

56-1268

OMB No.



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Yuster Building

Other names/site number: Empire Building/FRA-00360-18

Name of related multiple property listing:
N/A

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

2. Location

Street & number: 150 E. Broad Street

City or town: Columbus State: Ohio County: Franklin

Not For Publication: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 X local

Applicable National Register Criteria:

 A B X C D

Signature of certifying official/Title: <u>DSHPO Inventory & Registration</u>	Date <u>May 10, 2017</u>
<u>State Historic Preservation Office, Ohio History Connection</u> State or Federal agency/bureau or Tribal Government	
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government



Yuster Building
Name of Property

Franklin County, Ohio
County and State

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:)

Joe Edward R. Beall
Signature of the Keeper

7.3.17
Date of Action

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

Yuster Building
Name of Property

Franklin County, Ohio
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

<u>Contributing</u>	<u>Noncontributing</u>	
<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

(Enter categories from instructions.)

COMMERCE/business

Current Functions

(Enter categories from instructions.)

COMMERCE/business

Yuster Building
Name of Property

Franklin County, Ohio
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Beaux Arts

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK; STONE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Yuster Building is an eight-story, steel-frame building with a rectangular footprint at the northwest corner of East Broad and North Fourth streets in downtown Columbus, Ohio. Designed by renowned local architect Frank L. Packard and completed in 1924, the Beaux-Arts building features sandstone cladding, a prominent two-story stone base with segmental arched bays, decorative grilles with a quatrefoil-patterned design and Gothic Revival ornamentation. The primary entry centered on the south Broad Street façade includes recessed steel and glass doors topped by a tall, arched transom with the building's signature decorative grilles, and is further accentuated with a decorative carved stone arch above the opening in the façade and projecting half-cylinder ornaments on the flanking piers. The original main lobby remains just inside the central entry, with decorative plaster details and original light fixtures in the main hall and a vaulted ceiling in the elevator lobby, terminating with the grand stair at the north end of the space. With few changes to its exterior appearance and primary interior space, the building retains a high degree of architectural integrity.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

Narrative Description

The Yuster Building – presently known as the Empire Building – occupies the northwest corner at the intersection of Broad and Fourth streets, in the middle of downtown Columbus, Ohio, two blocks away from the Ohio State House. Completed in 1924, the rectangular building is eight stories tall and replaced a smaller commercial building. The building immediately behind the Empire Building, located on Fourth Street, is a parking deck that accesses the Empire Building’s north elevation via an enclosed hall. The two buildings were constructed independently and later connected with the completion of the enclosed hall in ca. 1970.

The Sanborn map from 1921 depicts the previous smaller commercial building’s footprint at the corner of Broad and Fourth streets, immediately adjacent to the Columbus Athletic Club, and is identified as a store (Fig. 1). It has an unmarked addition centered on the rear of the building, the boundaries of which are also present on the Sanborn map from 1951 (Fig. 2). The 1951 map indicates a much larger footprint to represent the Yuster Building – by this time labeled “Empire Building” and comprised of five parcels – with the previous addition’s boundaries incorporated into the design. This underground structure is labeled as a “coal bin” in the 1951 Sanborn map and is still present in the Yuster Building, although not utilized. (Other Sanborn map notes from 1951 describe the steel framing, fire-proof construction, 12” curtain walls, and wooden roof of the Yuster Building.)

The primary (south) facade best demonstrates the hierarchy of spaces indicative of the Beaux Arts style, the first and second floors elevated in both material and design (Photos 1, 2). The first and second stories are differentiated from the remaining upper floors by the sandstone cladding and a bracketed cornice (Photo 3). On the façade, the first story is comprised of a central entry flanked by two storefront bays on each side, and the second story is comprised of five segmental-arched window bays, each centered over the bay below. The central entry is a wide, arched doorway embellished with a crowned figurehead on each side and an entablature of shield crests, a large rosette, vines, dentils, and a banner, upon which “Empire Building” is installed in copper letters (Photos 4, 5). Set between the high arch of the entry and the double-doors that lead into the lobby is a decorative grille, painted gold and quatrefoil in design, an ornamentation which is repeated over each bay on the first story (Photo 5). The main entry doors are six-light double doors flanked by six-light sidelights. The design elements and the use of sandstone instead of brick allow the first and second stories to become a sturdy architectural base upon which the above six stories rest.

All bays on the first floor facing Broad and Fourth Streets have original storefront frames with decorative grilles and small, Gothic Revival ornamentation, except for the two bays to the left of the Broad Street entry way and the southern-most bay on Fourth Street which have three large lights each and replaced modern muntins (Photos 6, 7). All other bays on the first floor facing Broad and Fourth Streets have four large lights and original muntins. Short, rectangular fixed awnings shelter each bay on the first floor save the entry way. The second floor has segmental-arched window bays facing Broad and Fourth Streets, each centered over the bay below and

Yuster Building

Name of Property

Franklin County, Ohio

County and State

featuring arches with decorative rosettes, scrollwork, and a centered shield. The second story window bays have eight lights each: four narrow, rectangular panes arranged horizontally over four large rectangular panes arranged vertically. These lights are separated by narrow, historic aluminum muntins with some exceptions: four of the five bays on Broad Street have had their central muntin replaced with noticeably wider, wooden muntins, and the same has happened to one of the second story window bays on Fourth Street (Photos 3, 7).

Shallow pilasters divide the upper six floors into double-window bays, each of which have one long, horizontal light over three narrower vertical lights. This trend is repeated for every set of bays. They are largely unadorned save for the windows on the eighth floor, each of which has a small decoration of three Classical Revival-style round arches above each window bay. The south and east façades (elevations facing Broad and Fourth streets, respectively) terminate in a low parapet instead of a cornice. The bays on the north façade are nondescript, one-over-one double-hung sash windows which face the c. 1970 parking deck (Photos 8, 9). They are set in unornamented brick and are utilitarian in nature. Floors 5-8 of the north façade have eight windows each, the fourth and third stories have seven, the second has two, and the first has none. There are no bays on the west façade, because it is immediately adjacent to another building.

The interior of the Empire Building consists of largely similar floor plans: each series of corridors is stacked over the other, laying out each floor with a common stair and primary hallway that branches off into smaller corridors to accommodate for the multiple businesses housed in the building after its construction (Photos 17-20). The exception to the rule is the main lobby, accessible from Broad Street on the first floor, which has a central “grand” stair that branches off on either side, both of which lead to the second story lobby (Photos 11-16). Architect Frank Packard’s intention was clearly to create an easily-navigated design that would best suit Maurice Yuster’s needs, and those of his other tenants.

Floors 1-7 have marble floors in the elevator lobbies, while Floor 8 was purportedly never marble, but wood. It is unknown if the marble elevator lobby floors are historic. The first floor “grand” lobby maintains its original ornamentation in the form of decorative molding depicting vines and rosettes, molded Gothic Revival finials flanking the interior lobby doorways, and reliefs of a man’s face set within molded plaster frames on the walls (Photos 13, 14). The brass ceiling lamp fixtures are similarly embellished with decorative motifs (Photo 15). The lobby’s crown molding has been maintained, and the cast-iron balusters and newel posts on each side of the staircase – both newel caps depicting a griffin holding a shield – have also remained (Photo 16).

The interior spaces outside of the lobby on the first floor and the elevator lobbies on floors 2-8 have essentially been gutted at an unknown point in the building’s history, and little remaining historic fabric can be seen at present. The building currently houses numerous office tenants, and these tenant spaces consist of drop-ceilings, painted drywall, and contemporary office décor trim on every floor (Photos 18-20). Original wooden floors are still present, but covered with a sub-floor and carpeting. Exact original partition wall and corridor placement is unknown at this time, but based upon the arrangement of current office tenant there was a central corridor from which individual business units were accessed (more invasive investigation may determine exact

Yuster Building

Name of Property

Franklin County, Ohio

County and State

corridor and partition placement concealed beneath new floor coverings, but these spaces are presently occupied.)

The Yuster Building has a high level of historic integrity, despite some alterations. The two replacement bays to the left of the Broad Street entrance to the building are one such example, displaying a different number of lights than the other first floor bays, and the corner of the building at Fourth and Broad has suffered multiple run-ins with motor vehicles, but has been subsequently repaired and the glass replaced each time. Four of the decorative Classical-style finials on the front (south) elevation have been removed and stored, as there was a risk of the finials dislodging and falling onto the sidewalk. The glass lights in each window bay on every floor have all been replaced at some point in the building's later history, as there does not appear to be any evidence of existing historic glass.

The Yuster Building maintains all seven aspects of integrity: the building has never been moved, and its setting has been altered very little since its construction. While many surrounding buildings have been torn down or newly constructed in the area over the course of its lifetime, the Yuster Building remains securely placed in Columbus' commercial strip. Businesses have changed, but the purpose of the Yuster Building and other nearby commercial structures have not.

The design of the building – Beaux Arts, with Classical Revival and Gothic Revival decorative elements – is distinctive, dominating the corner of Broad and Fourth streets in downtown Columbus. Conceived and constructed by influential local architect Frank Packard, the Yuster Building is an attractive, well-proportioned office building, steel-framed, with brick façades and limestone features. Its two lowest floors simulate an arcade with arched openings over wide bays, and its upper six floors are segmented into neat rows of double-window bays that fit over the arches below. Multiple crest and vine motifs grace the entryway, and provide visual variation between the base and shaft of the building. Packard, who was an arbiter of Columbus' City Beautiful Movement after the flood of the Scioto River in 1913, had a hand in many local projects and facilitated the redevelopment of Columbus's downtown commercial district, to which Yuster himself contributed with his businesses.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

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.)

- 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 old or achieving significance within the past 50 years

Yuster Building
Name of Property

Franklin County, Ohio
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1924

Significant Dates

1924

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Packard, Frank L. (1866-1923), architect

Yuster Building

Name of Property

Franklin County, Ohio

County and State

Statement of Significance Summary Paragraph

The Yuster Building is a significant local work of Columbus master architect Frank L. Packard, representing the final stage in his career, in which he embraced a more streamlined commercial style while retaining elements of the Beaux Arts ornamentation that characterized his earlier work. The building's stone base is richly decorated with decorative grilles and relief carvings that one would typically associate with Packard's work, a sense that continues into the historic main lobby with its dramatic vaulted ceiling and ornamental plaster relief. The upper levels on the exterior of the building's shaft, however, have only hints of ornamentation with isolated stone accents and brickwork, and the crown is noticeably flat and plain with its solid brick parapet and understated stone details. The building's overall form and character is clearly more modern in its aesthetic than Packard's designs from previous decades, but still reflects his skill with ornamental detail and his extensive work in institutional and ecclesiastical architecture. The Yuster Building is also a representative example of local commercial architecture from the 1920s, a period of growth and development in downtown Columbus that coincided with a press for beautification of the central city after the flood of 1913. The building's mix of Beaux Arts classicism and Gothic Revival decorative elements demonstrates the historical eclecticism that defined the period, and the composition of the façade as a "base," "shaft," and "capital" reflects the application of classical composition to the form of tall buildings, a common approach to urban architecture in the early 20th century. At the same time, the building's design also embraced emerging trends of the 1920s, as commercial architecture was becoming more streamlined and classical ornamentation was being gradually stripped away, representing a broader architectural trend as well as a phase of Packard's career. The Yuster Building is therefore nominated under Criterion C, in the area of Architecture at the local level of significance, as a significant work representing a distinct phase in the career of master architect Frank L. Packard, and as a representative example of commercial architecture in downtown Columbus in the 1920s. The period of significance is the completion of the building's construction in 1924.

Narrative Statement of Significance

During the 1890s through the 1910s, the city of Columbus, Ohio, was swallowing the villages on its fringes, with boundaries stretching past the two-mile mark. Broad Street and Franklin Park sported attractive new neighborhoods, houses lumped in close together in a fashion that made it easy to accommodate the electric streetcar. These "streetcar suburbs," radiating out from the center of the city, changed the landscape of urban housing and enabled citizens to live further away from their workplaces. As a result, by the late 1890s and well into the 1900s, much of the downtown area – commercial, residential, and industrial – lacked the same attractive aesthetic as residences outside the immediate city center. Many major manufacturers had moved out of the downtown, leaving a depressed and weary silhouette replete with tired buildings in their wake. These slums and "vice districts," a blight on the face of the state's capitol, required severe remediation. Influential residents of Columbus who had made vocal statements about the lackluster designs of Main and Broad streets became a timely impetus: in response, the city of Columbus agreed with their claims, and in 1908 paid for the development of a new City Plan.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

The new plan, overwhelmingly attentive to a citywide need for public green space and conscious of the upcoming centennial, proposed a series of parks and demolitions. Not unlike Haussmann's plan for Paris, Columbus' new city plan intended to raze large swaths of depressed neighborhoods for grand boulevards and a mall extending out from the State House. Unlike Haussmann's Paris, these proposals were never executed.

Consequently, Frank Lucius Packard, prominent central Ohio architect and then-President of the Chamber of Commerce, was dissatisfied with the lack of progress and pushed beautifying development in the downtown area following a disastrous flood of the Scioto River in 1913. The Army Corps of Engineers widened the river to prevent future flooding, in the process removing a number of dilapidated buildings and wiping the "vice district" from the map. With this clean slate an era of civic construction was ushered in: 1920s Columbus grew rapidly, due in large part to an economic resurgence that followed a minor post-World War I recession and the avid desire of officials like Frank L. Packard to return the city to glory.

A local architect best known for his tremendous body of work in central Ohio, Packard was born June 11, 1866, in Delaware, Ohio. For the better part of his youth and adolescence, Packard took an interest in architecture and engineering, working in the Surveyor's Office in Delaware County and then at the firm of F. A. Gartner before he attended university. Packard took courses at Ohio State University, followed by the completion of his undergraduate degree at the Massachusetts Institute of Technology in 1887 after an academic transfer. In the years proceeding, Packard acquired significant experience working in multiple New York City architectural firms, marrying his wife Eva L. Elliot – also of Delaware, Ohio – in 1892 before the couple moved to Columbus. There is no record of the Packards having surviving children.

Columbus became the epicenter of Packard's work and the headquarters of his partnership with fellow architect Joseph Warren Yost. In creating Yost & Packard, the men built an architectural firm to service the needs of central and northern Ohio, providing attractive and practical designs for university and government buildings.¹ During the Yost and Packard partnership, approximately 230 buildings were designed and built across the state, including churches, courthouses, and public and institutional works. Most of these buildings were constructed in the Neo-Classical style, popularized by the Ecole des Beaux-Arts in Paris, France. Upon Yost's departure from the firm in 1900, Packard assumed ownership, and his designs veered away from Palladian design elements and the current trend in Federal architecture. He began to experiment with American and revival styles.

Packard became an eccentric with his choices in design, which ranged from Beaux Arts (Putnam County Courthouse, 1912) to Arts and Crafts, Art Nouveau (Toledo and Ohio Central Railroad Station, 1895) to Richardsonian Romanesque (Odd Fellows' Home for Orphans, 1898), Romanesque (Miami University Alumni Hall, 1910) and many others. In the later years of his career Packard would often employ Romanesque or Tudor Revival styles for schools and prisons, experiment

¹ Lisska, Anthony J. "Frank Packard's Granville." *The Historical Times*. Vol XXII, Issue 3.

Yuster Building

Name of Property

Franklin County, Ohio

County and State

with conglomerate styles (Blume High School in Wapakoneta, Ohio), and more often reserve the Beaux Arts designs for courthouses or other public buildings. The massing and spatial planning of Beaux Arts was well-suited to courthouses, and in Packard's case these buildings were utilized as county seats; it was critical that the structures appear sound and stable, reflecting the strength of the judicial system. While Packard himself never developed a highly personal style, he played a pivotal role in the revitalization efforts of early-1900s Columbus and made significant architectural contributions across the state of Ohio.

By the time Maurice Yuster began his search for an architect to design and execute his building at 150 East Broad Street, Packard was well-established and in the prime of his architectural career with an extensive portfolio of properties and experience as the former president of the local Chamber of Commerce. The removal of the decrepit warehouses along the Scioto River had given Packard the chance to give "new" Columbus a fresh start with his design for the Civic Center, setting the perfect climate for Yuster to commission an architect for his building in the growing downtown area. It is possible the two men knew each other outside of the professional sphere, as both lived along the edges of Franklin Park, just east of downtown Columbus.

In the midst of all this downtown renewal, Maurice Yuster had a pressing need for a building that would serve as a business hub for multiple companies in the commercial district. Broad Street, which had been established as a neighborhood before the optimistic City Plan of 1908, had pushed many residents out into the streetcar suburbs as the needs of central downtown Columbus changed. As a result, Broad Street felt the ripples of influence from the Scioto development and set the stage for Yuster's business venture.

Yuster commissioned Frank L. Packard to design his building at the northwest corner of Broad and Fourth streets, fitting into the new aesthetic of downtown Columbus as an urban space in the throes of revival. The Real Estate and Building section of the August 12th, 1923 copy of *The Columbus Dispatch* presented an image of the Yuster Building's lobby (Fig. 3) and a small article before its completion:

"In the drawing above, the fine lobby and staircase of the new Yuster building, being erected at the northwest corner of Broad and Fourth streets, is shown. Work on the structure is rapidly progressing five floors of the steel frame being in position now. All the materials to be used were purchased months ago, thereby assuring speedy completion. M. L. Yuster is the owner and builder.

*Ross & Case, the managing agents of the Yuster building, are taking reservations for space and report a brisk inquiry for shops, stores, and offices. It is expected that the space will be 100 per cent leased before the date of occupancy, fixed at April 1, 1924."*²

In 1924, between the Scioto's welcomed alterations and Columbus's first skyscraper (the American Insurance Union Citadel), the Yuster Building was completed and filling up with

² "Fine Lobby to Be Included in New Yuster Building," Real Estate And Building, *The Columbus Dispatch*. 12 August, 1923.

Yuster Building

Name of Property

Franklin County, Ohio

County and State

tenants: some of these companies belonged to Yuster himself, including Franklin & Bond Investment, York Clay & Mining, and Packard Coal Mining. A city directory from 1924 states that the first story was the only vacant floor. The building remained largely occupied, as evidenced by an Ohio Attorney General Lease form from February 1, 1929, even through the Great Depression, with leases that tended to run for a two-year minimum.³ Yuster, who ran several companies himself, all of which were headquartered in his building, managed two after the stock market crashed on October 25, 1929, and continued to run at least one of his original companies well into the 1940s. All of these businesses were industrial based (coal, mining) or insurance and savings related, which was a common theme with the other tenants in Yuster's building.

The Yuster Building represents a distinct late period in the career of Frank Packard, as he shifted toward a more streamlined commercial style and scaled back the elaborate Beaux Arts ornamentation that defined his earlier work. Packard-designed downtown commercial office buildings like the 1905 Columbus Savings and Trust Building (NR 1905), commonly known as the Atlas Building at 8 E. Long Street, and the 1906 Capital Trust Building at 8-10 E. Broad Street, both feature highly decorative crowns with elaborate cornices. His shift toward a more modern aesthetic is evident in buildings like the 1917 Seneca Hotel (NR 1983) at 361 E. Broad Street, which includes large areas of undecorated brick and lacks a classical entablature, but the ornamentation at its base and crown remain far more prominent and three-dimensional than that of the Yuster Building. The clean lines and modest ornamentation of the Yuster Building seem relatively plain by comparison, indicating that Packard was embracing broader contemporary architectural trends. At the same time, Packard still clung to more traditional architectural expressions as well, and the stone carvings and other Gothic Revival details on the Yuster Building express his past work in ecclesiastical and institutional architecture.

Packard did not live to see the completion of the Yuster Building or the Scioto strip of downtown Columbus – he died October 26, 1923, of apoplexy in his home. During his esteemed career he designed over 3,400 buildings across the United States and utilized a wide variety of architectural styles for his work, from Romanesque, to Neo-Classical, to Beaux Arts, his influence scribed into the city of Columbus both architecturally and philanthropically.

Maurice Louson Yuster

The records documenting the financial bits and pieces of Maurice Louson Yuster's life are not clearly defined at the beginning: numerous directories for the city of Columbus, Ohio, claim that he was born in Germany, other directories from the same city suggest France, and a notice of naturalization for American citizenship from 1907 states that Yuster was born in Romania. Because of the wildly differing countries supported by these documents and a small footnote on a city directory that suggested "Strasburg," it can be concluded that Yuster was likely from *Strasbourg*, a small town in the Alsace-Lorraine region of eastern France that straddles the

³ Ohio Attorney General. "Approvals, Leases to Office Rooms for Use of the Department of Industrial Relations in Cincinnati, Columbus, Toledo, Canton, Martins Ferry, Steubenville, Youngtown, Zanesville and Lima." 1 February, 1929.

Yuster Building

Name of Property

Franklin County, Ohio

County and State

border between it and Austria. His headstone has no birthdate, and it is likely that the date listed on several documents (January 1, 1872) was fabricated by Yuster, and that he may not have known when he was born at all.

Sometime between 1896 and 1899 Yuster immigrated to the United States of America and worked as an operator in the coal industry. In 1906 he met Blanche Wile, born of German immigrants in Rochester, Indiana, and married her. They had two daughters: Josepha/Josephine and Georgeana. City directories from both 1912 and 1913 indicate that Yuster worked as the general manager of an axle department at an automobile manufacturing plant, but do not indicate which plant it was. It is possible that the plant belonged to the Ohio Saxon Motor Car Company, which a 1917 directory implicates in Yuster's newest profession: president of the Ohio Saxon Motor Car Company.

In six years Maurice Yuster acquired enough capital to commission a local architect to design and build an eight-story business and industry office in the Beaux-Arts style. A 1923 obituary for Frank L. Packard identified him as a designer of the Yuster Building. The building's construction was completed on April 1, 1924, but Packard passed away October 26, 1923, therefore making it likely that Packard's firm completed the project for Maurice Yuster after his death.

In 1923 Maurice was the president of three companies, all of which were housed in his eight-story building by its completion: Franklin & Bond Investment, York Clay & Mining, and Packard Coal Mining. By 1924 he was no longer the executive office of Franklin & Bond, but maintained his status over both York Clay & Mining and Packard Coal Mining.

In 1925, Maurice Yuster and his wife, Blanche, had enough disposable wealth to take a trip to London, England. As recorded in the ship's manifest, which required the date and place of birth from all passengers, Yuster was born in "Ohio, January 1, 1872." The date was, at this point, his best guess and personal decision. In 1928 a city directory informed that while Yuster was still the president of Packard Coal Mining, he had lost (or sold) York Clay & Mining. Given that the stock market crashed less than a year later, this may have been for the better. Yuster remained president of Packard Coal Mining up until the 1940s. In 1932 he was briefly president of Ohio State Stove Corporation and lived at House 91, Franklin Park West. This residence was permanent up through 1938.

In 1941, directories state that Yuster and his wife were living at an apartment in Columbus, and no longer taking up residence at Franklin Park West. Directories also state that Yuster had a new house in Miami, Florida, and it can be inferred that he and Blanche retired officially to Florida while maintaining a place to live in Columbus. As of 1945, when Yuster was approximately seventy-three years old, he was listed to be working as a special agent for the Aetna Life Insurance Company of Hartford, Connecticut. Maurice Yuster died in 1946 of heart complications and was buried in Indiana, his wife's home state, with no concrete birth date on his headstone.

County records indicate that the Yuster Building was sold to Zenith Holding & Trading Company in September 1946, and it seems reasonable to expect that it was around this time

Yuster Building
Name of Property

Franklin County, Ohio
County and State

when the building was renamed the Empire Building, as it appeared in the 1951 Sanborn map and remains known today.

Conclusion

Combining isolated areas of intricate ornamentation with a relatively simple and streamlined modern aesthetic overall, the Yuster Building is significant as an example of master architect Frank L. Packard's work in a distinct late phase of his career. Having earned his reputation perfecting the historical eclecticism that defined the late 19th and early 20th centuries, the design of the Yuster Building suggests that Packard was still open to more modern influences as he finished his career. The design clearly contrasts his earlier commercial buildings in downtown Columbus and is perhaps the defining example of this late trend, having been completed after his death. The building is also significant as a representative example of local commercial architecture from the 1920s. The same trends that were influencing Packard were also having a broader impact on architectural design, and the Yuster Building reflects a transitional period when ornamentation was gradually stripped away in favor of a simplified modern aesthetic. For both of these reasons, the Yuster Building is nominated under Criterion C, in the area of Architecture at the local level of significance.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

9. Major Bibliographical References

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

Columbus City Directories. Various Years. Columbus Metropolitan Library.

Darbee, Jeffrey T. and Recchie, Nancy A. *The AIA Guide to Columbus*. Athens, OH: Ohio University Press, 2008: 5-2.

Hunter, Bob. *A Historical Guidebook to Old Columbus*. Athens, OH: Ohio University Press, 2012.

Lentz, Ed. *Columbus: The Story of a City*. Charleston, SC: Arcadia, 2003.

Lisska, Anthony J. "Frank Packard's Granville." *The Historical Times*. Vol. XXII, Issue 3.

"Real Estate and Building." *Columbus Dispatch*. August 12, 1923. Section 1, Page 1.

Samuelson, Robert E., et. al. *Architecture: Columbus*. Columbus: American Institute of Architects, 1976: 221.

Sanborn Fire Insurance Maps. Various Years. Ohio Web Library.

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: Columbus Metropolitan Library

Historic Resources Survey Number (if assigned): FRA-00360-18

Yuster Building
Name of Property

Franklin County, Ohio
County and State

10. Geographical Data

Acreeage of Property 0.18 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 329462 | Northing: 4425334 |
| 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 the south portion of one parcel (Franklin County Parcel #010-036274) and encompasses the footprint of the nominated building, excluding the ca. 1970 enclosed connector leading to the parking deck on the north portion of the parcel. The boundary extends 96 feet along E. Broad Street on the south, 77 feet along the adjacent

Yuster Building
Name of Property

Franklin County, Ohio
County and State

building on the west, and 77 feet along N. Fourth Street on the east. The northern boundary extends approximately 32 feet from N. Fourth Street along an unmarked alley, then extends 8 feet to the north to encompass a two-story addition that is approximately 30 feet long, and then extends for approximately 34 feet along the main building footprint to the northwest corner of the nominated property.

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundary includes all property historically associated with the Yuster Building. The north portion of the current land parcel is a separate building with no historical relationship to the Yuster Building, although they were connected c.1970 and remain so.

11. Form Prepared By

name/title: Alex Green
organization: Sandvick Architects Inc.
street & number: 1265 W. Sixth Street
city or town: Cleveland state: Ohio zip code: 44113
e-mail agreen@sandvickarchitects.com
telephone: 216-621-8055
date: August 1, 2016

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

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

Yuster Building
Name of Property

Franklin County, Ohio
County and State

photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Yuster Building

City or Vicinity: Columbus

County: Franklin

State: Ohio

Photographer: Alex Green

Date Photographed: June 2016

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

Photo #1 (OH_FranklinCounty_YusterBuilding_0001)
Southeast oblique, camera facing northwest

Photo #2 (OH_FranklinCounty_YusterBuilding_0002)
South façade, camera facing north

Photo #3 (OH_FranklinCounty_YusterBuilding_0003)
South façade, base levels, camera facing north

Photo #4 (OH_FranklinCounty_YusterBuilding_0004)
South façade, entry detail, camera facing north

Photo #5 (OH_FranklinCounty_YusterBuilding_0005)
South façade, typical bay detail, camera facing northwest

Photo #6 (OH_FranklinCounty_YusterBuilding_0006)
East façade, camera facing west

Photo #7 (OH_FranklinCounty_YusterBuilding_0007)
East façade, base levels, camera facing west

Photo #8 (OH_FranklinCounty_YusterBuilding_0008)
North elevation, upper levels, camera facing southwest

Photo #9 (OH_FranklinCounty_YusterBuilding_0009)
North elevation, upper levels, camera facing south

Yuster Building

Name of Property

Franklin County, Ohio
County and State

Photo #10 (OH_FranklinCounty_YusterBuilding_0010)
North elevation, rear wall at alley, camera facing southwest

Photo #11 (OH_FranklinCounty_YusterBuilding_0011)
First floor, main lobby, camera facing south

Photo #12 (OH_FranklinCounty_YusterBuilding_0012)
First floor, main lobby, camera facing north

Photo #13 (OH_FranklinCounty_YusterBuilding_0013)
First floor, main lobby plaster detailing, camera facing northeast

Photo #14 (OH_FranklinCounty_YusterBuilding_0014)
First floor, main lobby plaster crown molding, camera facing east

Photo #15 (OH_FranklinCounty_YusterBuilding_0015)
First floor, main lobby light fixture, camera facing southwest

Photo #16 (OH_FranklinCounty_YusterBuilding_0016)
First floor, Yuster crest at main stair, camera facing northeast

Photo #17 (OH_FranklinCounty_YusterBuilding_0017)
Typical stair, camera facing northwest

Photo #18 (OH_FranklinCounty_YusterBuilding_0018)
Second floor, typical elevator lobby, camera facing southwest

Photo #19 (OH_FranklinCounty_YusterBuilding_0019)
Typical office corridor, camera facing west

Photo #20 (OH_FranklinCounty_YusterBuilding_0020)
Typical office interior, camera facing southwest

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.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

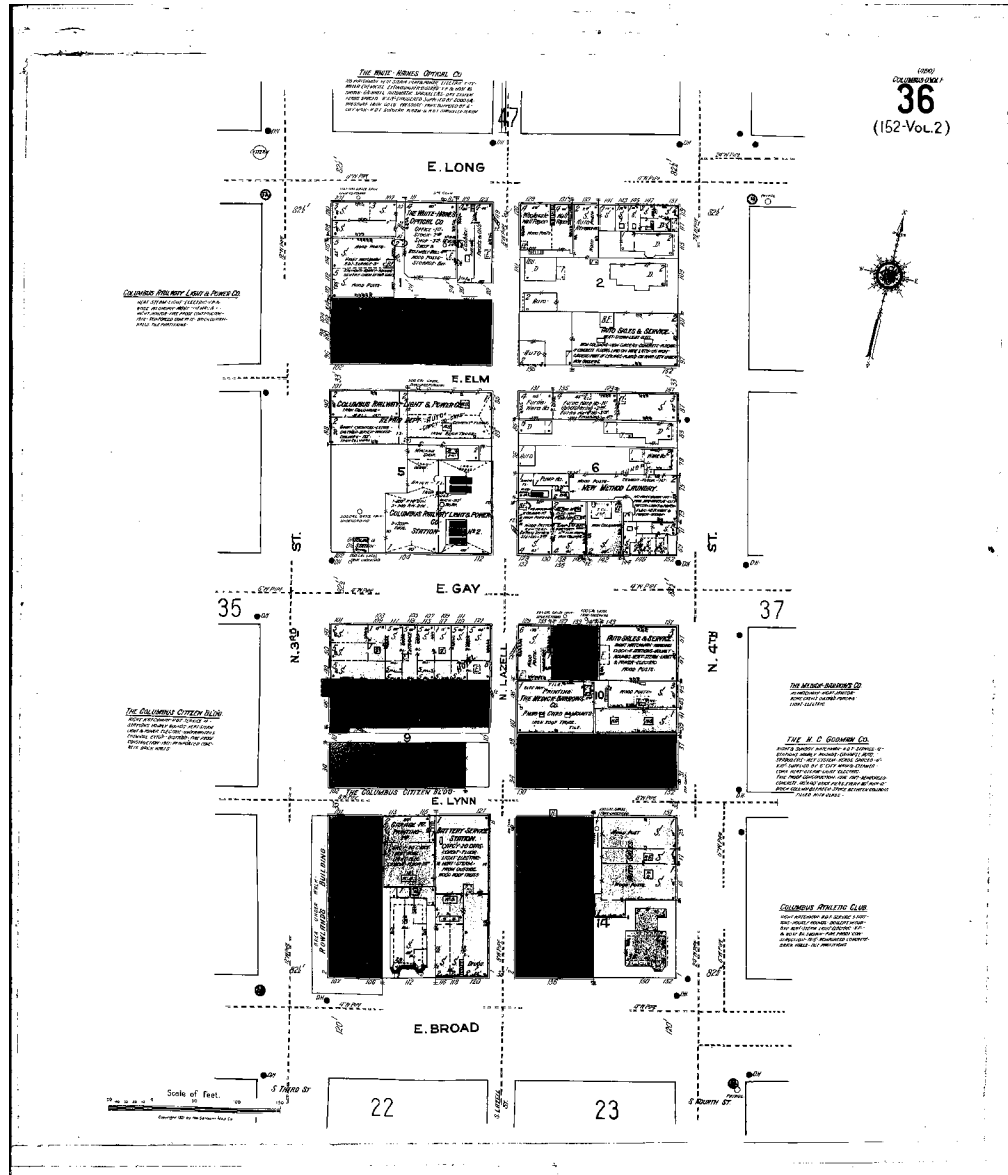


Figure 1: 1921 Sanborn map, Columbus, Ohio, Volume 2, Sheet 36. Ohio Web Library.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

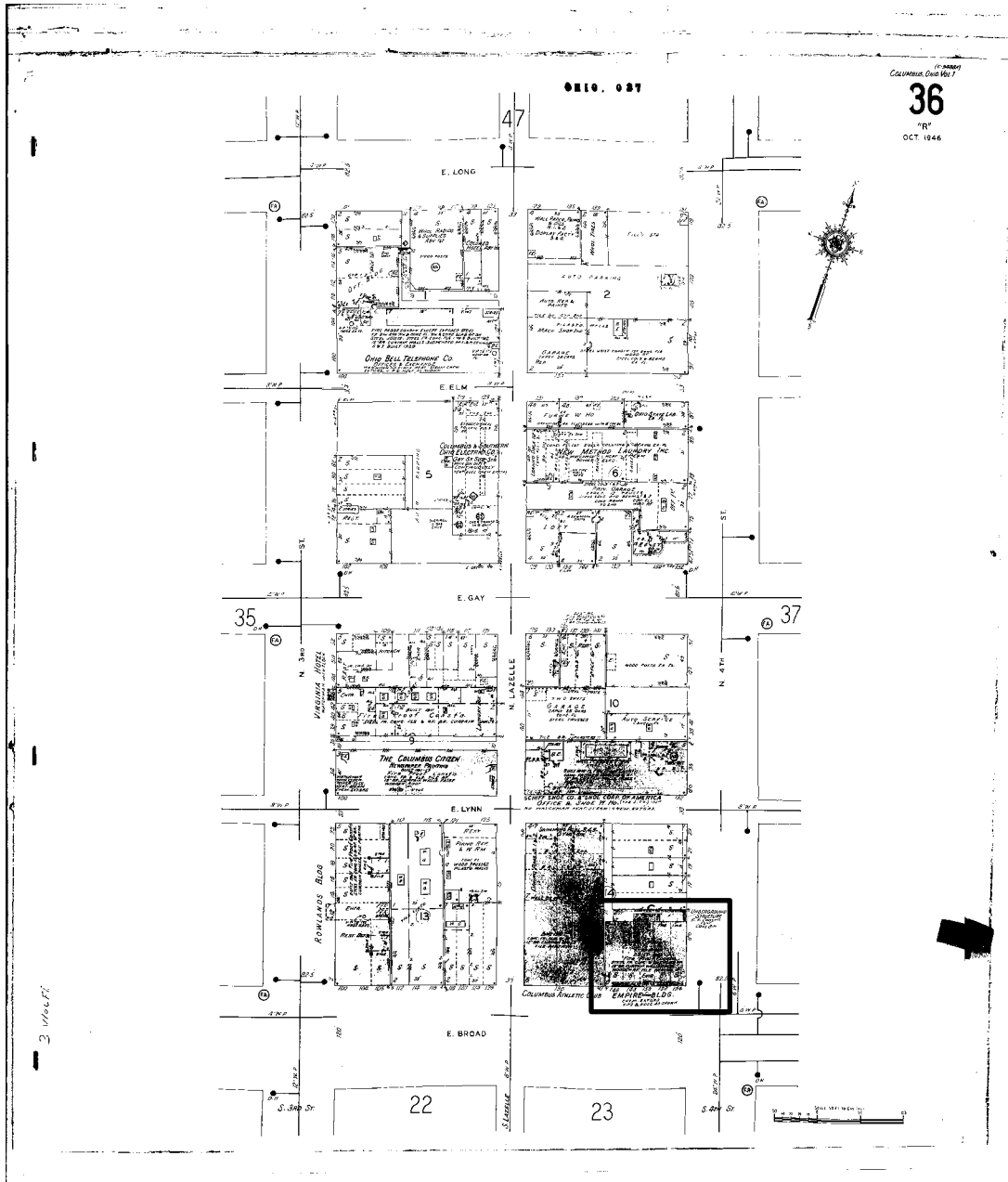


Figure 2: 1951 Sanborn map, Columbus, Ohio, Volume 2, Sheet 36. Ohio Web Library.

Yuster Building
Name of Property

Franklin County, Ohio
County and State

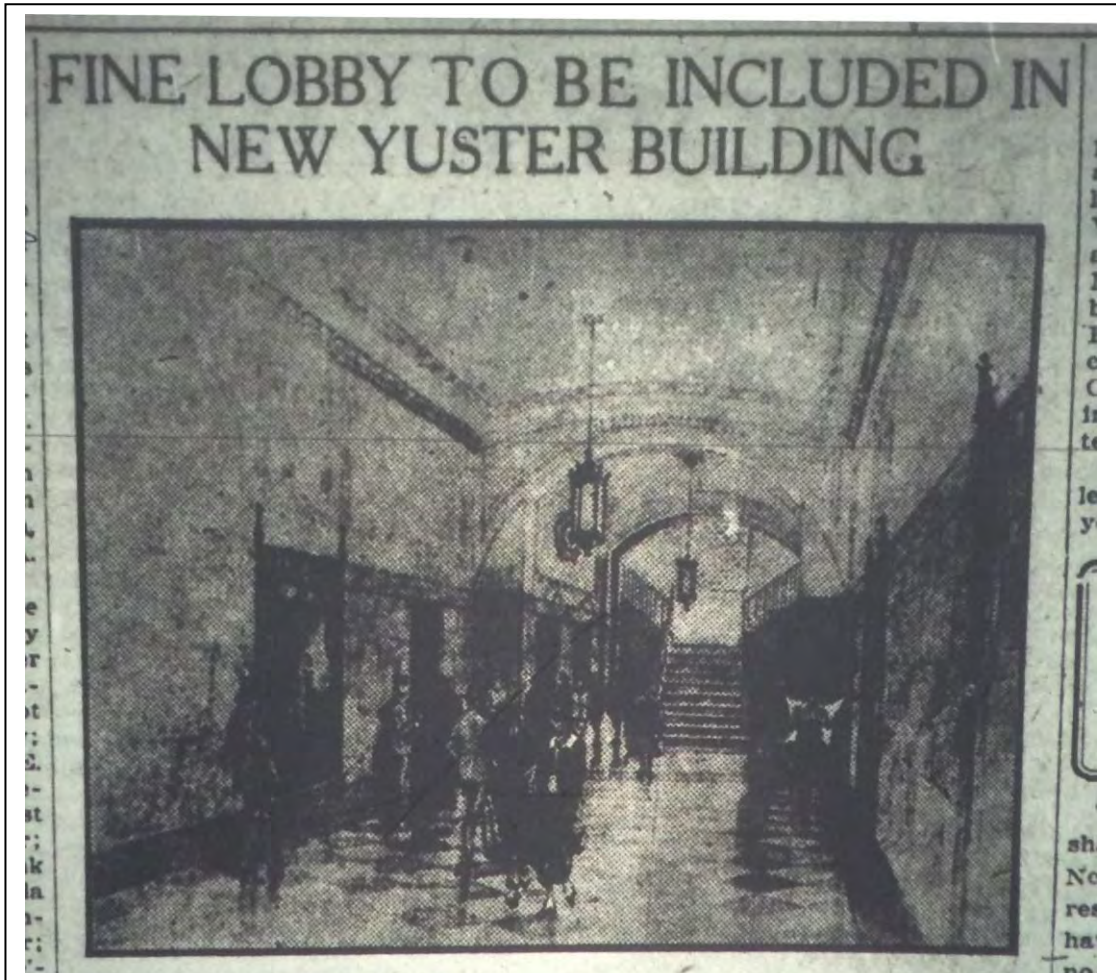


Figure 3: Original Rendering of Main Lobby, 1923, *Columbus Dispatch*

Yuster Building
Name of Property

Franklin County, Ohio
County and State

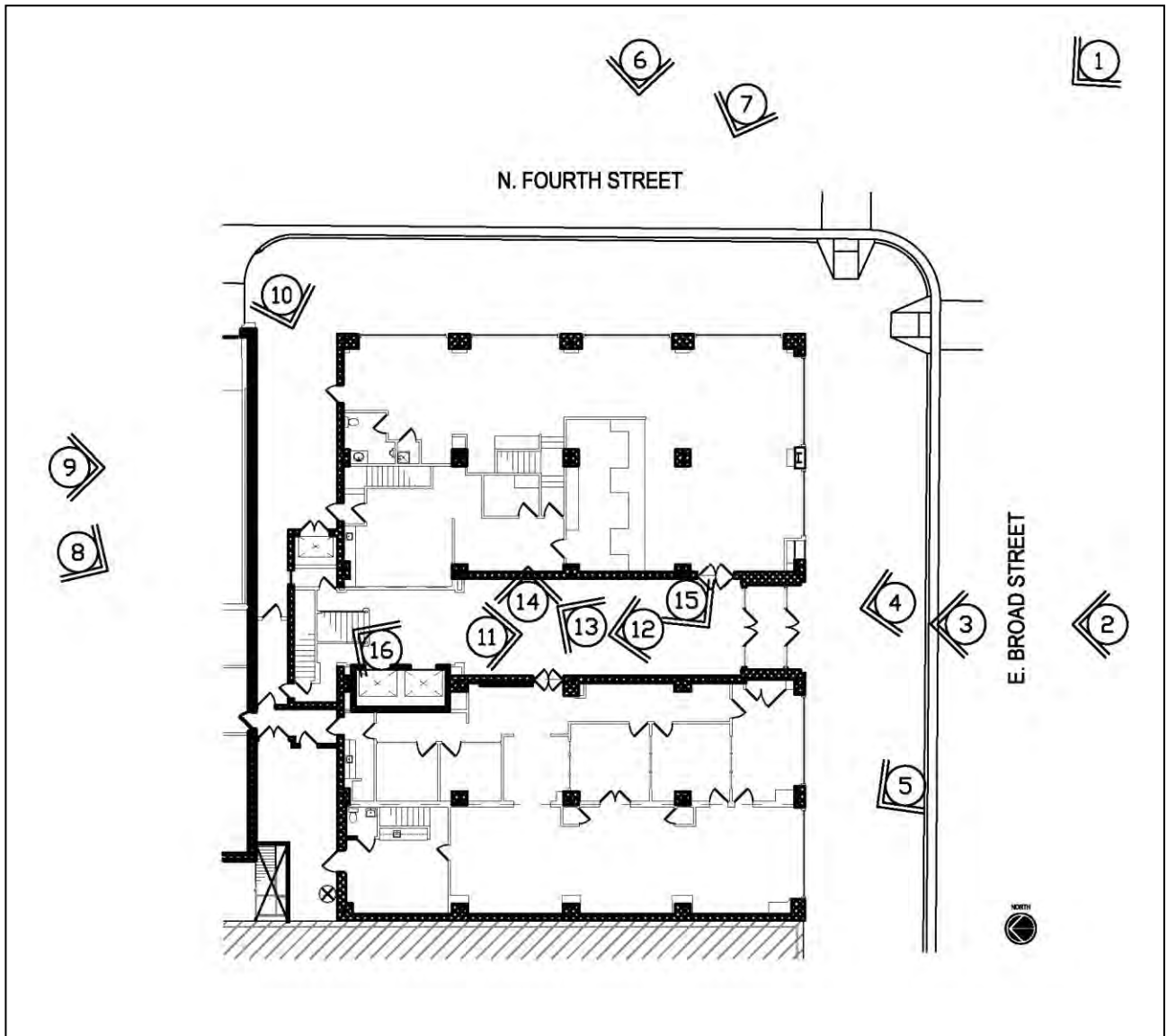


Figure 4: Existing Floor Plan & Photo Key – Exterior & First Floor

Yuster Building
Name of Property

Franklin County, Ohio
County and State

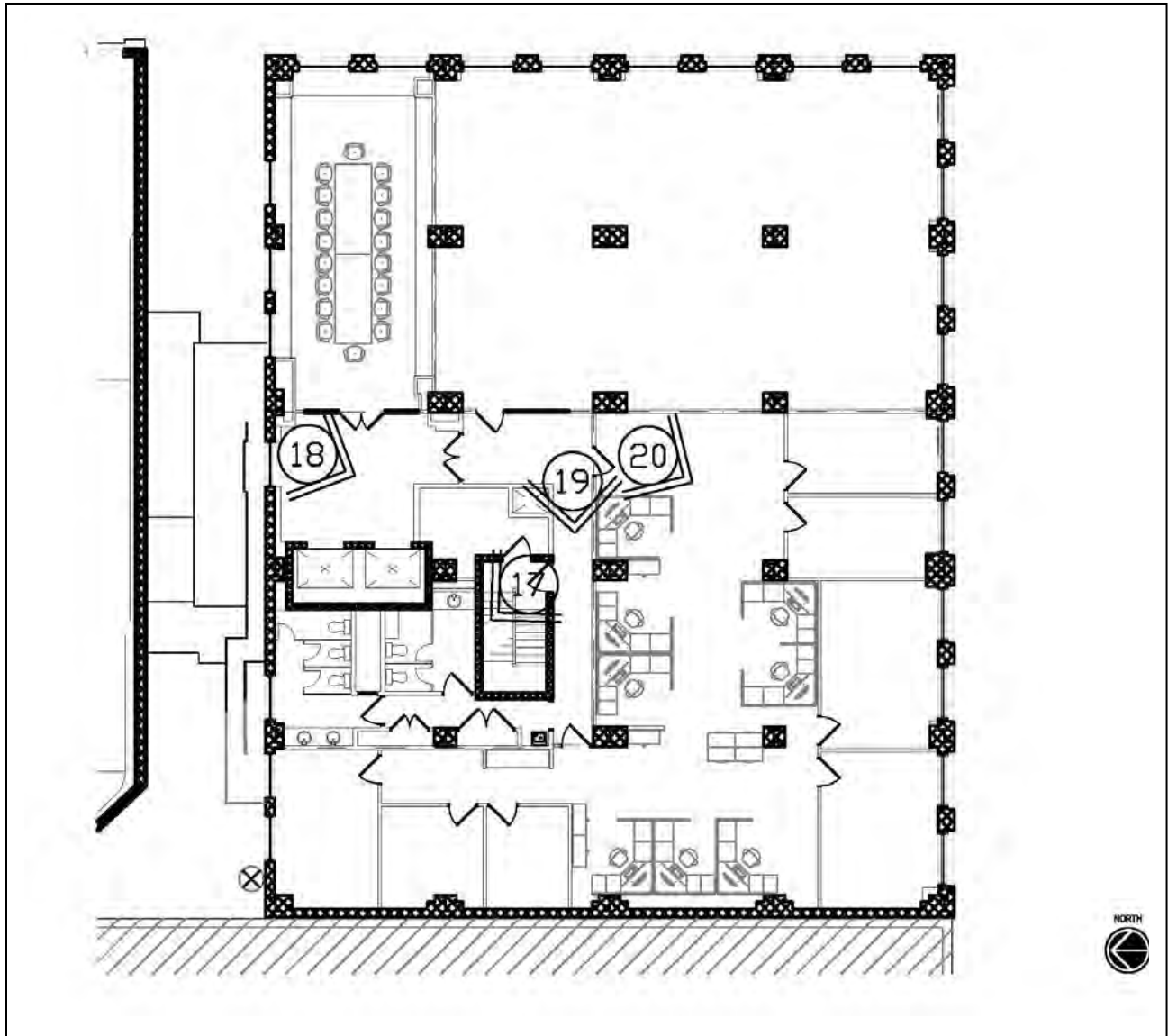
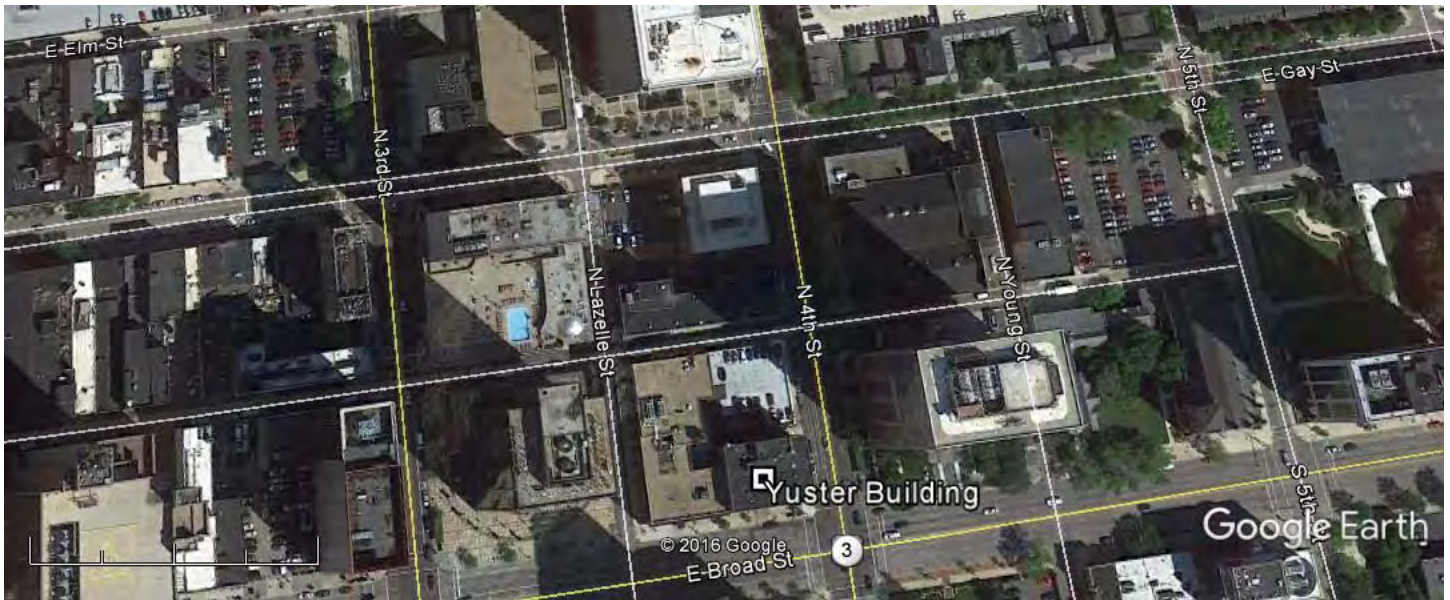
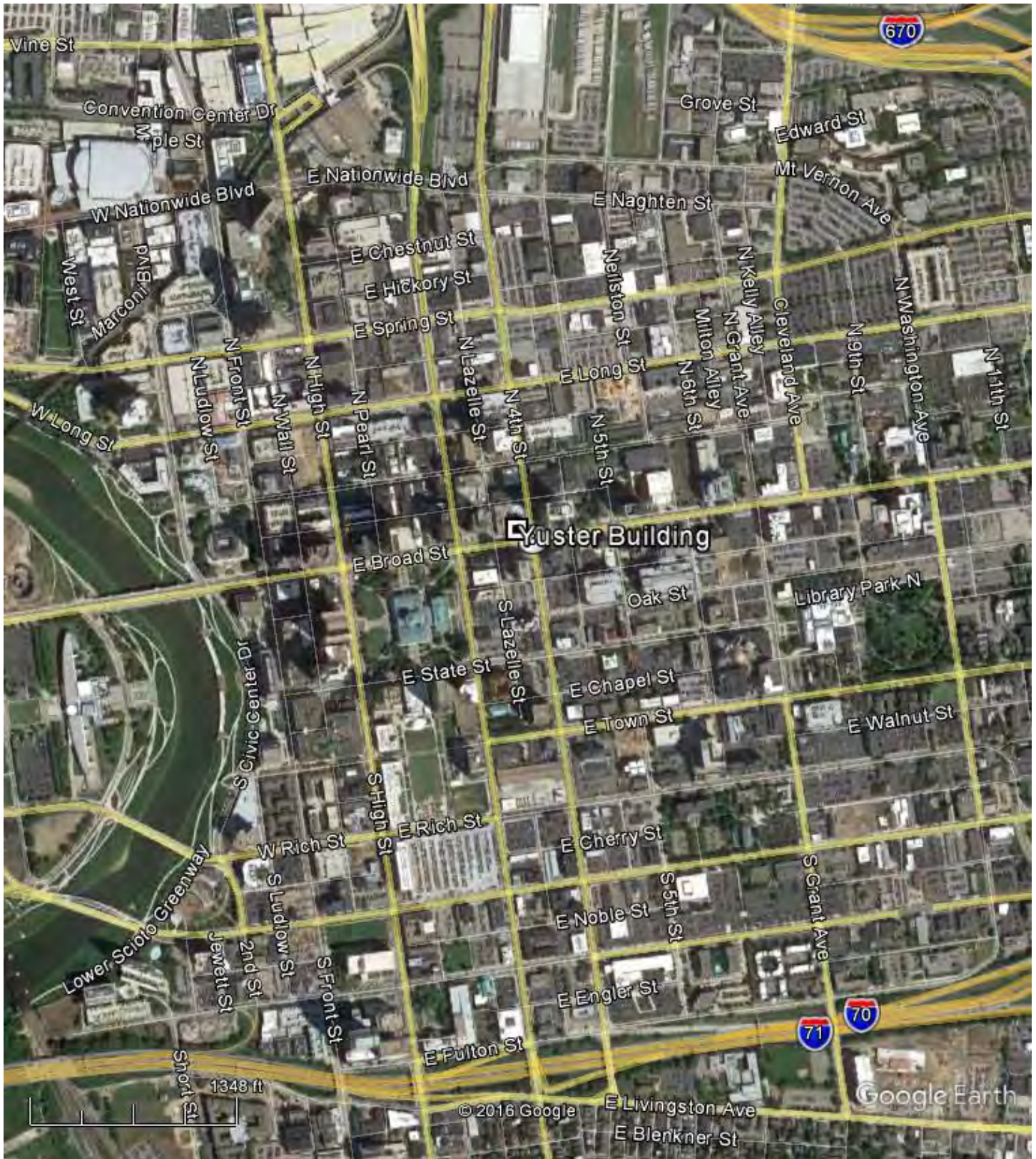


Figure 5: Existing Floor Plan & Photo Key – Typical Upper Floor



Yuster Building
Columbus, Franklin County, Ohio UTM Zone: 17 Easting: 329462 Northing:
4425334 NAD 27



Google Earth

feet
km



Yuster Building, Columbus, Franklin County, Ohio







ANTOLINO ASSOCIATES

ANTOLINO ASSOCIATES

THE AMPHITHEATRE BUILDING

ANTOLINO ASSOCIATES

ANTOLINO ASSOCIATES

ANTOLINO ASSOCIATES

ANTOLINO ASSOCIATES

THE AMPHITHEATRE BUILDING

OHIO

ANTOLINO ASSOCIATES

Dirt Digger
MAY 17-22
DIRT THEATRE

315

EMPIRE BUILDING

150



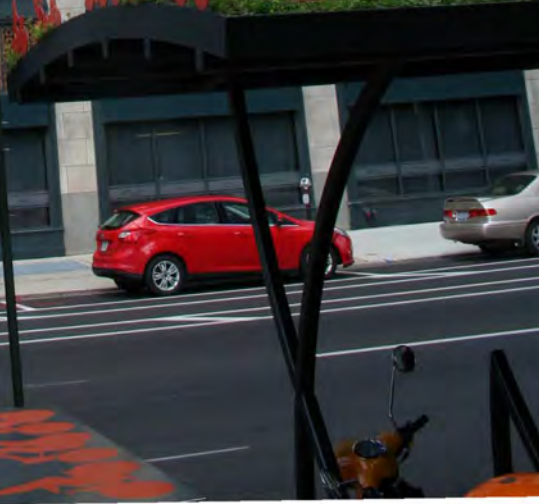


ANTOLINO
& ASSOCIATES





Business & Checking
OHIO
Credit & Credit Cards





Savings & Checking



CREDIT UNION OF
OHIO

Loans & Credit Cards



Hello.

Member #9318723



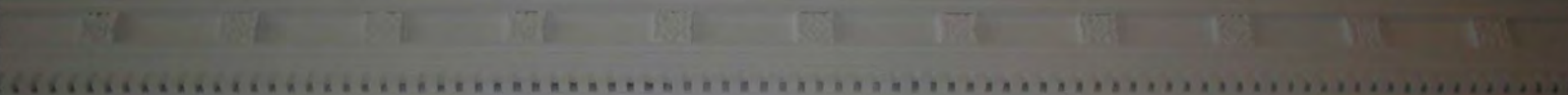
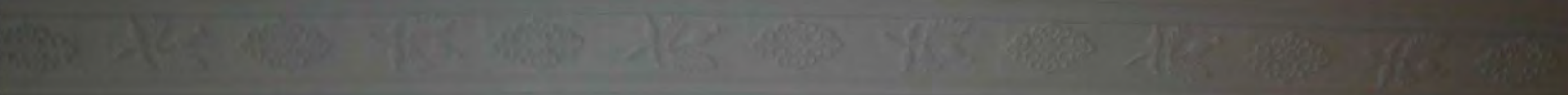






















EXIT >



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/19/2017 Date of Pending List: 6/28/2017 Date of 16th Day: 7/13/2017 Date of 45th Day: 7/3/2017 Date of Weekly List: 7/6/2017

Reference number:

Nominator:

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 7/3/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



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 12, 2017
For nomination of the Yuster Building to the National Register of
Historic Places: Franklin Co, OH

- 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: _____



May 11, 2017

J. Paul Loether, Deputy Keeper and Chief, National Register
and National Historic Landmark Programs
National Park Service
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Mr. Loether:

Enclosed please find five (5) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nominations submission.

NEW NOMINATION

Lagonda National Bank
Yuster Building
Masonic Temple Price Hill Lodge No. 524
Traction Company Building
East Liberty School District No. 11

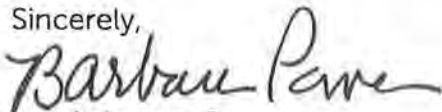
COUNTY

Clark
Franklin
Hamilton
Hamilton
Summit

The enclosed disks contain the true and correct copies of the nominations to the National Register of Historic Places for the following: Yuster Building, Franklin County; Masonic Temple Price Hill Lodge No. 524, Hamilton; Traction Company Building, Hamilton County; and East Liberty School District No. 11, Summit County.

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 

Lox A. Logan, Jr.
Executive Director and CEO2000
State Historic Preservation Officer
Ohio History Connection

Enclosures