

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

RECEIVED 2280

OCT 30 2015

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: S. Zollinger Company Building

Other names/site number: Zollinger Building

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: 101 South Wayne Street

City or town: Piqua State: Ohio County: Miami

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<u>Barbara Dwe</u> DSHPO Inventory & Registration <u>October 22, 2015</u>	
Signature of certifying official/Title:	Date
Ohio Historic Preservation Office, Ohio History Connection _____	
State or Federal agency/bureau or Tribal Government	

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

Signature of commenting official:	Date

Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

For Edson H. Beall
Signature of the Keeper

12-15-15
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>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade-Warehouse

Current Functions

(Enter categories from instructions.)

Vacant/Not in Use

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian/Romanesque Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick

Narrative Description

Summary Paragraph

Commonly called the Zollinger Building, the S. Zollinger Company Building, named for the wholesale grocery business that operated there, is located at 101 South Wayne Street, between its intersections with East Water Street and Wood Street in Piqua's business district. The building fronts Wayne Street. It is a three story rectangular structure of concrete construction with brick exterior walls. The facade and side elevations of the Romanesque Revival building are all five bays wide. Windows are wider and taller at the first floor level. On the south elevation first floor, windows are double-hung with wire-frame glass. Brickwork is laid out in English Bond, with two brick high rowlock pattern marking the transition from the first to the upper floors. On the upper floors, the three central bays each have a pair of three panel arched windows. The two corner bays have only one window set away from the edges. All windows have terracotta sills and rowlock brickwork arch lintels. A large arched opening emphasized with crenelated brickwork above provides access to an interior loading dock in the south corner of the facade, with terracotta medallion insets above spelling the initials of the S. Zollinger Company. Two entrance doors are located on the third bays from either corner of this façade. Other side entrances are on the north and south elevations. The rear, south-facing elevation is a blank facade.

The building is crowned with a blind, Lombard arcaded brick cornice over its north, east, and west facades, topped with decorative terracotta caps and medallions spelling the name, "S. Zollinger Co." The roof is a flat terrace, sloping to the corners for drainage. Elements of the Romanesque Revival style include the exterior brick construction, crowning cornice with the blind Lombardian arches, crenellation patterns, arched windows, and the combination of large and modest arched entrances along the north elevation.

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Interior: The interior of the building is planned around a central circulation core with a staircase and an elevator that provide access to all floors. The building has a full, concrete construction basement with rectangular vents. On the first floor, an interior loading dock at street level extends the length of the south façade and is accessed from Wayne Street via the arched gate. The remaining floor is raised above this level. Office and administrative rooms are located along the west wall of the street elevation, while, the rear portion of the floor is an open planned space with a grid of mushroom columns supporting the concrete slab above. The upper floors are also open spaces marked by only the central circulation core and columns. The mushroom columns are distinctive, with rounded caps extending up to squared drops from the ceiling to support the concrete slabs. The terrace, which is accessible via a ladder to a hatch in the ceiling, is finished with asphalt. A raised parapet surrounds the terrace; the decorative terracotta coping is fixed over the parapet.

Narrative Description

Location

The S. Zollinger Company Building (Zollinger Building) is located at 101 South Wayne Street, between its intersections with East Water Street and Wood Street in Piqua's business district. (**Maps 1 and 2**). The building was constructed in 1914-1915, after the Great Flood of 1913, which had damaged an earlier building that was located at the intersection of Sycamore (now Piqua Linear Park) and Main streets, east of the present location.

Historic Appearance of the Location

The *Sanborn Fire Insurance Company Maps* of 1911 (four years before the construction of the building) and 1920 depicts the physical context of the property's location as being of a mixed-use type dominated by commercial, retail, and light industrial uses (**Figures 1 and 2**). Immediately to the north of the Zollinger Building, two railroad lines, namely the Cincinnati, Hamilton, and Dayton Railroad and the Pennsylvania Railroad, ran from the west to east, across the river. A railway passenger depot with a ticket counter was situated diagonally across from the building, north of the railroad line. The city's retail market was located about one block west of the railway depot on North Downing Street. Wayne St, north of the Zollinger Building was in the main commercial district.

The two story Wayne Hotel and the four story Stuart Hance Underwear Company buildings dominated the east side of the block. Small retail establishments at the street level of these buildings as well as of two and three storied buildings across the street characterized the area. City Hall and the City Fire Department were located about two blocks from the Zollinger Building, near the intersection of Water and Downing streets. Mills and factories lined the Miami Erie Canal and the Great Miami River to the east of the Zollinger Building, while the area south of the building was comprised primarily of single family dwellings. Even north of the building, large, retail and commercial buildings were interspersed with single family dwellings. As depicted in the *Sanborn Fire Insurance Maps* of 1920 and 1931, the mixed-use character of the area remained much the same even as the names of some of the business establishments had

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altered (the Stuart Hance Underwear Company, for example, was by 1920 the Imperial Underwear Company). By 1920, though, the earlier railroad lines had been replaced by a new elevated railroad with retaining walls on the sides and a subway below, which, by 1931, had consolidated as the single Pennsylvania Railroad. By 1931, the train depot had been expanded into the city's passenger train station.

Current Appearance of the Location

In the present day, the physical context of the Zollinger Building is an amalgam of buildings and institutions that have survived since the early twentieth century and later developments from the mid-twentieth to the early twenty-first century. While the configuration of the streets remain intact, the old railroad bed was replaced in 2001 with the Piqua Linear Park, a walking trail that would eventually extend eleven miles west across the city starting at the Great Miami River (www.piquaoh.org/parks_linear.htm).

Modern additions to the old City Hall have expanded municipal and civic offices, and associated parking areas, to cover the entire block of Water Street between Wayne and Downing Streets, as well as portions of Wayne Street across from the Zollinger Building. Some of the older buildings, such as the Wayne Hotel and modest retail establishments have been removed to accommodate contemporary development and parking areas. On the other hand, important historic buildings, such as the old City Hall and the four story Imperial Underwear Company building (called the Modern Furnishings Building) remain standing. To the south of the Zollinger Building are older single dwellings interspersed with small commercial buildings, one to three stories in height. The Great Miami River Trail along the path of the filled Miami Erie Canal and the river, with a wood pedestrian bridge over it, are located to the east of the building **(Photographs 1-4)**.

Description of the Building

Set in a context that is marked by both modern changes and the continued existence of late-nineteenth and early twentieth century buildings, the Zollinger Building as described below retains much of its original form and appearance (**See Map 3 for exterior photograph locations**). Further, a comparison of the building as surveyed with the construction drawings prepared by architect William Earl Russ demonstrates that the structure was built largely as planned, with only minor alterations to the original design. The design and historical appearance of the building, as gauged from construction drawings, description and an early photograph are described below. Changes to the building both inside and out, are then identified based upon its survey, to document its current condition and integrity.

Original, Historic Appearance: Exterior

Construction drawings of the Zollinger Building (**Figures 3-7**), a description of the building published in the *Piqua Daily Leader Dispatch* on February 3, 1915, upon its opening, and a 1947 photograph (**Figure 8**) of the building provide evidence of its exterior appearance and layout of spaces. Construction drawings depict a three story, rectangular building with brick walls 107 feet by 87 feet in dimension with a flat roof and a partial basement of concrete construction. The four faces of the building vary in their treatment, ranging from the most ornate main Wayne Street

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façade to the blank rear elevation, setting up a hierarchy of their importance. The west, north, and south elevations, visible from the street, are all constructed of high quality pressed brick, while the rear façade, not visible from the street is constructed of common brick. Characteristic elements and decorative features that distinguish the Romanesque Revival style facades are described below.

The main façade comprises a first floor that is separated from the upper floors by a brick coping (**Figures 6 and 8; Photograph 5**). A large, elliptical arched, wooden, multi-paneled sliding doorway topped with a brick arch is set in the south bay of this façade (**Photograph 6**). Construction drawings show that cast iron lamps were to be installed on either side of the gateway; however, the lamps were never installed, as confirmed by the historic photograph (**Figure 8**) of the building and its contemporary appearance. The coping above the first floor level over the gateway is expressed as battlements, within which are set terra cotta cartouches with the S. Zollinger Company initials engraved on them. A raised concrete foundation with rectangular vents shows the location of the part basement that extends to the fourth bay from the north, allowing for ground level entry for vehicles to the building from the large gate in the fifth bay.

Apart from the vehicular entrance, there are two entrance doors on this main façade. The doors are separated by three paired double hung windows that punctuate the central portion of the façade. Double hung windows flanked on either side by small vent openings are located in the northern section of the first floor main façade. The first floor windows are metal frame double-hung, while the upper floor windows are typically metal frame pivoted types of openings (**Photograph 8**). Windows are wider and taller at the first floor level. Brickwork is laid out in English Bond, with two brick high rowlock pattern marking the transition from the first to the upper floors. The upper floors comprise of nine evenly spaced three panel arched windows that are set away from the corners. All windows have terracotta sills and rowlock brickwork arch lintels, with some fitted with fire-resistant wire glass panes. The building is crowned with Lombard arched brick cornice with modillions inserts spelling the name of the company, and topped by decorative terracotta caps (**Photograph 9**).

The north elevation faced the railroad lines that ran aligned to it at the time of its construction; the railroad lines have since been removed, replaced with the Piqua Linear Park and paved parking (**Photograph 10**). There are three, two panel doorways at the first floor level of the north elevation, two located at the east end and one in the second bay from the west corner of the building respectively. Construction drawings show multi-pane metal door leaves, each with one glazed upper pane fitted with wired, fire-resistant glass. As described below, the western most doorway has been fitted with a replacement metal panel (**Photographs 11 and 12**). The doors are set above the concrete base almost four feet above ground level. There are no steps leading to the doors, suggesting that temporary ramps (such as the one fitted on the replacement door) may have been used to access them from the railroad yard outside. The remaining bays have double-hung windows (first floor) and pivoted windows (upper floors), all of metal frame with terra cotta sills and arched lintels, similar in shape and form as those at the first floor level of the main façade. The brick coping seen in the main façade extends through the length of this elevation. The upper floors comprise of eight evenly spaced three panel arched windows that are set away

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from the corners, an arrangement similar to that of the windows along the main, front façade. The windows are similarly constructed as those on the second and third floors of the main façade, with wired fire-resistant glass, terra cotta sills and arched brick lintels (**Figure 6; Photograph 10**).

The south elevation is simpler in its treatment as compared to the west and north elevations (**Figure 6; Photograph 13**). The elevation is raised on a shallow, solid concrete base. All three floors have eight window openings – two each in the central three bays and one punctuating both the side bays. As with other elevations, the first floor windows are all metal frame double hung, while the upper floor windows are metal frame pivoted types (**Photograph 7**). Windows at the upper floor levels are of a similar character as those along the other elevations, with terra cotta sills, arched lintels and wire-frame glass throughout. The openings at the first floor level and one in the central bay at the second floor level are taller than the remaining windows. Unlike the west and north elevations, the floors form a continuous plane without a coping to separate the first from the upper ones. The roof parapet is topped with vitrified tile coping (**Photograph 14 & 16**). The rear, east elevation is a windowless common brick wall constructed on a concrete base. The roof parapet is topped with vitrified tile coping that extends from the south façade. A short brick chimney stack with a stone coping extends from the exterior wall near the south corner of the elevation (**Photographs 15 and 40**).

Current Condition and Physical Appearance: Exterior

An assessment of the current physical appearance, construction drawings, and historical photograph demonstrates that its construction was faithfully executed based upon its design. The character and configuration of the walls, window and door openings, and Romanesque Revival decorative elements such as modillions, brick cornices, and coping follow the construction drawings. (**Photograph 6 and Figures 3 and 6**). The historical photograph from 1947 showed that canvas canopies had, at the time, been installed over the first floor central bay windows of the front façade. These canopies were not depicted in the construction drawings and have since been removed. The historical photograph and construction documents show a different type of wood-framed, glazed door panel near the north bay of the Wayne Street façade than the one observed during the survey. The door panel as observed in 2015 is likely a later replacement (**Photograph 5**). The gate located in the west bay of the north elevation is a single panel metallic overhead type – different in character from the two panel side hinged doorways shown in construction documents and installed further east on this façade (**Photographs 11 and 12**). The brickwork comprising the lintel above the gate is newer, likely replaced when the new door was installed. A retractable metal ramp was also installed to accompany the replacement door. While some windows retain the original wireframe glass panes, other windows are fitted with replacement glass panes.

The windows typically retain their original frames. A small portion of the south elevation has been boxed in with newer wire fence, possibly to protect the utility lines along the wall (**Photograph 13**). Apart from a few utility lines that run from the painted rear elevation, there are no alterations to this face (**Photograph 15**). At the roof level of the south and east elevations, a few of the vitrified tiles of the coping are missing (**Photograph 16**). On the whole, the elevation appears to have been constructed as depicted in the construction drawings, and upon

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considering the minor modifications to it, retains good integrity in its contemporary physical appearance.

Original, Historic Appearance: Interior

The arrangement of elements along the exterior walls, from the vents along the foundation to the setting of doors and windows, suggests the organization and uses of the interior spaces of the Zollinger Building. The building is openly planned around a central circulation core with a staircase, an elevator that provides access to all the floors, and a spiral ramped steel chute boxed in a corner to move goods between floors. A grid comprised of six mushroom columns in each direction provides structural support to the building. A row of columns in each direction is engaged with the exterior walls, while the remaining twenty four columns are free-standing or engaged with the central core. With the exception of the south bay looking at Wayne Street and associated with the large doorway, each bay is a square 19 feet 3 inches in dimension. The south bay is 26 feet 11 inches wide with the distance between columns remaining 19 feet 3 inches in the transverse direction. The open plan with largely unrestricted spaces at all floor levels, as well as the dimension and configuration of the structural grid lend their support to the functions of the warehouse. Indeed, that much of the building's arrangement and character relates to utility becomes clear in the layout of its spaces (**Figures 3-7**).

The first floor of the Zollinger Building is comprised of three distinct sections – an office and administration area aligned to the central bays facing Wayne Street, the wagon concourse (a vehicle access area) at ground level extending the depth of the building along its south side, and a warehouse area along the north and east sides of the central circulation core (**Figure 4**). Entrance to the office and administration area is from a door located in the north central bay along Wayne Street, raised by two steps from the street level. This door opens into a hallway with a short flight of steps, flanked by a private office and a toilet to the north and a workroom with ancillary spaces to the south. A second toilet is located at the northwest corner of the building. The taller windows at the first floor level open into the work spaces, while the smaller vents at this level correspond to the locations of the toilets. The administrative suite comprises of a large room, approximately 38 feet wide and 19 feet deep, with four smaller rooms opening into its eastern wall. There are two entrances to this space, one from the office hallway in its north wall, and a second one aligned to the first but on the opposite, south wall. The four associated rooms are roughly square in shape, and house a walk-in closet, a vault with a steel door, a supply storage room, and a shipping room. Three of the rooms have brick walls; only the shipping room is partly walled with a glazed wooden partition with shelves at the lower level and a second door, providing visual and physical access to the warehouse area to the east (**Photographs 17-22**).

Access to the wagon concourse is from the large, arched gateway in the south bay of the Wayne Street façade. The wagon concourse provided access directly to the warehouse area within the building to vehicles to transport goods to and from the facility. This section of the building is set at ground level; the floor level of the warehouse area is raised four feet above the concourse, and forms a colonnaded platform or loading dock along its north face. An entrance door to the north of the concourse leads, via a flight of steps to a landing area. A flight of steps provides access to the administrative area and a ramp leads to down to the concourse itself. That the basement extends to the platform can be gauged from the vents along the platform that suggest its location.

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The concourse is finished with a concrete floor, while windows with wire-glass panes provides light from the south face of the building (**Photographs 23-25**).

The warehouse area is an open floor plan encircling the central circulation core (**Photographs 26-28**). Mushroom columns punctuate this area, and windows located on the north and south façades provide lighting. Three, two panel doors open to the north, where the railroad lines were located at the time of the construction. The floor, as indicated in the construction drawings, was finished with asphalt. With the wagon concourse, access to the railroad and the office, administration and shipping area flanking three sides of the openly planned space, this floor appears to have been dedicated to receiving and exporting wholesale goods that were stocked on the upper floors, and to the management of the business.

The central circulation core is enclosed within the bay formed by the four central columns of the building (**Photographs 26, 29-31**). It comprises three separate elements: an elevator that faces the west; a fully enclosed staircase with a door opening on its north wall that provides access to the basement and the upper two floors; and a spiral steel box chute to transport inventory to lower floors to be sent out for delivery. The industrial, dog-legged staircase is of concrete construction with steel pipe hand rails. A pipe associated with the downspout from the terrace runs along a corner of the mid-landing. The elevator shaft is about 6 feet 6 inches square, for use by workers and large enough for transporting stocked stock between floors. The spiraling steel chute is 7 feet in diameter. It fits in the southeast corner of the core and extends up to all three floors, but not down to the basement of the building.

The second floor is an open plan with the southwest section between the walls and the circulation core comprising two bays in each direction, partitioned off with wooden planks. The partitioned room was designated as the packing room in the construction documents (**Photographs 32-34**). Newer wooden partition walls within this room mark a second room in the southeast corner of the packing room. Doors open to the remaining space, which is interrupted only by the central circulation core and the grid of mushroom columns. The floors are of concrete construction with concrete finish. A square brick chimney shaft is built into the east wall, extending from the basement to the roof. The third floor also comprises an open plan with the central circulation core, similarly configured as the second floor though without partitions. The ceiling is of concrete slab construction supported by the mushroom columns. The second and the third floor slabs are eight inches thick for all evenly spaced bays; the slab is five inches thick over the wider, bay running along the south side of the building. Hollow clay tiles are cemented onto the ceiling in this section of both the floors to even out the thickness of the slabs (**Photographs 35-37**). A retractable metal ladder in the stairwell provides access, via a hatch, to the flat terrace. The terrace, which is surrounded by a low parapet with either terra cotta coping or vitrified tile coping, is finished with asphalt. It slopes gently for drainage toward a centrally placed down spout located at the northeast corner of the stairwell (**Photographs 38-40**).

The building has a part basement, four bays wide along the west façade wall, with rectangular vents along the walls. The first floor section comprising the wagon concourse does not have a basement. As with the upper floors, so also the basement comprises of an open plan interrupted by the grid of columns and the central circulation core. Three small spaces – two along the

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eastern wall and one at the southwest corner, have been partitioned off at a later time with wood-frame walls. The engaged foundation columns are square instead of round as the other columns are; however, all columns have the square concrete ceiling drop that is characteristic of the mushroom column structure (**Photographs 41 and 42**).

Current Condition and Physical Appearance: Interior

The office and work area of the first floor retains its original layout of rooms; alterations are limited to newer finishes. Walls and ceilings have been painted and newer fluorescent light fixtures have been installed. As depicted in the construction documents, the private office and work room were fitted with wood flooring and plaster-finished walls and trim. The original wood floors have been covered with newer carpet flooring in the office and work spaces. The smaller rooms, on the other hand, were finished with concrete flooring in character with much of the building, and retain the finish. An article in the *Piqua Daily Leader Dispatch* (February 3, 1915) written as the building opened for business indicated that the work spaces were “handsomely furnished with oak furniture and is equipped with the newest systems of bookkeeping, filing, etc.” Fixed furniture, such as drawers and shelving have been retained in the smaller rooms associated with the large work room, as are the original partition walls and shelving system in the shipping room. Original trims and wooden interior doors with fanlights above have been retained. The safe, with a full height steel door constructed by the then popular Mosler Safe Company of Hamilton, Ohio, is original. The wall radiators associated with the heating system are placed as seen in the construction documents (**Photographs 17-22**).

The wagon concourse as planned, extended the entire depth of the building. The area retains its original materials, including the brick paving, exposed brick walls, windows with wire-frame glass panes, and plastered ceiling. Alterations to this section of the building comprise the construction of a two bay wide concrete platform constructed at the rear, east side of the space. The platform is level with and connected to the warehouse area, effectively forming an “L” along the north and east side of the concourse (**Photograph 25**). An insulated room with air conditioning – likely a cold-storage area – has been constructed on the platform likely during the mid- to late-twentieth century. The first floor warehouse area retains its materials and layout as judged from the construction documents. The addition of a concrete platform at level with the area, and the addition of a cold-storage room on the platform has increased its coverage at the expense of space previously allocated to the wagon concourse (**Photographs 23-25, 43; Figure 10**).

With the exception of the newer partitions at the second floor level, the second and third floors appear largely unaltered (**Photograph 34; Figure 11**). At the third floor level, portions of the plaster that cover the clay tiles attached to the ceiling of the southern-most bay have peeled off, revealing the tiles behind (**Photograph 37; Figure 12**). The configuration of the central circulation core is intact. While the original elevator gates at the different floor levels remain intact, the elevator car has since been removed. The downspout pipe in the staircase landing has deteriorated and leaks when there is precipitation. The chute is intact in appearance; however, it is covered with rust due to lack of use and maintenance, and its usefulness could not be ascertained (**Photographs 28, 29, and 31**). The terrace is also in a good condition, with newer

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asphalt covering the surface while some of the vitrified tiles used as coping are missing **(Photographs 16 and 40; Figure 13)**. As mentioned above, three small rooms, likely for storage, have been partitioned off with wood-frame walls in the otherwise unaltered basement **(Photographs 41; Figure 9)**.

Structure and Construction

The Zollinger Building has a reinforced concrete structure of a six by six grid mushroom column grid, a structural type that was gaining popularity during the early twentieth century. Mushroom columns, as in the case of this building, were typically circular with radiating reinforcement integrated with the floor slab. In appearance, they flared out with a cap, and as in the case of the Zollinger Building, a square drop in the slab, as they supported the floor above (Minneapolis Preservation Heritage Commission, April 19, 2010). Six columns in each direction are engaged with exterior walls, while the four central columns are attached to the circulation core walls. The remainder of the columns are free standing. The bays formed by the grid are all 19 feet 3 inches in dimension, with the exception of the wider east-west bay on the south side of the building, which is a wider 26 feet 11 inches to accommodate the wagon concourse or vehicle entrance along the depth of the building. Arising out of the functional necessity requiring a wider bay, the structure at all floor levels for this bay is different in design from the rest of the building. In order to support the greater width, ten shallow reinforced concrete beams are constructed transversely between each consecutive pair of columns. These beams in turn allow for the slab thickness to be reduced, so that the floor slabs here are five inches thick as compared to eight inches for the remainder of the building. The three inch residual space between the edge of the beam and the slab is filled with hollow clay tiles which have been plastered over so the entire ceiling appears to be of even height throughout the building. This structural system, integral to the design of the building, remains in a good condition. Portions of plaster on the third floor ceiling have peeled exposing the beams with the inlaid clay tiles. While this does not affect the structural integrity of the building, it provides evidence that the building was constructed as depicted in the structural drawings **(Photographs 40; Figures 6, 9-12)**.

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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.)

Commerce
Architecture

Period of Significance

1915-1965

Significant Dates

1914-1915

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Earl Russ (Architect)
The Dayton Structural Construction Company (Builder)

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Statement of Significance Summary

The S.Zollinger Company Building is significant at the local level under Criterion A for its association with the commercial development of Piqua from 1915 to 1965. The S. Zollinger Company, for which the building is named, was the only wholesale grocery business based in Piqua, Miami County, with a wide distribution of goods throughout Miami and its neighboring counties. The company had its origins in Clark & Zollinger, a retail grocery store established in Piqua in 1849. As the business expanded and eventually became a wholesale grocery, the company purchased in 1910 the Orr Felt and Blanket Mill Building in Piqua for use as office and warehouse. The Great Flood of 1913, however, left that building severely damaged. The S. Zollinger Company commissioned the construction of the Zollinger Building at 101 South Wayne Street in 1914 and the building was completed in 1915.

The period of significance for the Zollinger Building begins with its construction in 1915 and ends in 1965, as the company continued to have importance as a Piqua-based business through the mid-twentieth century. The building was sold to the J. M. Sealts Company, a wholesale grocery business headquartered in Lima, Ohio in 1973. The business continued to operate at this location under different ownerships using the Zollinger banner, until 2012 when it permanently ceased operation. The Zollinger Building is significant because it served Miami and its neighboring counties as an important locally owned and operated wholesale grocery for about 50 years, having an association with the history of commerce in Piqua as one of its longest-lasting businesses that predated its construction. Of the four buildings that the Zollinger business occupied during the course of its history, this building, which represents the company's most dynamic growth and retains its historic integrity, is the only one associated with the business that remains standing.

The Zollinger Building is significant at the local level under Criterion C for its distinctive design and physical characteristics. The Romanesque Revival style warehouse building was designed by the well-known Dayton and Indianapolis architect William Earl Russ. The exterior of the brick warehouse building exhibits elements that resemble those on the Palazzo Vecchio, a medieval town hall, in Florence, Italy.

The layout of the open-planned floors within the building is utilitarian and the amenities were considered state-of-the-art for warehouses constructed at the time. The structural system employed— cast at site concrete construction with floors supported on mushroom columns, was new, innovative, and popular for warehouses and industrial buildings constructed during the early twentieth century. The distinctiveness of the building lies in the fact that its historically-derived architectural style, its utilitarian layout, and its modern structural design complement each other remarkably well. Together, they showcase a measured approach taken by the architect to bring to bear his Beaux-Arts based architectural training for the design of a contemporary, utilitarian warehouse building – one that also represented a historically significant business in Piqua.

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

CRITERION A: ASSOCIATION WITH THE HISTORY OF COMMERCE IN PIQUA

Named for the business that occupied it through its period of significance, the S. Zollinger Company Building (also known as the Zollinger Building) is significant at the local level under Criterion A for its association with the commercial development of Piqua from 1915 to 1965. The last remaining building in Piqua associated with the long-standing retail and wholesale grocery business was constructed in 1915, after the Great Flood of 1913, which severely damaged the company's former building. The building continued to serve exclusively for the wholesale business through the mid-twentieth century, and was owned by the family until 1973. The history of the Zollinger family business, however, pre-dates the construction of this building by over sixty years, as one that grew with the industrial and commercial development of Piqua. Its history, that ultimately informed the site selection, design, and construction of the building at 101 South Wayne Street, provides the context for understanding the contribution of the company and its building to the history of Piqua's commerce.

Piqua

The early industries in Piqua and its vicinity comprised mainly of water-powered flour, grist and lumber mills. In 1824, the first linseed mill began operating in Piqua, foreshadowing an important late-nineteenth century industry for which Piqua became well-known (Harbaugh 1909, Chapter 22). In 1823, Piqua was incorporated as a city. Its population had grown to about 450 residents by 1827. Increased demographic growth came after the opening of the Miami Erie Canal in Piqua in 1837 (Harbaugh 1909, Chapter 9).

Key events that led to the growth of Piqua as a mercantile and industrial town were the opening of the Miami Erie Canal in 1837, the arrival of the railroad in 1856, and the opening of a hydraulic canal in 1876. Until the opening of the Miami Erie Canal, the Great Miami River provided the best, if not the most efficient means to export Piqua's agriculture-based products to the southern states. The Miami Erie Canal reached Piqua in 1837; the city was the north terminus of the canal until 1842. In 1845, the full length of the canal opened, connecting Piqua not only to the Ohio River to the south but also Lake Erie to the north, providing it with a market for its goods larger than it had ever had in the past. The Miami Erie Canal remained, until 1856, the most effective way for Piqua to transport its goods (Harbaugh 1909, Chapter 9). Not surprisingly, when John Zollinger opened his grocery store in Piqua in a building constructed by him, it was near the banks of the Miami Erie Canal. Goods to be sold in the store could be loaded off flat canal boats and brought into the store with efficiency.

The railroad arrived in Piqua in 1856, with the opening of the Pittsburgh, Columbus and St. Louis Railroad. The name and ownership of the railroad was changed several times over the nineteenth century, until it finally became part of the Pennsylvania Railroad system which ran east to west at Sycamore Street crossing South Wayne Street. The Dayton and Michigan Railroad, which had bypassed Piqua in favor of Troy in 1854, opened a branch connecting it to

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Piqua in 1883. Eventually renamed the Cincinnati, Dayton and Hamilton Railroad, the railroad ran parallel to the Pennsylvania Railroad along Sycamore Street (Rayner 1916: 156-160). By the 1860s, the railroad had supplanted the Miami Erie Canal as the primary means to transport goods to and from Piqua more rapidly and to a wider market than the waterway. As the Zollinger business expanded over the mid- to late-nineteenth century, the retail, and later, wholesale grocery chose locations for their warehouses so as to ensure direct access to the railroad. The availability of track and switch facilities, so railroad wagons could be emptied and load at their doorstep, was valuable to the business that relied on efficient transportation of goods.

Since the 1850s, Piqua citizens had shown a keen interest in constructing a hydraulic canal or race from the river, to provide power to mills and industries. Early attempts at establishing a hydraulic company were unsuccessful. In 1865, the Piqua Hydraulic Company began a renewed effort to construct a hydraulic through the city. Bids were procured in 1868; however, the construction of the hydraulic was slow, occurring in spurts, so that the system was completed only in 1876 (Rayner 1916: 146-148). Its opening, however, was vitally important to the industrial growth of the city. Drawing power from the water, the city grew into a prosperous industrial town known also for its linseed and cloth mills and garment factories. The population of the city had increased from about 3,200 residents in 1850, a year after the opening of the first Zollinger grocery store, to over 9000 in 1890, during the time when the retail grocery shifted its business entirely to wholesale.

By 1909, as the S. Zollinger Company was planning to acquire a large warehouse for its business, the city had a growing population of over 13,000 residents (United States Census Bureau). Its industrial base had grown to include garment and clothes factories and linseed oil mills as well as large furniture manufacturers, foundry and machinery works, tool manufacturers, and myriad other industries (Harbaugh 1909: Chapter 22). The growth of the S. Zollinger Company from its simple beginnings in retail to an industry-scale wholesale grocery business that would last through the mid-twentieth century, paralleled the industrial growth of Piqua, catalyzed by the Miami Erie Canal, the railroad, and the hydraulic race.

Zollinger Business in Piqua 1849-1890

The S. Zollinger & Company was established in 1890 in a rapidly industrializing Piqua by Samuel Zollinger and his brother, John William Zollinger. Samuel and William (as John William was known) were sons of John Zollinger, a prominent businessman and citizen of Piqua during the mid-nineteenth century. Together with his partner Harvey Clark, John Zollinger had founded a retail grocery store, called Clark and Zollinger, in Piqua in 1849. The store operated at the first floor level of a three story building at the intersection of Main and Green streets constructed by the partners during the same year. Depicted in the *Sanborn Fire Insurance Maps* of 1887, 1905, and 1911, the building, was about forty feet wide and one hundred feet deep (**Figure 14**). A central staircase a wall divided the first floor into two shops. In 1887, the Zollinger retail business occupied one of the shops with the street address of 433 Main Street. The entire first floor was occupied by the wholesale grocery business by 1911. The three story building had accommodated Piqua's first assembly hall, the Border City Hall, at the third floor level. The hall was the venue of plays, musical concerts, and lectures by important visitors until a fire destroyed

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it in 1892. The building's location appears to have been well chosen for a business that relied on the import of goods to be sold locally. The Miami Erie Canal, whose entire length had been completed in 1845, was located immediately to the rear, east side of the building. Its close proximity would have allowed for easy transportation of goods to the retail grocery stores, foreshadowing the similar association of railroads located adjacent to the later buildings that the Zollinger businesses would occupy in the early twentieth century.

Apart from running one of the most successful businesses in Piqua, John Zollinger was also active in the public affairs of the community, holding the post of the treasurer of Washington Township from 1878 to 1882 (Rayner 1916: 101, 361). Samuel Zollinger joined his father's business as clerk after he finished his studies in Piqua schools. In 1860, Samuel left Piqua to spend three years in California during the Gold Rush, returning to become a partner in his father's business, which was renamed John Zollinger and Son. An advertisement in the *Piqua Democrat*, July 19, 1867 indicates that John Zollinger and Son retailed groceries and myriad other products, including canned fruits, cigars and tobacco and other items. The company had expanded its business as commissioned merchants or wholesalers by this year – foreshadowing the business enterprise that Samuel and William Zollinger would establish in about 1890. After the death of John Zollinger in 1881, William Zollinger joined the business, which was renamed John Zollinger's Sons. John Zollinger's Sons continued to operate as a retail and wholesale grocery business through the 1880s.

Establishment of the S. Zollinger & Company and the S. Zollinger Company, 1890-1914

In 1890, Samuel and William Zollinger closed all retail operations to concentrate their effort on the more lucrative wholesale grocery business under the banner of the S. Zollinger & Company. At the time, the S. Zollinger and Company continued to occupy the building located at 433 North Main Street, at its intersection with Green Street. Until 1892, Border City Hall, Piqua's first theater, was located on the third floor. A fire during that year at the theater led to its closing. The S. Zollinger & Company, in the meantime, had rapidly increased its wholesale business, so as to require additional warehouse space. In 1892, as depicted in the *Sanborn Fire Insurance Map* of the year, the business had expanded to all floors of the building, extending even to a smaller neighboring structure.

Considered one of Piqua's "stalwart citizen's and businessmen," William Zollinger died in 1905 at the age of 46 years (Harbaugh 1909: 665). During the same year, the company was incorporated as the S. Zollinger Company, with William's son, John Cottingham Zollinger, who was already working there, becoming a partner. The Zollinger business had outgrown the three story building that it occupied at the intersection of Green and North Main streets. In 1909, the S. Zollinger Company purchased for use as a warehouse the three story factory building of the Orr-Felt Blanket Company (*Piqua Daily Leader-Dispatch*, July 13, 1909). According to the *Piqua Daily Leader-Dispatch*, "For a long time the [Zollinger] wholesale business has been cramped and crowded in the present quarters and Mr. Zollinger has been looking about for a suitable location. He found none until the buildings of the Orr Felt and Blanket Company were placed on the market by reason of the removal of the plant...to new buildings in S. Main Street." The Orr Felt and Blanket Company had commissioned the construction of a new plant – purportedly the

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largest woolen mill in the nation, in March 1909. The architect chosen for the design of the woolen mill was William Earl Russ, who had designed industrial buildings for John Patterson's National Cash Register Company and for the Wright Brothers in Dayton (*Piqua Daily Leader-Dispatch*, March 13, 1909: 4). Five years later, Russ would also design the new Zollinger Building at 101 South Wayne Street.

The three story brick mill building was located at the intersection of Main and Sycamore streets in an area dominated by mills and factories, as seen in the *Sanborn Fire Insurance Maps* of 1905 and 1911. The structure had a roughly square footprint, and afforded over 40,000 square feet of storage space. The fact that the Pennsylvania Railroad track, with available track and switch facilities, was located adjacent and to the south of the property was important to the wholesale business that required transportation of goods.

The old Zollinger Building at the intersection of Main and Green streets was constructed close to the Miami Erie Canal in 1849, when the waterway had offered an effective means to transport goods. The railroads, which had rapidly superseded the canal as an effective means of transporting goods, were located farther from the vicinity of that building. By the turn of the century, the Miami Erie Canal had ceased to be an effective means of transportation, serving mainly to power mills and factories along its path. The choice of the mill building appeared to be particularly prudent for a wholesale grocery warehouse; not only did it provide for adequate storage space, but also facilities for the efficient handling and transportation of goods to and from the facility. The S. Zollinger Company retained its old quarters at the intersection of North Main and North Green streets, as depicted in the *Sanborn Fire Insurance Map* of 1911, continuing to use them for the wholesale grocery business (**Figure 15**).

Samuel Zollinger died in 1912. As an obituary for Samuel Zollinger stated, "From year to year they [Samuel and William Zollinger] have builded [sic] and strengthened and their business long has been recognized as one of the largest in Piqua and ranking with any in the Miami Valley (Piqua Public Library, 1912)." Zollinger's success in retail and wholesale grocery had led to other opportunities, including the establishment of Cron-Kilns Company, a large furniture manufacturer and a directorship of Citizen's National Bank in Piqua. Upon his father's death, Samuel Zollinger had also been voted in as the Washington Township treasurer, a position he retained until 1907 (Rayner 1916: 101). The S. Zollinger Company had nonetheless remained the flagship business of the Piqua family, its growth during the late nineteen and twentieth centuries echoing the growth of Piqua as an industrial town in the Miami Valley. Samuel Zollinger left the highly successful wholesale grocery business to William's son, John Cottingham Zollinger. John Cottingham Zollinger had studied Arts and Sciences at the University of Michigan, graduating in 1907, according to its official catalog (University of Michigan 1912: 937). Thereafter, he had been associated with the family business.

On March 25, 1913, heavy rains following a winter marked by substantial snowfall caused the Great Miami River to overflow in Piqua. The Great Flood of 1913 devastated the city, taking thirty-eight lives and causing unforeseen damage to businesses and property there. The old mill building that the S. Zollinger Company had purchased only three years earlier was located in a low lying area close to the banks of the Great Miami River. The flood caused extensive damage

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to the building, rendering it unfit for use as a warehouse. Water reached to a height of five feet at the first floor level, not only destroying the stock stored there but also damaging the structure of the building. The S. Zollinger Company moved its operations to a temporary building at 107 North Main Street – a structure later used as the warehouse for the Piqua Flour Milling Company (*Sanborn Fire Insurance Map*, 1920). While the wholesale business continued to operate from there, during 1913 and 1914, the S. Zollinger Company planned for the construction of a new building – the first designed to specifically house the wholesale grocery business.

Selecting a site and construction of the S. Zollinger Company Building

The S. Zollinger Company had occupied the mill building for only three years before the Great Flood of 1913 inadvertently afforded the company an opportunity to construct a new building to fully meet the requirements of its business. The first building that the wholesale grocery business occupied had been designed as a mixed-use structure, with street-facing retail. In 1890, the first floor level – the former location of the family’s retail grocery store, was converted to a wholesale grocery. By 1892, the entire building was used by the business. The new building acquired by the S. Zollinger Company from the Orr Felt and Blanket Company in 1910 provided 40,000 square feet of warehouse space. This building, too, was not designed specifically for the work of a wholesale grocery business. The early buildings and their locations in the city did, however, provide clues as to what the business thought to be important considerations for the efficient workings of the wholesale grocery business.

A factor that seemed to be important from the time that John Zollinger founded his grocery business was easy access to transportation. The first building that Zollinger built was not only located on Piqua’s Main Street; it was also located in close proximity to the Miami Erie Canal, which, in 1849, provided an effective means to import goods for sale at the grocery. The mill building acquired in 1910 was also well located on the city’s Main Street and adjacent to the railroad, which was by then the quickest means to import and export goods from the warehouse. The acquisition of the mill building also pointed to a second factor that the S. Zollinger Company considered important – the availability of ample space for the storage and processing of the merchandise that the older building, designed for retail, could not possibly provide to a growing wholesale business. The use of the mill building, together with the older building meant that the operations of the S. Zollinger Company were split between the two facilities at some distance from each other, a situation not as ideal as the centralizing of all business activity at one location in a new building. Last, the Great Flood of 1913, and the devastation it had wrought on the warehouse building also may have been valuable in the selection of the site for the building; not only did the spacious building have to be close to transportation routes, it also had to be located on high ground, so as to be safe from damage in case the river flooded in the future.

The site for the nominated property was at 101 South Wayne Street, set well above the bank of the Miami River. The Pennsylvania Railroad track ran immediately to the north of the site along West Sycamore Street, allowing for track and switch facilities as had been available at the warehouse building at the intersection of Main and Green streets. The lot on which the building was to be constructed was occupied in 1911 by a modest two story building with a restaurant at the first floor level. The passenger railroad station was only about two blocks to the west.

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Industrial plants, including the Champion Paper Cutter Company, the Piqua Bracket Company, and the Miami Light, Heat and Power Company were located in close proximity to the site. The city's commercial district was to the north of the railroad track, easily accessible from the site. The Dayton and Troy Electric Railroad Terminus and Freight House were located across Wayne Street from the site. The site had easy access to transportation of both merchandise and people, was set well above the river bank, and was in close proximity to the city's commercial and industrial areas.

Even as plans were being drawn for the construction of the new building, Zollinger sold the temporary structure the company had occupied to the railroad, as it was in the right-of-way for a planned construction of the elevated railroad that replaced it. An important consideration in the selection of the site on South Wayne Street was proximity to the railroad and the ability of Zollinger to secure switching privileges so wagons could be loaded and unloaded at the site of the warehouse. Construction of the new building commenced in May 1914, and the building opened for business in early 1915 (*Piqua Daily Leader-Dispatch*, February 3, 1915: 2). The article in the *Piqua Daily Leader-Dispatch* described the building as the "most thoroughly equipped wholesale grocery establishment between Cincinnati and Toledo..."

Named the S. Zollinger Company Building for the business housed within, the newly constructed fire-proof building provided 40,000 square feet of space, as had the previous warehouse. It was also located alongside the railroad lines, and equipped with multiple gates so that two wagons could be loaded and unloaded simultaneously. Additionally, a large gateway that allowed vehicles to enter an interior wagon concourse, one wide enough to allow the vehicle to turn around after the operation was complete. Inside, the building was openly planned, making the storage area flexible and adaptable to changing needs, and equipped with an elevator as well as ramps to transport packed goods to the lower floor. Not the least, the building was located on high ground from the bank of the river, a natural protection against any future flood. In short, this building was the culmination of over six decades of business experience, passed down generations of the Piqua family. As the *Piqua Daily Leader-Dispatch* put it, "The [Zollinger] business has had a steady, certain growth, and the conservatism of its founders has been observed by subsequent generations and likely no Piqua enterprise is associated more closely with the development of the town and none is more representative of the stability of the city (February 3, 1915: 2)."

The wholesale grocery business continued to prosper under the stewardship of John Cottingham Zollinger, *Memoirs of the Miami Valley* (Hover 1919: 604) listed the S. Zollinger Company, the only wholesale grocery in the county, among the significant businesses and industries in Piqua. Newspapers pointed to the continued success of the store, such as one saying that the company had sold over 150,000 glass jars in a period of three weeks in 1931 (*Piqua Daily Call*, September 14, 1931). The Zollinger family remained prominent citizens of Piqua; their activities in the community were regularly mentioned in the local newspapers. Zollinger himself remained an important member of the city's business community, holding positions, like his uncle, such as that of Director of the Citizen's National Bank and Trust Company during the 1940s (*Piqua Daily Call*, July 7, 1941). After John Zollinger's death in 1970, the business was held by his son,

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Thomas Cottingham Zollinger until 1973, when it was sold to the Lima, Ohio based J. M. Sealts Company.

The post-World War II period in Piqua was characterized by a transition to modern industries, as factories that manufactured products such as plastic films, electronic parts, thermoplastics, and remote control systems replaced both old and wartime industries. The construction of Interstate 75, which reached Piqua in 1958, and an atomic power plant in 1963 were testimony to a changing, and better connected industrial town. With few exceptions such as the Atlas Underwear Company, older industries and businesses did not retain the significance that they had had earlier; while the S. Zollinger Company remained an important business in Piqua, it did not have an exceptional significance in the context of Piqua's commerce after 1965. John Zollinger held the company until his death in 1970 after which it was briefly held by Thomas Cottingham Zollinger. In 1973, the company was sold to the J. M. Sealts Company, a wholesale grocer based in Lima, Ohio. It continued to operate under the Zollinger name under different proprietors until 2012, after the association with the multi-generational family had ended. The S. Zollinger Company had remained a wholesale grocery and distributor of food and related products until it ceased operations. As a consequence, the Zollinger Building was continuously used as a wholesale grocery warehouse, and thus, with the exception of some modernization, remained largely unaltered through its history.

The S. Zollinger Company Building is significant at the local level under Criterion A for its association with the commercial development of Piqua from 1915 to 1965. The last remaining building in Piqua associated with the long-standing retail and wholesale grocery business of the S. Zollinger Company was constructed in 1915, after the Great Flood of 1913, which severely damaged an earlier warehouse. The building continued to house the wholesale grocery business of the Zollinger family for nearly sixty years. The history of the Zollinger business, however, pre-dates the construction of this building by over sixty years. During this period, the business occupied three other buildings. The Zollinger Building brought together aspects of early buildings considered important for the business, including the location near transportation networks, adequate space for storage and future expansion, and protection from flood. The Zollinger business remained significant to the history of commerce in Piqua until 1965. Its association with the Piqua based family ended when it was sold to the J. M. Sealts Company, a grocery chain headquartered in Lima, Ohio in 1973. The building continued to be used by other wholesale businesses thereafter with only moderate alterations to it. With only moderate alterations made to the building in the intervening years, it retains excellent integrity and its connection with the business that contributed significantly to Piqua's commercial development is tangible.

CRITERION C: AN EARLY TWENTIETH CENTURY WAREHOUSE WITH DISTINCTIVE DESIGN AND PHYSICAL CHARACTERISTICS

Zollinger Building is significant under Criterion C at the local level for Piqua as an early twentieth century warehouse with distinctive design and physical characteristics. The Zollinger Building was designed by the locally significant architect William Earl Russ, and constructed by the Dayton Construction Company.

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Russ was a graduate in architecture from Columbia University in New York, having founded his practice in Dayton during the 1900s before also establishing a practice in Indianapolis (Indianapolis Historic Preservation Commission 2013: 49). In the Dayton area, he designed several buildings including schools, factories, and notably, the National Register listed Montgomery County Memorial Hall (1907, NR 88001062), a significant example of Beaux-Arts architecture. Russ's other early work, which is significant in the context of the S. Zollinger Company warehouse, included the construction of factories, warehouses, and other industrial buildings in the Dayton area, such as buildings for the National Cash Register Company (*Piqua Daily Leader-Dispatch*, March 13, 1913) and an airplane factory for the Wright Company in 1910 (Roach 2014:41). Russ's services had been retained in 1909 for the design of a new plant for the Orr Felt Blanket Company. He had also designed the plant for the Piqua Hosiery Company (*Piqua Daily Leader-Dispatch*, March 13 1909: 2; February 3, 1915: 2). In the design of the S. Zollinger Company warehouse, Russ would have an opportunity to demonstrate both the Beaux-Arts architectural training he received at Columbia University, which emphasized the use of historic buildings as design models, and his expertise in industrial architecture.

The Zollinger Building is a significant local example of the use of the Romanesque Revival style for an industrial, warehouse building constructed in the early twentieth century. Characteristics of the style present in the building include its brick masonry construction with walls marked by belt courses and crenellated brickwork. The extended parapet at the roof level, with brick corbelling and bands of Lombard arches are also typical features of the style. The use of modillions to spell out the name of the company, and other decorative limestone inserts add to the medieval character of the building.

Mike Hennessey, whose father worked for the S. Zollinger Company for over fifty years, suggested that the building was modeled upon the medieval town hall, the Palazzo Vecchio, constructed in Florence, Italy, at the turn of the thirteenth and fourteenth century (Touring Club Italiano 1999: 49). Although there is no direct evidence to demonstrably link the two buildings, some key façade elements of the Zollinger Building point to a character and composition similar to that of the much larger, and grandly built, medieval town hall. Like the town hall (**Figure 16**), the facades of the S. Zollinger Building are composed of small windows set in masonry construction (brick here instead of the stone) with rowlock masonry rounded arches. The large gate that provides vehicular access to the interior of the S. Zollinger Building also bears a marked similarity to the ornate arched gate similarly positioned in a corner bay of the town hall. The extended brick cornice and parapet with Lombardian arches along the west and north facades of the building are similar to though more modestly scaled than the arched, extended battlement that crowns the Palazzo Vecchio. The use of historic buildings as models for their designs commonly used by architects such as William Earl Russ, trained in the Beaux Arts system of design, and it appears likely that the architect may have adapted elements of the town hall facade for the design of his building in Piqua.

Importantly, elements that may have been modeled upon those of the medieval palazzo in Italy are related to the interior layout of the warehouse building. The large arched gate was designed not just as a focal element of the main façade, but rather to allow for vehicular access to the loading dock situated inside the building. Small windows at the upper floor level seem to

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maximize wall space, which could be used to stack and store goods before they were packaged to be sent to retailers. Indeed, the interior of the building is wholly utilitarian. At the first floor level, the office area located facing the main, South Wayne Street façade, leaving the remaining, U-shaped floor layout open to be used for receiving, exporting, and storing the wholesale stock. The circulation core is centrally located, leaving the remaining storage space open for flexible use, interrupted only by widely spaced structural columns. Windows on three sides provide sufficient light to the largely unobstructed interior spaces. The building was equipped with modern, state-of-the-art facilities, including the elevator and a spiral chute between floors to rapidly transport packaged goods, and a location that provided direct access to the railroad lines, with portals to allow for two wagons to be loaded and unloaded simultaneously. The up-to-date construction even extended to the structural system used in the building.

The structural system was cast at site concrete construction with floor slabs supported on mushroom columns. Developed by Claude Alan Porter (C.A.P.) Turner in the United States, the mushroom column directly carried the load of the floor slab, so as to omit the need for beams. The column was topped with a shear head with radiating reinforcement, which could be concealed within the slab, or, as in the case of the S. Zollinger Building, take on the appearance of a dropped slab surrounding the flare in the circular column. Turner had published his study on the mushroom column construction, as it would later be called, in *Engineering News* in 1905, and designed the first building using the system, the Johnson-Bovey Building, in Minneapolis in 1906 (Minneapolis Preservation Heritage Commission, April 19, 2010).

Working independently, Swiss structural engineer Robert Maillart and Russian engineer Artur Loliet had also developed and used “beamless” concrete construction system using the same principals as Turner starting in 1908 and 1913 respectively, though with less publicity (Kierdorf *ICHS V2: 1793-1807*). The system was thus associated with Turner, who had acquired a patent for its invention, in the United States. It became immensely popular as it was cost efficient, provided unobstructed space needed for warehouses and other buildings, and had the added benefit for fireproofing, as the overhead sprinklers would not be hindered by projecting beams (Minneapolis Heritage Commission 2010). William Earl Russ used this system of construction to cover most of his building. He modified it for the wider bay over the vehicular entrance along the south wall, by adding shallow beams between the columns and the south wall for greater support.

The work of an important local architect William Earl Russ, the Zollinger Building is significant under Criterion C as an early twentieth century warehouse with distinctive design and physical characteristics. The facade of the building is modeled upon Italian Romanesque architecture, likely deriving important elements from the thirteenth century Palazzo Vecchio in Florence, Italy. Rather than being superficially applied, these facade elements have an intrinsic relationship with the functions of the building as seen in the utilitarian arrangement of interior spaces and their correspondence with the exterior and the site. The structural system, which comprises of concrete floor slabs supported on mushroom columns and beams, allows for openly planned spaces that provide flexibility and ample storage room necessary for the warehouse building type. The use of mushroom columns, a recent, popular innovation in reinforced concrete construction of the early twentieth century, is a significant aspect of the industrial building. The building continued to be used as a wholesale grocery warehouse even after its period of

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significance, and has been altered minimally since it was constructed, even as the setting is now a mix of contemporary and late-nineteenth to early twentieth century buildings The Zollinger Building retains good integrity of location, design, material, workmanship, feeling, and association, and thus conveys well its significance for Criterion C.

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Name of Property

Miami County, Ohio
County and State

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S. Zollinger Company Building
Name of Property

Miami County, Ohio
County and State

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S. Zollinger Company Building
Name of Property

Miami County, Ohio
County and State

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): MIA338-8

10. Geographical Data

Acreage of Property 0.2237 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:16 Easting: 735063 Northing: 4447414

S. Zollinger Company Building
Name of Property

Miami County, Ohio
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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the historic property is the extent of the Building as depicted in the Survey of Inlot 69 for Zollinger's, Inc. *Miami County Engineer's Records of Land Surveys*, Volume 54, Page 32 (**Map 3**).

Boundary Justification (Explain why the boundaries were selected.)

The extent of the Zollinger Building located in Inlot 69 in Piqua has remained unaltered since it was constructed. All historically significant aspects of the building are included within and limited to the selected boundary.

11. Form Prepared By

name/title: Samiran Chanchani
organization: HistoryWorks, LLC.
street & number: P.O. Box 8378
city or town: West Chester state: Ohio zip code: 45069
e-mail historyw@historyworks.us
telephone: 513-265-8493
date: April 1, 2015

Additional Documentation

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

Photographs

Name of Property: S. Zollinger Company Building

City or Vicinity: Piqua

County: Miami

State: Ohio

Photographer: Samiran Chanchani

Dates Photographed: 7/17/2014 and 1/21/2015, as indicated below for each photograph

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

1 of 43 (OH_Miami County_S Zollinger Company Building_001): Zollinger Building looking southeast across South Wayne Street (Date: 1/21/2015)

S. Zollinger Company Building

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Name of Property

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- 2 of 43 (OH_Miami County_S Zollinger Company Building_002): South Wayne Street looking southeast toward Zollinger Building (Date: 7/17/2014)
- 3 of 43 (OH_Miami County_S Zollinger Company Building_003): South Wayne Street looking northeast toward Zollinger Building (Date: 7/17/2014)
- 4 of 43 (OH_Miami County_S Zollinger Company Building_004): Zollinger Building and surrounding context looking west from pedestrian bridge over the Great Miami River (Date: 7/17/2014).
- 5 of 43 (OH_Miami County_S Zollinger Company Building_005): Main, west façade, Zollinger Building, looking east from South Wayne Street (Date: 1/21/2015)
- 6 of 43 (OH_Miami County_S Zollinger Company Building_006): Doorway, main façade, Zollinger Building, looking east from South Wayne Street (Date 7/17/2014)
- 7 of 43 (OH_Miami County_S Zollinger Company Building_007): First floor north façade window detail, Zollinger Building, looking south (Date: 7/17/2014)
- 8 of 43 (OH_Miami County_S Zollinger Company Building_008): Main façade upper floor window openings, Zollinger Building, looking east (Date: 7/17/2014)
- 9 of 43 (OH_Miami County_S Zollinger Company Building_009): Parapet detail, Zollinger Building, looking northwest (Date: 7/17/2014)
- 10 of 43 (OH_Miami County_S Zollinger Company Building_010): North and east facades, Zollinger Building, looking southwest (Date: 1/21/2015)
- 11 of 43 (OH_Miami County_S Zollinger Company Building_011): North façade doorways, Zollinger Building, looking southwest (Date: 1/21/2015)
- 12 of 43 (OH_Miami County_S Zollinger Company Building_012): North façade doorway with folding metal ramp detail, Zollinger Building looking southwest (Date: 1/21/2015)
- 13 of 43 (OH_Miami County_S Zollinger Company Building_013): South façade, Zollinger building looking northeast (Date: 1/21/2015)
- 14 of 43 (OH_Miami County_S Zollinger Company Building_014): South façade upper floors and coping, Zollinger Building, looking northwest (Date: 1/21/2015)
- 15 of 43 (OH_Miami County_S Zollinger Company Building_015): East façade, Zollinger Building, looking northwest (Date: 1/21/2015)
- 16 of 43 (OH_Miami County_S Zollinger Company Building_016): Coping detail and view from terrace, Zollinger Building looking southwest (Date: 7/17/2014)
- 17 of 43 (OH_Miami County_S Zollinger Company Building_017): Office and administration area entrance and hallway, Zollinger Building, looking west (Date: 1/21/2015)
- 18 of 43 (OH_Miami County_S Zollinger Company Building_018): Office workspace, Zollinger Building, looking southeast (Date: 1/21/2015)
- 19 of 43 (OH_Miami County_S Zollinger Company Building_019): Office workspace looking toward shipping room, Zollinger Building, looking southeast (Date: 1/21/2015)

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- 20 of 43 (OH_Miami County_S Zollinger Company Building_020): Shipping room, Zollinger Building, looking southeast (Date: 1/21/2015)
- 21 of 43 (OH_Miami County_S Zollinger Company Building_021): Restroom, Zollinger Building, looking west (Date: 1/21/2015)
- 22 of 43 (OH_Miami County_S Zollinger Company Building_022): Office room, Zollinger Building, looking northwest (Date: 1/21/2015)
- 23 of 43 (OH_Miami County_S Zollinger Company Building_023): Wagon concourse, Zollinger Building, looking northwest (Date: 1/21/2015)
- 24 of 43 (OH_Miami County_S Zollinger Company Building_024): Wagon concourse, Zollinger Building, looking east (Date: 1/21/2015)
- 25 of 43 (OH_Miami County_S Zollinger Company Building_025): Wagon concourse and platform, Zollinger Building, looking northeast (Date: 1/21/2015)
- 26 of 43 (OH_Miami County_S Zollinger Company Building_026): First floor work area and circulation core, Zollinger Building, looking southwest (Date: 1/21/2015)
- 27 of 43 (OH_Miami County_S Zollinger Company Building_027): First floor work area, Zollinger Building, looking northwest (Date: 1/21/2015)
- 28 of 43 (OH_Miami County_S Zollinger Company Building_028): Circulation core and spiral chute, first floor Zollinger Building, looking east (Date: 1/21/2015).
- 29 of 43 ((OH_Miami County_S Zollinger Company Building_029): Staircase between second and third floors, Zollinger Building, looking southeast (Date: 1/21/2015)
- 30 of 43 (OH_Miami County_S Zollinger Company Building_030): Circulation Core, elevator shaft, second floor, Zollinger Building, looking east (Date: 1/21/2015)
- 31 of 43 (OH_Miami County_S Zollinger Company Building_031): Spiral chute detail, second floor Zollinger Building, looking north (Date: 1/21/2015)
- 32 of 43 (OH_Miami County_S Zollinger Company Building_032): Second floor Zollinger Building, looking south toward wood portioned packing room (Date: 1/21/2015)
- 33 of 43 (OH_Miami County_S Zollinger Company Building_033): Second floor Zollinger Building, looking south (Date: 1/21/2015)
- 34 of 43 (OH_Miami County_S Zollinger Company Building_034): Second floor packing room, Zollinger Building, looking southeast (Date: 1/21/2015)
- 35 of 43 (OH_Miami County_S Zollinger Company Building_035): Circulation core and storage area, third floor, Zollinger Building, looking south-southwest (Date: 7/17/2014)
- 36 of 43 ((OH_Miami County_S Zollinger Company Building_036): Third floor Zollinger Building, looking east (Date: 7/17/2014)
- 37 of 43 (OH_Miami County_S Zollinger Company Building_037): Ceiling detail, third floor Zollinger Building, looking west (Date: 7/17/2014)

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38 of 43 (OH_Miami County_S Zollinger Company Building_038): Terrace, Zollinger Building, looking northwest (Date: 7/17/2014)

39 of 43 (OH_Miami County_S Zollinger Company Building_039): Parapet detail, terrace, Zollinger Building, looking west (Date: 7/17/2014)

40 of 43 (OH_Miami County_S Zollinger Company Building_040): Brick chimney stack, terrace, Zollinger Building, looking southeast (Date: 7/17/2014)

41 of 43 (OH_Miami County_S Zollinger Company Building_041): Basement, Zollinger Building, looking northeast (Date: 1/21/2015)

42 of 43 (OH_Miami County_S Zollinger Company Building_042): Basement, Zollinger Building, looking west (Date: 1/21/2015)

43 of 43 (OH_Miami County_S Zollinger Company Building_043): Cold storage room, first floor, Zollinger Building, looking northeast (Date: 1/21/2015)

Additional Documents

- | | |
|-----------|---|
| Map 1 | Locational map showing Piqua |
| Map 2 | Locational map |
| Map 3 | Aerial Map showing exterior photograph views |
| Map 4 | Map showing historic property boundary |
| Figure 1 | Sanborn Fire Insurance Map, 1911 |
| Figure 2 | Sanborn Fire Insurance Maps, 1920 |
| Figure 3 | Basement plan, prepared by William Earl Russ, 1914 |
| Figure 4 | First and second floor plan, Russ, 1914 |
| Figure 5 | Third floor and terrace plan, Russ, 1914 |
| Figure 6 | Elevations and Wall Sections, Russ, 1914 |
| Figure 7 | Reflected ceiling plans, Russ, 1914 |
| Figure 8 | Photograph of S. Zollinger Company Building, ca. 1945 |
| Figure 9 | Existing basement plan with photo views |
| Figure 10 | Existing first floor plan with photo views |
| Figure 11 | Existing second floor plan with photo views |
| Figure 12 | Existing third floor plan with photo views |
| Figure 13 | Existing terrace plans with phot views |
| Figure 14 | Sanborn Fire Insurance Map, 1887 |
| Figure 15 | Sanborn Fire Insurance Map, 1911 |
| Figure 16 | Palazzo Vecchio, Florence Italy |

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Continuation Sheet

Section number Additional Documents Page 1

S. Zollinger Company Building
Name of Property
Miami County, Ohio
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N/A
Name of multiple listing (if applicable)



Map 1: Map for the S. Zollinger Company Building showing its location in Piqua, Ohio.

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 2



Map 2: Location Aerial Map of S. Zollinger Company Building, Piqua, Miami County, Ohio.

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National Park Service

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Continuation Sheet

S. Zollinger Company Building

Name of Property

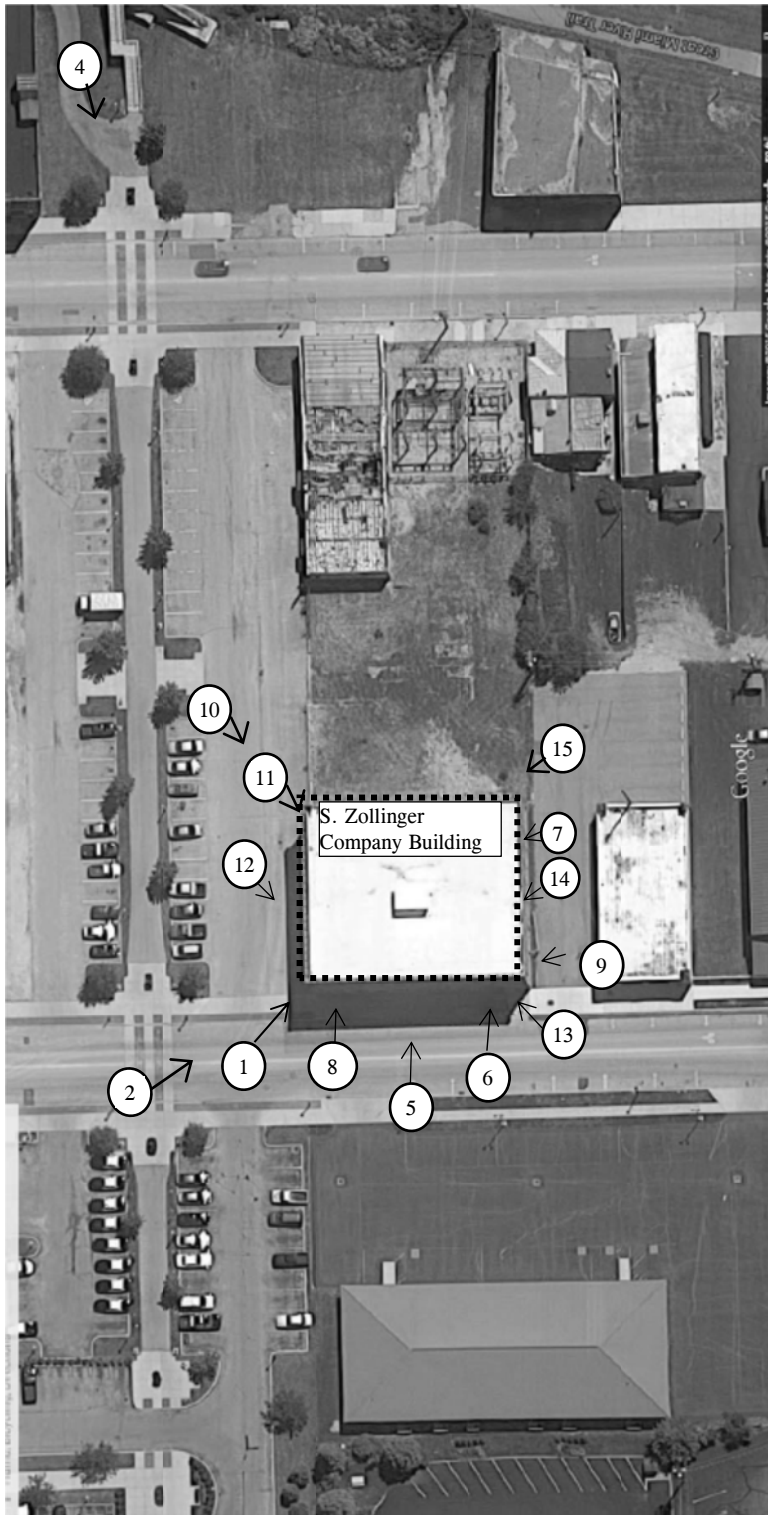
Miami County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 3



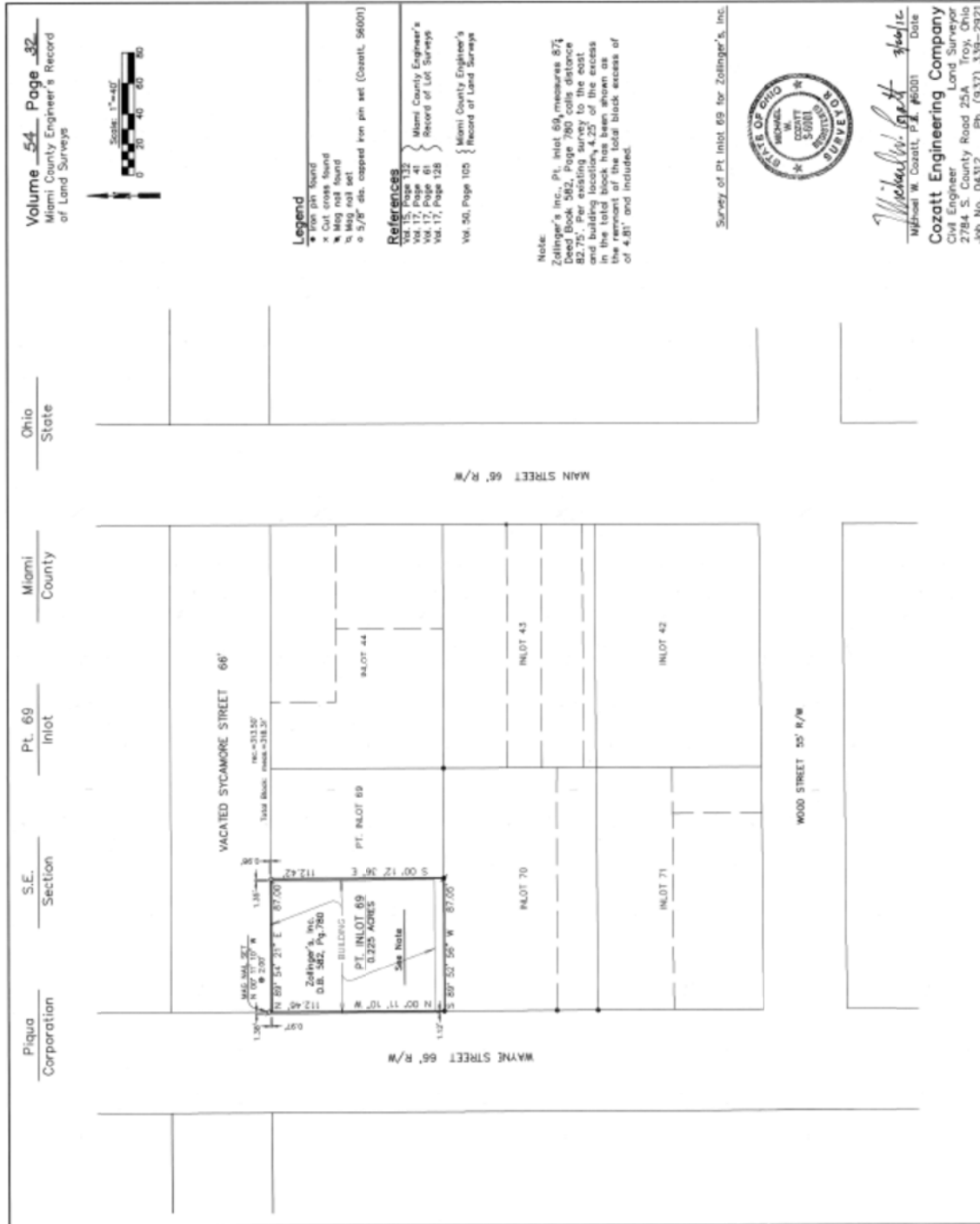
Map 3: Aerial Map, S. Zollinger Company, Piqua, Ohio, Photographs 1-15.

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Continuation Sheet

S. Zollinger Company Building
 Name of Property
 Miami County, Ohio
 County and State
 N/A
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Section number Additional Documents Page 4



Map 4: Property Map for the Zollinger Building, indicating the historic property boundary which is marked by the building outline (Source: Miami County, Ohio, Map Department).

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Continuation Sheet

S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 5

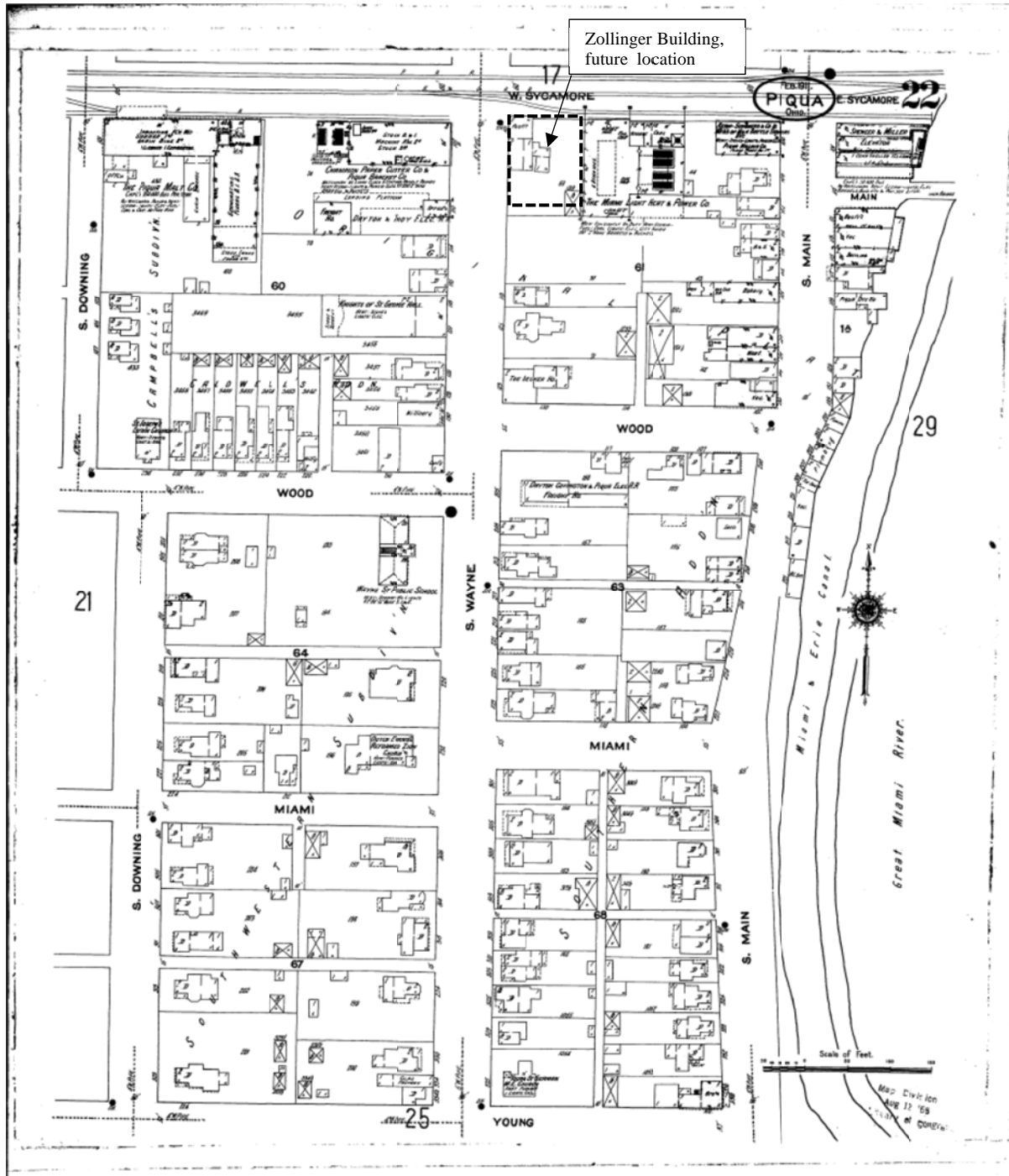


Figure 1: Sanborn Fire Insurance Map of Piqua, 1911, showing future location of the S. Zollinger Company Building.

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Continuation Sheet

S. Zollinger Company Building

Name of Property
Miami County, Ohio

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N/A

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Section number Additional Documents Page 6

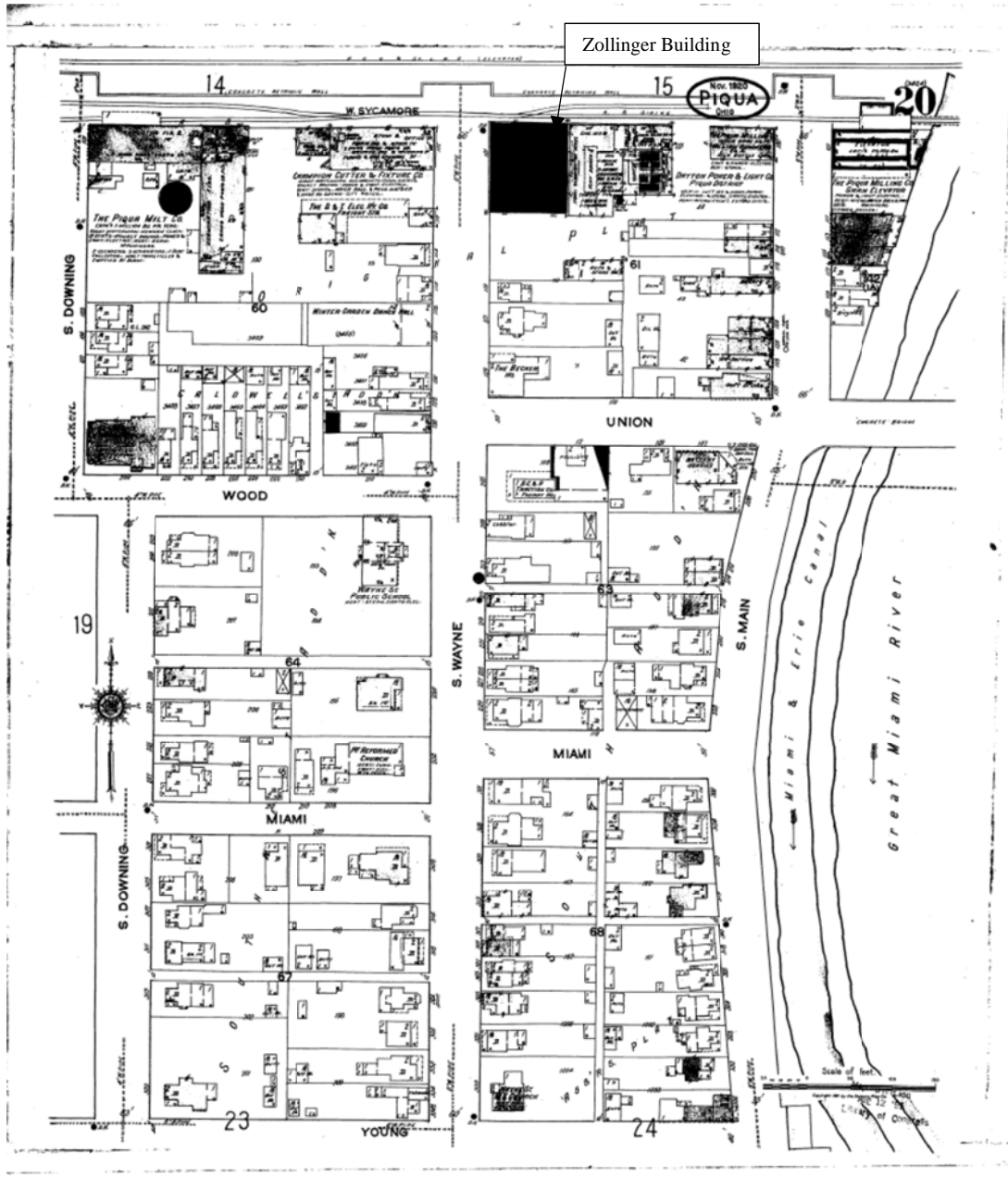


Figure 2: Sanborn Fire Insurance Map of Piqua, 1920, showing location of the S. Zollinger Company Building.

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Continuation Sheet

S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 7

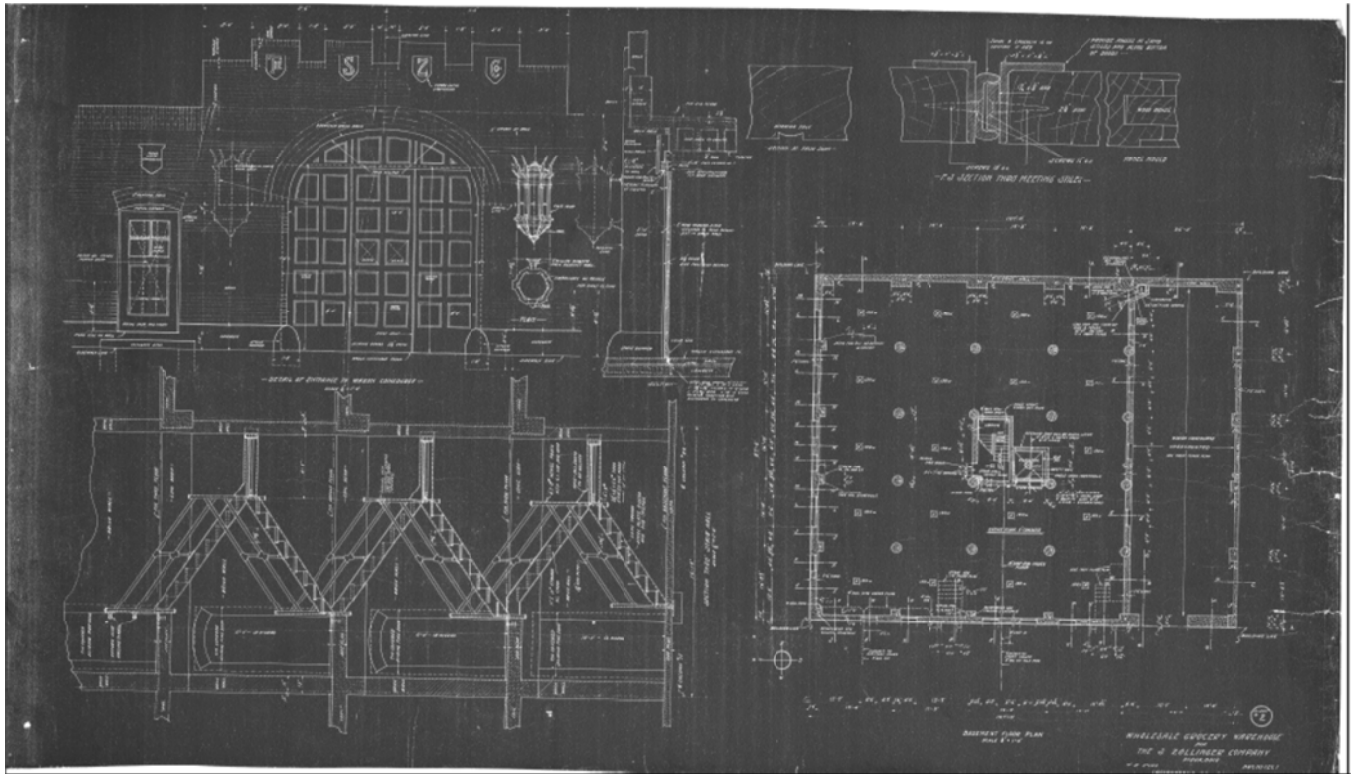


Figure 3: Basement floor plan, staircase and façade details of the Zollinger Building, prepared by William Earl Russ, Architect, in 1914.

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S. Zollinger Company Building
Name of Property
Miami County, Ohio
County and State
N/A
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Section number Additional Documents Page 8

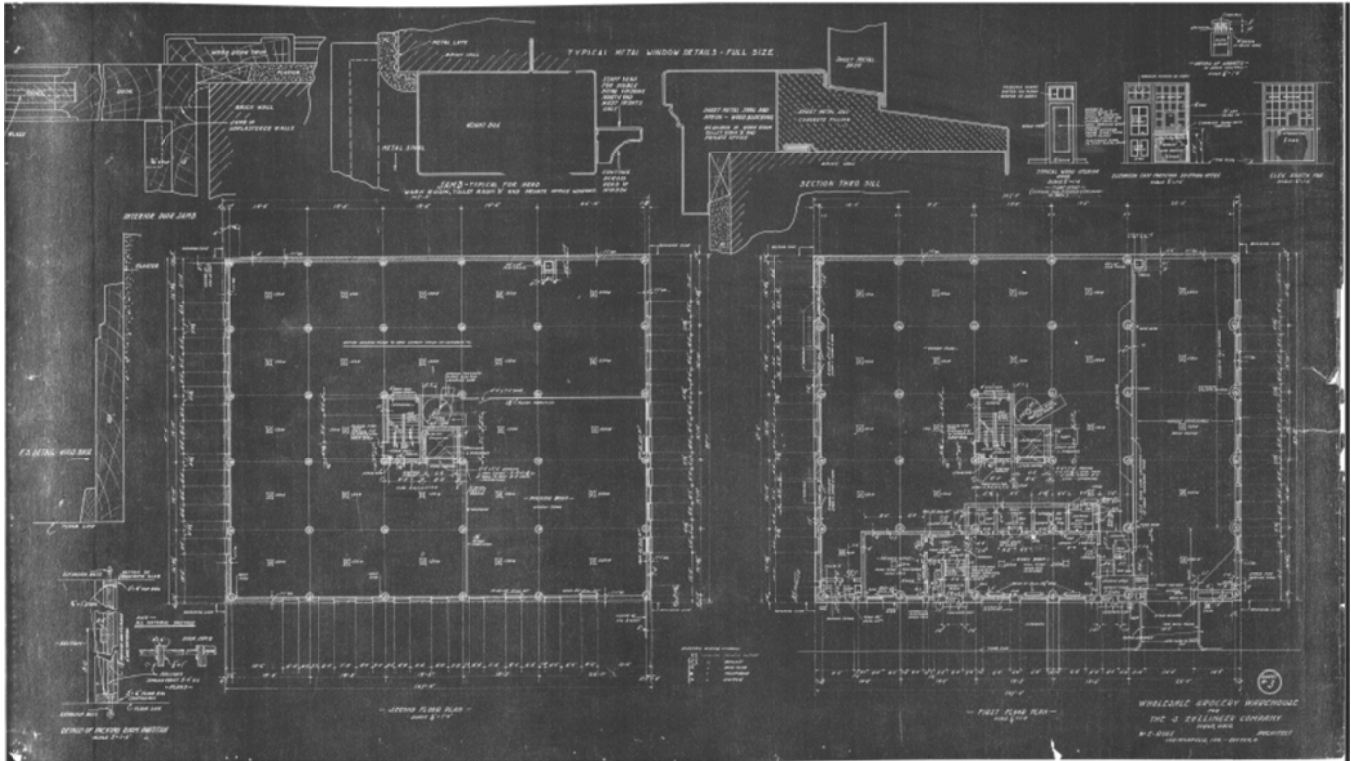


Figure 4: First and Second Floor Plans and other details of the Zollinger Building, prepared by William Earl Russ, Architect, in 1914.

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Continuation Sheet

S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 9

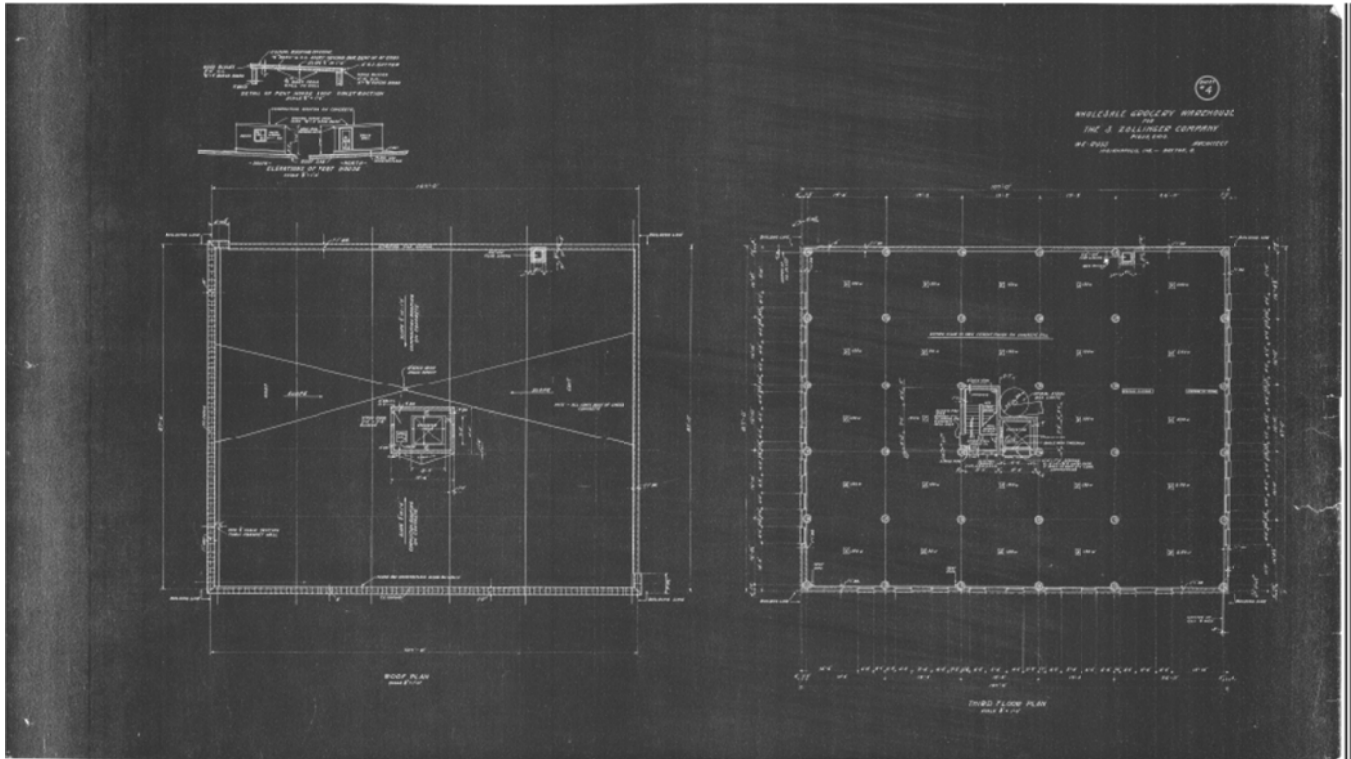


Figure 5: Third Floor and Terrace Plans of the Zollinger Building, prepared by William Earl Russ, Architect, in 1914.

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documents Page 10

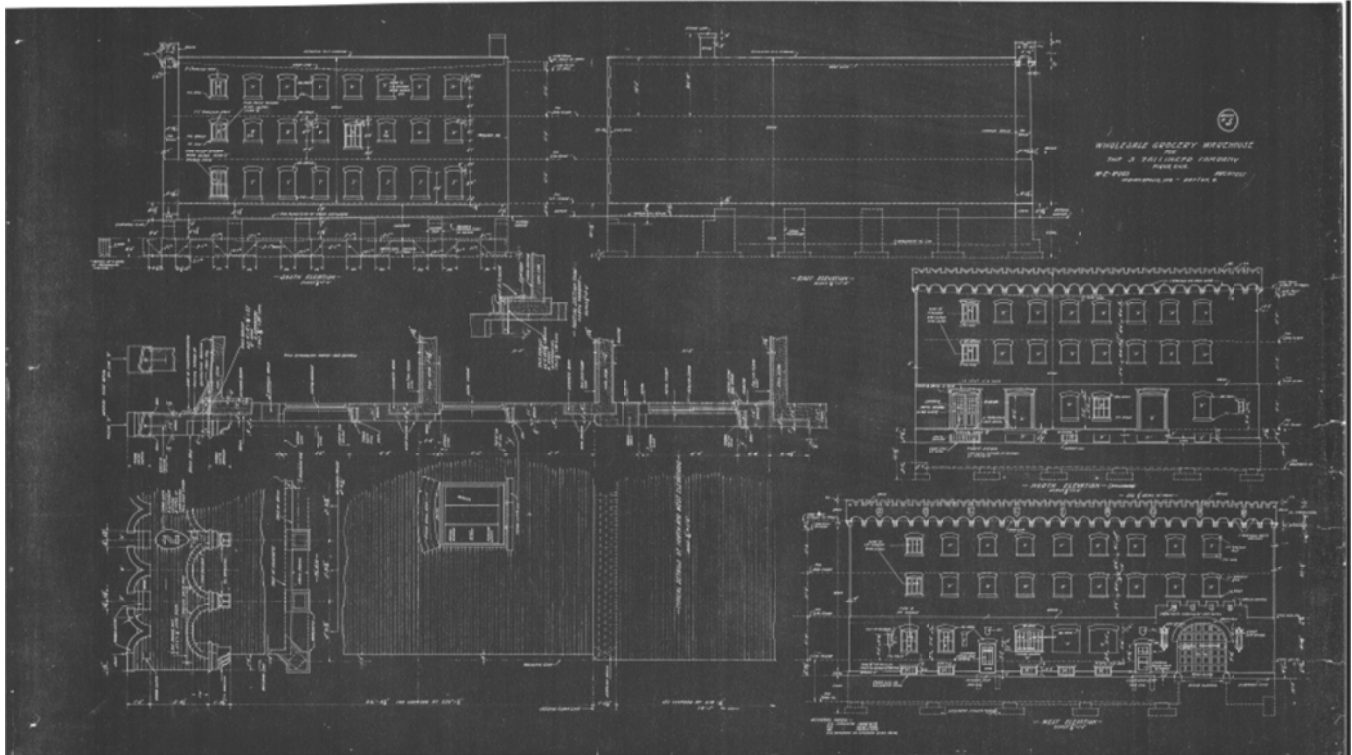


Figure 6: Elevations and Wall Sections/Details of the Zollinger Building, prepared by William Earl Russ, Architect, in 1914.

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S. Zollinger Company Building

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Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 11

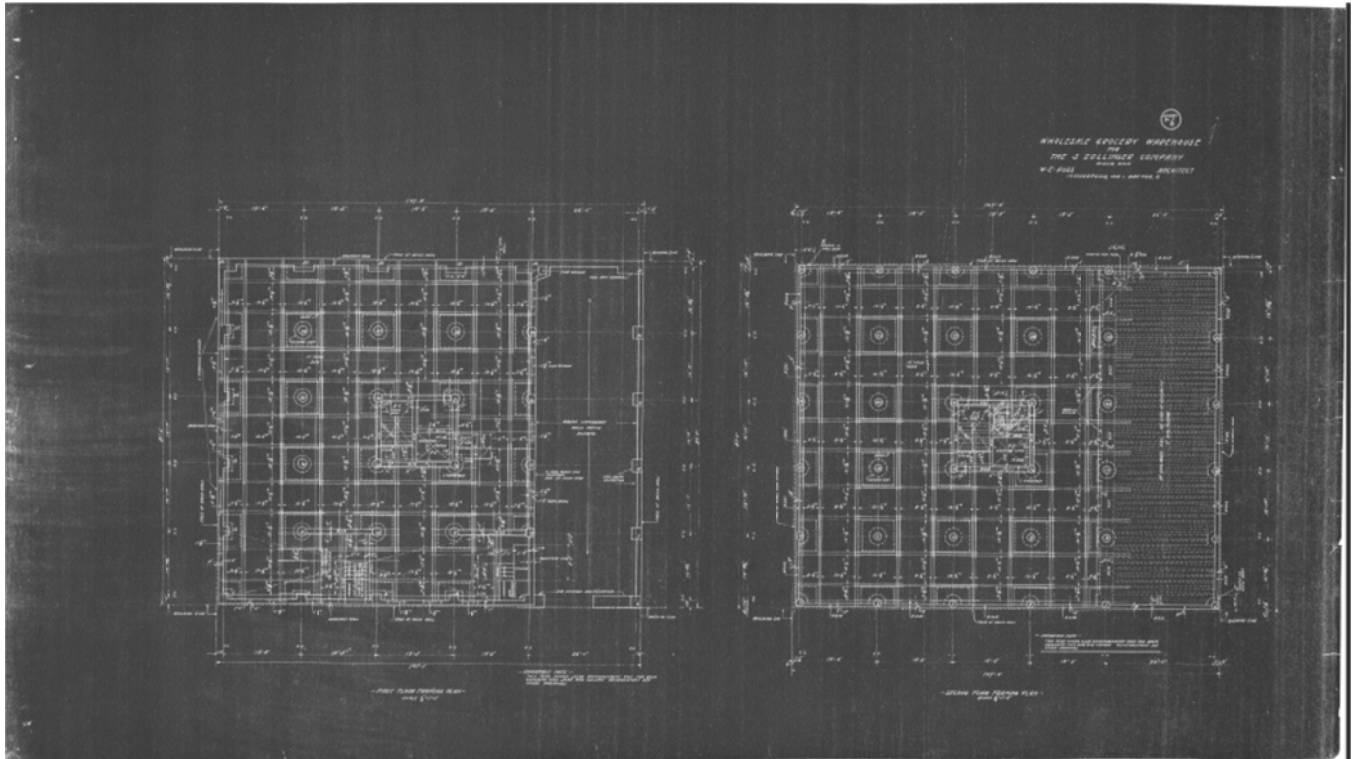


Figure 7: Reflected ceiling plans showing structural layout of the Zollinger Building prepared by William Earl Russ, Architect, in 1914.

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S. Zollinger Company Building

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Miami County, Ohio

County and State

N/A

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Figure 8: Photograph of the S. Zollinger Company Building looking southeast, 101 South Wayne Street, Piqua, ca. 1945 (Piqua Chamber of Commerce File, Piqua Public Library).

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 13

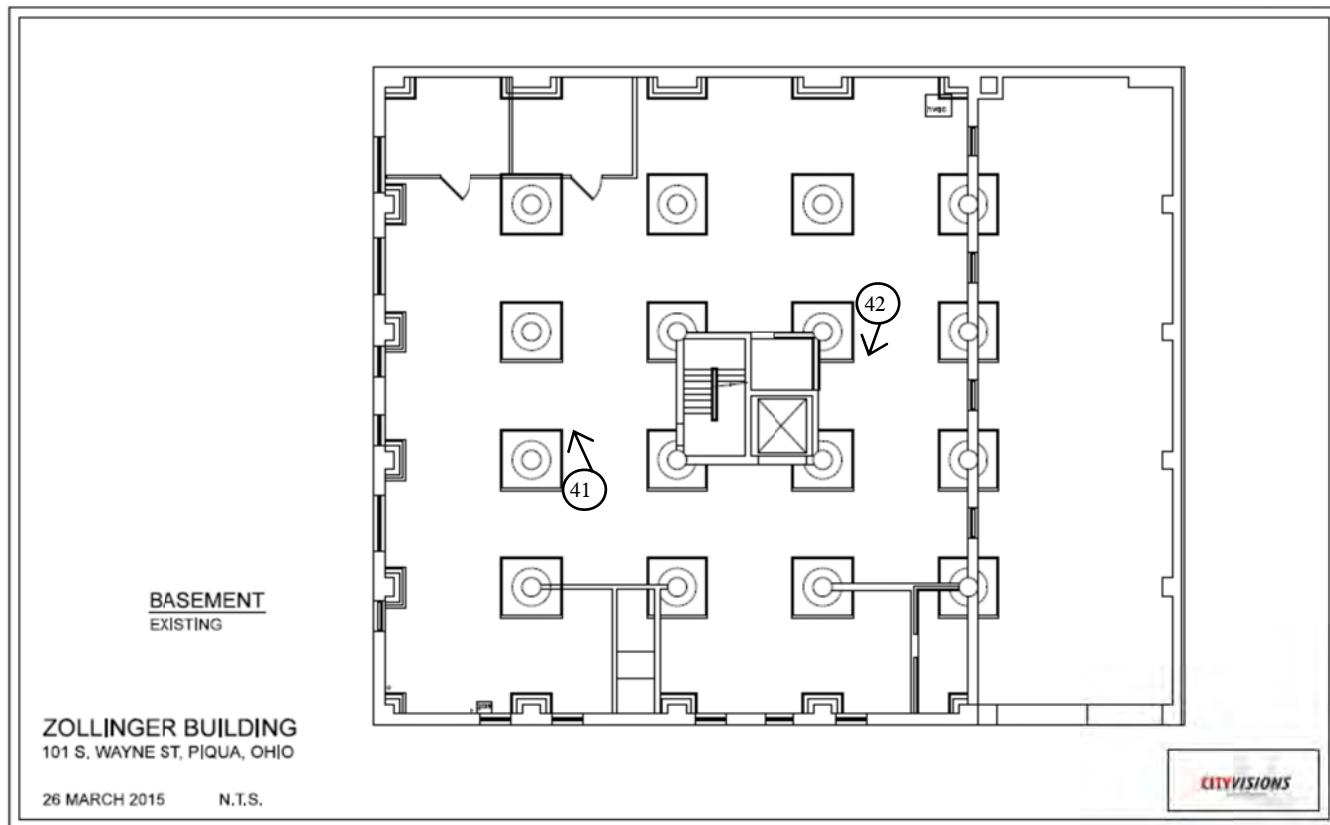


Figure 9: Existing Basement Plan, Zollinger Building, showing locations of photographs 41 and 42 (City Visions, Inc)

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S. Zollinger Company Building

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N/A

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Section number Additional Documents Page 14

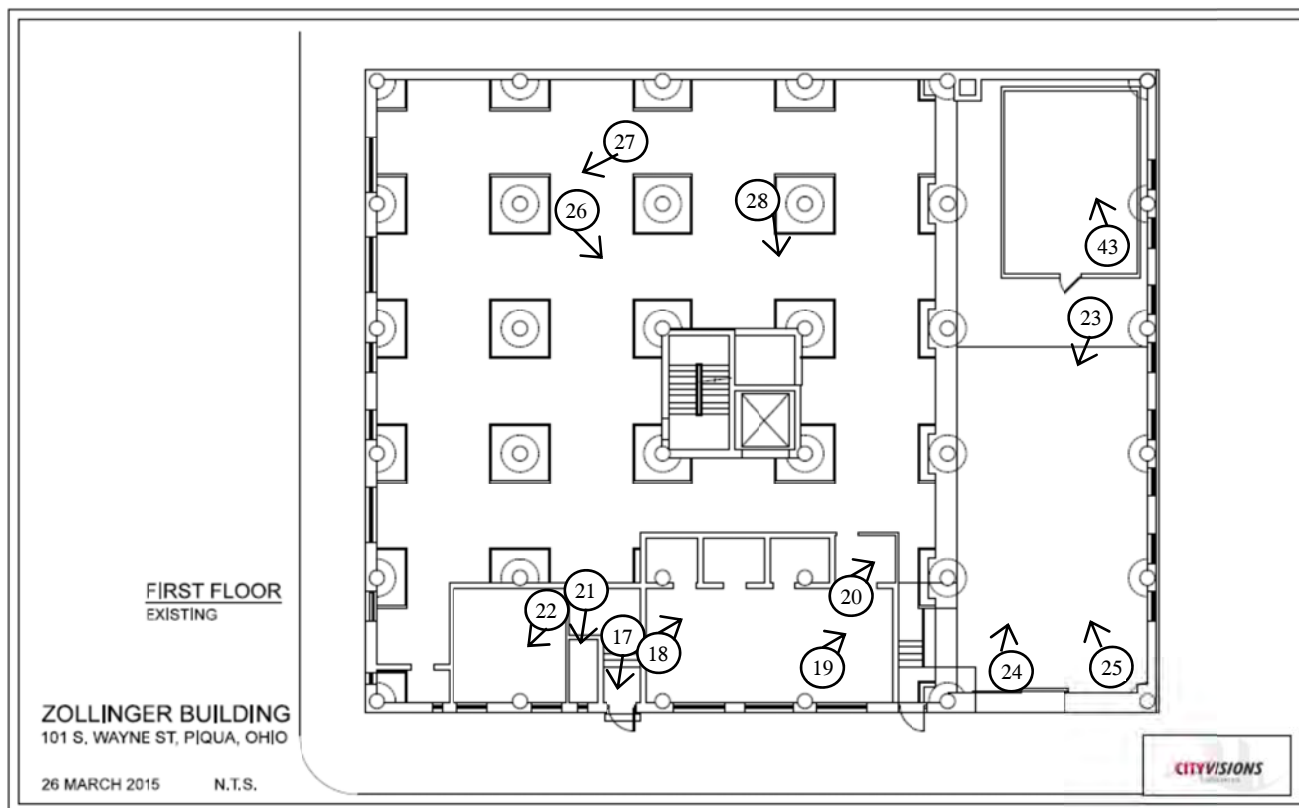


Figure 10: Existing First Floor Plan, Zollinger Building, showing locations of photographs 17-28 and 43 (City Visions, Inc.)

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Section number Additional Documents Page 15

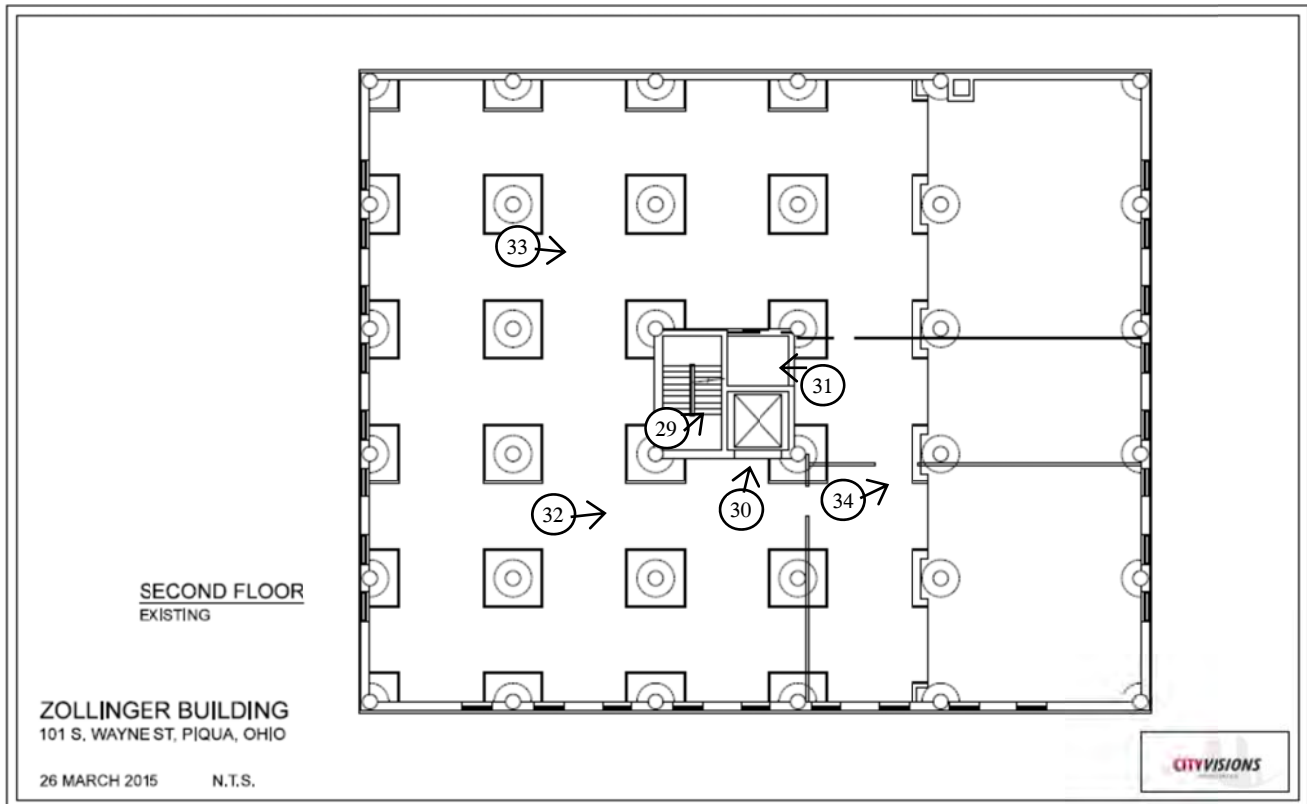


Figure 11: Existing Second Floor Plan, Zollinger Building showing locations of photographs 29-34 (City Visions, Inc.)

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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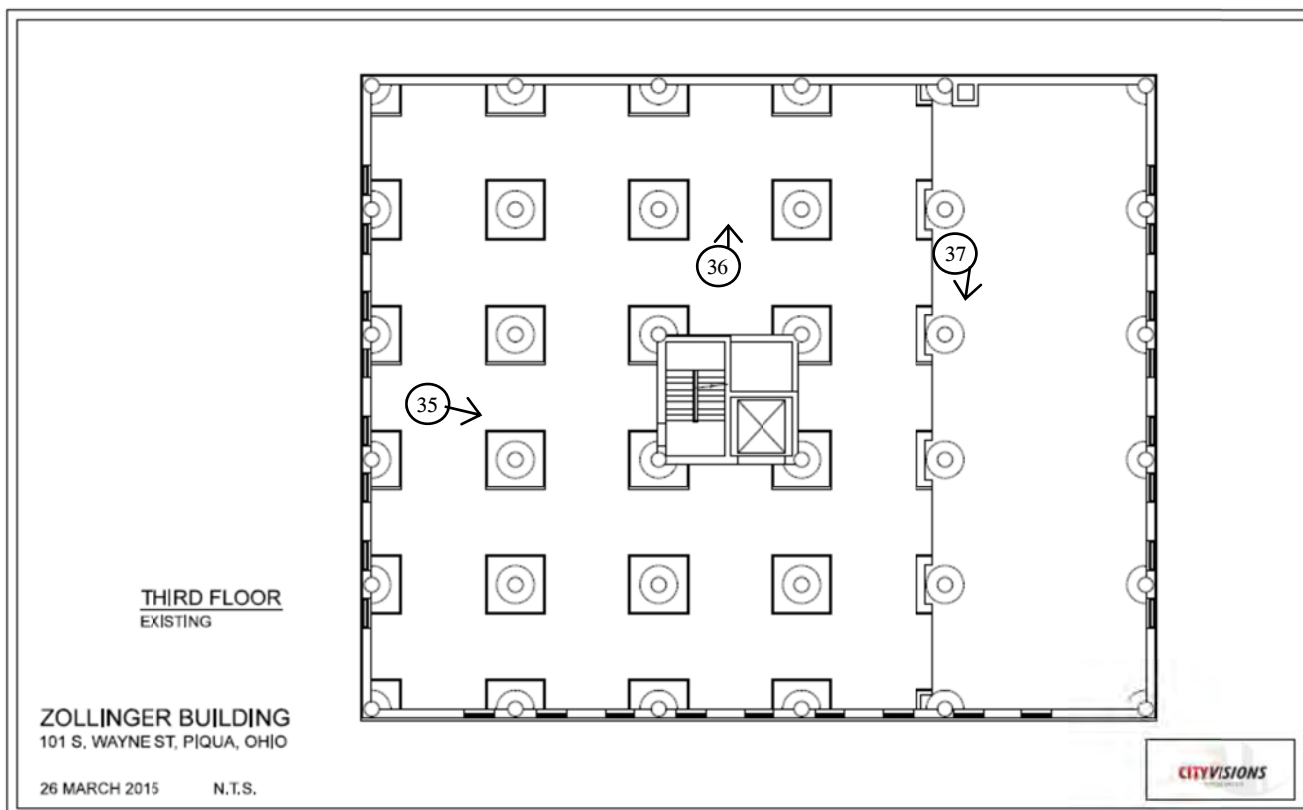


Figure 12: Existing Third Floor Plan, Zollinger Building showing locations of photographs 35-37 (City Visions, Inc.)

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S. Zollinger Company Building

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N/A

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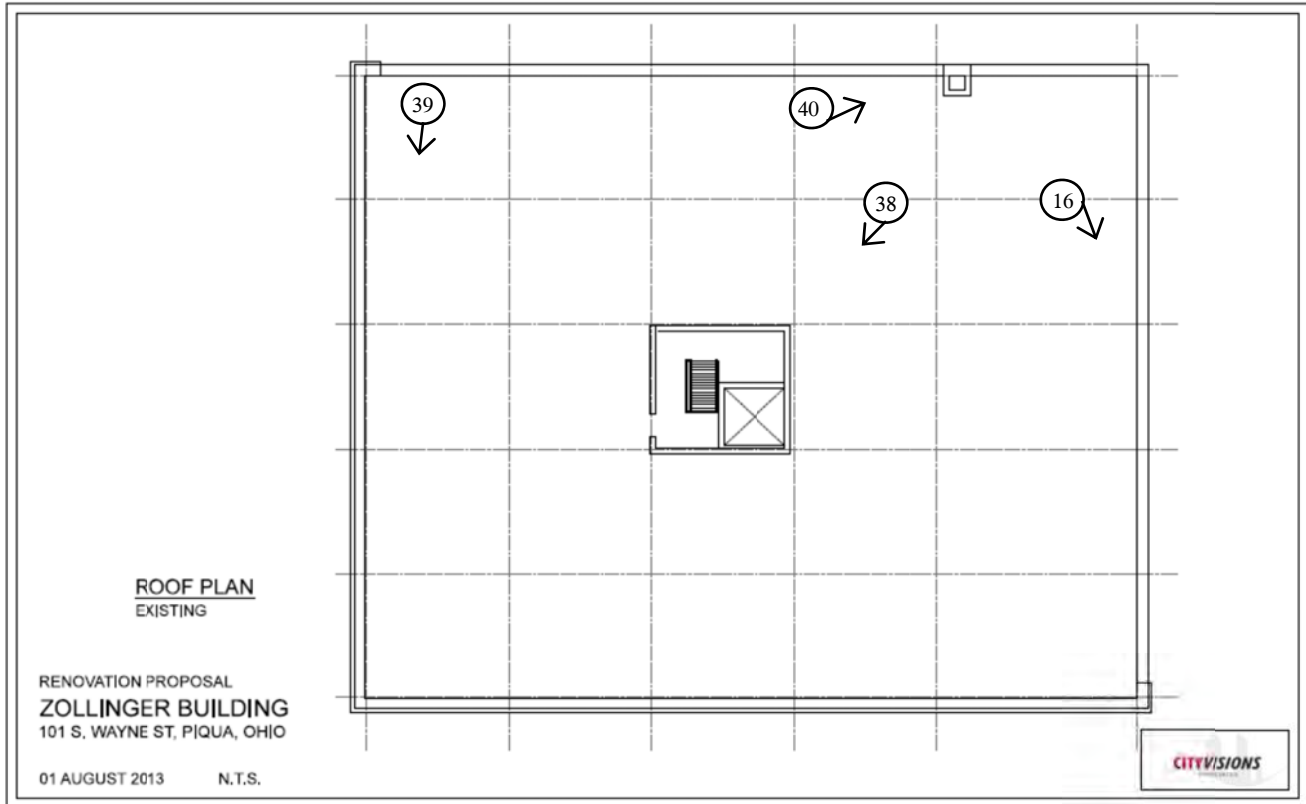


Figure 13: Existing Terrace Floor Plan, Zollinger Building showing location of photographs 16 and 38-40 (City Visions, Inc.)

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S. Zollinger Company Building

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Miami County, Ohio

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N/A

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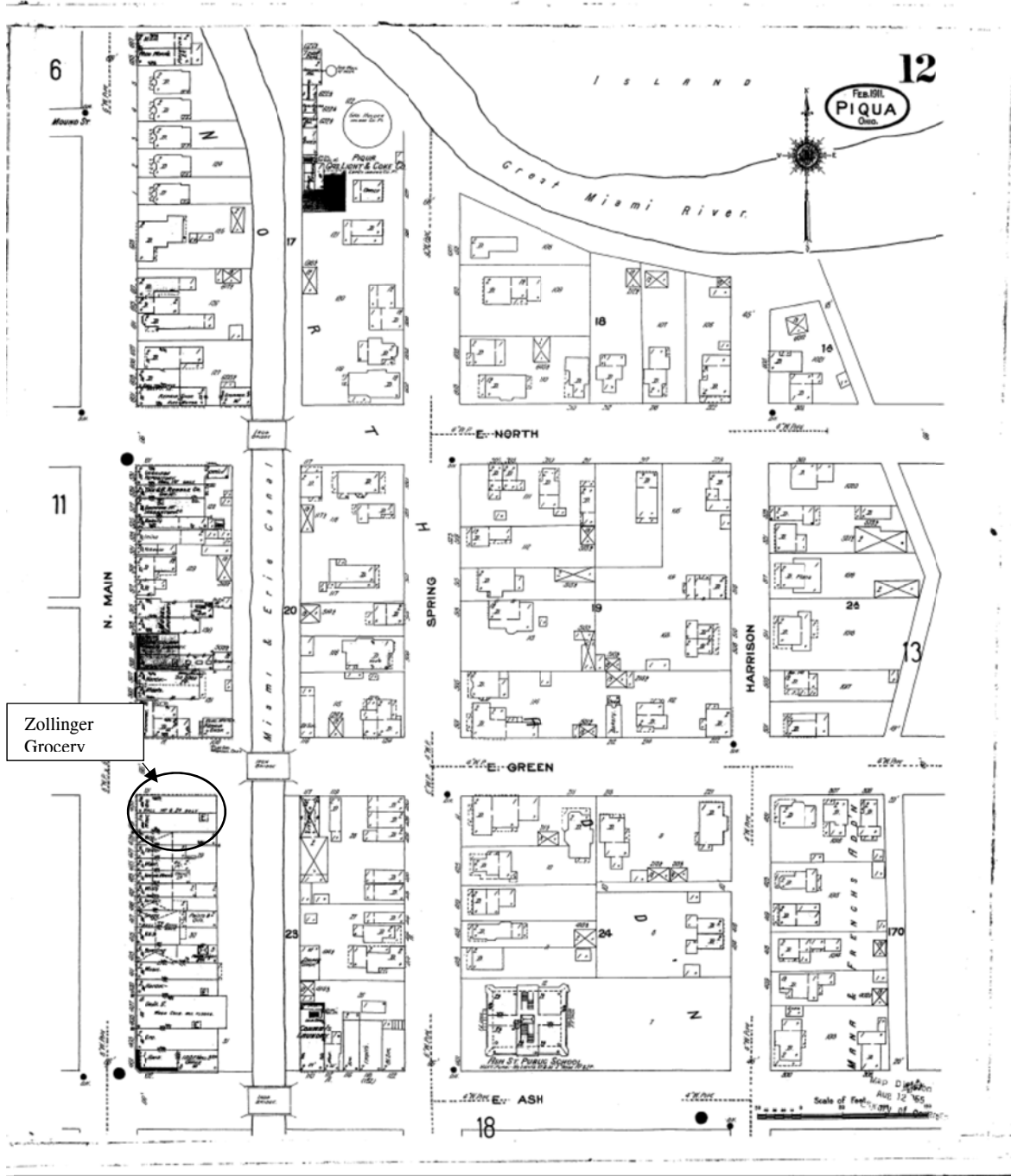


Figure 14: Sanborn Fire Insurance Map of Piqua, 1887 showing location of the first Zollinger grocery and retail business.

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Continuation Sheet

S. Zollinger Company Building
Name of Property
Miami County, Ohio
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documents Page 19

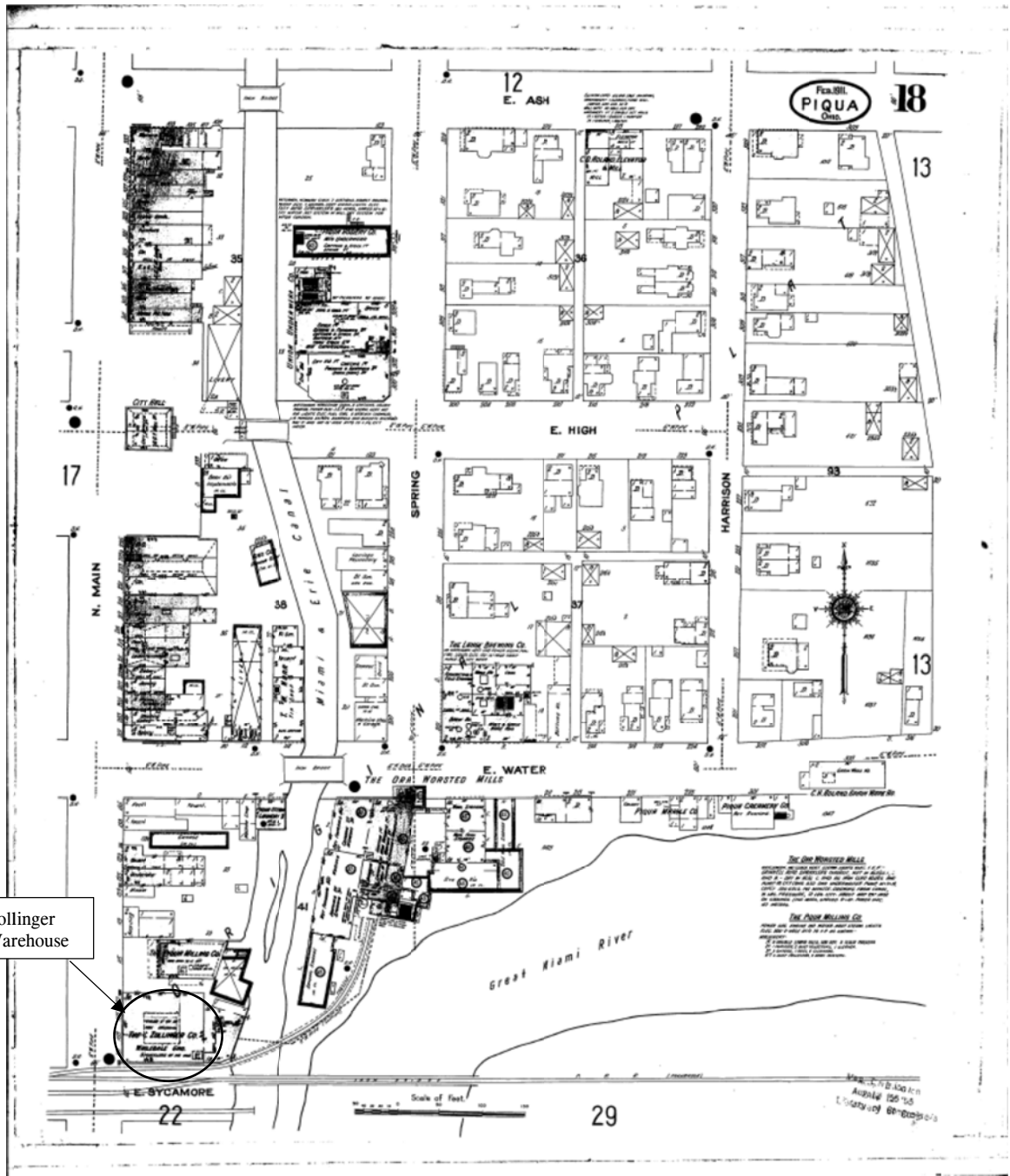


Figure 15: Sanborn Fire Insurance Map of Piqua, 1911 showing location of the Zollinger warehouse at the location of the former Orr Felt and Blanket Company Mill No. 3

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S. Zollinger Company Building

Name of Property

Miami County, Ohio

County and State

N/A

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Figure 16: Palazzo Vecchio, Florence Italy (Source: "Firenze.PalVecchio05" by JoJan - Own work. Licensed under CC BY-SA 3.0 via Wikimedia Commons - <http://commons.wikimedia.org/wiki/File:Firenze.PalVecchio05.JPG#/media/File:Firenze.PalVecchio05.JPG>)











FRANKLIN
BANK
AND
TRUST CO.
OF
MICHIGAN





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Country



101 S. Wayne St.
773-0695
ZOLLINGERS
HOURS
Mon.-Thurs. 8:30-4:00
Fri. 8:30-3:00
CLOSED DAILY
11:30-12:30







































Keep
Out
Don't
Shut

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Zollinger, S., Company Building

MULTIPLE NAME:

STATE & COUNTY: OHIO, Miami

DATE RECEIVED: 10/30/15 DATE OF PENDING LIST: 11/30/15
DATE OF 16TH DAY: 12/15/15 DATE OF 45TH DAY: 12/15/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000903

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-15-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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

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 22, 2015
For nomination of the S. Zollinger Co. Building to the National Register of
Historic Places: Miami 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: _____



RECEIVED 2280

OCT 30 2015

Nat. Register of Historic Places
National Park Service

October 22, 2015

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

Dear Mr. Loether:

Enclosed please find three (3) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

Lakeshore Bank/Cleveland Public Library
St. Clair Branch
Municipal Power Plant
S. Zollinger Company Building

COUNTY

Cuyahoga
Franklin
Miami

The enclosed disks contain the true and correct copy of the nominations for the Municipal Power Plant, Franklin County, OH and S. Zollinger Company Building, Miami County, OH nominations to the National Register of Historic Places.

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

Sincerely,

for Barbara Power

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

Enclosures