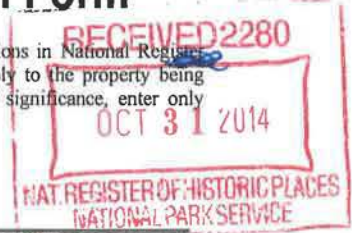


1052

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: Eaton High School

Other names/site number: Eaton Public School; Eaton Middle School / PRE-266-8

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: 307 N. Cherry Street

City or town: Eaton State: Ohio County: Preble

Not For Publication: N/A Vicinity: N/A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 X 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 X 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:

X A B X C D

Barbara Ewe DSHPO Inventory & Registration Oct. 16, 2014
 Signature of certifying official/Title: _____ Date
State Historic Preservation Office, Ohio History Connection
 State or Federal agency/bureau or Tribal Government

In my opinion, the property meets 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:)

Patrick Andrews

12/15/2014

Signature of the Keeper

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION/school

Current Functions

(Enter categories from instructions.)

VACANT/not in use

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals

Other: Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Brick

Roof: Membrane

Other: 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

Eaton High School, located at 307 North Cherry Street, Eaton, Ohio, is a two-story masonry building with a partially-raised basement. The building encompasses the majority of the city block bounded by N. Barron Street to the west, High Street to the north, N. Cherry Street to the east, and an alley to the south. Completed in 1927, the Classical Revival-style building features brick facades with large windows and stone detailing, including cornice band below the parapet, extensive quoins, and roof balustrades on the north elevation. Interior features include terrazzo floors/stairs, a brick wainscot, original woodwork and decorative tile, which remains largely intact. The school is generally representative of "H" shaped floor plans designed by William B. Ittner. Classrooms are located in the original 1927 portion, and in later additions to the rear. It features a large auditorium in the original portion, with minimal alterations, and gymnasium addition dating to 1951 in the rear. The original "H" plan had a connecting wing at the rear with a first floor cafeteria and second floor classrooms, creating an interior courtyard which remains. Modern additions to the rear do not obstruct the primary elevation. The exterior is largely intact, with the exception of aluminum replacement doors and aluminum windows in the classrooms. The interior floor plan is largely intact, including the corridors and stairs, classroom layouts, and

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auditorium. The interior also retains much of its original detailing with brick wainscot, terrazzo stairs, decorative tile at the water fountains, and wood doors with transoms above. Classrooms retain their chalkboards, original wood casework, and millwork. The school remains evocative of its period of significance, with much of its historic integrity intact.

Narrative Description

Site

Eaton High School is located at 307 North Cherry Street, Eaton, Ohio and is a two-story masonry building with a partially raised basement. The building encompasses the majority of the city block bounded by N. Barron Street to the west, High Street to the north, and N. Cherry Street to the east. The southern boundary of the property is bounded by an alley. The site is roughly 312 feet on the east and west boundaries and 400 feet on the north and south boundaries (figure 1). The portion of the block south of the alley is not part of the recommended National Register Boundary. The southwestern portion of the block beyond the alley is not owned by the school board, and it is in-filled with various commercial and residential buildings. The south east portion of the block beyond the alley was purchased by the school board in the latter half of the 20th century and contains two small one story wood frame structures, the school board office and a storage shed, and a parking lot, and is not part of the school complex.

Preble County is located in the southwestern part of Ohio. Its western edge borders Indiana. In 2010, there were 42,432 people in Preble County. Approximately seventy-three percent of Preble County's 425 square miles are covered in farms. Only 1.4 percent of the county is considered urban. The county seat is Eaton, and it is the only city in the county. In 2010, Eaton had a population of 8,407.

Located just north of the center of Eaton, the school is on one of the major thoroughfares through the town, Barron Street, although the building fronts Cherry Street, facing east into the neighborhood on the opposite side of the block. This orientation is due to the former presence of another school facility which fronted N. Barron Street. The former school structure was built in the 1870's and was still in use at the time of the construction of the 1926 portion of the present facility. The facilities operated concurrently for several decades, and were connected via a breezeway for occupants of the old school to access to shared spaces in the new facility, such as the cafeteria (figures 2 & 3). The old school on North Barron Street was demolished in the 1950's to allow for the expansion of the present facility.

The area around the school is a mature residential neighborhood. To the north, east and south, most of the residences are small, and vary between one and two stories tall. It appears that the majority of these dwellings date to the period between the late 1800's to the middle of the 1900's. Typical construction type is wood frame with siding, although there are a small number of brick dwellings. The neighborhood to the west, particularly along Barron Street, has larger buildings. These residential and commercial buildings typically vary between two and three stories tall. The majority of the buildings date to the period between the mid 1800's to early

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1900's. Typical construction type is brick, although there are a number of wood frame buildings with siding.

The areas between the school and the perimeter of the property as defined by the public sidewalk to the west, north and east are grassy lawn with several mature trees. A sidewalk on axis with the entry connects to the public sidewalk along Cherry Street. A transverse walk connects entries to the two wings. On the north and west, sidewalks connect the secondary entries to the public sidewalk.

The alley to the south is where the original school "hacks" dropped off children so as to not be endangered by traffic on Barron Street, and would then enter via the original gymnasium entry, which has since been modified. This service area is also where deliveries and coal were unloaded into the facility; the coal chutes are still in place.

Layout and Structure

The original building is laid out in an "H" configuration, stands two stories high, and is uniform in height. Later additions to the rear extend this configuration loosely (figure 4). A gymnasium and classrooms were added in 1951, classrooms were again added in 1961, and the last addition was completed in 1973 to house vocational spaces. In the original building, there is a crawl space, below most areas, and a partial basement. Footings and foundations are of reinforced concrete. The exterior bearing walls are brick. Floors are concrete slabs. Interior partitions appear to be masonry with plaster over. Corridor walls contain vertical chases and plenums running from the crawl space. The roof is flat, covered with a membrane with roof drains discharging internally through the building. The auditorium, located in the northwest corner of the original school building, is comprised of three basic components: sloped theatre seating for 480, a terraced balcony seating approximately 150, and a stage with fly loft. The structure is masonry bearing walls supporting steel trusses running across the building supporting wood ceiling rafters with plaster over.

The original Gymnasium, at the southwest corner of the original school building, was subdivided by the insertion of a new floor structure in the 1951 renovation. The second floor level does not align with the original. The original wood floor still exists in what is now the first floor cafeteria.

The 1951 large rear addition expanded the facility to the west toward Barron Street and is virtually indistinguishable from the original on the exterior through the consistent use of brick and detailing. It is comprised of a gymnasium, its support spaces, and classrooms. These elements are distinguishable from the original by their massing and orientation. The gymnasium is simplified version of the auditorium on its exterior, with arched wood windows salvaged from the original gym. It has masonry bearing walls and steel trusses supporting the roof.

The smaller 1961 addition on the northwest corner is rectangular in shape and connected to the original via a portion of the 1951 addition. This wing houses classrooms. The first and second floors align with the 1951 addition, and there is a basement with light wells on the north side. Its

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elevations are brick. The entries are articulated with stone detailing. The interiors feature glazed block walls. Exterior walls support steel trusses. The roof is flat.

A 1970's era one-story addition on the southwest corner of the 1951 addition is rectangular in plan. This component dates to outside the building's period of significance. Its facade is brick and is unadorned. Exterior walls support steel trusses. The roof is flat. This area housed vocational classrooms and in later years the school district's treasurer's office

Exterior

The east (front) elevation faces N. Cherry Street and dates to the original construction (photo 1). Its two stories are symmetrical with two wings projecting beyond the main block forming a "U" shaped courtyard (figure 5 & 6). The center bay projects slightly beyond the face of flanking bays and is articulated with stone quoins, as are the projecting wings. The building exterior is brick laid in a running bond. The color varies by its location, red at exterior elevations and yellow at the interior courtyard. Decorative elements of the exterior are limestone. The base of the building is concrete. A stone cornice and frieze extends around the structure above the second floor windows at the attic line, with a brick parapet above topped by stone coping.

Window penetrations on the slightly projecting seven-bay center section have stone sills and lintels on the first floor, while the second floor window heads have radiating brick voussoirs with limestone keystones extending to the stone frieze. Windows in the four bay side sections have stone sills and radiating brick voussoirs with no keystones. Doors throughout the original building section have stone architrave surrounds with friezes and cornices above. The frieze above the main entry centered on the east façade reads "Eaton Public School", and has flanking consoles below the cornice while above is a balconette with a decorative iron railing. The doorways contain double leaf replacement aluminum doors with an 18-light transom above. The entry has two original lamp posts flanking it. The original windows have been replaced in these areas with aluminum windows, two operable awning windows with a large infill panel above. The nine-bay north and south elevations of the original academic wings have rectangular window penetrations on each floor with stone sills and radiating brick voussoirs. The east facing elevations of the wings have no penetrations and are only articulated by rectangular stone insets at the second floor (photo 2 & 6)

The north elevation of the auditorium wing has three structural bays, the center being the actual auditorium (photo 3). The auditorium has five large round arch windows with a total of 58 lights and an operable lower sash, each with limestone keystones above (photo 7). The windows sit on a continuous limestone sill and have a stone band between at the spring line of the arch. Between each is a round stone medallion. The parapet alternates between solid brick and stone balustrades aligning with each window below. Original wood windows remain in the auditorium bay, and the stage bay. The original stage window is a 12 over 12 double hung on the first floor, with a 9-light fixed window in the fly loft. The third bay is obscured by the 1961 addition.

The two-story 1961 addition is nearly rectangular in plan. Its style is modern. It is brick with a simple stone band at the roofline. The south elevation has no penetrations above the basement. The north elevation is divided into three parts, with four rectangular 8 over 8 double hung

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windows on each floor to the east of the entry doors and twelve on each floor to the west, including the basement (photo 3). Each has a steel lintel and stone sills. There are three aluminum doors set in a stone surround with stone panels and transoms with stone surrounds above in the middle part. The west elevation is brick with a 9-light window on the second floor above a pair of aluminum doors treated in a similar manner to the north (photo 4). The south elevation has no penetrations.

The west elevation (photo 4) continues with a two-story classroom wing that is part of the 1951 addition. Each floor has six windows. They consist of two aluminum awning windows with a fixed panel above. The block housing the gym protrudes to the west. Its detailing is a simplified version of the auditorium. The windows match, as they were relocated from the original gymnasium. The parapet here is higher and all brick with a more pronounced stone cap. Quoins are on each corner. There are stone sills at each window, with a keystone above. The stone band at the spring line extends a small distance from the final windows in each direction.

The 1973 one-story brick addition on the southwest corner is modern in its detailing, with small recessed windows on its north elevation (photo 5). There are limited punched openings on the west elevation. A pair of aluminum entry doors with single-light transom above forms the main entry, while a single aluminum full-light door is a secondary entrance. The south elevation is largely brick with an infilled opening, a single door, and an overhead garage door.

Continuing the south elevation is a one-story section of the 1951 addition that consists of infilled rectangular window openings. There are five to the west of an aluminum entry door with a sidelight, and two to the east. A third infilled opening has been further modified as a door and then infilled with recessed metal panels. A recessed entry meets the original 1926 building.

The south elevation of the 1926 section features stone quoins on the corners. The original gymnasium, modified in 1951 has six recessed bays where original windows matching the auditorium existed previously (photo 6). There are two sets of doors opening onto concrete landings. The current windows consist of two aluminum awning windows with a fixed panel above. Above each is a rectangular stone inset. The cornice is stone. At the intersection with the academic wing is a brick chimney, approximately twice the height of the building. It is square in plan. The top is articulated by three vertical brick recesses each side with a stone cornice above and brick soldier course below.

Interior

The original portion is symmetrical in plan about the east-west axis, and the plan is oriented to face east. The entry is accessed by concrete steps or a non-original ramp up from grade to the first floor. The entry vestibule retains its original plaster walls with original glazed brick wainscot, and ceiling above with an original decorative light fixture. The floor has the original quarry tile. The vestibule's interior wood doors are original and have 5-light sidelights on each side and a 24-light transom above the doors flanked by 4-light transoms above the sidelights. The entry corridor has ceiling tiles over the original plaster ceiling. The original decorative light remains (photo 9). The walls are plaster with original glazed brick wainscot below, typical of all the corridors. The interior circulation is consistent on both floors utilizing an "H" configuration

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of the corridors with open stairs at each end of the original academic wings (photo 10 & 11). An elevator was inserted into the courtyard expanding the original footprint slightly in the 1980's, but otherwise circulation is unchanged and the finishes intact. The stairs feature terrazzo treads and risers and a stained oak handrail (photo 14). At the first floor level, this stair features marble newel post. This element is in its original configuration. Later additions are connected to the original building at the west end of the corridors of each floor via new stairs and extensions to the hallways. The areas of connection were formerly exterior doors discharging to landings and exterior stairs. The building was intentionally designed such that future additions could be made easily to the rear. The floors in the corridors are inset linoleum sheets which appear to date to the original construction. They feature borders and integral cove in terrazzo. Walls are plastered and painted above the glazed brick wainscot. Metal lockers are recessed in the wall cavities. In some areas there are recessed wood display cases, not original to the building. There is a wood molding below the ceiling as well. The first floor ceiling is a plaster ceiling obscured by applied acoustic tiles (photo 10).

The administration area located on the east side of the first floor corridor, north of the entry vestibule, appears to have been connected to an adjacent original classroom for additional space, but is largely intact. The area features an original storage vault with metal security door, as well as an original interior wall featuring a wood door surrounded by nine six-light window panels at the top half of the wall. The original kindergarten space on the south side of the entry vestibule is largely intact. It features the original fireplace and mantel, woodwork, as well as the spaces ancillary rooms (photo 16). Classrooms throughout largely retain their original configuration and have had minimal alteration. Doors to the rooms are stained three paneled wood doors with the upper panel divided into nine lights (photo 17). They have transoms above, formerly operable, with a single sash containing glass divided into six lights. Inside, the classrooms typically have sheet linoleum floors in various conditions that appear to date to the original construction. Some rooms have checkered linoleum likely dating to the 1951 renovation. Classroom walls are plaster and have been painted (photo 18). Ceilings are typically full height plaster ceiling. Some rooms contain the original wood built-in casework. Rooms are equipped with chalk boards, and feature metal grilles with wood trim connected to the original heating and ventilation shafts. The library is largely intact with minimal alterations. It has crown molding and wood bookshelves (photo 19). The building's mechanical room is located in the basement to the south of the building.

Each floor contains male and female restrooms. Doors are six-paneled stained wood. Walls are painted plaster above brick wainscot. Floors are tile, and the partitions are marble with wood stall doors (photo 20). There is a water fountain near each restroom, with decorative tile surrounds (photo 15). Some sources cite this as Rookwood tile but this has not been confirmed.

The auditorium located on the north side of the original building is accessible from both floors of the school (photo 12 & 13). This space is largely intact and has had minimal alterations. The ceiling and upper walls are painted plaster. The original ceiling is intact and features plaster coffers with a plaster crown molding around the perimeter. It also has the original light fixtures centered on decorative plaster medallions. The theatre features large arch top windows covered by thick drapery. The original light fixtures appear intact. Seating is arranged around a center

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aisle. The seats do not appear original. The floors under the seats are painted concrete. Aisles are carpeted. The proscenium arch around the stage is decorative plaster and is intact. The stage floor is wood. The fly loft appears fully equipped. The balcony is large, accessible via the second floor corridor. Decorative iron ventilation grilles are below each window. A modern stage lighting system was installed in the balcony.

The area of the original gymnasium, located on the south side of the original building, was subdivided in a 1951 renovation. A new infill floor was inserted to create band and chorus spaces accessed from the second floor. This floor does not align with the original second floor level. The first floor space was converted into the cafeteria and kitchen. The cafeteria area retains the original wood flooring from the gymnasium (photo 21). The space has several columns inserted that support the infilled second floor above. The kitchen area has been heavily modified to house food prep and dishwashing equipment.

The original cafeteria space, located on the the west end of the original building, was subdivided during the 1951 renovation into two classrooms. These rooms accessed from the original corridors and retain the original wood flooring. The space between them was converted to shower rooms for the gymnasium addition to the west. These spaces are accessed from the adjacent locker rooms via steps.

The rear additions, located to the west of the original structure, are reached by descending a half flight of stairs from the original floor level. The 1951 Gymnasium is largely intact and has wood floors and exposed steel truss structure above (photo 22). There are two levels of seating, each with pull out wood bleachers. Locker rooms are located under the area of raised seating. There is a two-story classroom wing to the north of the gymnasium. These areas feature glazed block and painted CMU walls (photo 23). Classroom floors are linoleum tiles. Ceilings are acoustic tile with suspended lighting fixtures. Classrooms, corridors, and stairs in these areas are largely intact and have had minimal alteration. The 1951 Addition also included a one-story area south of the gymnasium. This area housed vocational areas including manual arts class and shop spaces. This area also housed the entry vestibule to the gymnasium which connects to the original building via a corridor. This area was renovated as part of the 1973 addition, but remains largely open classroom spaces as originally designed.

The 1963 two-story classroom wing addition is located to the north of, and accessed from, the 1951 classroom wing. These areas feature glazed block and painted CMU walls (photo 24). Classroom floors are linoleum tiles. Ceilings are acoustic tile with suspended lighting fixtures. Classrooms, corridors, and stairs in these areas are largely intact (photo 25).

The 1973 wing rooms were inaccessible and were not reviewed (photo 26). The 1973 addition is one-story and accessed via a corridor extension from the 1951 vocational spaces addition at the southwest corner of the complex. It relocated the gymnasium vestibule to the west along Barron Street, as well as increased the number of vocational spaces. Most recently this area housed the school district's treasurer's office. The corridor has a suspended acoustic tile ceiling, and the floor is concrete. The walls are brick. This area appears to be largely intact.

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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

(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

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Areas of Significance
(Enter categories from instructions.)

Education
Architecture

Period of Significance
1926 - 1961

Significant Dates
1926
1951
1961

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Ittner, William B. /architect
Hiestand, Henry H. /architect
Longnecker Construction /contractor

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Eaton High School in Eaton, Ohio, is eligible for listing on the National Register under Criterion A for its role in the local community as a center of education. The facilities construction and subsequent additions are reflective of broader educational trends in the state and nationally. The school was initially built during the progressive era in which new specialized spaces were incorporated into the schools and allowed for a broader range of teaching. Later trends such as increasing population and the increased prominence of athletics and vocational training in schools led to the 1951 gymnasium addition and renovations, and the 1951 and 1961 classroom additions.

Eaton High School meets National Register Criterion C as the work of William B. Ittner, a nationally known school architect. Ittner revolutionized school design at the turn of the 20th century first in St. Louis, where he developed a national model for subsequent schools. The school embodies the distinctive characteristics of a school from that era. The school features an "open plan" in an H shape to provide plenty of natural light and is set back from the street on a spacious lot with enough room for landscaping and playgrounds. Schools of this era utilized central heat and ventilation and modern plumbing on each floor. Ittner schools were the first to have multiuse rooms, such as the auditorium used for athletic events, concerts, school assemblies or plays. Many schools designed by Ittner, and seen in his design for Eaton, featured decorative tile work and art in the corridors.

The period of significance begins with the construction of the school in 1926. It includes the 1951 renovation and gymnasium and classroom addition, and ends with the completion of the 1961 classroom addition. The period of significance incorporates the major additions to the rear of the original construction which demonstrate the evolution of the school complex, and demonstrate the adaptability and expandability of the original school design and layout.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Education in Eaton, Ohio

Public education has a long history in the state of Ohio. The Northwest Ordinance of 1787 set aside 1/36 of each township for the support of public education. Public education was reaffirmed in the Ohio State Constitution. Early schools were usually one room school houses with single educators teaching children of various ages and abilities, usually built within walking distance of those attending. These were still predominant in the state until the First World War. However, the education was not always free, as the rental income from the associated land was often insufficient to support schools. True public education did not begin until 1825 when legislation establishing a property tax to support public schools and requiring townships to form school districts was passed. In 1838 another law provided for a uniform system of schools and free education. In 1849 legislation was passed authorizing villages to organize graded schools and

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eight months of school per year. A graded system of instruction was introduced in the mid 19th century. This was usually in urban areas where population was adequate to maintain separate classes to different levels of instruction. As time passed, the need for secondary education was recognized. Concurrently, laws were enacted that allowed the consolidation of schools into central schools which students could be transported to. Education in Eaton reflected this progression from one room classrooms to the creation of different levels of instruction.

Early 19th century schools were built by local carpenters in the regional vernacular style, which varied from log cabins to wood frame structures. As the 19th century progressed, school design shifted to professional architects. In the pre-Civil War era, academies and colleges tended to reflect Greek architecture, as did some one room school houses. In the post-Civil war era, this shifted to Italianate and by the late 1800's to Richardsonian Romanesque. While many styles were used, Beaux Arts classism was most common in Ohio, as well as Gothic Revival. Schools districts tended to use respected local talent, sometimes using the same architect or firm over a period of years. Among the most prominent in their areas of the state in the late 1800's and early 1900's were Frank Barnum in Cleveland, Samuel Hannaford and Fredrick Garber of Cincinnati, Albert Pretzinger in Dayton, and Alfred Huhn in Toledo. Eaton High School reflected the latest progressive educational design and the architectural style of the era through the involvement of both a nationally renowned architect and an established local architect.

Education in Eaton dates to its founding in 1806, when the founder, William Bruce, allocated land for education when platting the town. Eaton is the county seat of Preble County in the southwestern part of Ohio and is about 25 miles west of Dayton. The plat dedicated to education was at the northeast corner of Main and Barron Streets in the center of town. The original lot was parceled into four lots, with three lots sold to fund the construction of a frame school house to be built on the fourth lot. The school was built sometime before 1812.

The earliest organized school in Eaton dates to 1807, when John Hollingsworth first held classes in a log house on Wadsworth Street, two blocks south of the public school. Students were charged between \$1.50 and \$3.50 per month depending on the number of classes taken. Pioneer teachers of that era are noted as having kept school open eight hours a day. These early schools typically met only in the winter for three to four months. It is reported that classes continued to be offered there until 1849, the year that legislation led to organization of school boards and grammar schools. At the time the population of Eaton was 1,346.

In 1849, a site was purchased at the southeast corner of Barron and High Streets to build a new school house. This site would eventually house the North Building, constructed in 1884, and the Eaton High School constructed in 1926. In 1859, four acres were purchased at the southwest corner of Israel and Franklin Road and the early school that existed at Main and Barron Street was sold to finance the building of a new building at this site. In 1864 a two-story brick building was constructed and was known as the South Building. The building had eight rooms. The school had six departments with three teachers assigned to each. The highest department became the high school, which was organized in 1871 with 10th, 11th and 12th grades in two rooms. In 1880, the increase in the number of students led to the decision to build a large central building at the Barron and High Street site purchased in 1849.

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The new school, known as the North School was completed in 1884 at a cost of \$55,000. The three-story brick building had had sixteen large rooms, including a library, and featured four furnaces. Students were provided paper, pencils, and books. It served as the high school and remained so until 1918 at which time the high school was moved to the South School, where it remained until 1927. The North Building continued to be used as a grade school. By 1920, the population of Eaton was 3,210 and enrollment was increasing. In 1922 the school board purchased a residence on the west side of North Cherry Street, behind the North Building, to use as additional classroom space. In May of 1924 the board purchased the remaining open land on the block housing the North School bounded by Barron, High and Cherry Streets, giving them the majority of the parcels.

In 1926 the board voted to build a new high school on these grounds, on the opposite side of the block from the North School, on land previously occupied by houses. The architects selected were William B. Ittner of Saint Louis and Harvey H. Hiestand of Eaton. The builder was Longnecker Construction of Greenville, Ohio. Financed by a 1925 bond issuance, the groundbreaking was in 1926. The cornerstone was laid on November 19, 1926 at a ceremony attended by approximately 500 people. In conjunction with this, the tradition of Homecoming in Eaton was started as a celebration for graduates and former students that included a football game. Taking a little over a year to complete, the formal dedication was held in the Auditorium on December 8, 1927. Upon completion, the school cost \$325,000 and could accommodate up to 1,200 students.

In addition to general classrooms, the school included specialized spaces, including a gymnasium, library, science lab, art room, music room, shop, home economics, a cafeteria, restrooms on each floor, and an auditorium seating over 500. A kindergarten was housed on the first floor along Cherry Street and featured a non-operable fireplace. This was an improvement over the old facility which had several classes and the cafeteria in the basement, and school plays were presented offsite at the Armory. The school was designed in such a way that additions could be made in the future, and the new facility was connected to the old North School via basement tunnel and covered walkway. Elementary students could use the cafeteria in the new facility. In 1927, there were 46 students, and in 1936, there were 60. Notable school events in coming years included a state class B basketball championship in 1948.

The construction of the new high school reflected a national trend in school design and progressive education. Progressive education sought to provide individual students with not only academic opportunities, but also with opportunity to engage in the arts, and develop vocational skills. Progressive educators emphasized emotional, artistic, and creative aspects of a student's development. Further, education was seen as the foundation of democracy, nurturing the growth of the individual and the community. The architecture of this era features the "open plan" whereby the plan was an E, H, or U rather than a four sided box. Natural light was ample in both the classrooms and the corridors and multipurpose spaces. Schools were set back from the street with enough room for landscaping and playgrounds. Schools of this era utilized central heat and ventilation, and modern plumbing on each floor to increase occupant comfort. Schools incorporated specialized spaces such as science rooms and multiuse rooms like auditoriums and

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gymnasiums. Many schools featured decorative tile work and art in the corridors and architecturally detailed facades.

By the 1950's education was changing. It was a time of cultural conservatism and cold war anxiety. As school districts grew, school administrators sought to meet the needs of different classes and calibers of students through curriculum that became increasingly divided along academic and vocational tracks. This curricular innovation, often used in the high schools, is based on the theory of equal opportunity for all students based on ability. It reflected a larger, more significant shift in the basic objectives of American education. Emphasis was once on intellectual and moral training. The new emphasis was on the preparation of students for their future as workers in the labor force or as homemakers. Renovations and alterations to the school reflected these trends.

In 1951, the old North School which was serving as an elementary school was torn down. A new addition to the high school was constructed. It features a large centrally located gymnasium reflecting the growing popularity of sports, and spectator sports in particular, as a more central part of the school culture and source of community pride, rather than just physical education and exercise as a means of self-improvement as in previous generations. The original gymnasium and cafeteria in the 1926 building were renovated into a band room and home economics classrooms in 1951. An industrial arts wing was also constructed at this time on the south side of the addition with areas for multiple types of vocational training. Additional classrooms occupied the north side of the addition. The cost for all this work was \$476,937. In 1957 the enrollment for grades 7-12 was 571.

In 1961 another addition was made on the northwest corner. Known as the "junior high wing," it was necessitated by continued enrollment increases and the need for additional classroom space. Construction of the wing cost \$177,698. In 1964 the Eaton City School District and Dixon-Israel School District merged increasing the number of students attending the high School.

By 1970 the population of Eaton was 6,020. A 1973 renovation and addition in the southwest corner expanded the graphic arts and industrial arts areas, with some interior and exterior alterations to the existing industrial arts wing. This was the final addition/major renovation of the building. An elevator and a ramp at the front entry were added in the original building in the 1980's to improve accessibility and access.

In 2001 land was purchased for a new school on St. Rt. 732. The population had reached 8,133 with 11,000 in the entire district, and it had been decided a new school was needed, which was part of a larger trend of new school construction in Ohio. During this period there was a wave of new school construction in Ohio spurred by state funding and the Ohio School Facility Commission requirements for educational spaces and its assessment reports for existing facilities. In 2002, construction began on a new high school, which opened in 2005. The Middle School then occupied the older building from 2006-2012. The old Eaton High School building, then known as "Eaton Middle School," has since been vacant.

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Architecture

W.B. Ittner (1864-1936) played a pivotal role in school design as a prolific architect, integrating improvements in aesthetics, hygiene, safety, and specialized spaces. Many design concepts in current school design can be traced to innovations in design that he pioneered. As the commissioner of school buildings, the first to be appointed by the St. Louis Board of Education, and as consulting architect in St. Louis, he designed 50 schools in the city between 1898 and 1915. He was shaped by his experience attending typical St. Louis schools of the era, which were described as “prison-like” with dark, dank interiors. Typically, they had three stories and 12 classrooms, four on each floor surrounding a dark central corridor. Bathrooms were in the basement, if they existed.

Ittner’s innovation was utilizing what became known as the “open plan” or “Ittner plan” in which he stretched out what were typically vertical boxes into H-, U- and E-shaped structures. Through this plan configuration, he provided plenty of natural light by lining up the classrooms along one side of a windowed corridor. To address comfort, his designs drew the damp smells outside with ventilation devices and provided fresh air. His plans brought the bathrooms up out of the basement and on to each floor, utilizing modern plumbing. His construction details also utilized fireproofing. Ittner schools were the first to have multiuse rooms, such as the high school auditorium used for athletic events, concerts, school assemblies or plays. Many of his schools featured tile work and art in the corridors. Ittner placed his schools back from the street on spacious lots with enough room to plant trees, shrubs and flowers and to build playgrounds in the back. Eaton High School exhibits all these characteristics. Ittner designed in a variety of architectural styles, including Gothic and Classical Revival.

St. Louis Schools became nationally known models. “The whole world turns to St. Louis for models of public school buildings,” reported Britain’s *The Mirror* in 1912. “Mr. Ittner has achieved a national reputation, while even in Europe he is not unknown.” Of all the St. Louis schools Ittner designed, Soldan High School drew the widest national attention, due to its size and detailing. The three-story Gothic Tudor-style school held 1,600 students. The building had 18 science rooms and laboratories. There were shops for woodworking, machining, and domestic science. The building also had four art rooms with skylights for studio work and three mechanical drafting rooms. The auditorium had a seating capacity of 1,750, while the music room could accommodate more than 300 students. The school was built with two gymnasiums. The school originally had two separate cafeterias for male and female students. In 1910, Ittner resigned as commissioner to start his own firm, William B. Ittner Inc. He continued to design schools for the school district as a consultant architect until 1915. By the time of his death in 1936, he had designed 500 school buildings in 28 states. Ittner designed 35 buildings now listed on the National Register of Historic Places. In Ohio his works also include Central High School in Columbus, listed on the National Register in 1985, and McClain High School in Greenfield.

The local architect on the project was H.H. Hiestand (1882-1944) He is associated with the design of several prominent projects in the region while employed by the Dayton and Cincinnati based F.M. Andrews Co., including the Sinton Hotel, Cincinnati; the Federal Building, Columbus; and the Kentucky State Capitol, Frankfort. He moved to Eaton, and was a member of the Dayton Chapter of the American Institute of Architects 1921-1944. During this period, he

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designed the Preble County Courthouse in Eaton; the Church of the Holy Rosary, Columbus; and the Miami University Hospital, Oxford. He was also a professor at Miami University during his later years.

Conclusion

Eaton High school has played a prominent place in the history of Eaton, Ohio, as the city's high school from 1927 until 2005. The original high school design is representative of the changes implemented in education during the progressive era of the early 20th century. Initially designed by one of the national leaders in school design, W.B. Ittner, its architecture embodies these ideas, and is reflective of the larger national trend in education and school design. The architecture is based on the "open plan," rather than a four sided box. Natural light is abundant in the classrooms, corridors and multipurpose spaces. The school is set back from the street with enough room for green space. It utilized central heat and ventilation, and modern plumbing on each floor. The school utilizes specialized spaces such as science rooms, the auditoriums, and gymnasiums. It features tile work in the corridors and detailed plasterwork in the Auditorium. Initially designed to be expanded, the continued use and expansion of the structure is a testament to its quality of design and construction. The later additions continue to reflect national trends, including the post war population increases and filling the need for additional space through expansion rather than replacement in their design and construction techniques. The building evolved, but retains its architectural and historic integrity. For these reasons the school deserves listing on the National Register of Historic Places.

Eaton High School
Name of Property

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9. Major Bibliographical References

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

Books/Articles:

Spencer, Helen "Eaton Schools" The bicentennial of Eaton, Ohio 1806-2006.

"Eaton School Ready for Use" The Register Herald September 14, 1927

Lewisburg Leader September 17 1925

McCormick, Virginia E. Educational Architecture in Ohio University Press, Kent, Ohio 2001

Miller, Robert History of Public Schools in the town of Eaton Preble County, Ohio 1886

"Missouri Architect and Builders William B. Ittner" Preservation Issues volume 3, No. 5
September/October 1993

Langsam, Walter E "Hiestand, Harvey H." Biographical Dictionary of Cincinnati
Architects, 1788-1940 Architectural Foundation of Cincinnati, Cincinnati Ohio 2008

Drawings/Maps:

"New Eaton Public School" Plans by W.B. Ittner Inc. & H.H. Heistand Associated
Architects, dated 1926

"Additions and Alterations to Eaton High School" Plans by E.C. Landberg and Associates
dated 1951

"Addition to Eaton High School" Plans by Freyteg and Freyteg Architects dated 1960

"Eaton Middle School Conversion" Plans by M-A Architects dated 2013.

Sanborn Fire Insurance Maps, various dates

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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): PRE-266-8

10. Geographical Data

Acreage of Property 2.89 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: _____

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16 Easting: 702569 Northing: 4402185
2. Zone: _____ Easting: _____ Northing: _____

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

Beginning at the northeast corner of the property at the intersection of N. Cherry Street and High Street as defined by the edge of the street curb, west approximately 400' along High Street, then south approximately 315' along N. Barron Street to the alley, then approximately 400' along alley and lawn, then north approximately 315' along N. Cherry Street to starting point. See Boundary Map.

Boundary Justification (Explain why the boundaries were selected.)

Based on Sanborn map of 1921-1948 which encompasses much of the period of significance.

11. Form Prepared By

name/title: Greg Snyder
organization: RDA Group Architects
street & number: 7945 Washington Woods Drive
city or town: Dayton state: Ohio zip code: 45459
e-mail: ghs@rda-group.com
telephone: 937-610-3440
date: 4/28/14

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.)

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

Photo Log See Continuation Sheet

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

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.

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Photo Log

Name of Property: Eaton High School

City or Vicinity: Eaton

County: Preble County

State: Ohio

Photographer: Greg Snyder

Date Photographed: April 16, 2014

Digital Files on file at RDA Group Architects 7945 Washington Woods Drive Dayton, Ohio 45459

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

- 1 of 26 East (Main) elevation 1926 Section camera facing west
- 2 of 26 Northeast corner elevation 1926 Section camera facing southwest
- 3 of 26 North elevation 1926 Section, 1961 Addition camera facing south
- 4 of 25 West elevation 1961, 1951, and 1973 Additions camera facing east
- 5 of 26 West elevation 1973 Addition with 1951 Addition beyond camera facing east
- 6 of 26 Southeast corner elevation 1926 Section camera facing west
- 7 of 26 Auditorium Window on North Elevation 1926 Section camera facing south
- 8 of 26 Interior courtyard 1926 Section camera facing northeast
- 9 of 26 Main Entry vestibule 1926 Section camera facing east
- 10 of 26 First floor corridor 1926 Section camera facing south
- 11 of 26 Second floor corridor 1926 Section camera facing west
- 12 of 26 Auditorium 1926 Section camera facing east
- 13 of 26 Auditorium 1926 Section camera facing west
- 14 of 26 Stair 1926 Section camera facing east
- 15 of 26 Tile surround at drinking fountain 1926 Section camera facing south
- 16 of 26 Fireplace and interior millwork 1926 Section camera facing south
- 17 of 26 Classroom door and transom 1926 Section camera facing east
- 18 of 26 Classroom 1926 Section camera facing south
- 19 of 26 Library 1926 Section camera facing north
- 20 of 26 Boys Restroom 1926 Section camera facing west
- 21 of 26 Cafeteria 1926 Section (1951 Renovation) Camera facing south
- 22 of 26 Gymnasium 1951 Addition camera facing west
- 23 of 26 Classroom 1951 Addition camera facing west
- 24 of 26 Classroom 1961 Addition camera facing north
- 25 of 26 Stair 1951 Addition camera facing west
- 26 of 26 Corridor 1973 Addition camera facing west

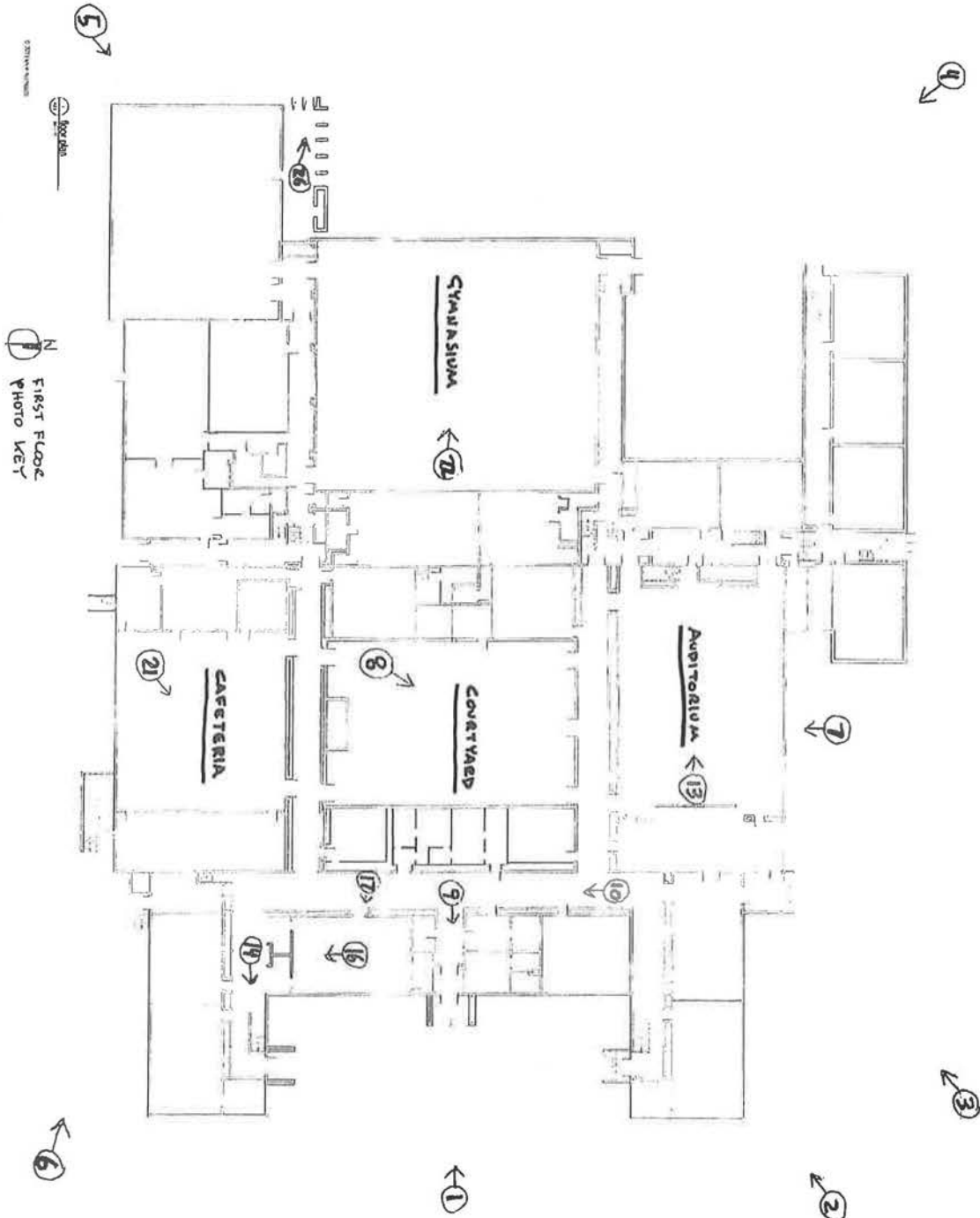
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Photo Key Plan: First Floor



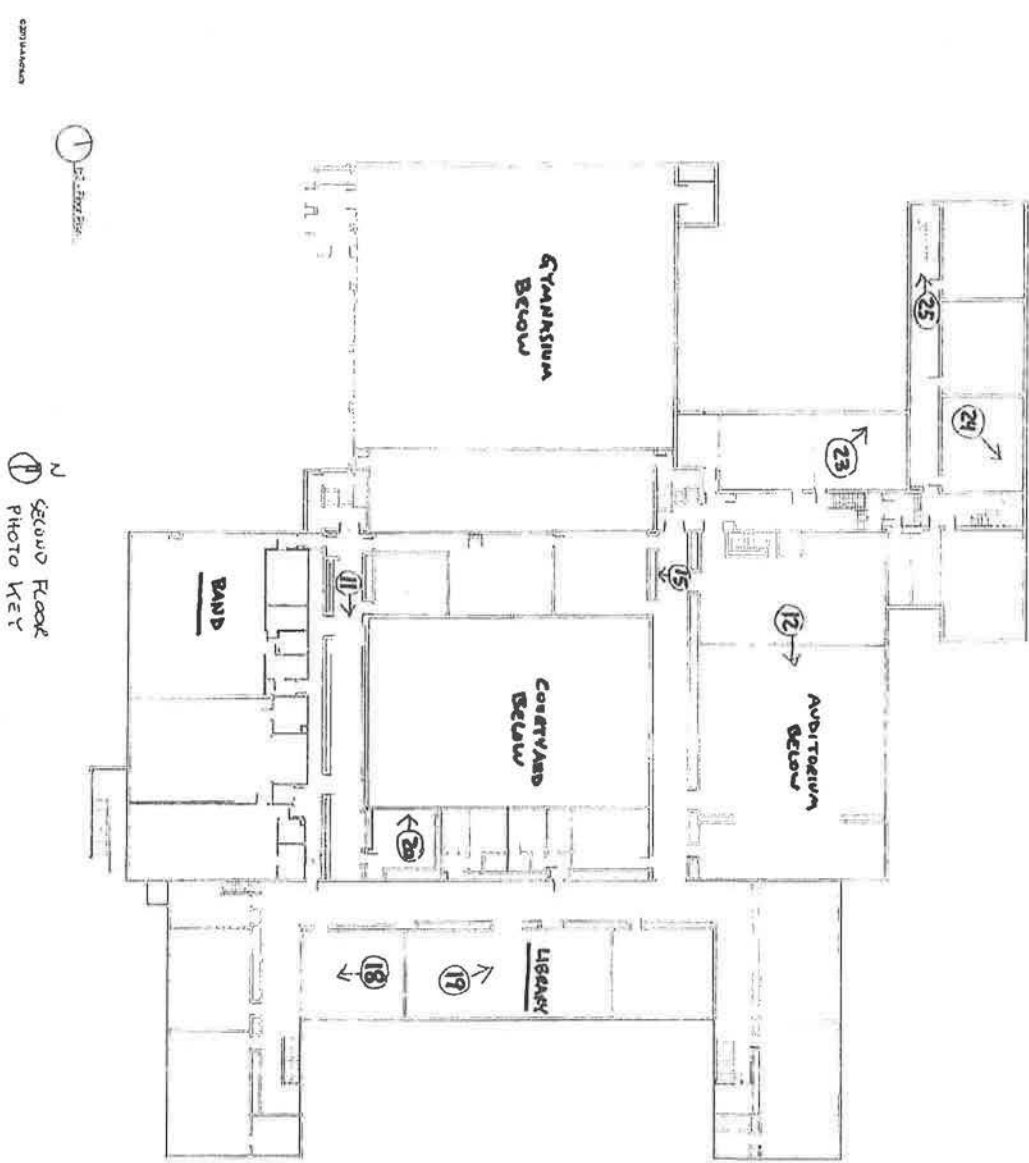
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Photo Key Plan: Second Floor



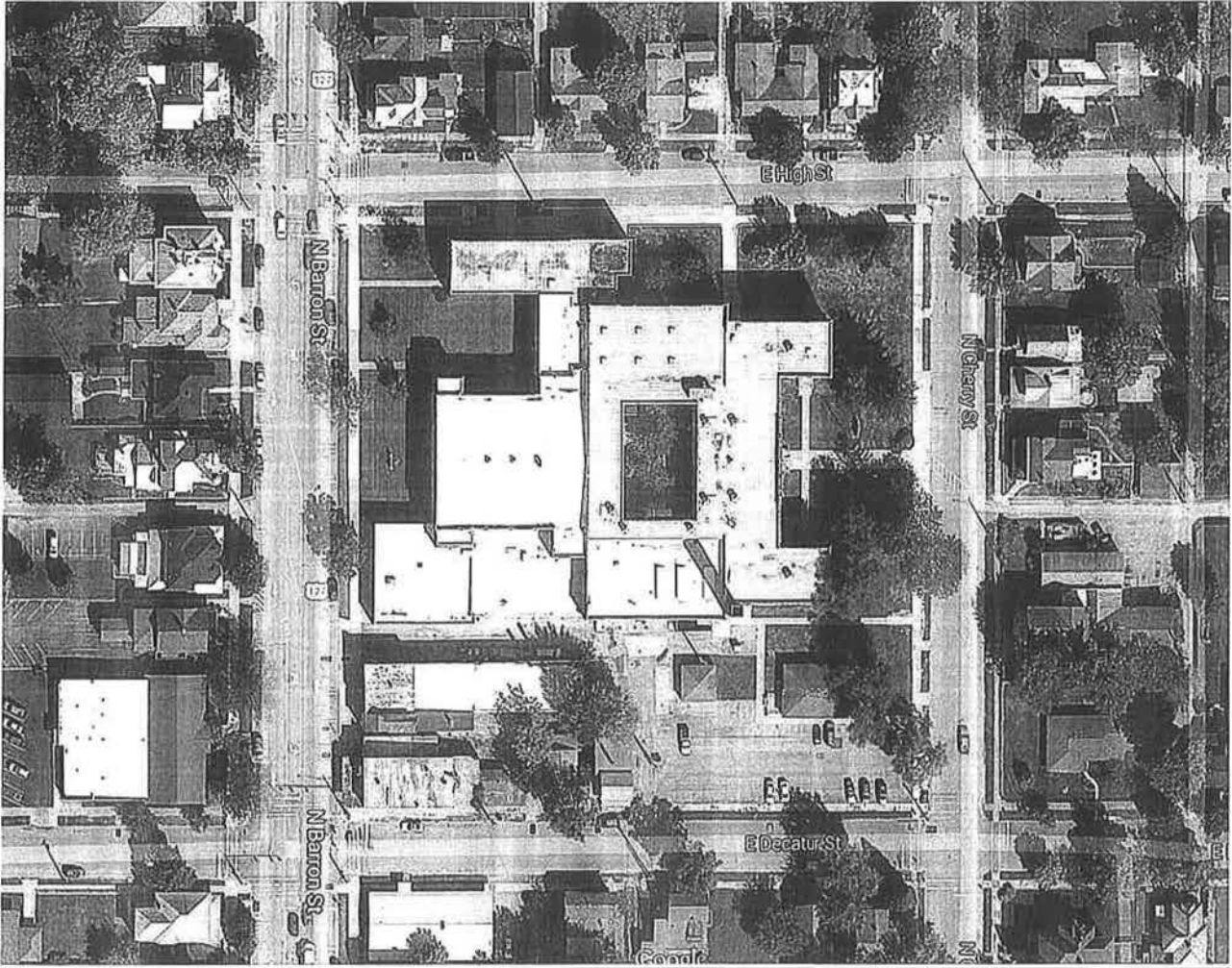
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Figure 1: Site



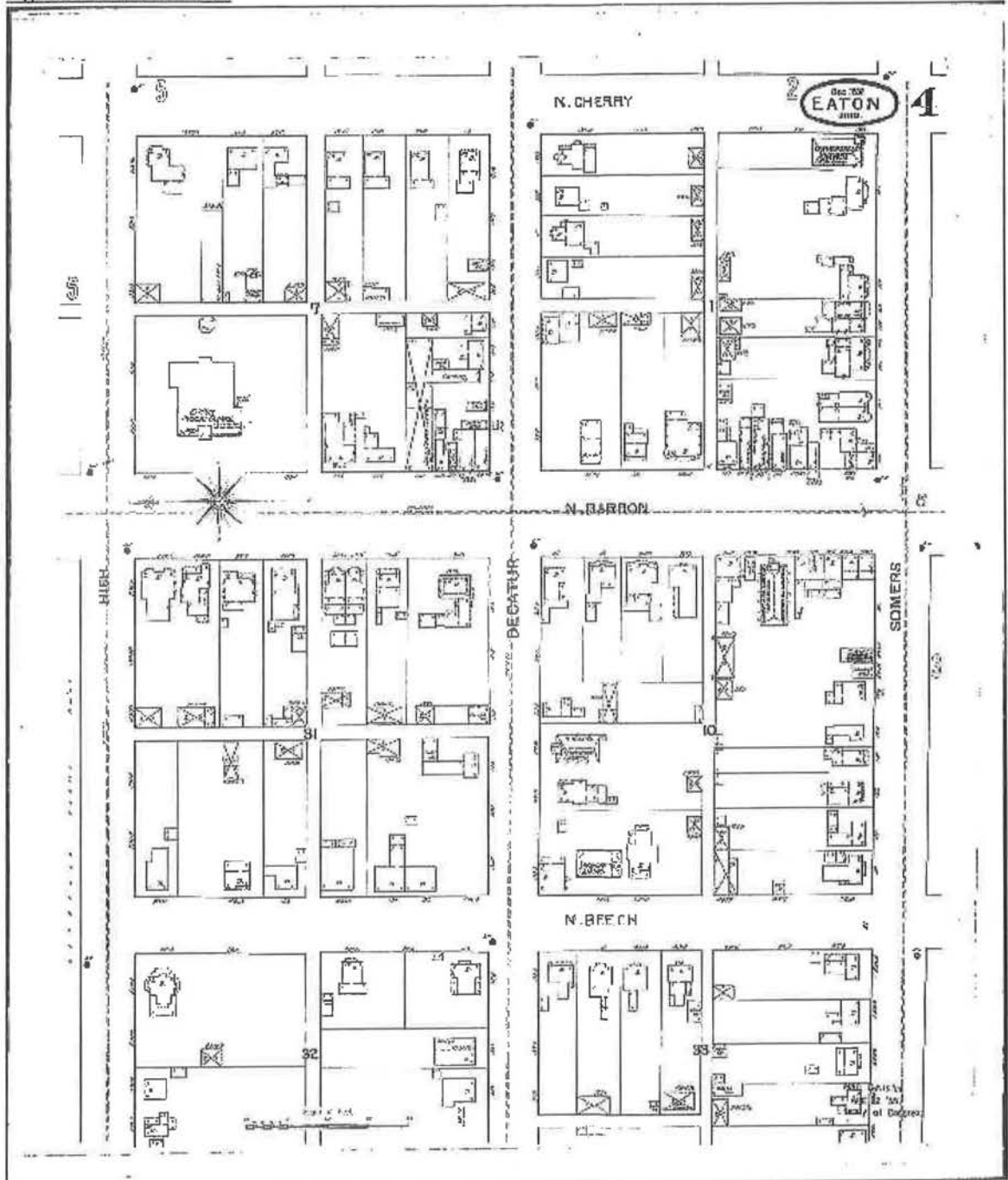
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Figure 2: Sanborn 1892



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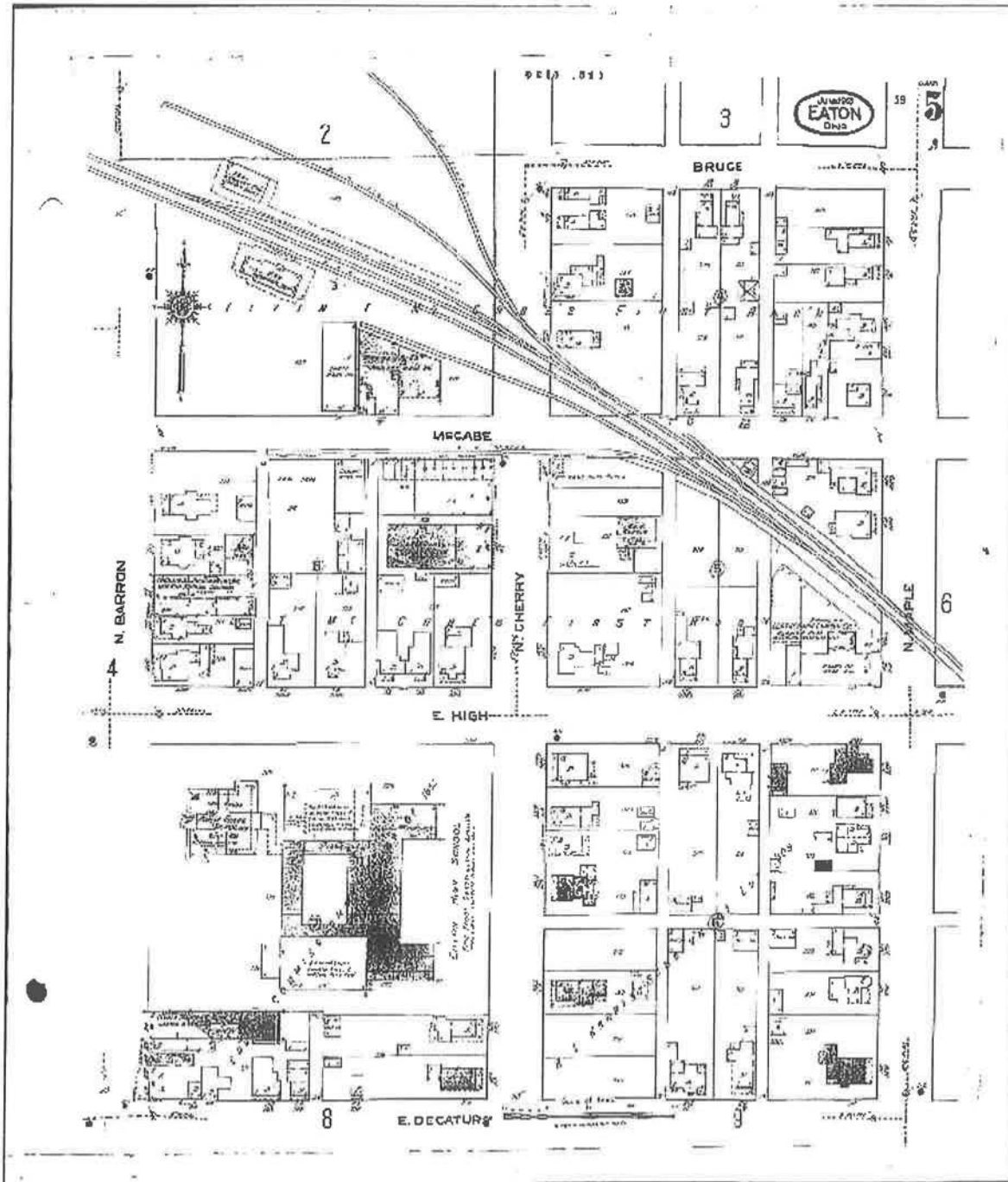
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Figure 3: Sanborn 1921-1948



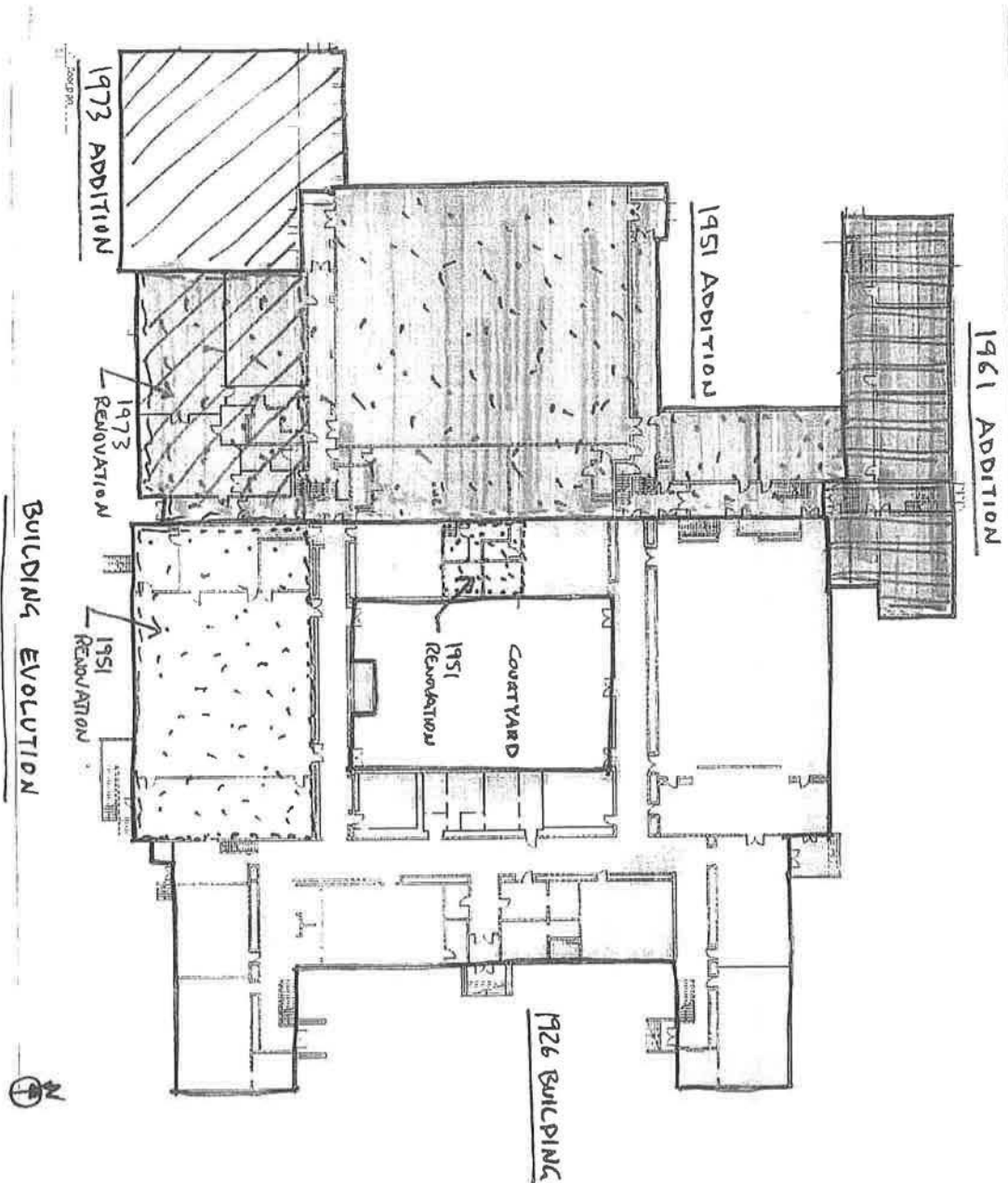
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Figure 4: Construction Sequence Plan



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Figure 5: Historic Photo 1935 High School Class Photo, Preble County District Library, Eaton Ohio

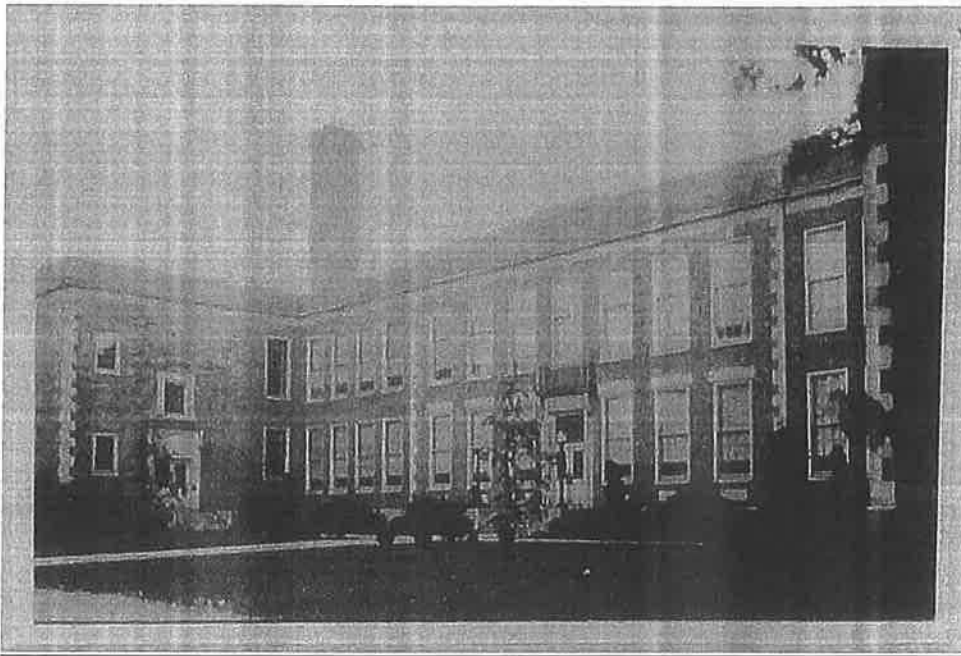


Figure 6: Historic Photo 1965 Photo by Tim. H. Miller, Preble County Historical Society Collection, Eaton Ohio

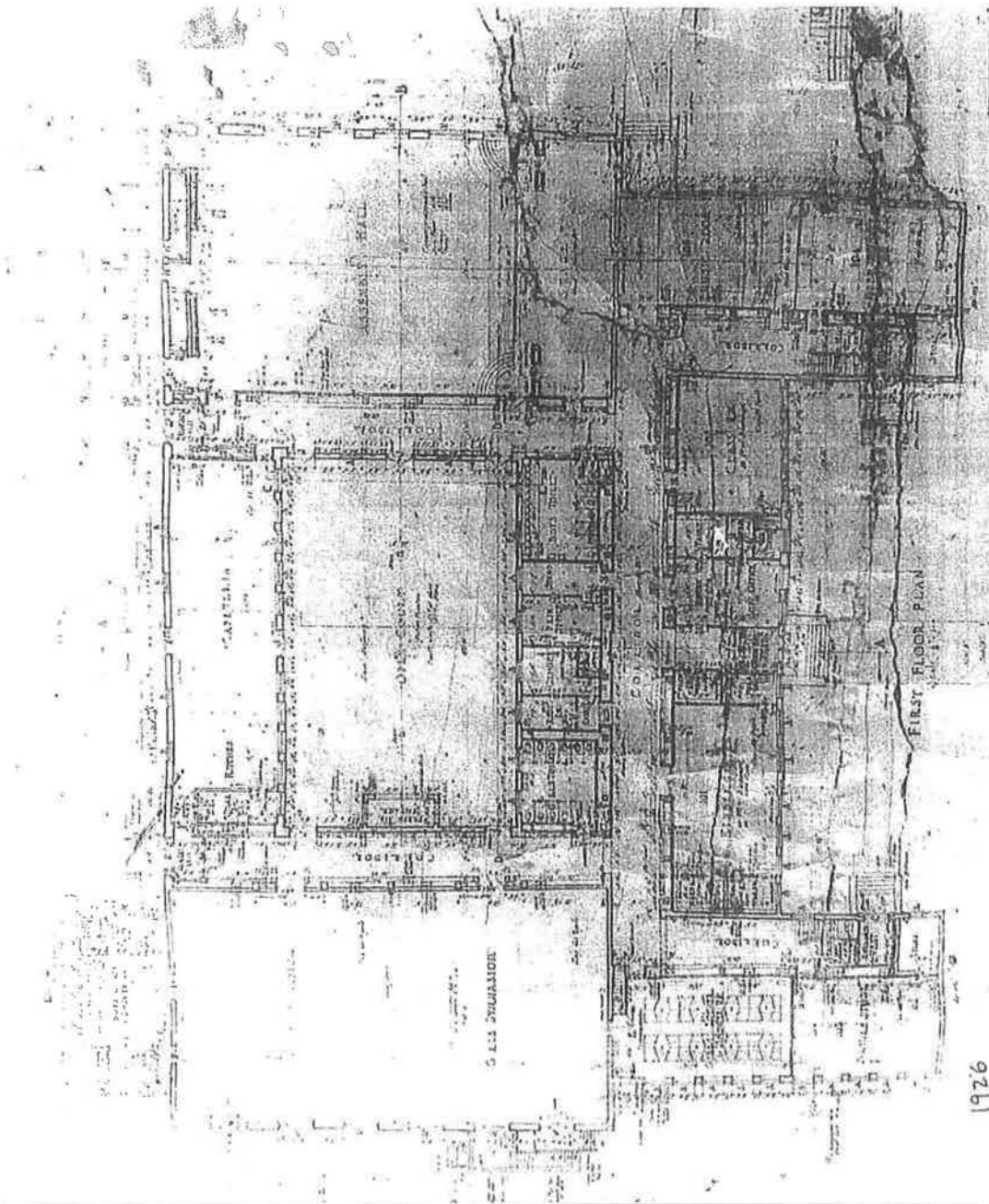


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The "New Eaton Public School" Plans, by W.B. Ittner Inc. & H.H. Heistand Associated Architects, dated 1926. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

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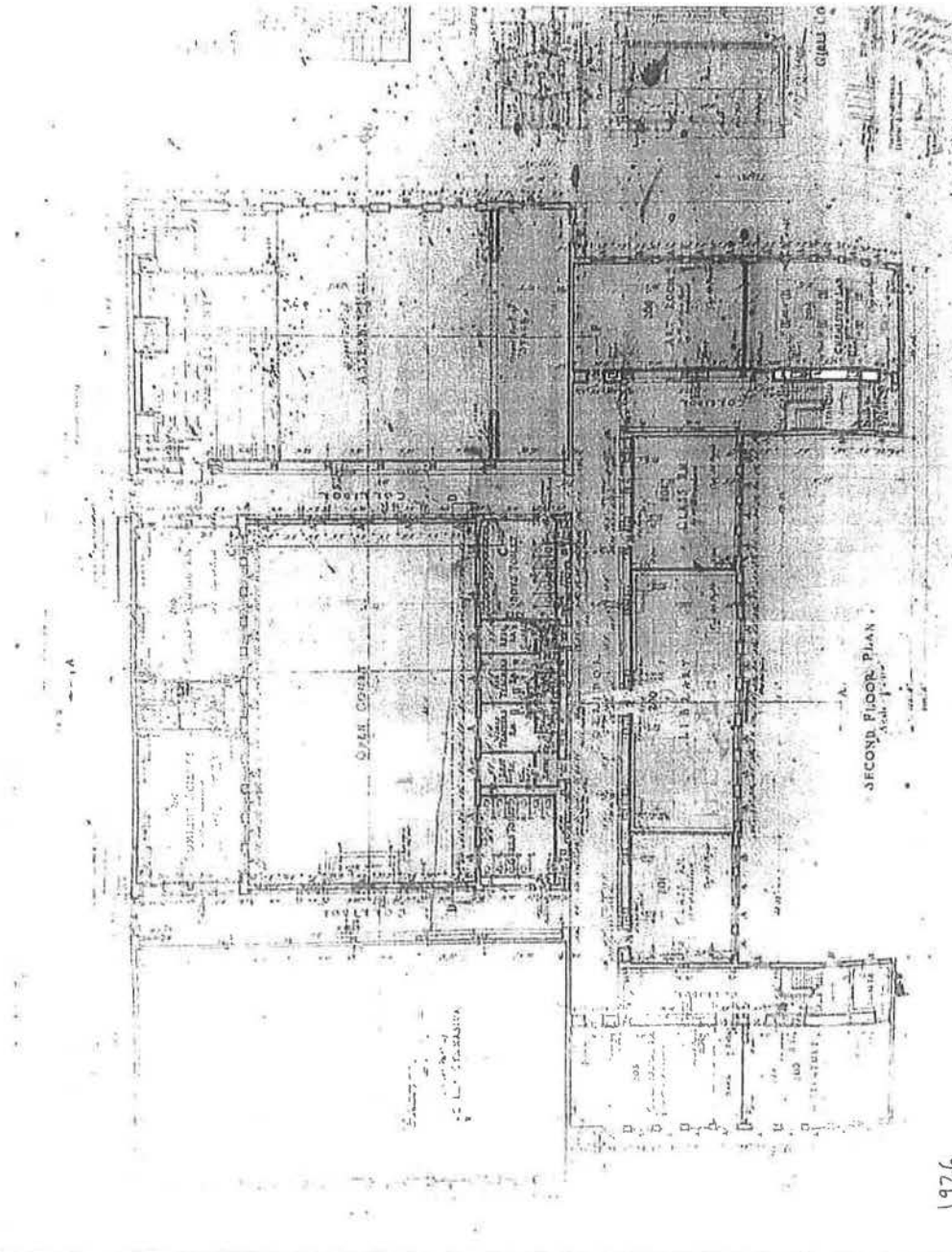
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1926

The "New Eaton Public School" Plans, by W.B. Ittner Inc. & H.H. Heistand Associated Architects, dated 1926. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

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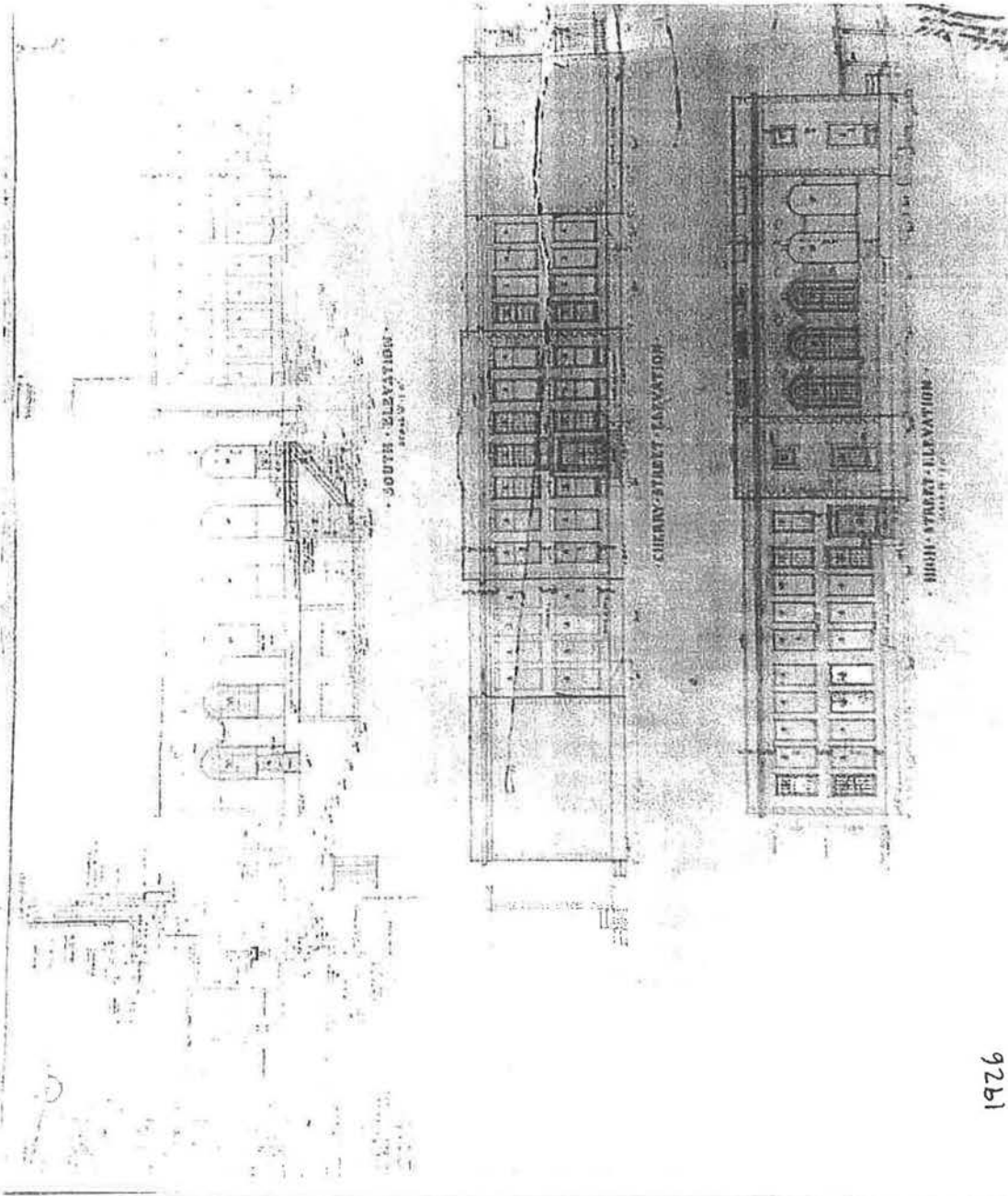
Preble County, Ohio

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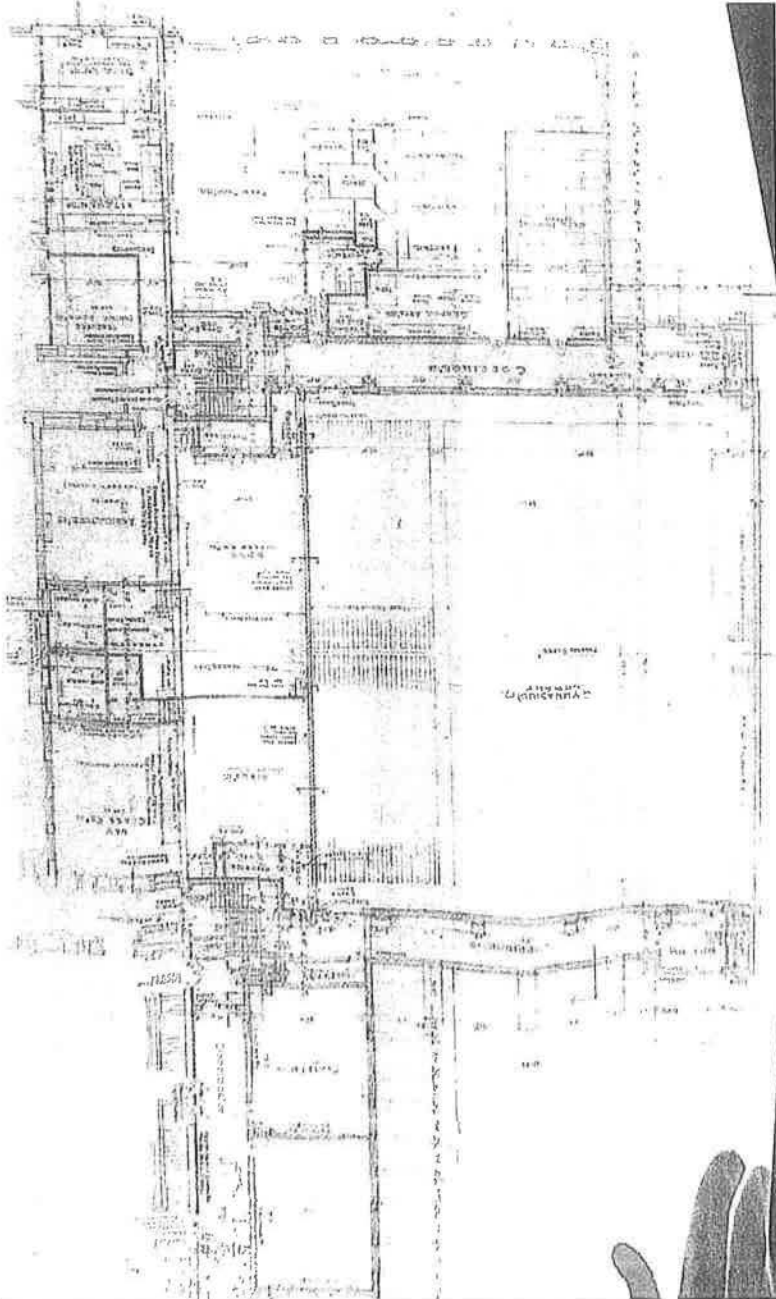
The "New Eaton Public School" Plans, by W.B. Ittner Inc. & H.H. Heistand Associated Architects, dated 1926. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

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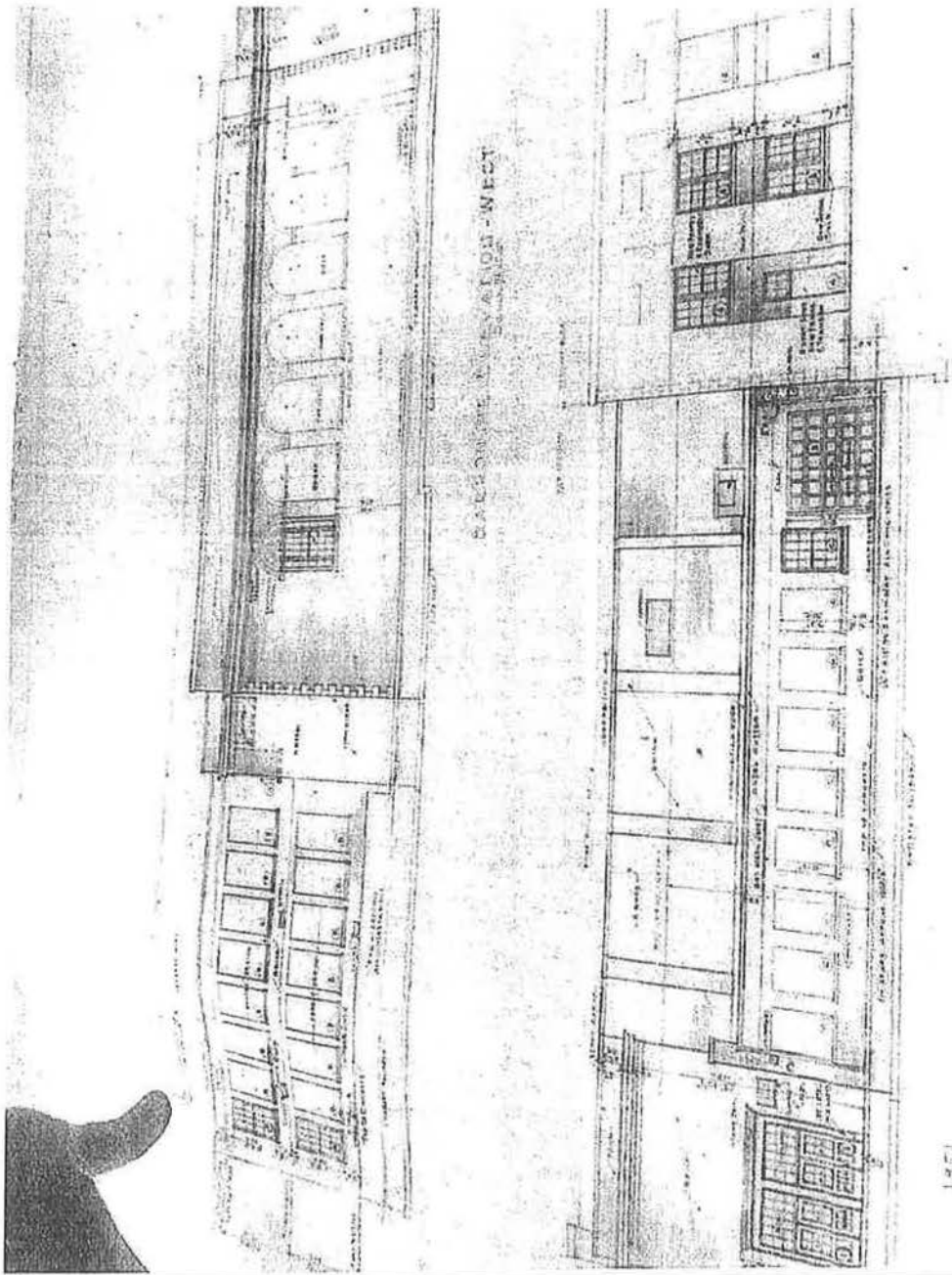
"Additions and Alterations to Eaton High School" by E.C. Landberg and Associates dated 1951. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

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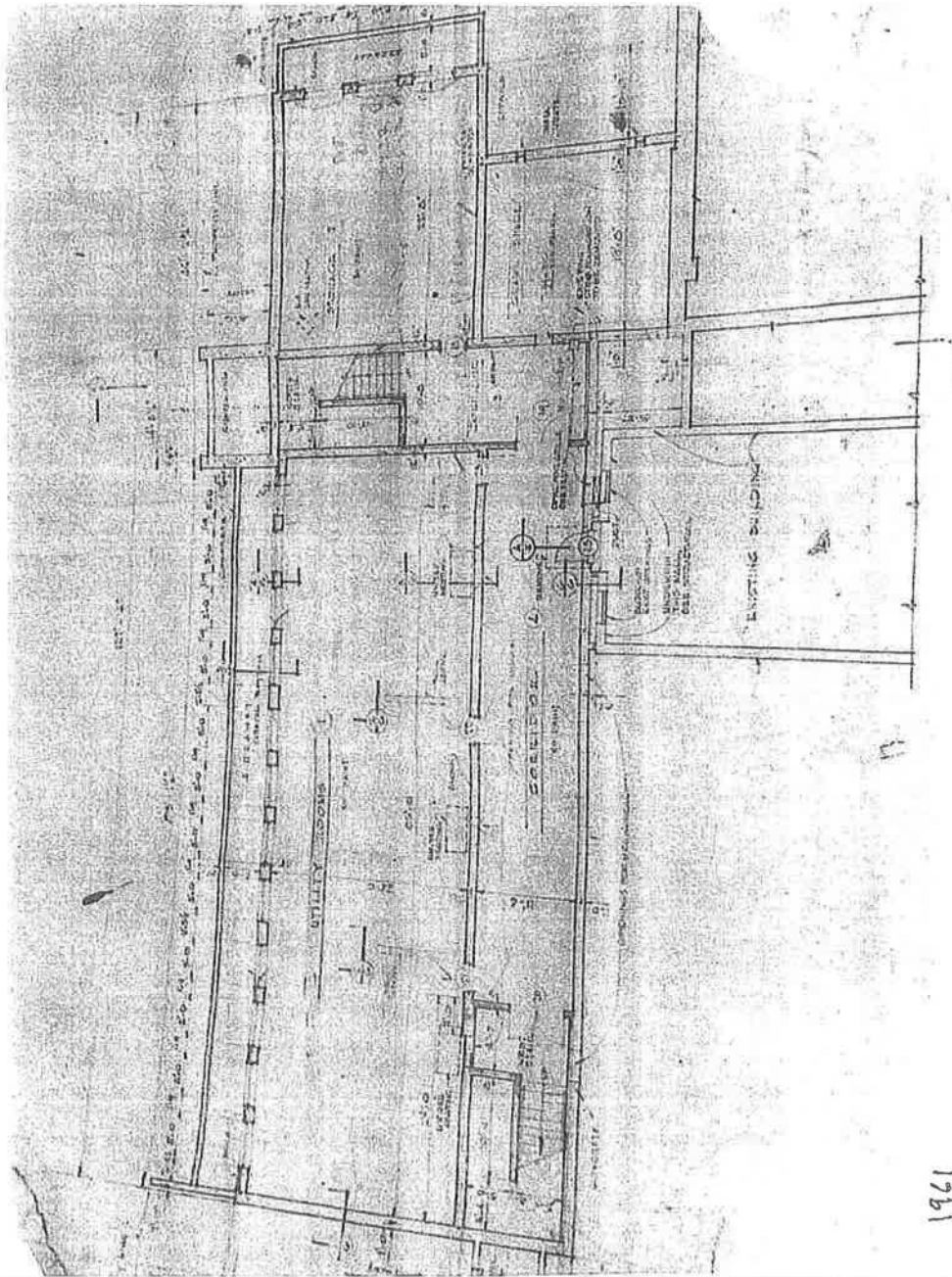
"Additions and Alterations to Eaton High School" by E.C. Landberg and Associates dated 1951. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

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“Addition to Eaton High School” by Freyteg and Freyteg Architects dated 1960. Drawings located onsite at 307 N. Cherry St, Eaton Ohio

N. BARRON ST
(99' R/W)

E. DECATUR ST
(66' R/W)

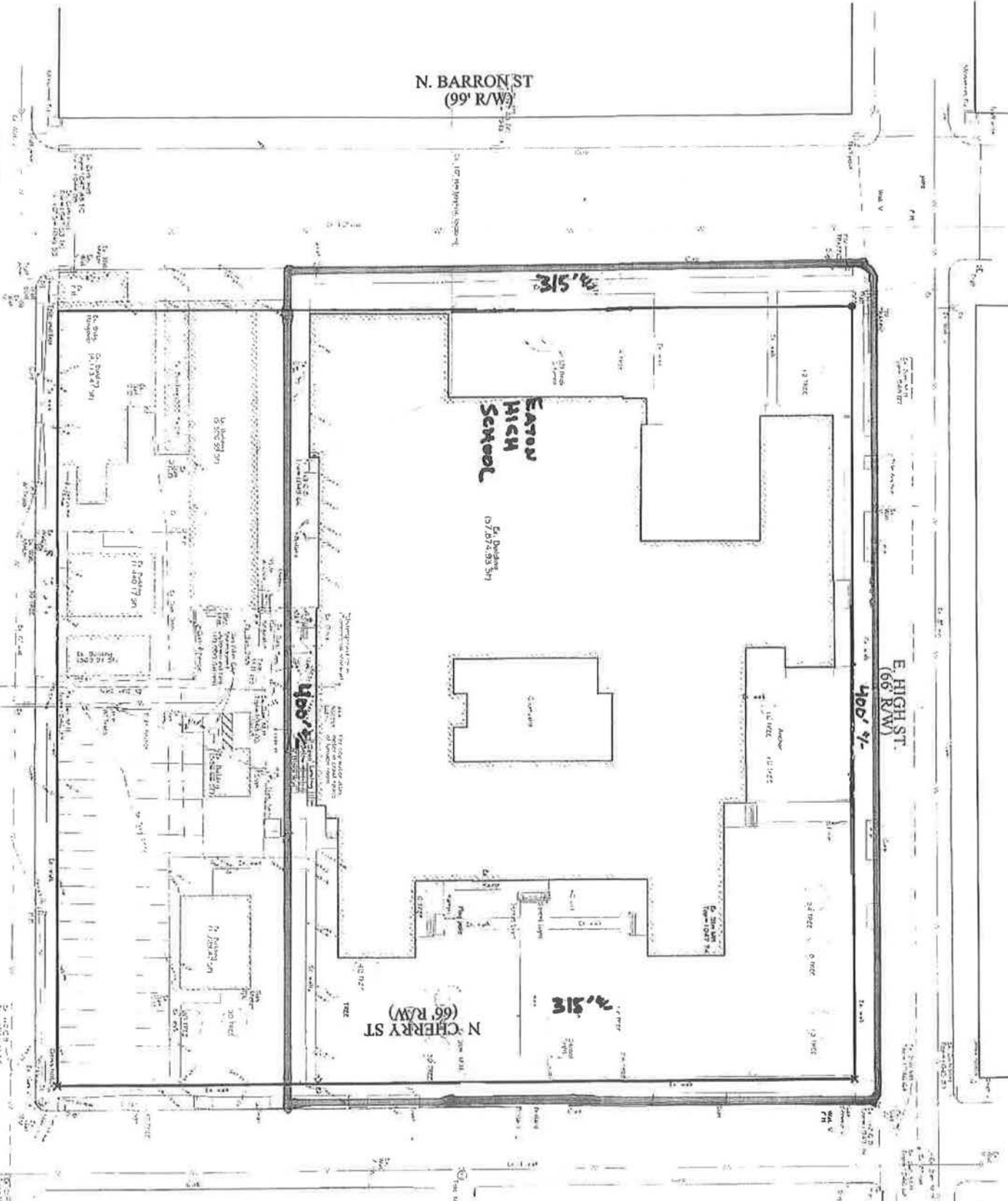
E HIGH ST.
(66' R/W)

N CHERRY ST
(66' R/W)

Eaton
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BOUNDARY MAP
OH - PREBLE COUNTY - EATON HIGH SCHOOL
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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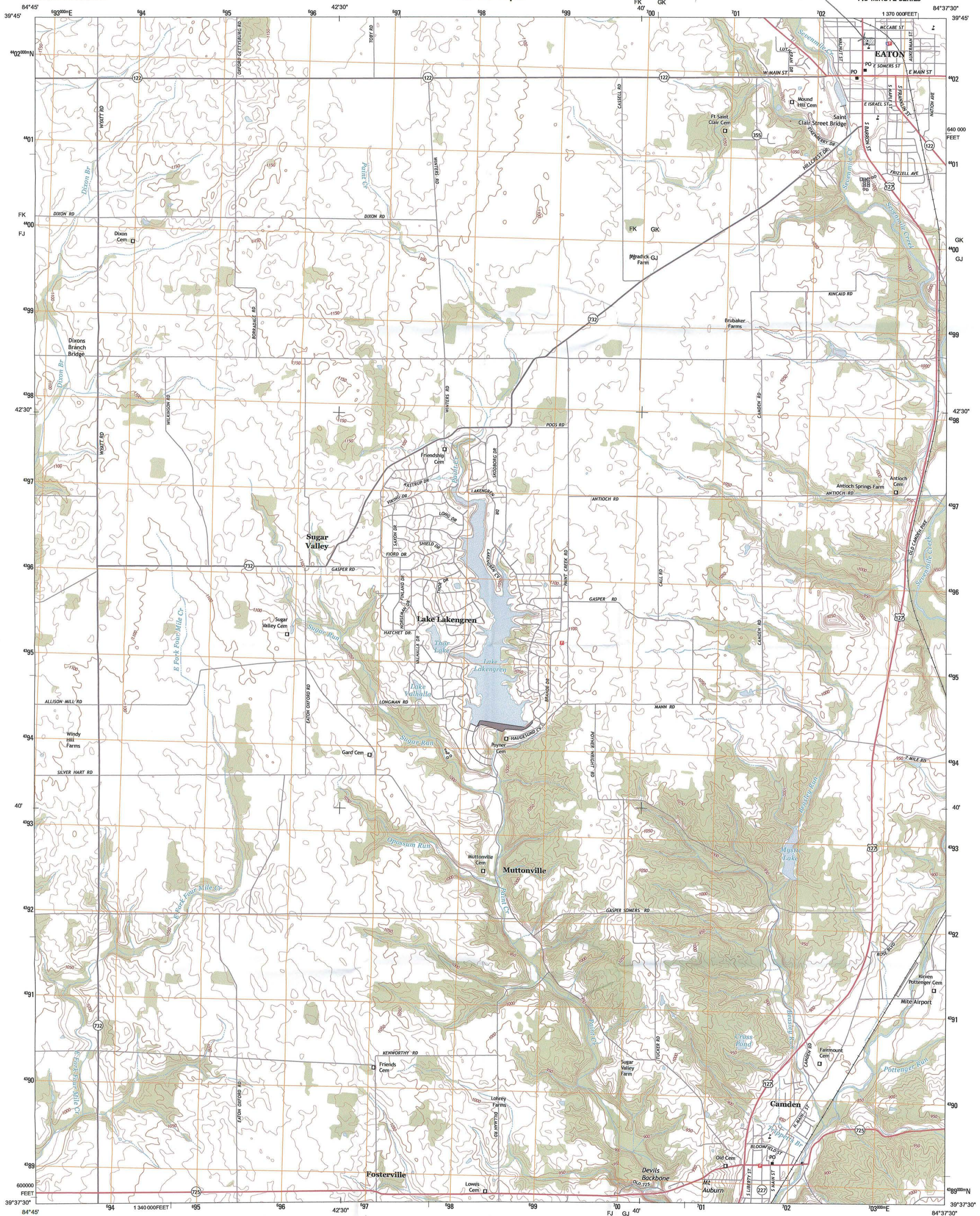


U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



EATON HIGH SCHOOL ZONE: 16
307 N. CHERRY ST. EASTING: 1702569
EATON, OH PREBLE COUNTY NORTHING: 4402185

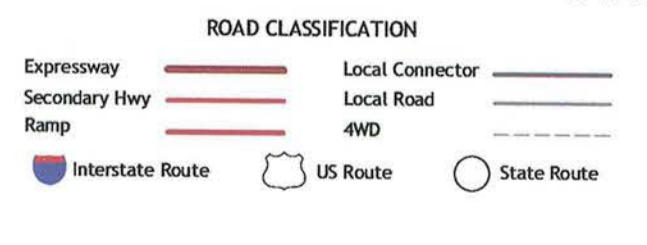
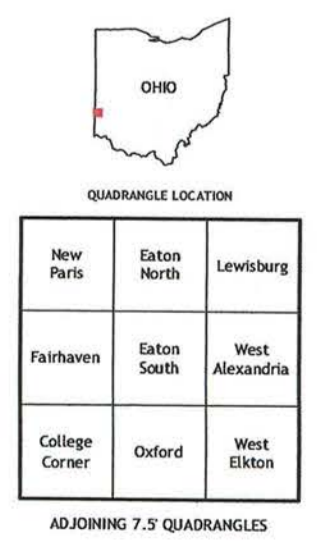
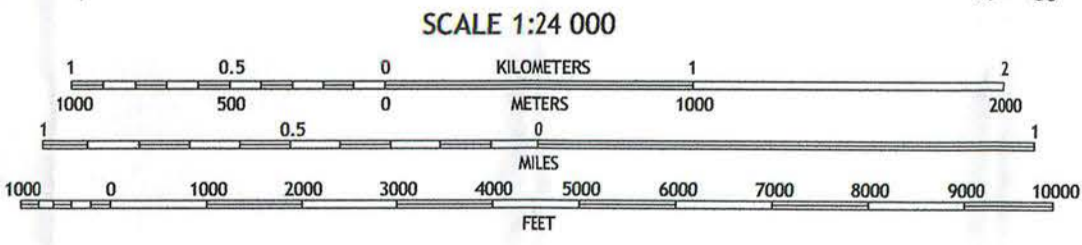
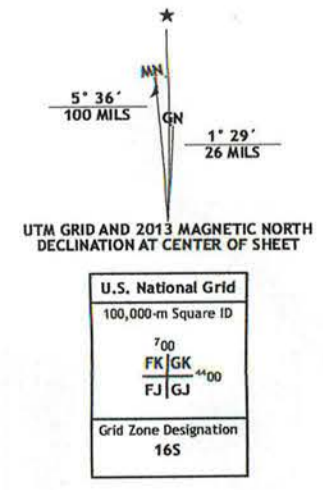
EATON SOUTH QUADRANGLE
OHIO-PREBLE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 16S
10 000-foot ticks: Ohio Coordinate System of 1983 (south zone)

This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2011
Roads.....©2006-2012 TomTom
Names.....©2013
Hydrography.....National Hydrography Dataset, 2011
Contours.....National Elevation Dataset, 2010
Boundaries.....Census, IBC, USGS, 1972-2012
Public Land Survey System.....BLM, 2013



EATON SOUTH, OH
2013





























EXIT







GUIDANCE OFFICE



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Eagles









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Eaton High School

MULTIPLE NAME:

STATE & COUNTY: OHIO, Preble

DATE RECEIVED: 10/31/14 DATE OF PENDING LIST: 11/25/14
DATE OF 16TH DAY: 12/10/14 DATE OF 45TH DAY: 12/17/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001052

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/15/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A & C

REVIEWER Patrick Andrus

DISCIPLINE Historian

TELEPHONE _____

DATE 12/15/2014

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.



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 Oct. 24, 2014
For nomination of the Eaton High School 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: _____