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NPS Form 10-900

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: The Lubal Manufacturing & Distributing Company (Lubal, Inc.)

Other names/site number: Barnebey-Cheney Engineering Company

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: 373-375 W. Rich Street

City or town: Columbus State: Ohio County: Franklin

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

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

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

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

 national statewide X local

Applicable National Register Criteria:

 X A B C D

<p><u>Barbara Penner</u> DSHPO for Inventory & Registration</p> <p>Signature of certifying official/Title:</p> <p>Ohio History Connection, State Historic Preservation Office <u> </u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p><u>May 24, 2016</u></p> <p>Date</p>
<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

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

Patrick Andrews
Signature of the Keeper

7/19/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRIAL/manufacturing

Current Functions

(Enter categories from instructions.)

VACANT – Rehabilitation in Progress

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7. Description

Architectural Classification

(Enter categories from instructions.)

Early 20th Century – Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Brick, Concrete, Stone

Narrative Description

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

Summary Paragraph

The property consists of two early-20th century industrial buildings in the Franklinton neighborhood of Columbus, on the west side of the Scioto River. The buildings are located at 373 and 375 West Rich Street at the intersection of Cherry Drive. 373 West Rich Street was built c. 1900 and was originally 3 stories with a basement, but the basement level is now at grade on the north (main) elevation. The main façade features a wood storefront at the first two levels and rusticated stone above (Photo 01). Simple stone banding, stone parapet, and a single flush entry at grade define the primary façade. 373 West Rich Street maintains a large number of historic wood windows, storefront bulkheads, and original massing. Its interior includes original wood details including trim, stairs, floors, and ceilings. 375 West Rich Street was constructed c. 1911 as a 3-story, masonry and concrete structure that is recessed from the street (Photos 02 and 12). The north elevation originally contained a single story mass that extended to the sidewalk (no longer existing) and now consists of a single window bay façade with exposed interior openings at ground level (currently obscured by plant growth and fencing). The building maintains a large number of original industrial windows; utilitarian finishes; original stairs; exposed concrete columns and beams, and exposed brick walls. Both 373 and 375 West Rich Street retain historic integrity and their overall character remains largely intact. The two buildings were joined by unenclosed catwalks connecting their 2nd and 3rd floors around 1950, under a single owner (Photos 07 and 16).

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Narrative Description

373 West Rich Street

The 4-story polygonal building was constructed c. 1900. The primary façade faces north -- parallel to West Rich Street -- and is defined by a red brick surrounding a wood and glass storefront at the 1st and 2nd levels. The top two floors of the north elevation consist of rusticated stone. The ground level contains four bays, with two larger bays flanking a pair of narrower bays at the center (Photo 03). A single entry with sidelights remains in the 3rd bay, with wood trim and panels intact (Photo 04). The remaining bays of this storefront were in-filled with concrete block at an unknown date. The second level contains the more prominent storefront system, and appears to be the original at-grade level before the street heights were altered c. 1922 to accommodate a railroad bridge or viaduct. This second level storefront matches the 4-bay pattern of the first level and contains large, industrial wood sash with divided lites and wood paneling below the sills (Photo 05). Smooth pilasters extend from existing grade to the top of the second level to define each bay. Contemporary red brick surrounds the two levels of storefront, stopping at the horizontal stone beltcourse of the third floor window sills. Above the two-story storefront, the primary façade is comprised of dark rusticated stone. The second floor consists of seven windows bays with original stone sills and wood jambs (Photo 06). The windows have been in-filled with non-historic wood paneling. The third floor is also defined by stone belt coursing and consists of six bays of 1 over 1 double-hung wood sash.

The west elevation is constructed of red brick, which has been painted with an asphalt coating at an unknown date (Photo 07). Change in grade exposes only floors 1-3 at the west and south elevations. The west elevation has an inconsistent fenestration pattern with varying sizes of window openings, each with a stone sill. The majority of windows remain on the second level, with typical units of 6 over 6 double-hung wood windows. Where windows remain, a significant number of panes have been damaged. A single door provides direct access to an elevator from grade at the south end of the west elevation, and two c. 1950 catwalks connect 373 with 375 West Rich Street. A small chimney rises above the low-slope roof at the north end of the west elevation. The roof slopes from north to south.

The south (rear) elevation is painted with an asphalt coating to match the west elevation described above (Photo 08). An even fenestration pattern defines four bays across this facade. The first bay contains a short 6 over 6 double hung wood window on each level, while bays 2-4 contain a taller 6 over 6 double hung wood window at the 2nd and 3rd floors. A double door and loading dock occupy the second bay at the 1st floor. The basement is accessed by concrete steps and an exterior door at the south (rear) elevation. The east elevation is concealed by the raised freight railroad lines that pass close to the building. 373 West Rich Street is within a foot of the railroad bridge foundation piers.

The interior retains a significant level of architectural integrity and reflects alterations to spatial configuration after it was connected to the 375 building. The exposed timber structure at the central party wall largely remains visible at each floor, with openings at the south end of the building to allow access between spaces (Photo 09). Large tapered concrete columns were added in the center of the building at an unknown date. A wood stair is located at the center of the building at the north end. The stairwell is exposed between the first and second floors, and is partially enclosed between

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the second and third floors (Photo 10). Wood floors, window trim, door trim, and wood lath ceilings remain throughout the building. The original freight elevator also remains at the west side of the building (Photo 11).

While the building is small in scale, with few decorative elements, 373 West Rich Street reflects the vernacular Commercial style of early 20th-century Franklinton. Many original windows remain in the building, and the storefronts and bulkheads are intact despite modifications due to street level alterations. Despite withstanding significant water infiltration during the Great Flood of 1913, the structure maintains a significant amount of historic integrity.

375 West Rich Street

375 West Rich Street is an industrial building built c. 1911, located on the west bank of the Scioto River at the southeast corner of West Rich Street and Cherry Drive. The building is located directly to the west of the 373 building. 375 West Rich Street is one of the few remaining early 20th-century buildings in Franklinton. Other historic buildings in Franklinton include the Franklinton Apartments at State and May Streets (National Register of Historic Places listing 2005), and the Franklin Post Office on South Gift Street (National Register of Historic Places listing 1973). The 1890s Toledo and Ohio Central Railroad Depot on W. Broad Street (National Register of Historic Places listing 1973), is another survivor of the 1913 Flood.

The building footprint follows Cherry Drive and West Rich Street, forming an irregular polygonal shape on a wedge-shaped parcel. The primary façade faces north, defined by three stories of red brick with a tall parapet of matching masonry (currently obscured by plant growth and fencing; Photos 02 and 12). Single wood doors mark the center of the north elevation on the second and third floors while the first floor retains physical remnants of a single-story slant roof structure no longer existing. At the ground level, two window openings and a single door at the east end remain are visible.

The west elevation is defined by six bays of varying size industrial windows with stone sills and brick headers (Photo 02). The 9 over 9 windows remain largely intact behind wood panels. 375 West Rich Street displays minimal decorative brick work with the exception of the shallow corbelling above the third floor windows, topped by a stepped parapet wall (Photo 13).

The south elevation contains a fenestration pattern of three regular bays. Original 2 over 2 double hung wood windows remain at the second floor. The third floor windows consist of 1 over 1 wood sash in the three bays. The east end of the south elevation is defined by an elevator shaft that extends above the parapet roof line (Photo 13).

The east elevation contains seven bays of varying-sized window openings (Photos 14 and 15). Masonry openings typically consist of 1 over 1 double hung wood windows with a stone sill. An overhead service door opening is located at the south end of the east elevation at grade. Unenclosed catwalks at the second and third levels connect to 373 West Rich Street (Photos 07 and 16). Each elevation has a brick corbel beltcourse above the third floor (Photo 14). The stepped parapet is capped with stone coping.

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The interior of 375 West Rich Street is defined by an open floor plan with concrete columns and beams (Photo 17). An original masonry shaft containing a cast-in-place concrete stair and elevator exist in the southeast corner (Photos 18 and 19). Brick walls are painted and the third floor has exposed wood joists and rafters (Photos 17 and 20).

Despite the loss of the single-story section at the north elevation, 375 West Rich Street retains a significant degree of historic integrity. While the exact date of loss remains unknown, it was in existence in 1942 according to a historic photograph (Figure 3), and the 1951 Sanborn Map identifies a 1-story structure in this location (Figure 7). Remnants of marble stairs, tiles, and wood flooring remain in this area. Due to vacancy and lack of maintenance, the structure is believed to have been lost due to “demolition by neglect”. Original to the building, this single story served as a support space to the main manufacturing space and does not significantly alter the primary form or diminish its association with historic functions.

With many original materials and spatial configurations intact, 373 and 375 West Rich Street retain the historic appearance of small-scale, vernacular, early 20th-century commercial buildings that embody the significance of Franklinton’s industrial history.

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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

Areas of Significance

(Enter categories from instructions.)

INDUSTRY
COMMERCE

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Period of Significance

1913-1959

Significant Dates

1913

c. 1922

1932

1947

1959

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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

The property consisting of 373 and 375 West Rich Street is significant under Criterion A in the area of industrial manufacturing history in Columbus. The buildings are among the few remaining structures that embody the growth and decline of the industrial Franklinton neighborhood on Columbus' west side. Furthermore, the specific contributions of two notable occupants illustrate trends inherent in Ohio and the U.S. during the Period of Significance – the growth of a small, local business to a greater, global marketplace. The buildings served as an incubator to several Columbus companies throughout early 20th-century – most notably, the diesel engine lubricant manufacturer, Lubal Inc. and the Barnebey-Cheney Engineering Company. The Period of Significance begins in 1913 with flooding of the Scioto River – continues through c. 1922 when the level of West Rich Street was altered, and through 1932 when Lubal Inc. occupies 375 West Rich Street and 1947 when the company acquired the 373 building – and ends in 1959 when construction of Interstate 70 and another major flood caused businesses to leave the area, eventually leading to vacancy of the buildings.

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

Establishment of Franklinton

The properties at 373 and 375 West Rich Street are located in central Ohio's oldest community of Franklinton. The settlement was established in 1797 by Lucas Sullivant who was paid in land for services rendered as a surveyor in the United States military during the American Revolution. In 1812 the City of Columbus was established across the river from Franklinton. Despite being the oldest settlement in central Ohio, Franklinton would soon be eclipsed by its new neighbor. By 1820 the population of Columbus had reached 1,450, an increase of over 100% since the city's incorporation. The growth rates during this period were mainly fueled by innovations in transportation, consisting of the Erie Canal system (feeder canal located south of downtown Columbus), the establishment of the National Road, and the introduction of railroads.

In 1870, Columbus annexed Franklinton and several other surrounding communities. From this point forward Franklinton would exist only as a subsection of greater Columbus. During the rise of Ohio's capital, its predecessor on the opposite bank struggled to gain prosperity and remained a small community, periodically affected by detrimental flooding. Rapid industrial growth coupled with large population increases in the greater Columbus region led to substantial construction especially along the river banks. Both banks of the Scioto became home to industrial efforts of the 19th century, providing Franklinton with a growing building stock that reflected local commerce and trade. With the surge of industrial growth since annexation in 1870, Franklinton shifted from being a small village in the Capital's shadow to a supporting this west side neighborhood within a growing industrial city.

Between 1900 and 1914 the city experienced a minor depression due to lack of natural resources available to be developed. The First World War brought little manufacturing activity to the city, but a post-war boom soon fueled industrial expansion. By 1920, Columbus is noted as having nearly 900 manufacturing plants. After the Great Depression, Columbus once again saw a period of economic growth. After World War II, a significant shift in manufacturing occurred, bringing a new concept of high-wage, unionized labor to the city. Throughout these periods, Columbus reflects an industrial maturation in its urban core that was paralleled by the neighboring west bank area of Franklinton, which was to remain isolated from the growing downtown and face serious natural and economic adversity.

On March 25, 1913, the state of Ohio faced one of its worst natural disasters in recorded history when the levees on the Scioto River broke giving way to swollen rivers (Figures 1 and 2). The ensuing flood that Columbus suffered caused massive physical damage and significant loss of life. In the low lying area of Franklinton, streets were covered by up to twenty feet of water. Relief for Franklinton was initially delayed because only the Rich Street Bridge remained intact in the flood's aftermath. While Columbus recovered and continued rapid growth through much of the 20th century, Franklinton would languish and become steadily more poverty stricken never fully recovering from this severe natural disaster.

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373 West Rich Street

Based on the 1891 and 1901 Sanborn maps (Figures 4 and 5), 373 Rich Street was constructed c. 1900. The building is first noted on the 1901 Sanborn map, and did not appear in directories for several more years. The initial function of the building remains unknown. In 1914, a new company is listed at 373 West Rich Street: the Columbus Collar and Pad Company which occupied the building for one year. 373 West Rich Street would then remain vacant until 1919 when the Valley Coal and Supply Co. became its tenant, probably based on proximity to the railroad.

The building's first extended occupancy was by the Columbus Physicians & Druggists Supply Co. (1919-1927). The 1922 Sanborn map (Figure 6) notes that the railroad tracks had been altered to sit atop "iron viaducts" to establish an overpass to the newly lowered road below. Alterations to the street level prior to documentation on the 1922 Sanborn help explain the two levels of storefronts that exist on the building. After the Columbus Physicians and Druggists Supply Co. closed in 1927, and until 1940, 373 West Rich Street was vacant with two exceptions. In 1933, the Columbus Bag and Burlap Co. occupied the building, and in 1938 the Columbus Spring and Specialty Co. was established there. Both of these operations left within a year.

Chronically economically depressed Franklinton could not maintain tenants during the 1920s economic boom, let alone the impending Great Depression. Local, State, and Federal programs during the 1920s and 1930s changed the river front; the channel was widened and dredged, and numerous buildings were demolished. Infrastructure improvements included new concrete arch bridges and a classically designed retaining wall along the eastern bank. These structures were part of the Columbus Civic Center of federal, state, and local public and governmental buildings constructed along the riverfront. However, because of the continued threat of flooding, the only Civic Center-related building constructed on the western bank was the former Central High School; the eastern bank received the most significant reconstruction. As a result, 373 and 375 West Rich Street are two of the oldest remaining structures on the western bank of the Scioto River in downtown Columbus.

In 1941 Drug Products Company (MFG Chemists) was established in the existing building. By 1942 it became Riverside Cut Rate Drug Company, later changing to Riverside Cut Rate General Merchandise. It was at this time that the large Riverside-Bradley public housing complex was under construction in the adjacent lots to the west (385-461 West Rich Street). The commercial occupancy of various drug stores and grocery entities in 373 Rich Street supported the neighborhood's residential development. In 1946, a section of the building was utilized as storage by the Salvation Army.

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375 West Rich Street

According to the 1891 Sanborn map (Figure 4), the area of West Rich Street that includes the address of 375 is a mix of single dwelling residences to the west and the large Columbus Rock Plaster Company to the east of the existing railroad tracks. The parcel of 375 contained small industrial structures that included coal bins, wagon sheds, and a small office related to stone cutting functions. The site most likely functioned as a railroad yard until the turn of the 20th-century.

City directories reveal no information regarding ownership or use of this site until 1911, when The Columbus Marble and Tile Company is first listed at 375 Rich Street, and remained there until 1918. Physical evidence of the company's tenancy in the form of marble stairs and flooring leading to what would have been the main entrance remain at the site. The original 1-story portion of the building that fronted West Rich Street fell victim to "demolition by neglect" at an unknown date.

Barnebey-Cheney Engineering Company and Activated Carbon Technology

The use of carbon dates back to ancient Egypt, but the material was not widely used until the modern era. In England in 1794, it was discovered that carbon could be used to de-color sugar and in the early 1800s, the practice spread to Europe. In the early 19th-century, carbon had become a common tool in medicine and was prescribed for poultices, ulcers and treating gangrenous sores. When activated carbon technology was initially developed in the 1820s, it became the treatment of choice for poison and intestinal problems. In 1862, Frederick Lipscombe discovered a new method of using activated carbon to purify water. The next major innovation came from Heinrich Kayser who studied carbon's ability to absorb gases.

The Barnebey-Cheney Engineering Company (BCEC) was founded by two former military officers who served during World War I. In response to the Germans' use of chlorine gas, Allied Forces worked to develop a defense against chemical attack and the U.S. Army created a combat-ready gas mask. The highest ranking chemist in the chemical warfare division, Captain Oscar L. Barnebey and his assistant superintendent, Lieutenant Merritt B. Cheney, developed the technology critical to combating the chlorine gas attack. After leaving the military, Barnebey and Cheney went into business and in 1919, the Barnebey-Cheney Engineering Company (BCEC) became one of the most important tenants of 375 West Rich Street. BCEC occupied the building for six years while revolutionizing the production of activated carbon technology with a March 19, 1919 patent for the "Process for the Manufacture of Activated Material" (U.S. patent 1,541,099). This technology was used for gas masks during World War II, and ultimately had an impact on modern military equipment, globally. Activated carbon purifies liquids and gases and eliminates odors, contaminants and tastes. The growth of the activated carbon use grew exponentially as its unique properties found traction on the open market. The business flourished so quickly that by 1925 the founders established a second company and in this same year, BCEC left their initial facility on West Rich Street to meet growing production.

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After BCEC moved on from 375 West Rich Street, the building experienced a series of short-term tenants between years of vacancy. After BCEC left, Roy Fry Sign Repair occupied the building for less than a year, before it returned to vacancy from 1927 to 1930. In 1931 White Star Bus Line Inc. took up residence only to vacate within one year as well.

The Lubal Manufacturing & Distributing Company

In 1932, The Lubal Manufacturing & Distributing Company began operations at 375 West Rich Street, and this small manufacturing venture would remain on the premises for the next three decades as it took over both buildings and grew to national recognition. Lubal Inc. went on to acquire ownership of 373 West Rich Street in 1947. It was at this time that the catwalks between the two buildings were constructed, allowing space in both buildings to function as the company's headquarters and manufacturing facility. Also referred to as Lubal Inc., this Columbus-based company manufactured lubricants for industrial and commercial diesel engines. With a focus in the marine and aviation industries, Lubal also produced lubricants for stationary engines used in the generation of electricity. Among the company's contribution to industrial innovation were the fuel oil additive products "Lubal D", "Lubal Super D", "Lubal A", and "Lubal K". Vintage (c. 1930s) packaging for "Aviation Lubal K" states the product was "Formulated to keep airplane engines internally clean of sludge, varnish and gum." (Figure 14). Details on the manufacturing processes of these products are unknown due to their patents and copyrights, but research shows that this is the only facility in which Lubal products were made and stored.

The need for effective additives in diesel engines became the primary goal of fuel additive manufacturers. During the 1930s-1960s marine engines, stationary engines, and semi-trucks favored diesel engines for the efficiency and safety purposes. Diesel fuel lacked components added to standard petrol, which may explain some of the issues that are much more prevalent in diesel fueled machinery. Such issues are directly related to the higher pressure and temperatures at which they are operated. The nemesis of a properly functioning diesel engine is a buildup of carbon that inhibits lubricant seals, leading to metal corrosion and deterioration of engines parts. Carbonaceous buildup quickly inhibits a diesel engine from operating smoothly and requires maintenance or overhauls, leaving vehicles and machinery out of service.

In 1932, Lubal Inc. introduced a product manufactured at 375 West Rich Street with the intention of mitigating carbon build up in engines. While general information on the corporation remains scarce, period trade journals are replete with testimonials and advertisements of the product Lubal "D" and to a lesser extent, the companion product Lubal "K". Research and development for Lubal "D" began around 1918, started by an "internationally known oil engineer" whose name is not identified in the company's product information. Lubal Inc. claimed its product increased efficiency and time between overhauls while staking a competitive edge in the lubrication oils market.

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A 1931 Library of Congress Catalogue of Copyright Entries lists the product and states “Double the life of your motor with Lubal.” By the mid-1930s, Lubal Inc. was conducting business at a national scale as clients were noted to include large transportation users such as Mississippi riverboats and tractor companies. A partial client list of just New England patrons shows Lubal Inc. conducting business throughout the northern half of the eastern seaboard, at the very least. Letters and business correspondence archived at The Smithsonian note that companies in Montreal and Long Beach, California were testing and using the Lubal products as well. Research by Sandvick Architects, Inc. shows a presence of Lubal on the west coast extending all the way to Alaska, as noted in a March 28, 1936 article of *The Marine Digest*. The article begins by reprising that until recently Lubal was not a known product in the region. However, the regional distributor Reginald B. Parsons of the corporation shares an anecdotal tale of Lubal's uses. Parsons explains there was a vessel owned by the Puget Sound Bridge and Dredge Co. which was having difficulties with carbon build up. The vessel had its diesel engine running under extreme duress and a bet was made that Lubal could fix the issues. After 17 hours of running the engine with the Columbus-based additive, rings were completely cleared of carbon and a cylinder that was previously unable to fire was now fully functional. The article states the results created a stir among nautical diesel operators and enhanced Lubal's prestige in the region.

In 1941, Lubal Inc. acquired a new temporary tenant: the Columbus Metropolitan Housing Authority (CMHA), which established an office at 375 West Rich Street during construction of the large Riverside-Bradley public housing complex to the immediate west (385-461 West Rich Street). This temporary CMHA office remained at 375 West Rich Street until 1942 when construction was finished. The neighboring publicly subsidized housing development remained until its demolition nearly seventy years later in 2011.

By 1949, the commercial business at the storefront level of the 373 building became Riverside Supermarket, a name that would be retained until at least 1960. Columbus city directories note that Lubal Inc. continued to function into the 1960s. By this time, competition pressure from large corporate manufacturers such as Standard Oil is believed to have driven Lubal Inc. toward a slow degeneration. In 1963, Lubal Inc. sold the dual property to E.C. Harriman in 1963, former president of Lubal Inc. Harriman then transferred the property to John J. Harriman in 1966. Joint ownership of the 373-375 property was sold to Gilbert Plating and Bumper Exchange Inc. in 1978. This appears to be the last major commercial operation to have existed in the building.

Details of Lubal's demise remain unknown; however it is clear that the company served as a long-standing manufacturer and significant local employer in Franklinton during the Period of Significance (1913-1959), as evident in review of historic Sanborn Fire Insurance maps of the time that reflect an increase in residential development and construction of schools in the neighborhood. This history emphasizes the significance of the two buildings in the industrial landscape of Franklinton, defined by many small entities contributing to the city-wide efforts of the state's capitol.

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During the post-World War II period, Lubal's growth parallels local manufacturing trends as Columbus experienced its largest expansion of industrial facilities in the city's history. Unlike industrial cities of the Midwest and Northeast, Columbus weathered the Great Depression better due to its diversified economy. Because major industrial cities grew more rapidly, they had farther to fall during the economic downturn, whereas Columbus's economy was more evenly distributed among industrial, commercial, government, and service sectors. Review of historic Sanborn Fire Insurance maps illustrates the growth and eventual decline of the industrial west side. In 1901, within about a dozen blocks of the Lubal property, there were approximately ten other industrial/manufacturing businesses and warehouses – mostly related to construction – that no longer exist (Figure 12). Fifty years later, within the same general area, there were over twenty such facilities that today do not exist (Figure 13). By 1951, the character of the area remained devoted to industry and manufacturing but had diversified beyond the construction trades to include auto mechanics, steam works, fuel, foundries, and even clothing. These buildings that came to define the character of the neighborhood typically were built with concrete, steel, and wood structural elements; rectangular in plan, and 1, 2 or 3 stories in height. While other industrial buildings surrounding Lubal Inc. remain intact today, those identified in the 1901 and 1951 Sanborn maps are now gone (Figures 12 and 13). Such a loss of the industrial fabric in the immediate area of the Lubal Inc. buildings makes their survival a significant artifact of Franklinton's built heritage. Furthermore, the Lubal Inc. buildings are both typical of the area's industrial character in terms of scale and construction techniques, but also unique in their unusual trapezoidal or non-rectangular footprints. Lastly, the nominated property is the only one associated with Lubal Inc. even though their products were widely used throughout the U.S. and abroad.

Decline of Franklinton

Another major flood in 1959 and the completion of Interstate 70 in the early 1970s proved to be detrimental to any hopeful progress in Franklinton. Means of economic stability pulled out of the flood-ridden area as real estate values plummeted. Construction of the interstate had the dual effect of destroying local thoroughfares while increasingly isolating the neighborhood from the surrounding city. Franklinton as a whole continued in steady decline receiving no flood control and little to no federal infrastructure funding. The flood in 1959 triggered an additional wave of flight from the region and may have led to the end of tenancy in 373 and 375 West Rich Street. Despite later tenants, the 1983 F.E.M.A. designation as a 1% flood zone was quite damning, essentially halting any construction in the neighborhood. With rehabilitation code compliance prohibitively expensive under these regulations, the majority of the existing building stock was left to deteriorate. Only in 2004 with the completion of the Franklinton Flood Wall were these regulations rescinded. By this time much of the commercial and manufacturing building stock had either been lost to years of neglect, demolition, or intentional redevelopment since the 1960s. What was once the west bank of Columbus' industrial landscape had little remaining physical evidence of its former commercial and manufacturing history.

According to reports published by the Bureau of Business Research in the late 1950s, few companies in downtown and Franklinton occupied buildings that were specifically constructed

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for their purposes. Modest, light-industrial buildings allowed for functional flexibility of various local establishments and helps explain shifting tenancy since the late 19th-century. By the middle of the 20th century, an estimated 75% of Columbus manufacturing plants moved out of the area in which they were originally established, shifting towards areas east and north of the city. Both small and large plants were historically found in every region of the city, but the commercial character of Franklinton was defined by a collection of smaller manufacturing facilities such as Lubal Inc. and the other businesses that occupied 373 and 375 West Rich Street.

The nominated site is significant because it remains a physical expression of the evolution of local industrial efforts in Franklinton. The buildings reflect the shifts in use between major tenants while holding an impressive history of industrial innovation, adaptability and resilience. Just as the village of Franklinton, the buildings at 373 and 375 West Rich Street had humble beginnings. The buildings reflect the flexible nature of Franklinton's building stock as it fought to stay relevant within the modern urban landscape of Columbus. As the neighborhood surrounding 373 and 375 West Rich Street was altered by natural disasters, a slowing economy, and sinking land value, Lubal Inc. continued to function with success. As the Franklinton area of Columbus declined in recent decades, few historic buildings survived. The Lubal Inc. site contains two of the last late-19th to early-20th century buildings in the area. For its association with Franklinton's industrial resilience and its context within Columbus' manufacturing history, the property is nominated under Criterion A, with the Period of Significance starting in 1913 with the major flood of the Scioto River and ending in 1959 when construction of Interstate 70 and another major flood caused many businesses in the area to leave, and eventually led to vacancy of buildings (Lubal Inc. sold the property in 1963).

In 2015, one of the authors of this nomination submitted an application to list 373 and 375 West Rich Street on the Columbus Register of Historic Properties. The subject property was accepted to the Columbus Register under Criterion A as two early 20th-century industrial buildings in the Franklinton neighborhood.

The Lubal Manufacturing & Distributing Co.
Name of Property

Franklin County, Ohio
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<http://www.dispatch.com/content/stories/local/2011/04/17/home-no-more-on-rivers-edge.html?sid=101>

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Columbus Metropolitan Library

Historic Resources Survey Number (if assigned): _____

The Lubal Manufacturing & Distributing Co.
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10. Geographical Data

Acreege of Property 0.2528 acres total

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: 17N | Easting: 328312 | Northing: 4424534 |
| 2. Zone: | Easting: | Northing: |

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

The nominated property consists of two adjacent parcels:

373 and 375 West Rich Street (Franklin County Parcel #010-057699-00 and #010-056609-00, respectively) are bounded by West Rich Street to the north; Cherry Drive to the west; railroad bridge to the east; and 380 Cherry Drive to the south (see Figures 8-10).

Boundary Justification (Explain why the boundaries were selected.)

The proposed boundaries correspond to the historic property of each building and their existing parcels.

The Lubal Manufacturing & Distributing Co.
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11. Form Prepared By

Name/title: James V. Banta and Elizabeth Corbin Murphy, FAIA
Organization: Chambers, Murphy & Burge Restoration Architecture
Street & number: 43 East Market Street
City or town: Akron state: Ohio zip code: 44308
e-mail: jbanta@cmbarchitects.com and emurphy@cmbarchitects.com
Telephone: 330-434-9300
Date: August 31, 2015 and February 8, 2016

and

Name/title: Matthew Sandvick, David Trayte and Peter Ketter.
Organization: Sandvick Architects Inc.
Street & number: 1265 W 6th St. Suite 201
City or town: Cleveland state: Ohio zip code: 44113
e-mail: pketter@sandvickarchitects.com
Tel. (216) 621-8055
Date: January 16, 2015

12. Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

The Lubal Manufacturing & Distributing Co.
Name of Property

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Photo Log

Name of Property: The Lubal Manufacturing & Distributing Company

City or Vicinity: Columbus

County: Franklin

State: Ohio

Photographer: Emily Steiner Little, Chambers, Murphy & Burge

Date Photographed: July 2015

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

Photo 01 (OH_FranklinCounty_Lubal Inc._01):
373 West Rich Street, north elevation, camera facing south

Photo 02 (OH_FranklinCounty_Lubal Inc._02):
375 West Rich Street, west elevation, camera facing east

Photo 03 (OH_FranklinCounty_Lubal Inc._03):
373 West Rich Street, north elevation, camera facing south

Photo 04 (OH_FranklinCounty_Lubal Inc._04):
373 West Rich Street, north elevation, camera facing south

Photo 05 (OH_FranklinCounty_Lubal Inc._05):
373 West Rich Street, north elevation, camera facing south

Photo 06 (OH_FranklinCounty_Lubal Inc._06):
373 West Rich Street, north elevation, camera facing south

Photo 07 (OH_FranklinCounty_Lubal Inc._07):
373 West Rich Street, west elevation, camera facing east

Photo 08 (OH_FranklinCounty_Lubal Inc._08):
373 and 375 West Rich Street, south elevations, camera facing north

Photo 09 (OH_FranklinCounty_Lubal Inc._09):
373 West Rich Street, interior 2nd floor, camera facing north

Photo 10 (OH_FranklinCounty_Lubal Inc._10):
373 West Rich Street, interior 3rd floor, camera facing east

Photo 11 (OH_FranklinCounty_Lubal Inc._11):
373 West Rich Street, interior 3rd floor, camera facing north

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- Photo 12 (OH_FranklinCounty_Lubal Inc._12):
375 West Rich Street, north elevation, camera facing south
- Photo 13 (OH_FranklinCounty_Lubal Inc._13):
373 and 375 West Rich Street, south elevations, camera facing north
- Photo 14 (OH_FranklinCounty_Lubal Inc._14):
375 West Rich Street, east elevation, camera facing west
- Photo 15 (OH_FranklinCounty_Lubal Inc._15):
375 West Rich Street, east elevation, camera facing west
- Photo 16 (OH_FranklinCounty_Lubal Inc._16):
373 West Rich Street, west elevation, camera facing east
- Photo 17 (OH_FranklinCounty_Lubal Inc._17):
375 West Rich Street, interior 2nd floor, camera facing south
- Photo 18 (OH_FranklinCounty_Lubal Inc._18):
375 West Rich Street, interior 2nd floor, camera facing south
- Photo 19 (OH_FranklinCounty_Lubal Inc._19):
375 West Rich Street, interior 3rd floor, camera facing east
- Photo 20 (OH_FranklinCounty_Lubal Inc._20):
375 West Rich Street, interior 3rd floor, camera facing west

Figure Log

- Figure 1: Historic Photograph
Rich Street (flood), Franklinton, Ohio, March 25, 1913.
Columbus Metropolitan Library
- Figure 2: Historic Photograph
Rich Street Bridge (damaged) and Scioto River, Franklinton, Ohio, March 25, 1913
Source: Columbus Metropolitan Library
- Figure 3: Historic Photograph
Aerial view of West Rich Street, Franklinton, Ohio, c.1942
Source: Columbus Metropolitan Library
- Figure 4: Historic Photograph
Detail of 1891 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 51.
Source: Columbus Metropolitan Library

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Figure 5: Historic Photograph
Detail of 1901 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 83.
Source: Columbus Metropolitan Library

Figure 6: Detail of 1922 Sanborn Fire Insurance Map, Columbus, Ohio,
Volume 6 Sheet 639.
Source: Columbus Metropolitan Library

Figure 7: Detail of 1951 Sanborn Fire Insurance Map, Columbus, Ohio,
Volume 1 Sheet 639.
Source: Columbus Metropolitan Library

Figure 8: Ohio Historic Preservation Office GIS Map
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)

Figure 9: Google Earth Map
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)

Figure 10: Franklin County Auditor Map
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)

Figure 11: PHOTO KEY by Chambers, Murphy & Burge
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)

Figure 12: Composite of 1901 Sanborn Fire Insurance Maps, Columbus, Ohio,
Volume 1 Sheets 72-74 and 82-84.
Source: Columbus Metropolitan Library

Figure 13: Composite of 1951 Sanborn Fire Insurance Maps, Columbus, Ohio,
Volume 6 Sheets 610-614, 622, 623, 637-640.
Source: Columbus Metropolitan Library

Figure 14: Aviation Lubal "K" packaging label (c. 1930s) indicating address at 375 West Rich
Street, Columbus, Ohio. *Web Source (accessed 5 Feb. 2016):*
<http://www.worthpoint.com/worthopedia/antique-lubal-aircraft-gas-oil-tin-154150498>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Lubal Manufacturing & Distributing Co. Name of Property
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Figure 1: Historic Photograph
Rich Street (flood), Franklinton, Ohio, March 25, 1913.
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co. Name of Property
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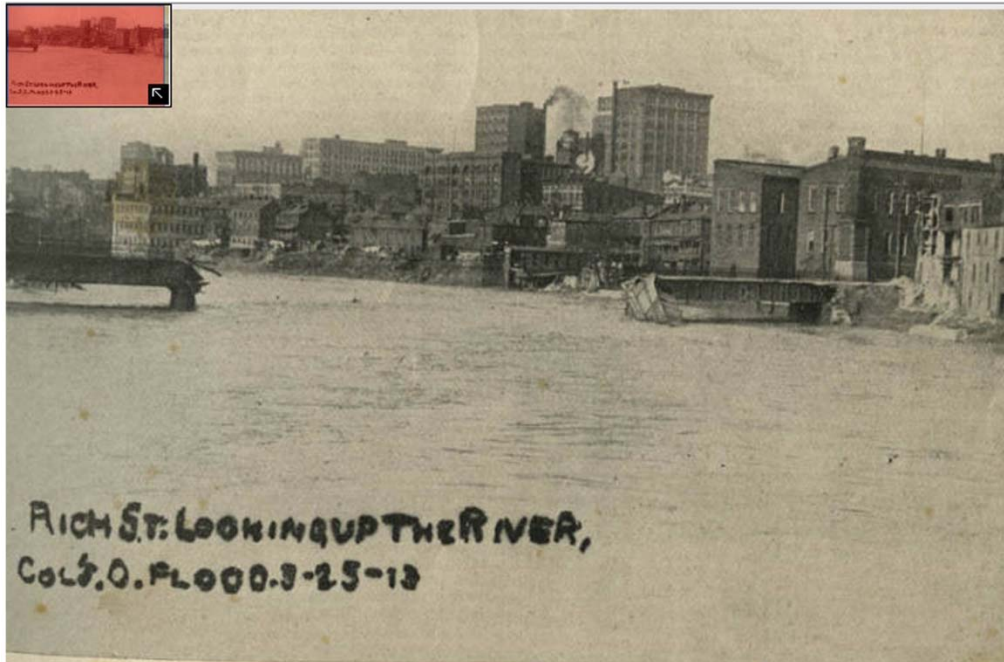


Figure 2: Historic Photograph
Rich Street Bridge (damaged) and Scioto River, Franklinton, Ohio, March 25, 1913
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co.

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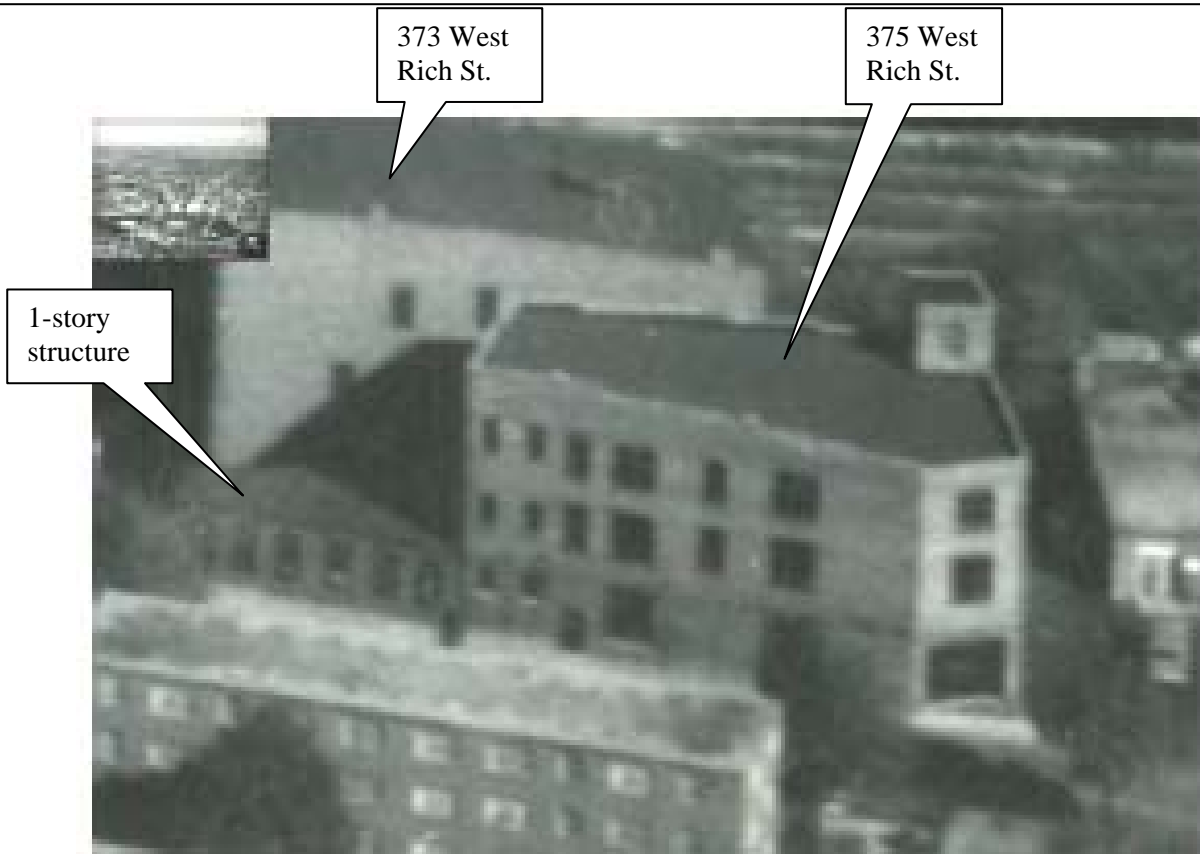


Figure 3: Historic Photograph (camera facing east) showing the 1-story structure at the front (north) of the 375 building that is no longer existing.

Aerial view of West Rich Street, Franklinton, Ohio, c.1942
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co.
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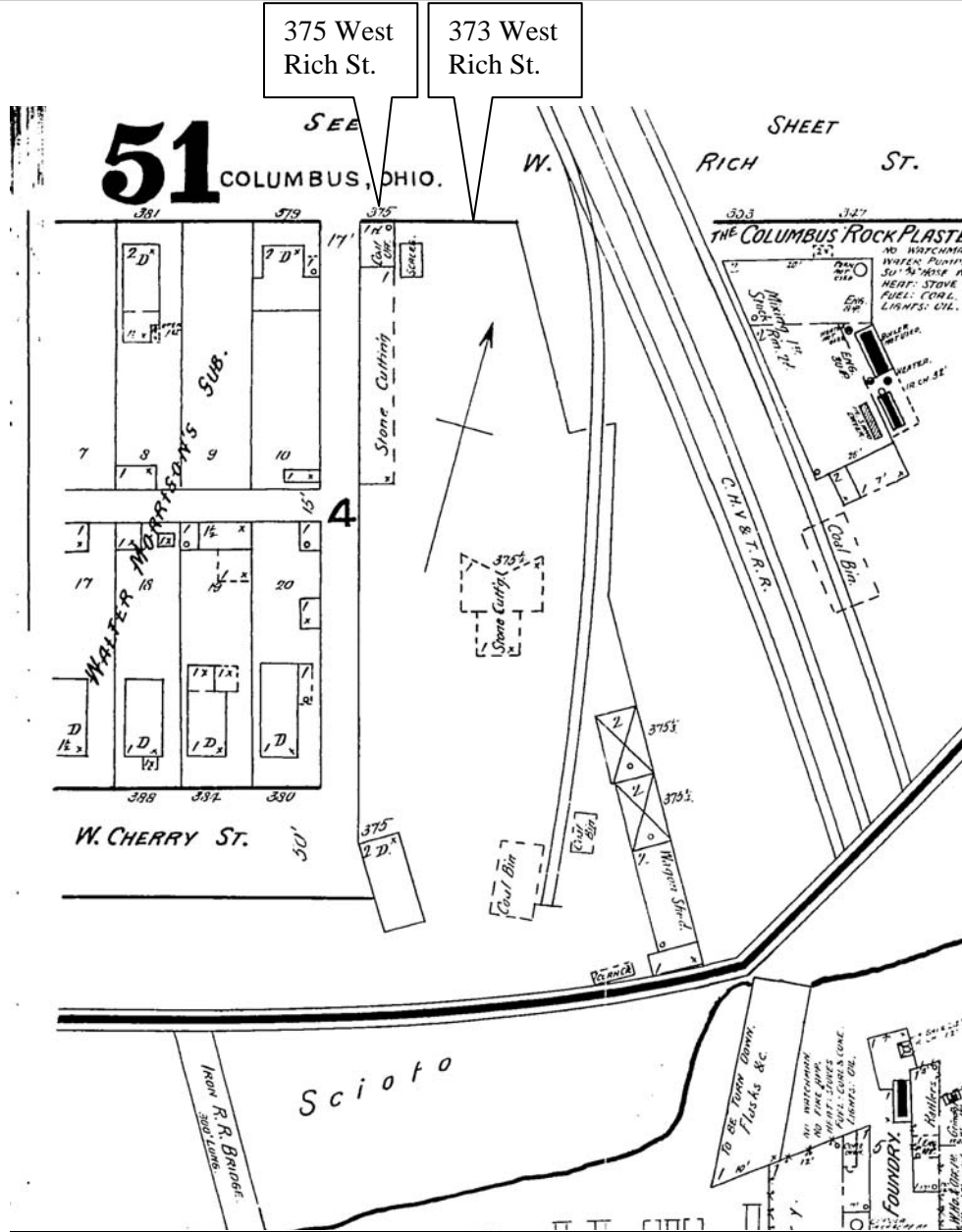


Figure 4: Lubal Manufacturing & Distributing Co.
Detail of 1891 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 51.
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co.
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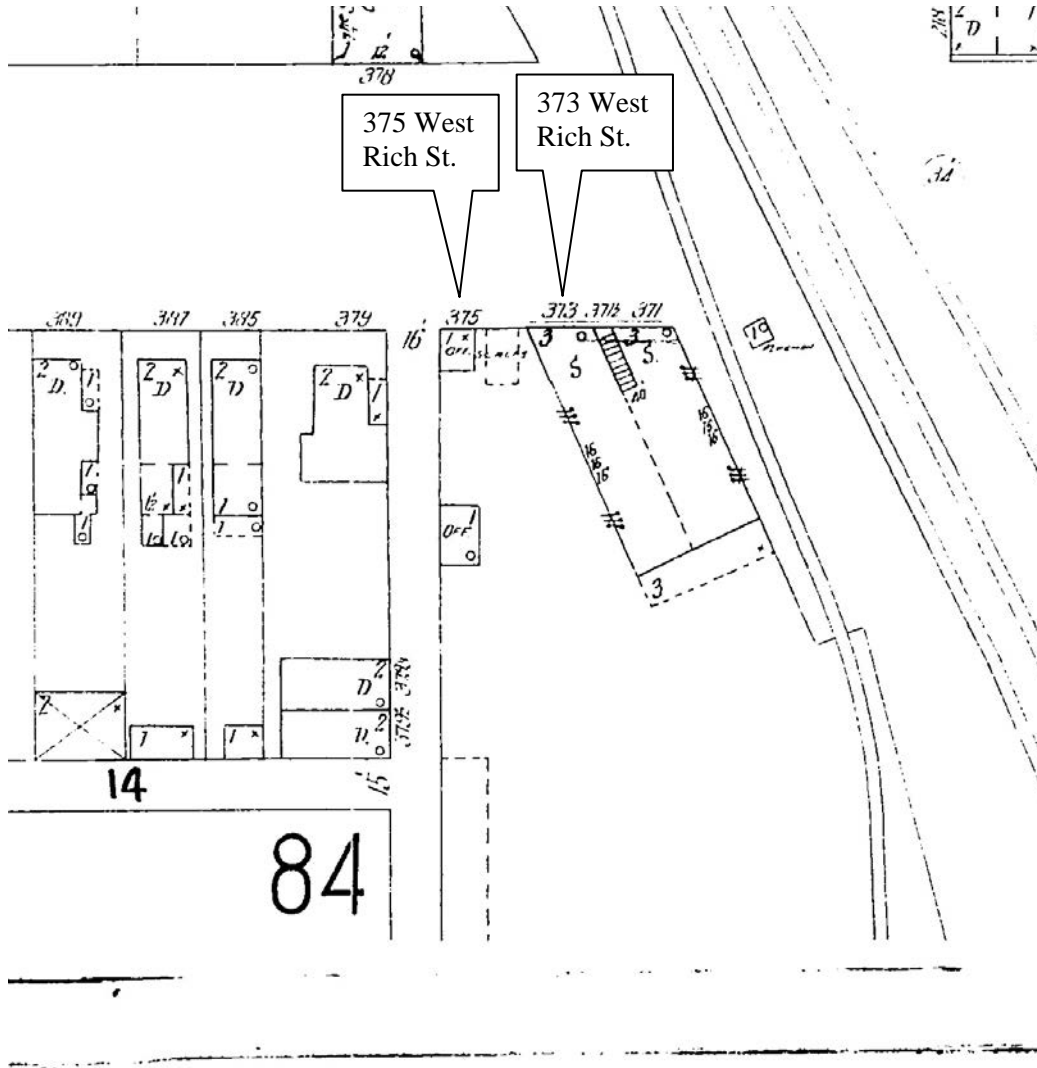


Figure 5: Lubal Manufacturing & Distributing Co.
Detail of 1901 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 83.
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co.
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Name of multiple listing (if applicable)

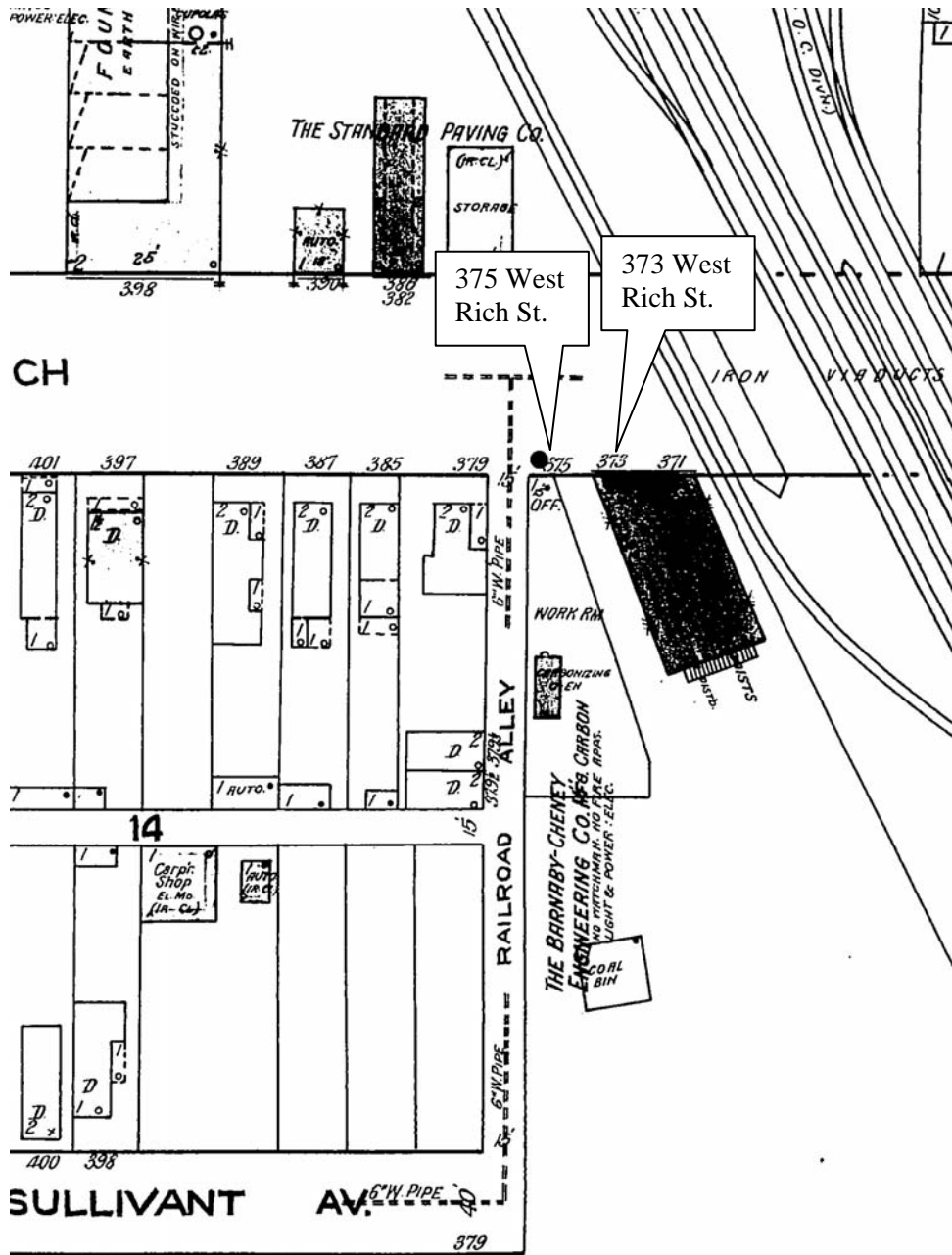


Figure 6: Lubal Manufacturing & Distributing Co.
Detail of 1922 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 6 Sheet 639.
Columbus Metropolitan Library

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Lubal Manufacturing & Distributing Co. Name of Property
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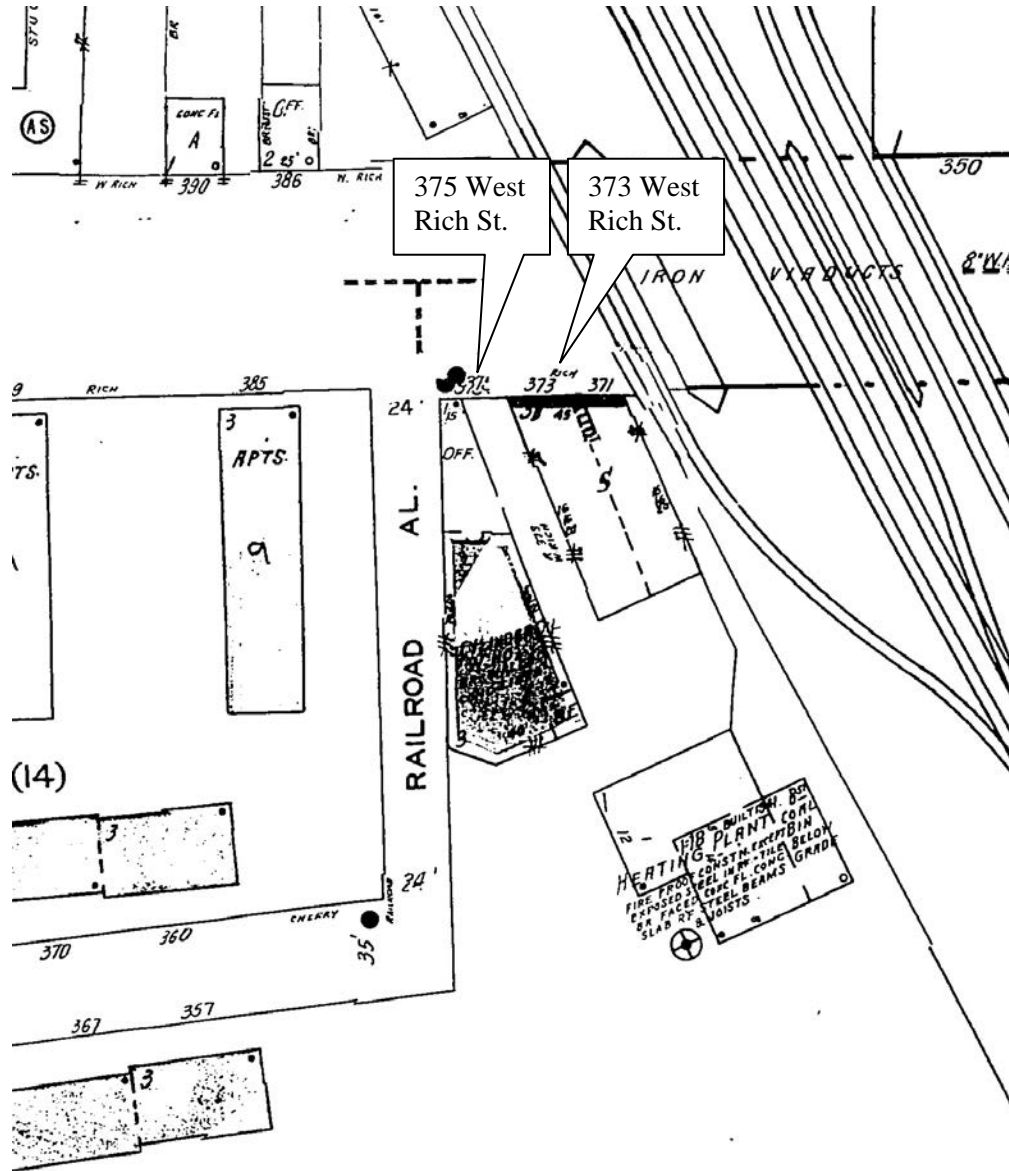


Figure 7: Lubal Manufacturing & Distributing Co.
Detail of 1951 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 639.
Columbus Metropolitan Library

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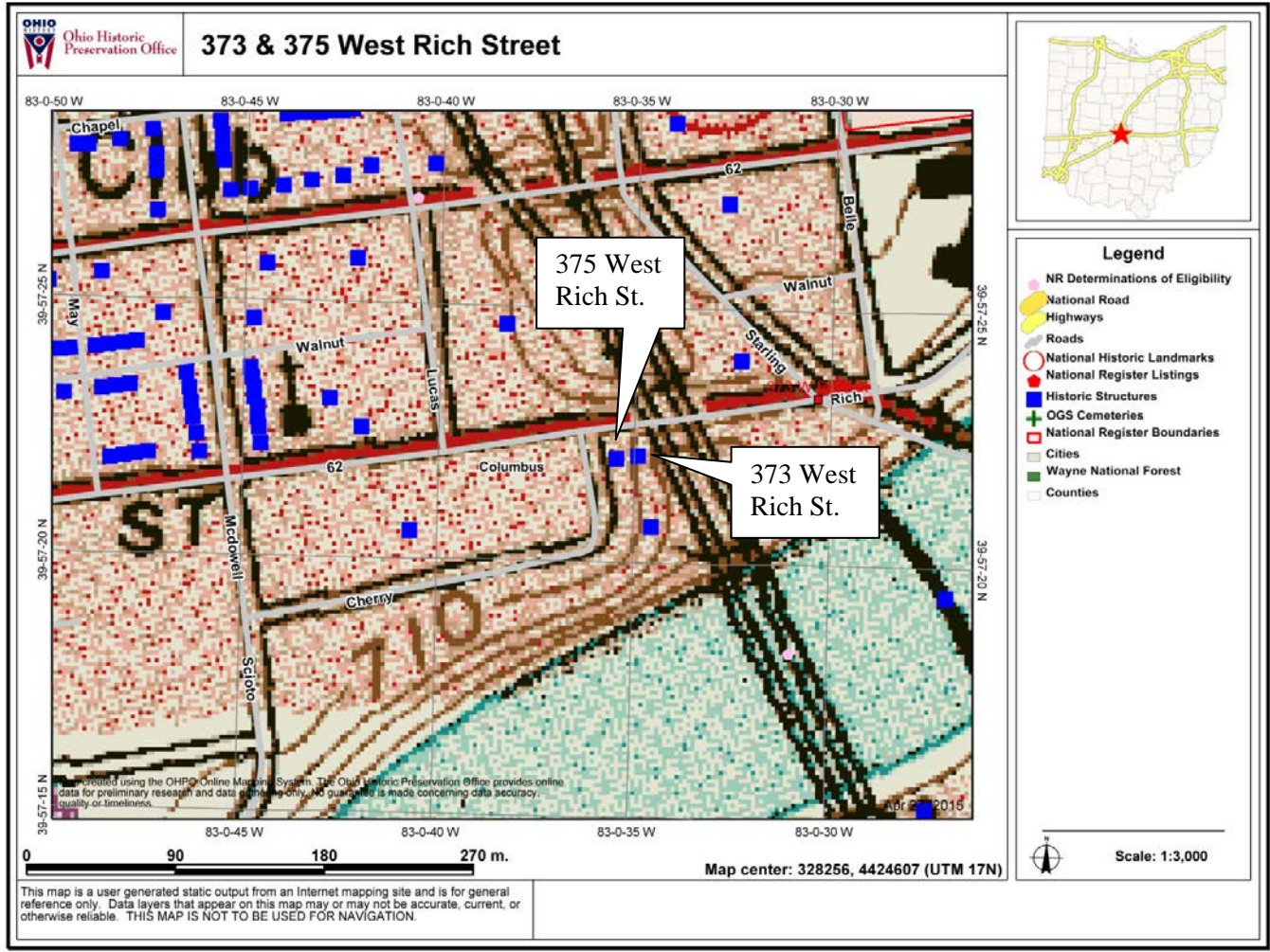


Figure 8: Lubal Manufacturing & Distributing Co.
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)
Ohio Historic Preservation Office GIS Map

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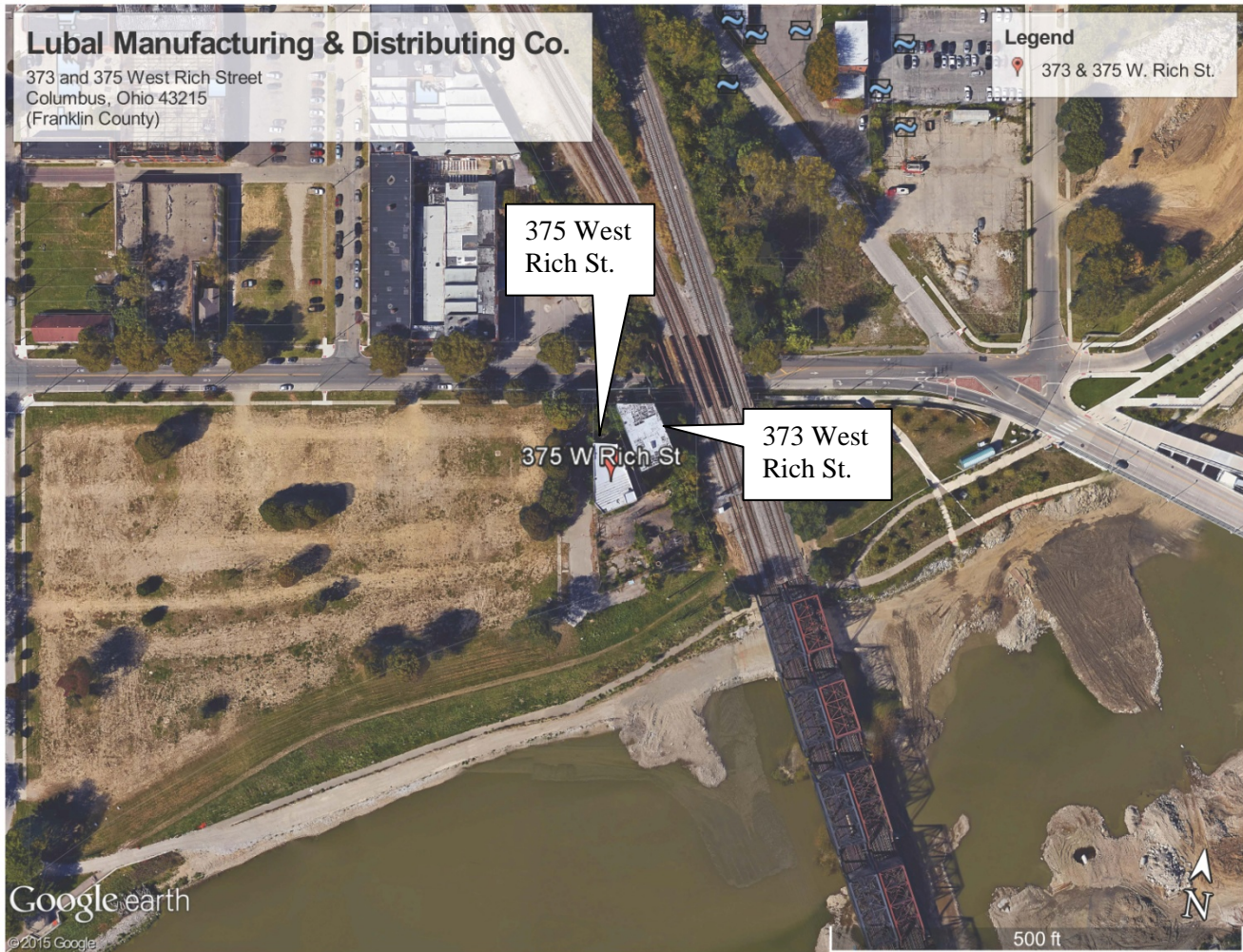


Figure 9: Lubal Manufacturing & Distributing Co.
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)
Google Earth Map

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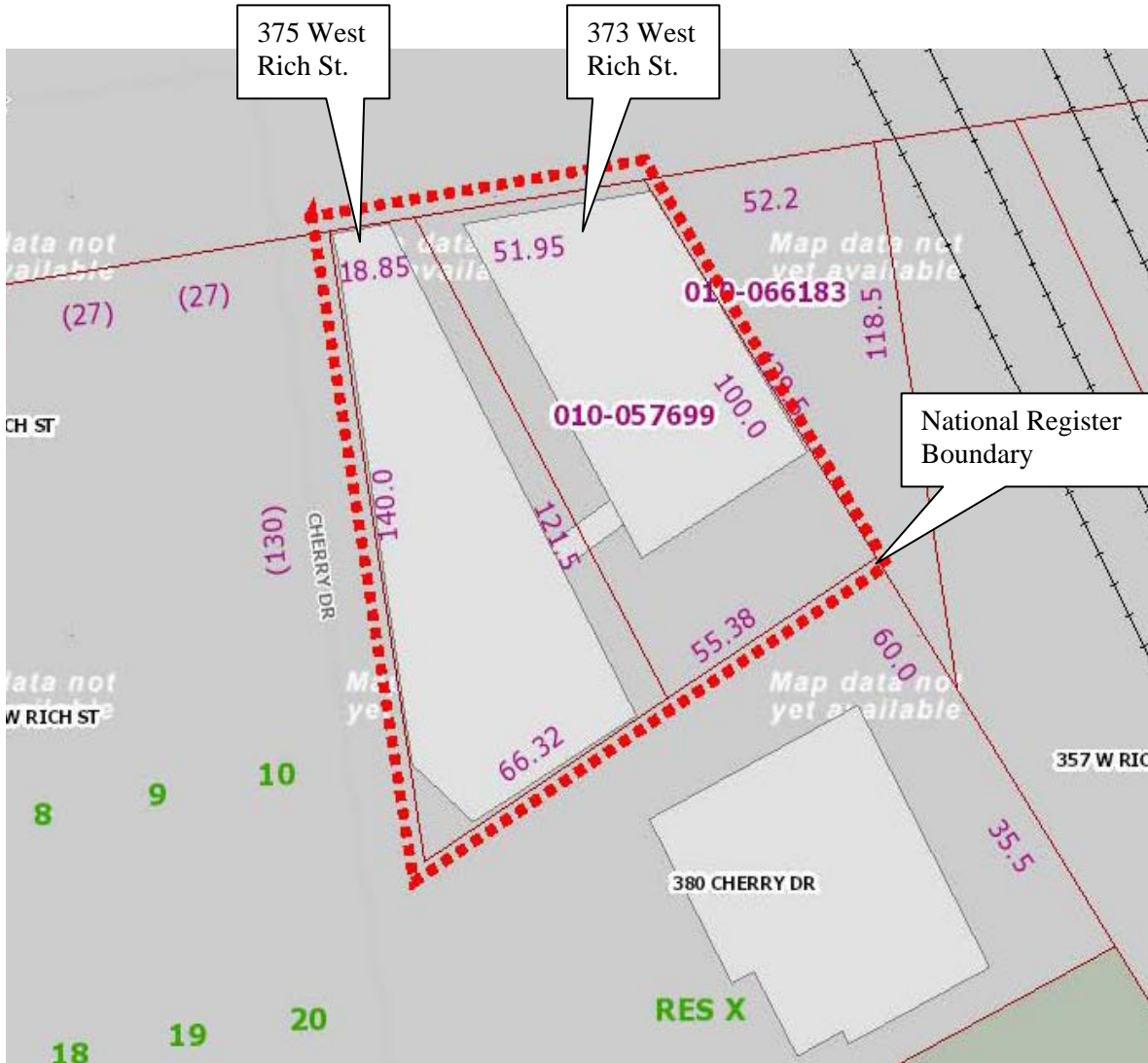


Figure 10: Lubal Manufacturing & Distributing Co.
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)

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Name of multiple listing (if applicable)

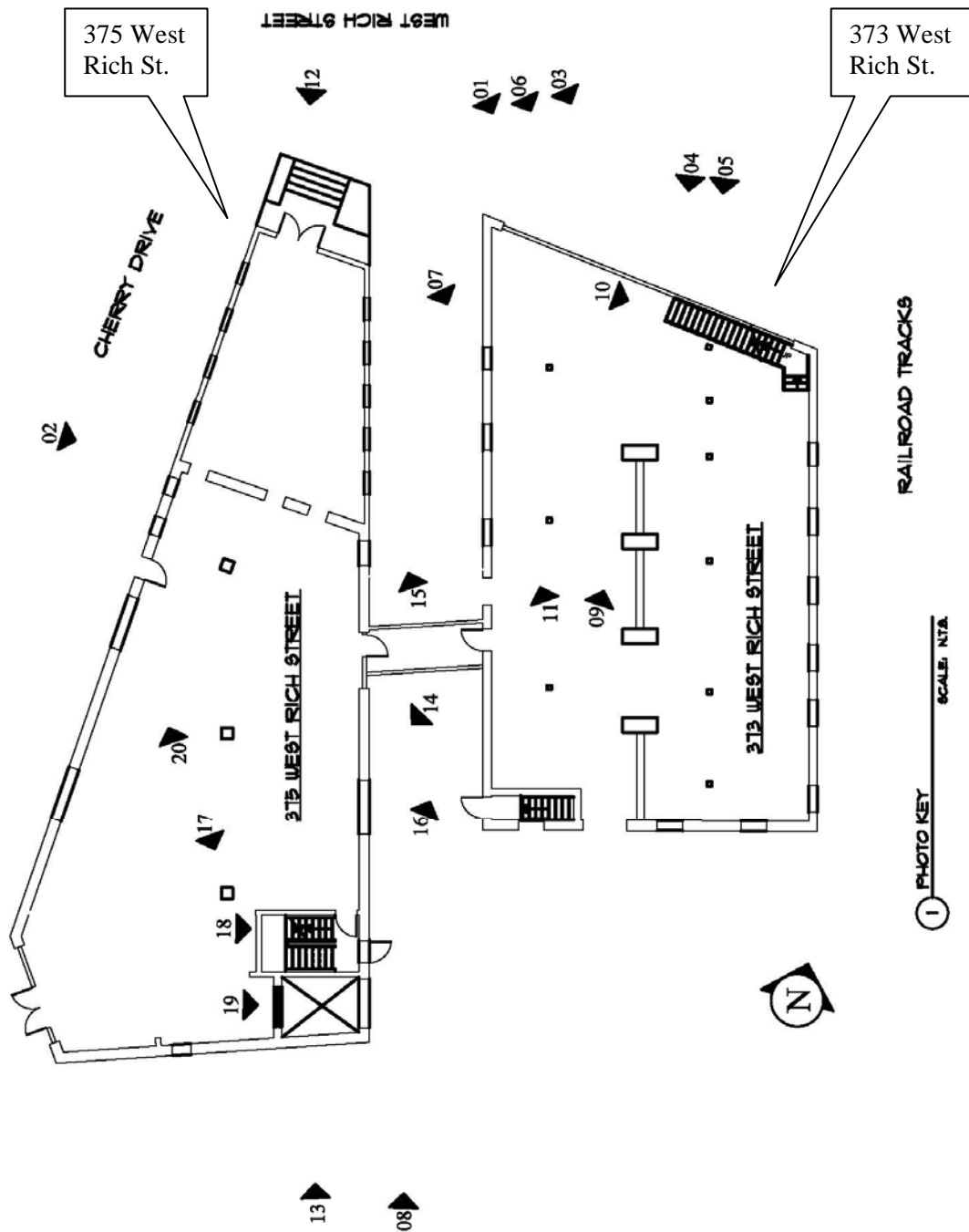


Figure 11: Lubal Manufacturing & Distributing Co.
373 and 375 West Rich Street, Columbus, Ohio 43215 (Franklin County)
PHOTO KEY by Chambers, Murphy & Burge

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INDUSTRIAL BUILDINGS IN THE AREA OF LUBAL MANUFACTURING & DISTRIBUTING CO. THAT WERE IN EXISTENCE IN 1901 AND NO LONGER EXIST TODAY.

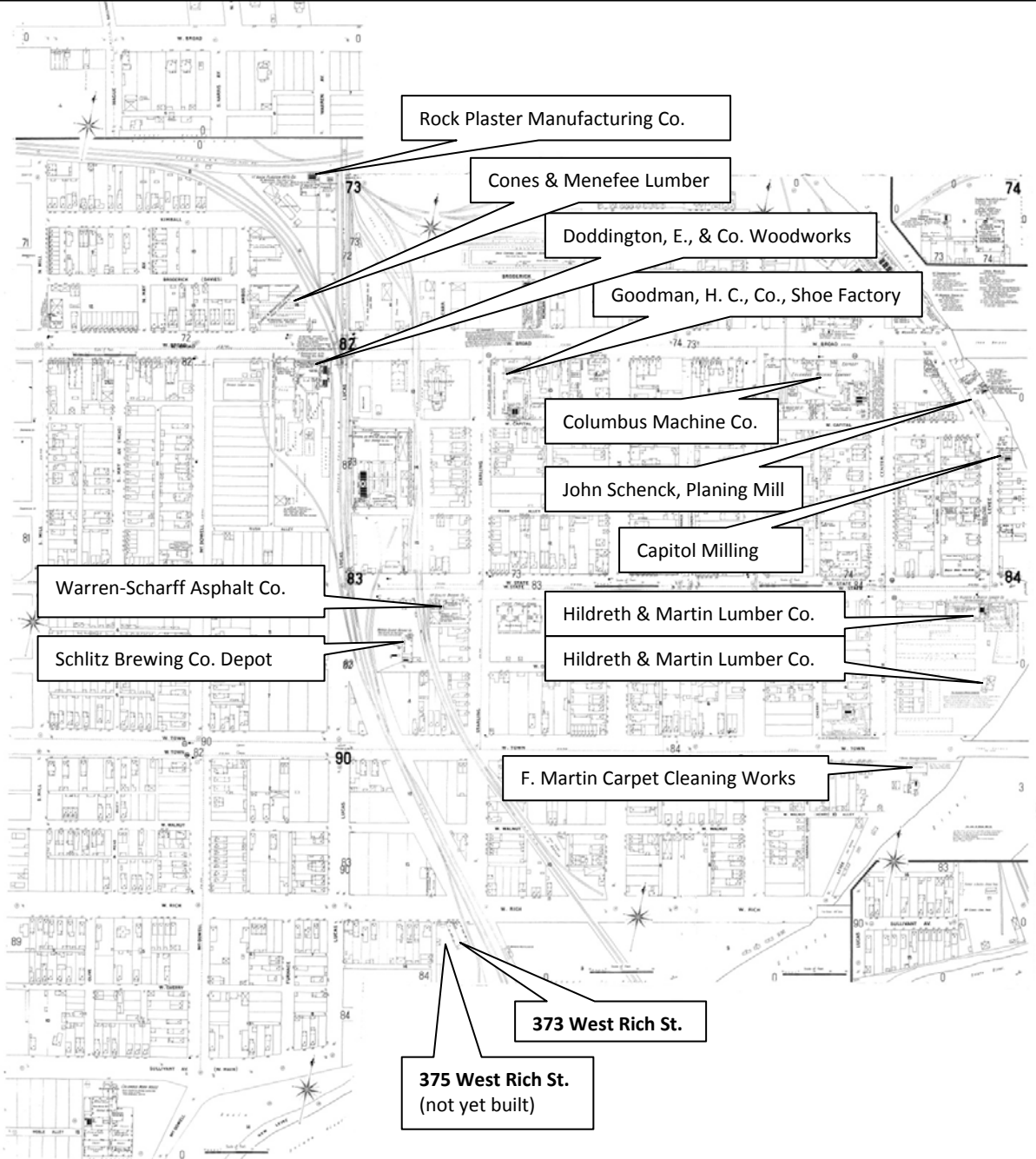


Figure 12: Lubal Manufacturing & Distributing Co.
Composite of 1901 Sanborn Fire Insurance Maps, Columbus, Ohio,
Volume 1 Sheets 72-74, 82-84. Columbus Metropolitan Library

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County and State
Name of multiple listing (if applicable)

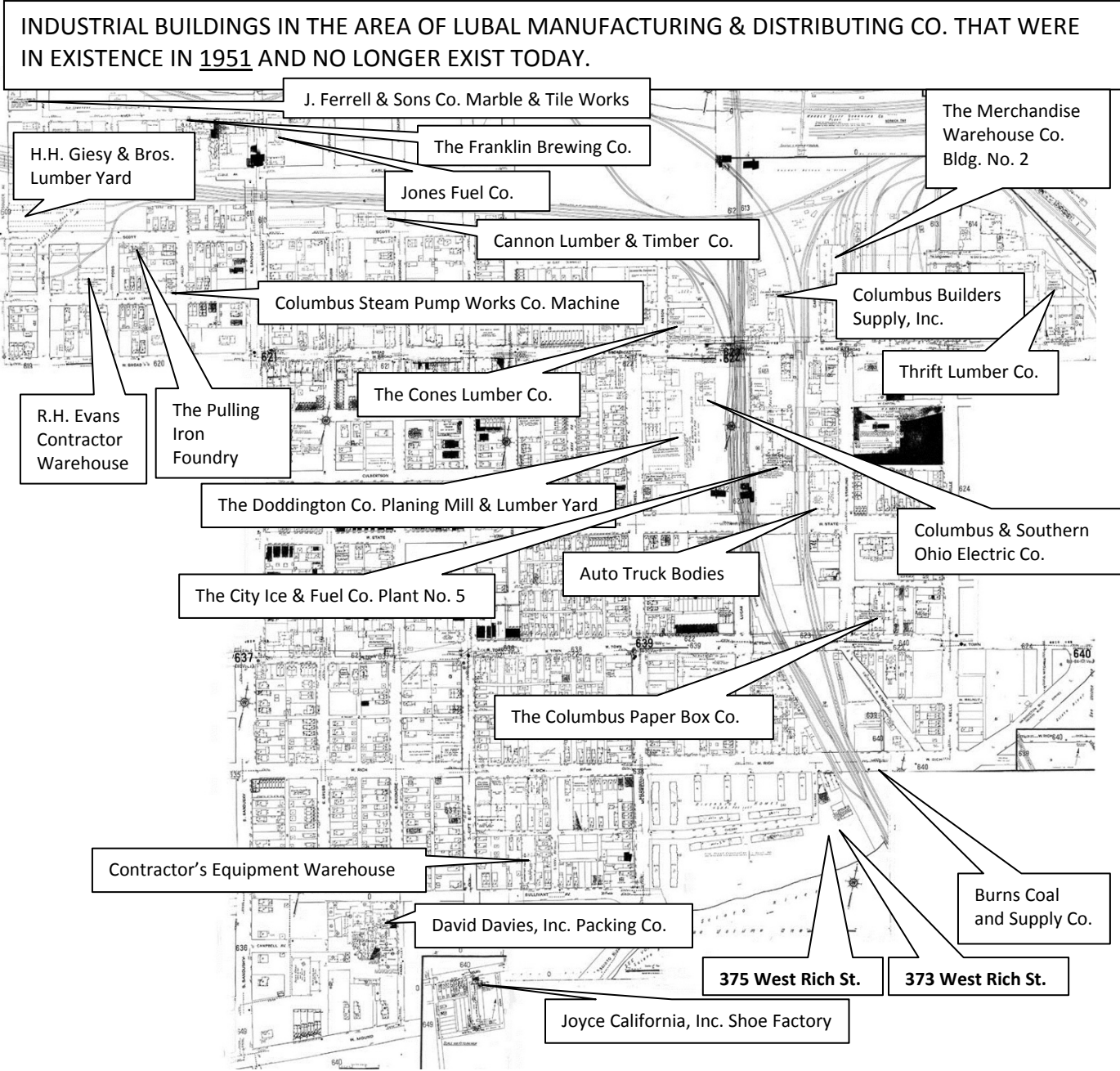


Figure 13: Lubal Manufacturing & Distributing Co.
Composite of 1951 Sanborn Fire Insurance Maps, Columbus, Ohio,
Volume 1 Sheets 610-614, 622, 623, 637-640. *Columbus Metropolitan Library*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 12

Lubal Manufacturing & Distributing Co.

Name of Property

Franklin County, Ohio

County and State

Name of multiple listing (if applicable)



Figure 14: Lubal Manufacturing & Distributing Co. Aviation Lubal "K" packaging label (c. 1930) with address at 375 West Rich St., Columbus, Ohio Web, courtesy of *WorthPoint* on-line auction. Accessed Feb. 5, 2016 <http://www.worthpoint.com/worthopedia/antique-lubal-aircraft-gas-oil-tin-154150498>





DO NOT
ENTER

WALL OF
GRAFFITI





































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lubal Manufacturing and Distributing Company, The

MULTIPLE NAME:

STATE & COUNTY: OHIO, Franklin

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

REFERENCE NUMBER: 16000459

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/19/2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A

REVIEWER Patrick Andrus

DISCIPLINE Historian

TELEPHONE _____

DATE 7/19/2016

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.



RECEIVED 2280

JUN - 8 2016

Nat. Register of Historic Places
National Park Service

May 27, 2016

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

Dear Mr. Loether:

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

NEW NOMINATION

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

COUNTY

Butler
Franklin
Montgomery
Montgomery

RESUBMITTED MULTIPLE PROPERTY SUBMISSION

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

COUNTY

Multiple

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

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

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

Sincerely,

for Barbara Power

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

Enclosures

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

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

The following materials are submitted on May 27, 2016
For nomination of the Lubal Manufacturing & Distribution Co., Franklin Co, OH to the National Register of
Historic Places:

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

COMMENTS:

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