these buildings ideal for warehouse or industrial use.⁵

The functionality and cost of construction of a warehouse was strongly dependent upon the engineered qualities of its design. Warehouses and industrial buildings needed to have high floor load capacities to support machinery or the storage of merchandise, raw materials, or personal property, whatever the case may be. To economize on space, stored goods were frequently stacked upon each other which in turn placed greater stress on the floor. Higher load capacity resulted in an increase in the cost of construction. Interiors with large open spaces called for the strategic placement of columns; the larger the span between columns, the greater the depth of the girders between them. This resulted in an increase of height of each floor and higher construction costs.⁶

Industrial buildings of reinforced concrete construction were built in Webster Station beginning in the early twentieth century. They are multi-story structures of medium to large scale, often incorporating a large volume of space. They exhibit flat roofs. Facades are generally defined by pier and spandrel treatment with brick or concrete construction. Often, the rear or side façade may exhibit an exposed concrete column. They may also feature flat surfaces, simply treated. They often feature a high proportion of window to wall area, with large, industrial type wood or metal windows. Many utilized the two-part or three-part division of elements characteristic of the Commercial style. Some buildings are of purely utilitarian design, while others incorporate elements of prevalent architectural styles such as the Neo-Classical Revival. Some include first

⁵ Carol Rifkind, *A Field Guide to American Architecture* (New York: New American Library, 1980), 293.

⁶ Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), 109-112.

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floor storefronts with multiple doors and large display windows. Cornices, parapets and window bays are often treated as decorative elements. The interiors of the buildings exhibit concrete floors and columns.⁷ The Bimm Fireproof Warehouse displays all of these characteristics.

The earliest surviving reinforced concrete buildings within the Webster Station area, the Bimm Fireproof Warehouse and the J.K.McIntire Building (601 East Third Street), were completed in 1912. The last use of this construction technique on any significant industrial building in the Webster Station area was in 1929. It appears that numerous buildings used this technique from 1912 to 1918. Within Dayton and across the nation, the use of reinforced concrete construction was readily adopted to replace the older, height limiting bearing wall construction method. Reinforced concrete allowed for a greater flexibility of design with respect to windows, fire resistance, watertightness, and rapidity of construction. These were traits that were of extremely usefulness for industrial building construction.⁸

History of the Bimm Fireproof Warehouse and the Bimm Family

The Bimm Fireproof Warehouse was constructed in 1911-1912 under the ownership of Joseph and Henry Bimm, brothers, and sons of Ezra Bimm, a prominent Dayton businessman. Ezra (1828-1904) is commonly noted in histories as one of Dayton's early, prominent citizens. Some of his more well-known accomplishments including owning the Wayne and Fifth Street Railway and Dayton Northern Traction Companies; serving as director and vice president of the City National Bank; and developing Dayton's municipal fire department.⁹

Ezra began business in Dayton in 1847 working alongside his brother, Joseph, as a pork-packer. The earliest available City Directory notes their business, *Bimm & Brothers*, as located at the northeast corner of the "Canal" and "1st" street (the same vicinity as the Bimm Fireproof Warehouse). In time the brothers ended their partnership, eventually following their own pursuits: Joseph continued in the pork packing industry and Ezra operated a wholesale and retail store specializing in groceries, provisions and ice. The *1873 Williams' City Directory for Dayton* indicates Ezra's business at 313 East First Street, site of the Bimm Fireproof Warehouse. Following their respective college graduations, Ezra's sons, Joseph (1855-1913) and Henry Herman Bimm (1858-1923) joined the family business, and it was renamed *E. Bimm & Sons*. The business evolved into a wholesale and retail grocery and ice trade store. In 1886, the family separated their ice business from their grocery business, incorporating the *Bimm Dayton Ice & Cold Water Supply Company* at 313-315 East First Street.¹⁰

⁷ Adapted from Mitchell and Warminski, *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*, 2000, Section F, 13.

⁸ Adapted from Mitchell and Warminski, *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio*, 2000, Section F, 14.

⁹ Margaret A. Wade, *Citizens Historical Association, 1937-1942* (Indianapolis: Citizen's Historical Association of Indiana, 1942).

¹⁰ *Reed's Illustrated History of Montgomery County: From its Earliest Recollections to the Present Time* (Dayton: H.S. Reed, 1880); Wade, *Citizens Historical Association, 1937-1942, 1942*; *Williams' Directory, City Guide and Business Mirror...1856 - 1857* (Dayton: C.S. Williams, 1856), 25; *Williams' Dayton Directory for 1866 - 1867* (Cincinnati: Williams & Company, 1866), 45; *Williams' Dayton City Directory for 1873 - 1874*. Cincinnati: Williams & Company, 1874, 81; *Williams' Dayton City Directory for 1881 - 1882* (Cincinnati: Williams &

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The turn of the twentieth century signaled the start of many changes for the Bimm Family. A fire in 1900 completely destroyed their three-story building at 313-315 East First Street. The same fire destroyed most of the buildings on First Street between Foundry Street and the Canal. City Directories indicate that the building was rebuilt. Just four years later, in 1904, Ezra passed. Although Ezra's sons continued operating the family businesses, in 1907, they decided to close the grocery store and open the Bimm Realty Company. Fire once again ravaged the family's building and its businesses on October 20, 1909. The fire spread from the adjacent Computing Scale Company, destroying the building and temporarily displacing the brothers to 9 East First Street. The family businesses were located at this location until the completion of the Bimm Fireproof Warehouse in 1911-1912.¹¹

The Bimm Fireproof Warehouse was completed in 1911-1912 on the same location at 313-315 East First Street, but raised to six stories. When it opened it housed the *Bimm Dayton Ice & Cold Water Supply Company* and the *Dayton Fireproof Storage*, a new business venture by the brothers into the storage industry. Just two years later, in 1914, the Bimm Fireproof Warehouse was remodeled into one large storage warehouse. Three factors likely contributed to the remodel: the 1913 Flood, the death of Joseph, and the closing of the Bimm Dayton Ice & Cold Supply Company. A 1914 article in *The Lafayette Weekly* speaks to the devastation caused by the flood, which subsequently led to the death of Joseph:

“Unable to forget the horrors attending the flood of last March, and the worries incident to the losses sustained as a result of that great disaster, coupled with ill health from which he suffered with increasing severity since that time, Joseph E. Bimm of Dayton sought relief in death on June 25th, terminating his existence by firing a bullet in his brain. Mr. Bimm had always been regarded as among Dayton's most enterprising and public spirited citizens and spending his entire life in that city had contributed materially to its growth and prosperity.”¹²

Upon Joseph's death, Henry assumed all leadership roles, ceased operation of the Bimm Dayton Ice & Cold Supply Company, and remodeled the Bimm Fireproof Warehouse into its present configuration. The decision by Henry to focus on the storage business came at a time when Dayton was experiencing rapid growth. Webster Station had become an industrial and

Company, 1881),76; Augustus Waldo Drury, *History of the City of Dayton and Montgomery County, Ohio*, Vol. 2 (Dayton: S.J. Clarke Publishing Company, 1909), 1074-75; *Williams' Dayton City Directory for 1887 – 1888* (Cincinnati: Williams & Company, 1887), 102; *Insurance Maps of Dayton Ohio* (New York: Sanborn Map & Publishing Company, 1887).

¹¹ *Insurance Maps of Dayton, Ohio*, Vol. 2 (New York: Sanborn-Perris Map Company, 1897); “Dayton's Biggest Fire,” *Dayton Leisure*, October 12, 1975; “\$500,000 Fire in Dayton, Ohio,” *New York Times*, February 2, 1900; Drury, *History of the City of Dayton and Montgomery County, Ohio*, Vol. 2, 1074-75; *Williams' Dayton Directory for 1906 – 1907* (Cincinnati: Williams Directory Company, 1906), 219-220; *Williams' Dayton Directory for 1907 – 1908* (Cincinnati: Williams Directory Company, 1907), 216; *Williams' Dayton Directory for 1910 – 1911* (Cincinnati: Williams Directory Company, 1910), 41; *Williams' Dayton Directory for 1911 – 1912* (Cincinnati: Williams Directory Company, 1911), 46 and 1558; *Williams' Dayton Directory for 1913 – 1914* (Cincinnati: Williams Directory Company, 1913), 143, 1476 and 1553; *Williams' Dayton Directory for 1915 – 1916* (Cincinnati: Williams Directory Company, 1915), 139, 1448-1449.

¹² “Personals, Joseph E. Bimm” *The Lafayette Weekly*, October 1, 1913.

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transportation hub serving Dayton and more distant markets. There was no doubt a need for businesses that could haul and store items for commerce and individual use. The Bimm Fireproof Warehouse opened in 1914 and specialized in the transfer and storage of many items, including everyday household items, freight, fine art, and even agricultural implements.¹³

Webster Station's history of devastating fires, not to mention the Great 1913 Flood, prompted Henry Bimm to run an advertisement on November 1, 1914 in the *Dayton Journal* announcing the remodeling of the Bimm Fireproof Warehouse. It was not surprising that the article highlighted the building's "indestructible" and "fireproof" construction. The ad proclaimed:

"The opening of this mammoth, indestructible warehouse places Dayton in the class with the largest cities on the globe. This building cannot be surpassed anywhere in the Middle West. Large massive and substantially constructed throughout of brick, steel and concrete, it is conceded by all experts who have examined it to be an indestructible depository for furniture and valuables."¹⁴

An article in the "Bulletin of the American Warehousemen" confirmed that the six-story, 63,000 foot building was "remodeled and converted into a mammoth fireproof and burglar proof warehouse." The floors and walls were built of reinforced concrete embedded with "eight tons of T-rails." Much was made of the fact that items could be stored in a secure, fireproof and indestructible environment. It was thought this attribute would be especially attractive to housewives who needed to store their family's possessions. The building, which featured separate fireproof compartments, underwriter's doors, steel sash and frames, wire glass, fire protection with "competent watchmen," opened to the public on November 5, 1914. Henry served as proprietor and manager and John Westerman as the Assistant.¹⁵

The first floor housed office space and the main safety deposit vault. Manufactured by the Yale and Towne Company, the vault measured 720 sq. ft. and featured double bank doors with time locks. The interior was furnished with safety deposit boxes and steel trunks for storing silverware and other valuables. Each trunk was fitted with a steel rack and steel clad flannel, and equipped with a Yale lock and two keys. Patrons typically stored valuables in the vault that were too large for bank safety deposit boxes. The vault doors were touted as "burglar proof" and were guarded each night with dogs. Although the interior of the vault has been modernized, it is still in use today, and still displays its original doors, locks and hardware (see Photos 13 and 14). The second floor housed the art rooms and rug and fur rooms. The art rooms were designed for the protection of pianos, paintings, statuary, and expensive mirrors, and were kept at an even temperature the entire year. The rug and fur rooms were touted as "moth-proof" and featured vacuum cleaning equipment for cleaning carpets, rugs and upholstered furniture. The third

¹³ "Iron Age, Vol. 88," (New York: Dave Williams Company, July-December 1911); *Williams' Dayton Directory for 1912 - 1913* (Cincinnati: Williams Directory Company, 1912), 38 and 1518; *Dayton Journal*, "Fireproof Storage Provided by Bimm," November 1, 1914; *The Transfer and Storage Directory* (New York: Transfer and Storage Publishing Corporation 1916), 185-186;

¹⁴ "Opening of the Bimm Fireproof Warehouse," *Dayton Journal*, November 1, 1914.

¹⁵ "Fireproof Storage Provided by Bimm," *Dayton Journal*, November 1, 1914; *Insurance Maps of Dayton, Ohio*, Vol. 1 (New York: Sanborn Map Company, 1918); American Warehousemen's Association, "Bulletin of the American Warehousemen's Association", 383-384.

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through sixth floors housed the storage rooms, each separated with a fire door made by the N&G Taylor Company (see Photo 22). The storage rooms featured various sized compartments (see Photo 23). Some compartments accommodated “one van load size” and some were larger and accommodated “everyone.”¹⁶

The building’s location adjacent to a rail line as well as its freight doors, loading dock and freight elevator made it equipped to handle any type of merchandise. It was also situated within three blocks of Main Street, in the center of all freight and traction stations. The business boasted auto trucks and horse drawn vans to handle moving of every description. Henry was also a member of several warehouse associations, including New York and Chicago, which kept the business connected with similar companies across the county. These associations helped facilitate the shipping of goods throughout the country and “to any quarter of the globe.”¹⁷

Despite these accomplishments, the Bimm Fireproof Warehouse enjoyed only a brief period of success. In 1916, Henry fell ill, forcing him to retire, and the Bimm Fireproof Warehouse was sold to the Cleveland-based Lincoln Fireproof Storage Company for \$150,000.00. Although he gave up the storage company, Henry continued operating the Bimm Realty Company from 25 North Main Street. Henry passed away on March 7, 1923 at the age of 64.¹⁸

As Dayton grew in the post war era, the Lincoln Fireproof Storage Company (since renamed the Lincoln Storage and Moving Company), continued its services, adapting to the needs of the times. As automobiles became the dominant form of transportation, and storage and moving companies began diversifying, the business began specializing in storing company files. Today, there are no railroad tracks in the immediate vicinity of the building, but the company remains a staple in Webster Station and continues to operate as a storage warehouse and moving company. Lincoln Storage Company will celebrate their 100th anniversary here in 2016.

¹⁶ American Warehousemen’s Association, 1914, 383-384; “Fireproof Storage Provided by Bimm,” *Dayton Journal*, November 1, 1914.

¹⁷ American Warehousemen’s Association, 1914, 383-384; “Fireproof Storage Provided by Bimm,” *Dayton Journal*, November 1, 1914.

¹⁸ *Williams’ Dayton Directory for 1916 – 1917* (Cincinnati: Williams Directory Company, 1916), 149, 1572-1573; *Williams’ Dayton Directory for 1917-1918* (Cincinnati: Williams Directory Company, 1917), 45, 1590; Drury, *History of the City of Dayton and Montgomery County, Ohio*, Vol. 2, 1075; “Cleveland Storage Men Buy Dayton Warehouse,” *Plain Dealer*, November 18, 1916.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Conclusion

The Bimm Fireproof Warehouse is locally significant for its association with the industrial and transportation development of Webster Station. Webster Station transitioned from a small residential community of modest homes, churches, and schools to a thriving light manufacturing and warehouse district. A remarkable variety of businesses located there, including wholesale grocers, paint factories, paper suppliers, tobacco warehouses, plumbing supply manufacturers. The Bimm Fireproof Warehouse contributed to this industrial base through the warehousing and light manufacturing history, as a storage warehouse, and continues in that capacity today. The Bimm Fireproof Warehouse is also significant for its association with the transportation history of Webster Station. Industrial sites were typically predicated on advantageous locations, and the varied transportation links of Webster Station, including the canal, railroads and street system, provided that advantage. The owners of the Bimm Fireproof Warehouse located here because it was in close proximity to Dayton's downtown, it was centrally located within the broader Dayton area, and it offered excellent connectivity for transport. The owners of the Bimm Fireproof Warehouse could meet the needs of a variety of customers by offering them an efficient method of transport and storage of their items and a safe, secure, fireproof building. There is little doubt that as a result of these unique features, the Lincoln Storage and Moving Company continues to thrive today.

The Bimm Fireproof Warehouse is also noteworthy for its architecture. It is a good example of a warehouse property type in the Commercial style, which came to prominence in the late-nineteenth century and established itself as the standard for commercial and industrial architecture through the mid-twentieth century. More specifically, it is an example of the style in the three-part mode, with clearly defined lower story, upper stories and top story. It is further enhanced by decorative masonry details and limestone accents and retains its original storefront. The warehouse was also built using the latest trends in warehouse construction and is one of two oldest extant examples in Webster Station of the use of reinforced concrete as a structural element through the use of a concrete grid system. This method of construction provided for increased weight-bearing and stress load capacities while offering large open volumes on the interior, a characteristic important to the function of a warehouse.

The Bimm Fireproof Warehouse is intact and possesses integrity of location, design, workmanship, materials, feeling and association. More specifically, it is recognizable from its period of construction, its function is still apparent, and the basic form of the building has not been obscured by extensive additions or alterations. The Bimm Fireproof Warehouse meets the registration requirements established by the MPD form: it is an intact example of the Industrial Architecture of the Webster Station Area identified subtypes, and it possesses integrity of location, design, workmanship, materials, feeling and association.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Bimm Fireproof Warehouse

Montgomery County, Ohio
County and State

Name of Property

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Williams' Dayton Directory for 1910 - 1911. Cincinnati: Williams Directory Company, 1910.

Williams' Dayton Directory for 1911 - 1912. Cincinnati: Williams Directory Company, 1911.

Williams' Dayton Directory for 1912 - 1913. Cincinnati: Williams Directory Company, 1912.

Williams' Dayton Directory for 1913 - 1914. Cincinnati: Williams Directory Company, 1913.

Williams' Dayton Directory for 1915 - 1916. Cincinnati: Williams Directory Company, 1915.

Williams' Dayton Directory for 1916 - 1917. Cincinnati: Williams Directory Company, 1916.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Williams' Dayton Directory for 1917 - 1918. Cincinnati: Williams Directory Company, 1916.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MOT426315

10. Geographical Data

Acreeage of Property: less than one acre (.2089)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 740962 | Northing: 4405082 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property consists of one parcel (Montgomery County Parcel #R72 00702 0006; Lot #37204). The parcel is bounded by a private driveway leading to the Dayton Dragons Stadium to the north, an empty lot and Patterson Boulevard to the west, The Delco Building at 329 East First Street to the east and East First Street to the south.

Boundary Justification: (Explain why the boundaries were selected.)

The proposed boundary includes all property historically associated with the Bimm Fireproof Warehouse.

11. Form Prepared By

name/title: Rachel E. Bankowitz
organization: N/A
street & number: 147 Henry Street
city or town: Dayton state: Ohio zip code: 45403
e-mail: rbankowit@yahoo.com
telephone: 937-572-6750
date: December 2015

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Name of Property: Bimm Fireproof Warehouse

City or Vicinity: Dayton

County: Montgomery

State: Ohio

Photographer: Rachel Bankowitz

Date Photographed: August and September 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 (OH_MontgomeryCounty_BimmFireproofWarehouse_0001)
South- (Front) and West-Facing Elevations, Camera Facing Northeast

Photo #2 (OH_MontgomeryCounty_BimmFireproofWarehouse_0002)
South- (Front) and West-Facing Elevations, Camera Facing Northeast

Photo #3 (OH_MontgomeryCounty_BimmFireproofWarehouse_0003)
South- (Front) Facing Elevation, Camera Facing North

Photo #4 (OH_MontgomeryCounty_BimmFireproofWarehouse_0004)
South- (Front) Facing Elevation, Camera Facing Northwest

Photo #5 (OH_MontgomeryCounty_BimmFireproofWarehouse_0005)
South- (Front) Facing Elevation, First Floor Storefront, Camera Facing Northwest

Bimm Fireproof Warehouse
Name of Property

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Photo #6 (OH_MontgomeryCounty_BimmFireproofWarehouse_0006)
South- (Front) Facing Elevation, First Floor Storefront, Nameplate, Camera Facing North

Photo #7 (OH_MontgomeryCounty_BimmFireproofWarehouse_0007)
South- (Front) Facing Elevation, First Floor Storefront, West Entry, Camera Facing North

Photo #8 (OH_MontgomeryCounty_BimmFireproofWarehouse_0008)
South- (Front) Facing Elevation, First Floor Storefront, East Entry, Camera Facing North

Photo #9 (OH_MontgomeryCounty_BimmFireproofWarehouse_0009)
North- (Rear) Facing Elevation, Camera Facing South-Southwest

Photo #10 (OH_MontgomeryCounty_BimmFireproofWarehouse_0010)
North- (Rear) Facing Elevation, Typical Window Detail, Camera Facing Southeast

Photo #11 (OH_MontgomeryCounty_BimmFireproofWarehouse_0011)
Interior, Remodeled Second Floor Office Area, Camera Facing East

Photo #12 (OH_MontgomeryCounty_BimmFireproofWarehouse_0012)
Interior, Remodeled First Floor Office Area, Camera Facing West

Photo #13 (OH_MontgomeryCounty_BimmFireproofWarehouse_0013)
Interior, Safe, Camera Facing Northeast

Photo #14 (OH_MontgomeryCounty_BimmFireproofWarehouse_0014)
Interior, Safe, Camera Facing Northwest

Photo #15 (OH_MontgomeryCounty_BimmFireproofWarehouse_0015)
Interior, Hall, Camera Facing Northeast

Photo #16 (OH_MontgomeryCounty_BimmFireproofWarehouse_0016)
Interior, First Floor Loading Area, Camera Facing Southeast

Photo #17 (OH_MontgomeryCounty_BimmFireproofWarehouse_0017)
Interior, Staircase, Camera Facing Southwest

Photo #18 (OH_MontgomeryCounty_BimmFireproofWarehouse_0018)
Interior, Staircase, Camera Facing North

Photo #19 (OH_MontgomeryCounty_BimmFireproofWarehouse_0019)
Interior, Original Freight Elevator, Camera Facing South

Photo #20 (OH_MontgomeryCounty_BimmFireproofWarehouse_0020)
Interior, Original Passenger Elevator, Camera Facing Northwest

Bimm Fireproof Warehouse
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Photo #21 (OH_MontgomeryCounty_BimmFireproofWarehouse_0021)
Interior, Typical Upper Floor Storage Room, Camera Facing North

Photo #22 (OH_MontgomeryCounty_BimmFireproofWarehouse_0022)
Interior, Typical Original Fire Door, Camera Facing North

Photo #23 (OH_MontgomeryCounty_BimmFireproofWarehouse_0023)
Interior, Original Storage Lockers, Camera Facing North

Photo #24 (OH_MontgomeryCounty_BimmFireproofWarehouse_0024)
Interior, Typical Original Fire Door Pulley System, Camera Facing North

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



City of Dayton Public Works GIS

Bimm Fireproof Warehouse
315 E. First St., Dayton, OH, 45402

• 11-24 interior photos

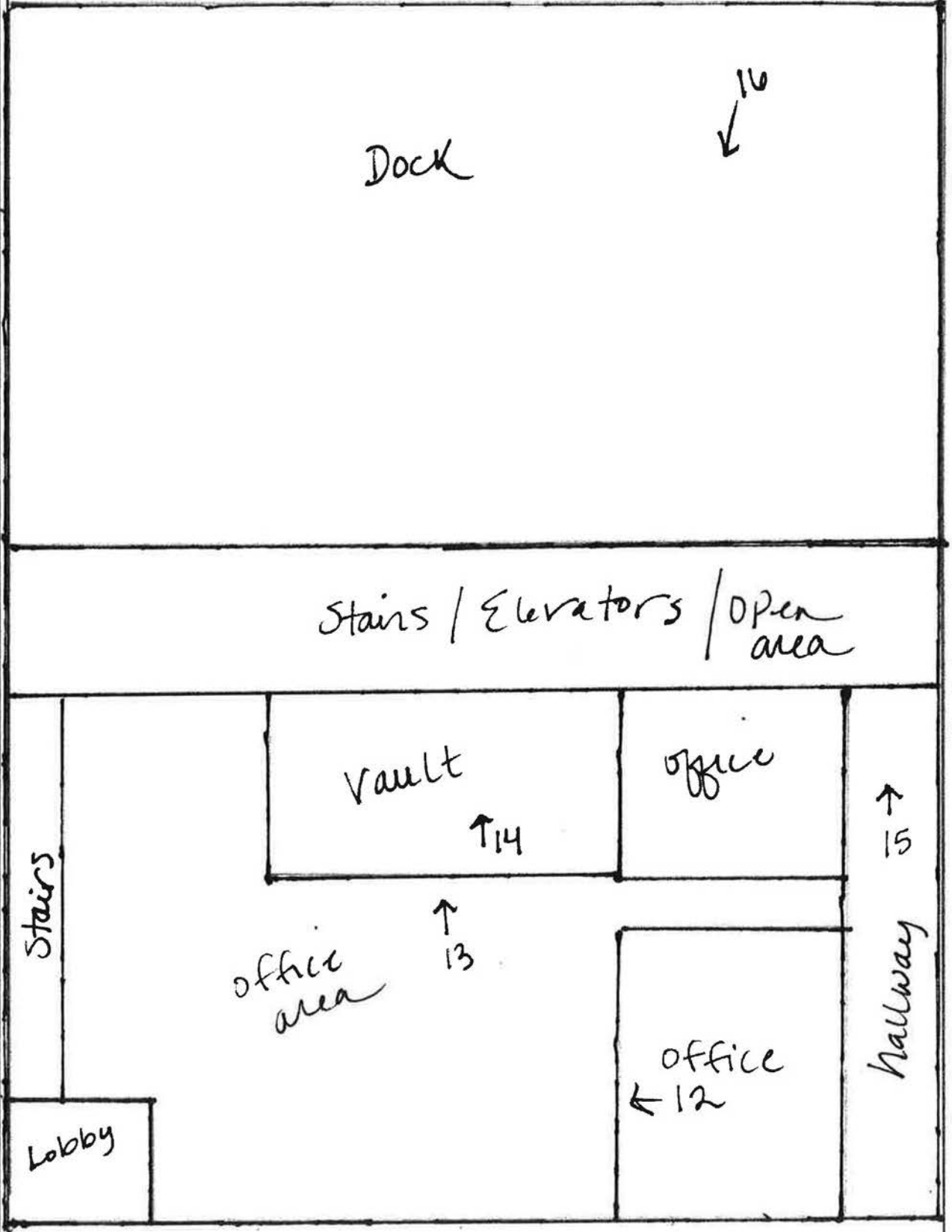
* sketch map w/
photo views

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



Bimm Fireproof Warehouse
Dayton, Ohio
National Register Nomination
Interior Photo Key Sketch Maps



EAST FIRST STREET



Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Bimm Fireproof Warehouse
Dayton, Ohio
National Register Nominato
Interior Photo Key Sketch Map

Storage

↑ 22

stairs | elevators | open area

↓ 19

← 20

office

office

Break
Area

office

|| →

office
area

office

office

office

EAST FIRST STREET

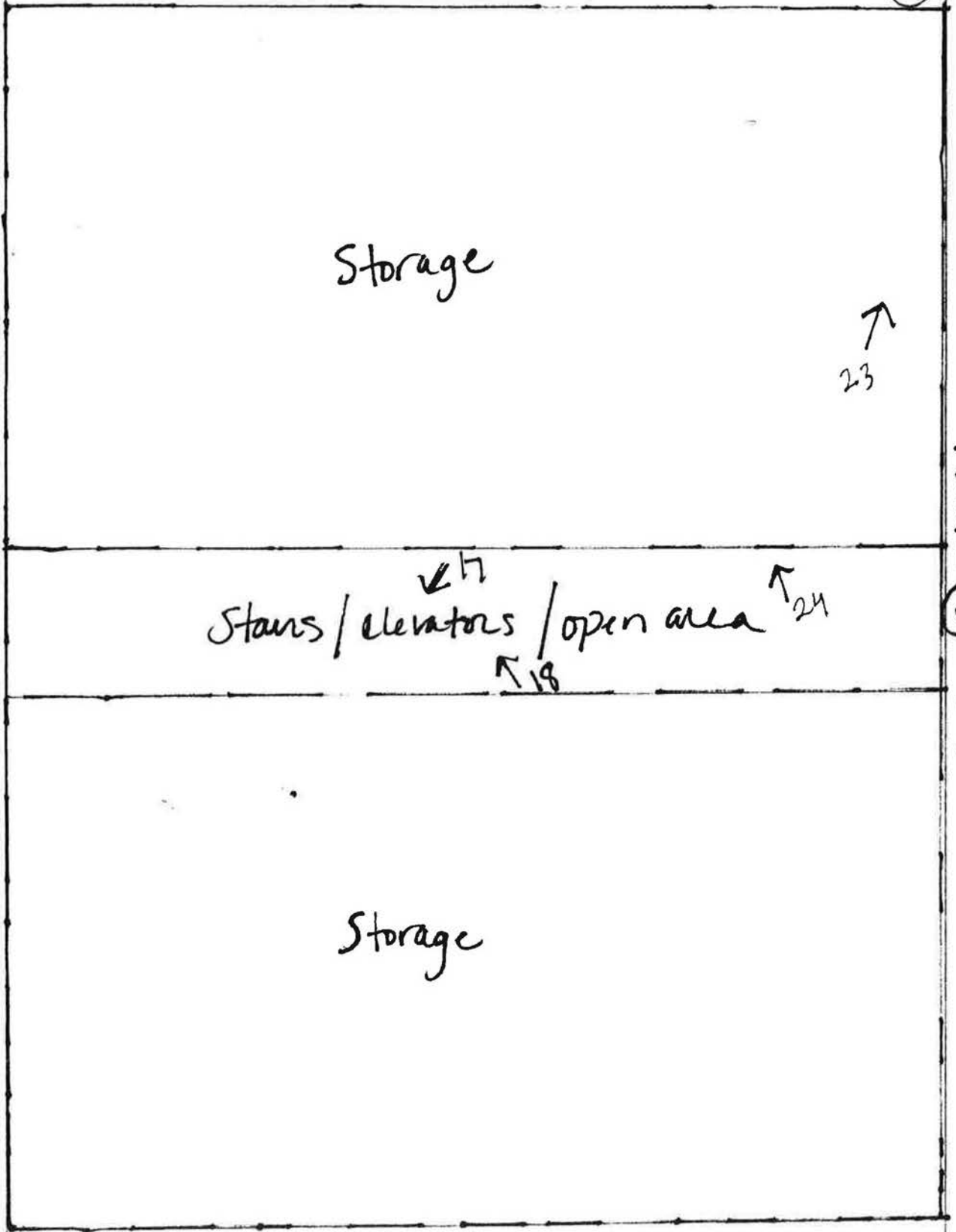
Floor 2

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



Bimm fireproof warehouse
Dayton, Ohio
National Register Nomination
Interior Photo Key Sketch Maps

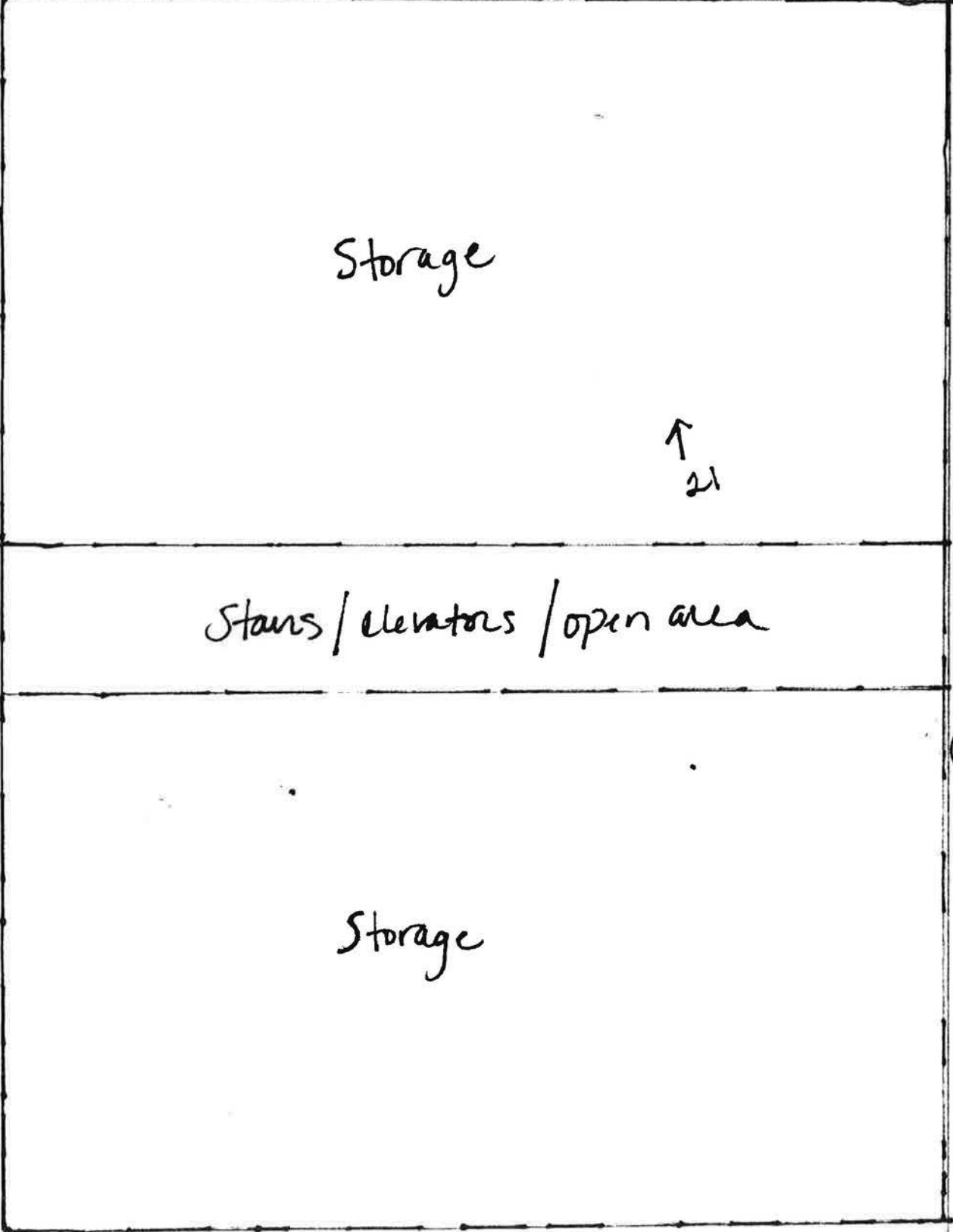


EAST FIRST STREET

Bimm Fireproof Warehouse
Dayton, Ohio
National Register Nominatation
Interior Photo Key Sketch Maps

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



Floors 3 & 5 (G)

EAST FIRST STREET

Bimm Fireproof Warehouse
 Name of Property

Montgomery County, Ohio
 County and State

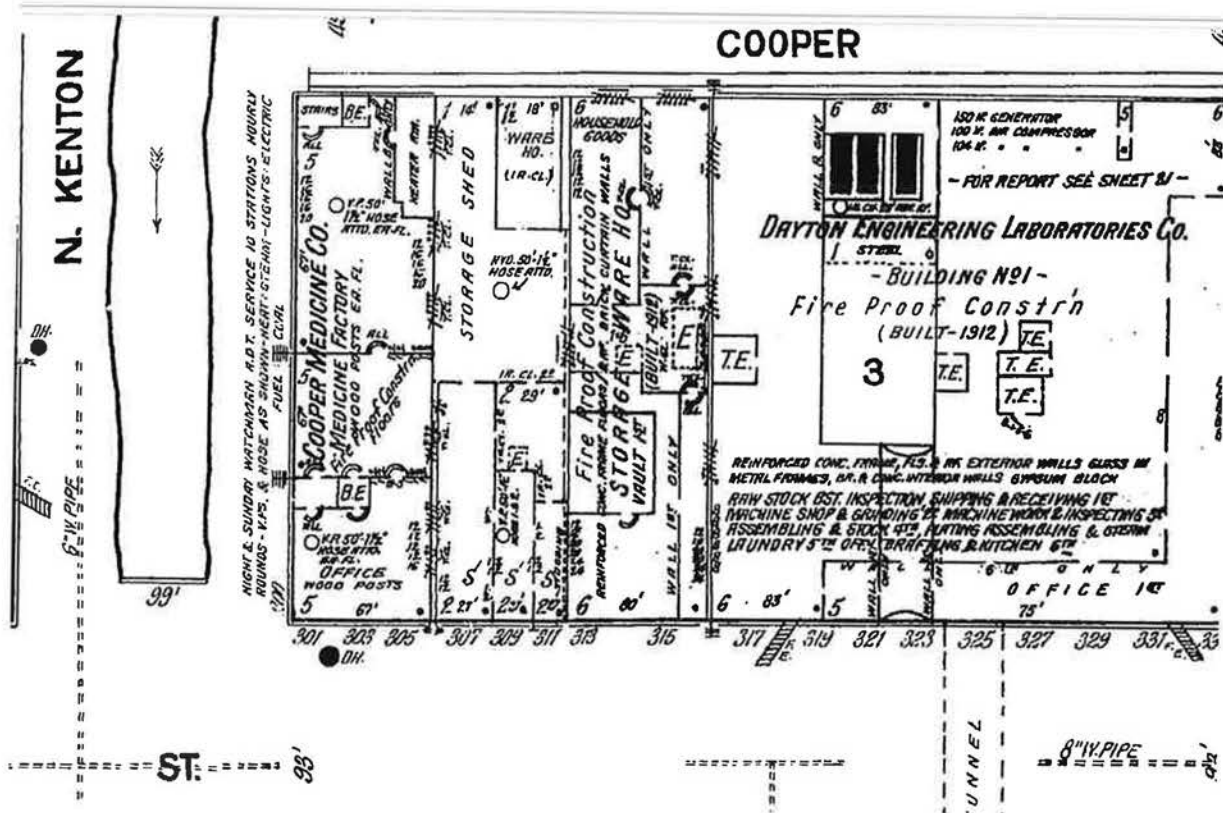


Figure 1: Sanborn Map, 1918.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



Figure 2: Dayton Journal, "November 1, 1914. Dayton Metro Library Genealogy Center.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

Fireproof Storage

Separate fireproof compartments built of heavy brick walls and reinforced concrete with underwriters' doors, steel sash and frames, wire glass, up-to-date fire protection and excellent service of competent watchmen. It's impossible to furnish better protection.

Long distance cartage is one of our big features, because we are not **common carriers**.



Tomorrow is Opening Day

and we invite you to come personally and see the massive fireproof vaults that we have installed for the safety of all household goods, silverware and other valuables.

Open from 10 a. m. to 9 p. m.

MUSIC FLOWERS SOUVENIRS

The Bimm Fireproof Storage


313.315 EAST FIRST STREET

HENRY H. BIMM, Proprietor and Manager JOHN WESTERN V., Assistant

Figure 4. *Dayton Journal*, November 4, 1914. *Dayton Metro Library Genealogy Center*.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



**Today is Thursday
November 5, 1914**

This is the opening day of the largest and most modern Fireproof Warehouse in the Middle West.

We extend an invitation to the people of Dayton and the Miami valley to attend this opening. Come, inspect the building and the accommodations afforded and personally judge of the general efficiency and security offered by our company.

Open from 10 a. m. to 9 p. m.

MUSIC FLOWERS SOUVENIRS

**THE BIMM
FIREPROOF
STORAGE**

HENRY H. BIMM, Proprietor and Manager
JOHN WESTERHART, Architect

313-315 East First Street
DAYTON, OHIO

SERVICE FIRST SAFETY CLEANLINESS

Figure 5. *Dayton Journal*, November 5, 1914. *Dayton Metro Library Genealogy Center*.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State

THE BIMM FIREPROOF STORAGE

BIMM FIREPROOF WAREHOUSE

313-315 E. 1st, DAYTON, OHIO

An Absolutely Fire-proof Building

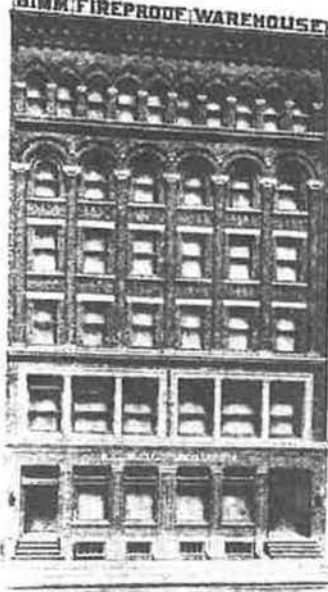
Concrete Construction

No Openings Through Floors

All Electric Light

The Only Strictly Fire-proof Storage in the City

Individual Compartments for One to Five Van Loads Constructed of Fire Clay Tile with Underwriters' Doors




Steam Heated Even Temperature Piano Room

Rug Room Filled with Naphthalene Vapor for Protection against Moths

Art Room for Storage of Fine Paintings, Pictures, Statuary, Etc.

Special Room for Dead Automobile Storage

Burglar-proof Vault for Silverware. This Vault is Equipped with Steel-Clad, Flannel-Lined Trunks which are sent to be packed, then called for and placed in Storage.



Call Phone Main 271.
Home Phone 4271.

BIMM FIREPROOF STORAGE
MOVING, PACKING, SHIPPING.
313-315 EAST FIRST STREET, DAYTON, O.
FURNITURE, PIANOS, HOUSEHOLD GOODS.
SERVICE FIRST

Fright Sliding at Rear Door. Cars Loaded or Unloaded at Building. REASONABLE RATES.
WE INVITE YOUR PERSONAL INSPECTION.

Figure 6. *Williams' Dayton Directory for 1915 - 1916* (Cincinnati: Williams Directory Company, 1915). *Dayton Metro Library Genealogy Center*.

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



Figure 7. Photograph, no date. *City of Dayton Department of Planning and Community Development.*

Bimm Fireproof Warehouse
Name of Property

Montgomery County, Ohio
County and State



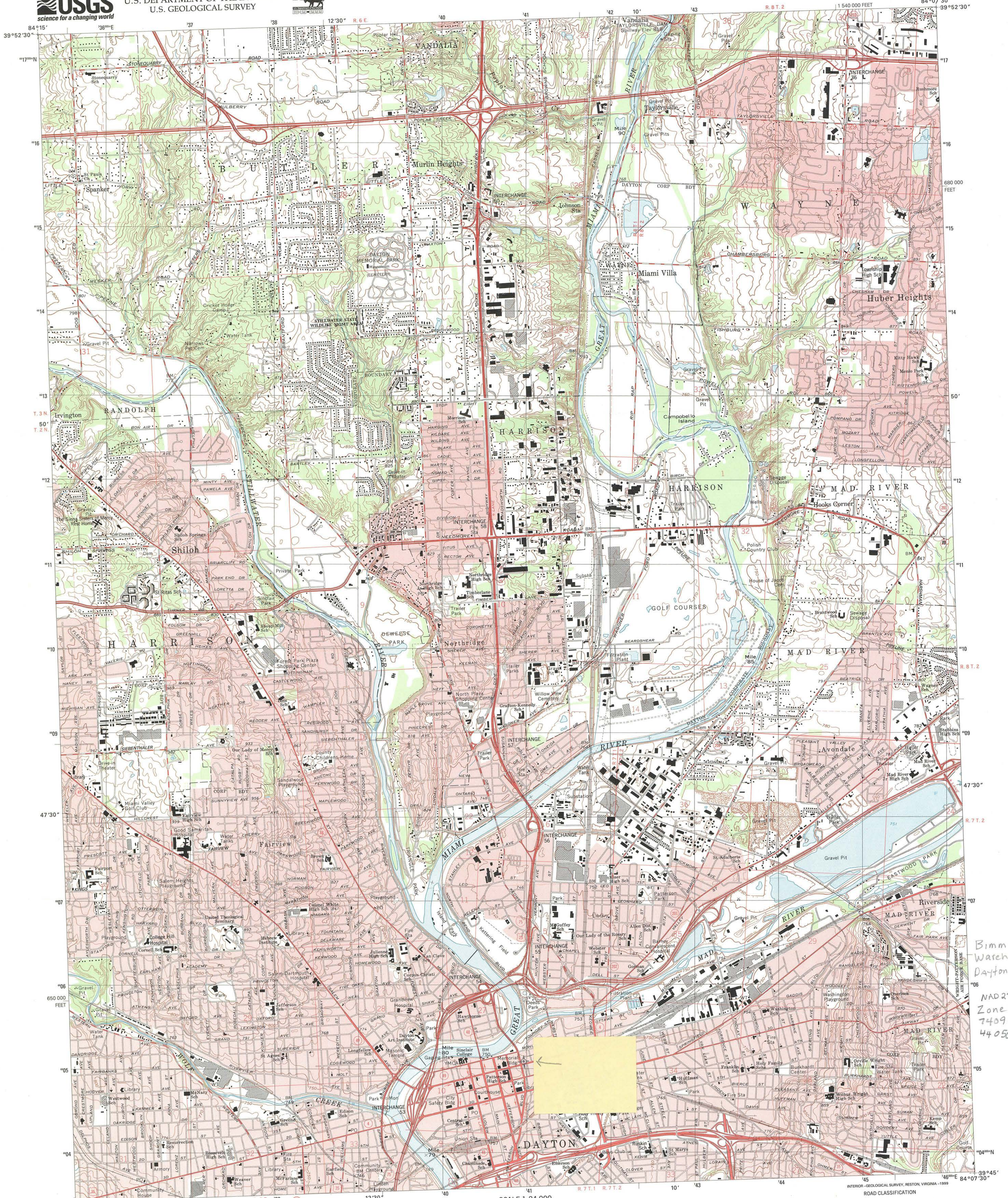
Figure 8. Photograph on interior wall of 315 East First Street, no date.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

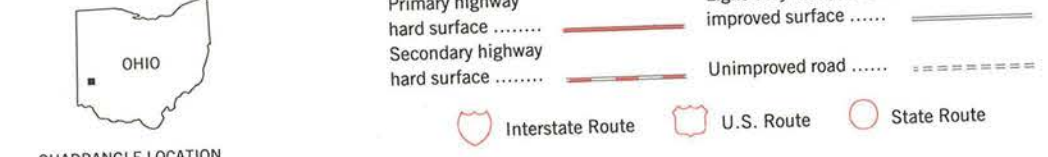
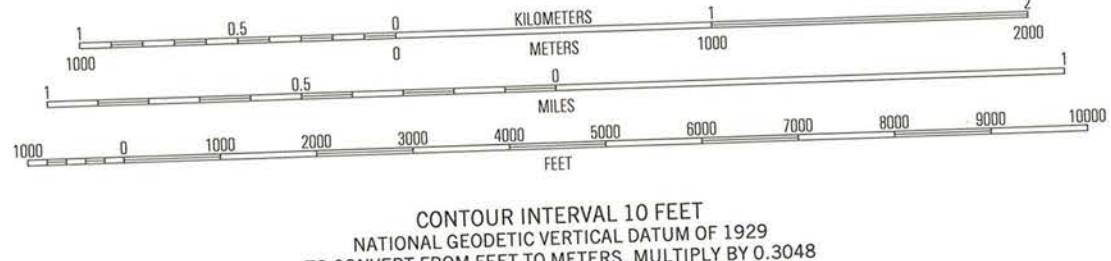


DAYTON NORTH QUADRANGLE
OHIO-MONTGOMERY CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Bimm Fireproof
Warehouse
Dayton, Montgomery
Co., OH
NAD 27
Zone 16
740962
4405082

Produced by the United States Geological Survey
Topography compiled 1964. Planimetry derived from imagery taken 1988 and other sources. Photospotting using imagery dated 1996; no major culture or drainage changes observed. T.S.S. and survey control current as of 1965. Boundaries, other than corporate, revised 1999
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Ohio coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 16
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Area covered by dashed light-blue pattern is subject to controlled inundation to 818 feet
Area west of the Great Miami River lies within the Miami River Survey Area east of the Great Miami River lies within the Miami Land Lands based on the Great Miami River Base
There may be private inholdings within the boundaries of



QUADRANGLE LOCATION

1	2	3	1 West Milton
			2 Tipp City
			3 New Carlisle
			4 Trotwood
			5 Fairborn
			6 Miamisburg
			7 Dayton South
			8 Belbrook

ADJOINING 7.5' QUADRANGLE NAMES

DAYTON NORTH, OH
1996

NIMA 4163 1SW-SERIES V852

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





ZFOCZ-L

LINCO
ALLIE
SPAN LINE





WILSON

Changing Futures. Changing Lives.

Atlanta Food Bank

WALKED

ST. ANTHONY'S WAREHOUSE



BIMM FIREPROOF WAREHOUSE



LINCOLN
ALLIED
VAN LINES

BIRMINGHAM FIREPROOF

ONE WAY

**LINCOLN
ALLIED
VAN LINES**

BIMM

LINCOLN STORAGE



BIMM FIREPROOF WAREHOUSE

LINCOLN
ALLIED
VAN LINES





Small white sign on the left door window.

BBB
Better Business Bureau
Member Since [unreadable]

315

WE ARE OPEN.
PLEASE RING DOORBELL
IF DOOR IS LOCKED.







SHIVER















Complete











BOX NO.
CONTENTS
FROM
THRU
DESTROY
R/R
75

BOX NO.
CONTENTS
FROM
THRU
DESTROY
R/R
75

BOX NO.
CONTENTS
FROM
THRU
DESTROY
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75

BOX NO.
CONTENTS
FROM
THRU
DESTROY
R/R
75



21



328

319



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Bimm Fireproof Warehouse
NAME:

MULTIPLE Webster Station Area, Dayton, Ohio MPS
NAME:

STATE & COUNTY: OHIO, Montgomery

DATE RECEIVED: 6/03/16 DATE OF PENDING LIST: 6/27/16
DATE OF 16TH DAY: 7/12/16 DATE OF 45TH DAY: 7/19/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000461

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 7-18-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Bankowitz, Rachel

From: Jeffrey Peace <jeffreylpeace@aol.com>
Sent: Friday, February 12, 2016 1:47 PM
To: Bankowitz, Rachel
Subject: Bimm Warehouse Nomination

Dear Susan,

Thank you very much for your letter today notifying us of our nomination.

We are very proud and excited! This has been a goal of ours for over a year and thanks to your help, we are a step closer.

We look forward to attending the meeting on April 1 and answering additional questions the Board may have.

Thanks again!

JeffreyL. Peace
President and CEO

Lincoln Storage, Inc.



March 24, 2016

Ohio Historic Site Preservation Advisory Board
Ohio History Center
800 E. 17th Avenue
Columbus, OH 43211

RE: Letter of Recommendation for the Bimm Fireproof Warehouse

Dear Advisory Board,

As Chairperson for the City of Dayton Landmarks Commission, I would like to express my support for the nomination of the Bimm Fireproof Warehouse to the National Register of Historic Places (NRHP). The Bimm Fireproof Warehouse is an intact representation of the architectural, industrial and transportation history of Webster Station, Dayton's industrial backbone.

Furthermore, it advances the Multiple Property Documentation form *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio* of which the Bimm Fireproof Warehouse was listed as potentially eligible for the NRHP.

This year marks the 100th year that Lincoln Storage has occupied the building. As we celebrate this momentous occasion we look forward to also celebrating its inclusion in the NRHP.

Sincerely,

Frederick W. Holley
Chairperson, Dayton Landmarks Commission



March 24, 2016

Ohio Historic Site Preservation Advisory Board
Ohio History Center
800 E. 17th Avenue
Columbus, OH 43211

RE: Letter of Recommendation for the Bimm Fireproof Warehouse

Dear Advisory Board,

As the Historic Preservation Officer and Certified Local Government Contact for the City of Dayton, I offer this support letter for the nomination of the Bimm Fireproof Warehouse, now the Lincoln Storage and Moving Company, to the National Register of Historic Places (NRHP). The Bimm Fireproof Warehouse is an intact representation of the architectural, industrial and transportation history of Webster Station, Dayton's industrial backbone.

Furthermore, it advances the Multiple Property Documentation form *Historic and Architectural Resources of the Webster Station Area, Dayton, Ohio* of which the Bimm Fireproof Warehouse was listed as potentially eligible for the NRHP.

This year 2016 marks the 100th year that Lincoln Storage has occupied the building. As we celebrate this momentous occasion we look forward to also celebrating its inclusion in the NRHP.

Sincerely,

Brian Inderrieden, Planning Manager, Certified Local Government Contact and Historic Preservation Officer
City of Dayton, Department of Planning & Community Development
101 W. Third Street, 6th Floor, P.O. Box 22, Dayton, Ohio 45402



RECEIVED 2280

JUN - 8 2016

Nat. Register of Historic Places
National Park Service

May 27, 2016

J. Paul Loether, Deputy Keeper and Chief, National Register
and National Historic Landmark Programs
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Fl. (2280)
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find four (4) new National Register nominations for Ohio and one (1) returned multiple property documentation cover. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

Hamilton Downtown Historic District
Lubal Manufacturing & Distribution Co.
Bimm Fireproof Warehouse
Delco Building

COUNTY

Butler
Franklin
Montgomery
Montgomery

RESUBMITTED MULTIPLE PROPERTY SUBMISSION

Morgan's Raid in Kentucky, Indiana and Ohio MPS
(Ref. No: 64501229)

COUNTY

Multiple

The MPS cover document was returned to states on 12/23/2014 for corrections and revision of property type information. The requested revisions have been addressed.

The enclosed disks contain the true and correct copy of the nominations for the Hamilton Downtown Historic District and Lubal Manufacturing & Distribution Co. nominations to the National Register of Historic Places and the Morgan's Raid in Kentucky, Indiana and Ohio MPS.

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

for Barbara Penner

Knox A. Logan, Jr.
Executive Director and CEO
State Historic Preservation Officer
Ohio History Connection

Enclosures

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE
800 E. 17th Avenue
Columbus, OH 43211
(614)-298-2000

The following materials are submitted on May 27, 2016
For nomination of the Birmm Fireproof Warehouse, Montgomery Co, OH to the National Register of
Historic Places:

- Original National Register of Historic Places nomination form
 Paper PDF
- Multiple Property Nomination Cover Document
 Paper PDF
- Multiple Property Nomination form
 Paper PDF
- Photographs
 Prints TIFFs
- CD with electronic images
- Original USGS map(s)
 Paper Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)
 Paper PDF
- Piece(s) of correspondence
 Paper PDF
- Other _____

COMMENTS:

- Please provide a substantive review of this nomination
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do _____ do not _____
Constitute a majority of property owners
- Other: _____