

United States Department of the Interior
National Park Service

SG-1270

National Register of Historic Places Registration Form

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



1. Name of Property

Historic name: Traction Company Building

Other names/site number: Tri-State Savings & Loan, HAM0178844

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: 432 Walnut Street

City or town: Cincinnati State: Ohio County: Hamilton

Not For Publication: NA Vicinity: NA

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:

___ A ___ B X C ___ D

Barbara Pover DSHPO for Inventory & Registration May 8, 2017
Signature of certifying official/Title: _____ Date
State Historic Preservation Office, Ohio History Connection
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ Date

Title : _____ State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

For Elson H. Beall 7-3-17
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- Building(s)
District
Site
Structure
Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE -
Business

Current Functions

(Enter categories from instructions.)

COMMERCE -
Business

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & EARLY 20th CENTURY AMERICAN MOVEMENTS -
Chicago Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: CONCRETE, BRICK, STONE: Granite,
TERRA-COTTA

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 Traction Company Building is located at 432 Walnut Street at the southeast corner of East Fifth and Walnut Streets in downtown Cincinnati. Today known as the Tri-State Building, it was designed by legendary American architecture firm D.H. Burnham & Company in 1902 and completed in 1903. The Traction Co. Building served as the headquarters for the Cincinnati Traction Company, founded in 1901, which owned and maintained the streetcar tracks in Cincinnati. The fifteen story steel frame building has a rectangular floor plate with approximately 60,230 square feet of occupied space. Built along the lot lines, the Chicago Commercial Style office building has storefronts located on the ground floor with thirteen floors of office spaces above and a fifteenth floor for storage inside the roof line cornice.

Built in the financial district in downtown Cincinnati, the building sits opposite of Government Square, on the west end of Fountain Square and is surrounded by many high-rise buildings built at the turn of the twentieth century. The main entrance into the Traction Company Building is located in the middle of the building along the 120.20 foot front façade facing Walnut Street. The elevation along East Fifth Street is 58 feet wide with four large storefront windows. The building is constructed out of steel frame, granite, brick, and terra-cotta and has a built-up flat roof.

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Details that classify the building as Chicago Commercial Style include vertical emphasis, large storefront windows, an externally expressed grid, flat roof, paired windows, detailed cornice, and masonry cladding.

The Traction Company Building retains a significant amount of integrity through the design, workmanship, materials, location, setting, and association to downtown Cincinnati. The unaltered massing and façade proportions represent the era of progressive skyscraper design. The compilation of intact materials, ornamentation, and the tripartite composition are significant to the original Burnham design. The interior has been updated over the years with each new tenant and ownership. These updates include new drywall partitions, modern elevators, and contemporary finishes throughout. These changes do not diminish the historic integrity of the building. The interior reflects Burnham's original floor layouts with offices along the perimeter, a centrally located hallway, and a bank of semicircular elevators. Many historic interior finishes are also intact and are in good condition. These finishes are a representation of the magnificent style and lavish detailing of Daniel Burnham's skyscrapers. Historically, the setting of the Traction Company Building was intended to be the center of the financial district. Located on one of the most prominent and recognizable corners in Cincinnati, the Traction Company Building still dominates the financial district.

Narrative Description

SETTING

The Traction Company Building is located in downtown Cincinnati in the Fountain Square area which remains the central financial district. The building sits at the corner of East Fifth Street and Walnut Street (See Site Map). The surrounding area includes many high-rise buildings dating back to the turn of the century. Directly to the south of the Traction Company Building is the Mercantile Library designed in 1905 by Joseph Steinkamp and Brother. Across Walnut Street to the southwest is the Union Trust Building, 1901, also designed by D.H. Burnham & Company and recently added to the Nation Register of Historic Places (NR Reference No. 08000802). One block south of the Traction Co. Building is First National Bank designed by D.H. Burnham in 1903 (NR Reference No. SG100000570). To the north of the Traction Company Building is the Potter Stewart United States Courthouse (NR Ref. No. 15000184). Built in 1936, this ten story Art Moderne courthouse was designed by Louis A. Simon. There are also contemporary structures in the area including the thirty-two story Fifth Third headquarters to the northwest designed in 1969 by Harrison & Abramovitz and directly across Walnut Street is US Bank Tower/Westin Hotel, 1981, designed by Abramovitz, Harris & Kingsland and KZF Design, Inc. The Center, designed by Harry Weese in 1970, abuts up to the Traction Company Building directly to the east.

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SITE

Situated on a flat, rectilinear parcel the Traction Company Building measures 58 feet along East Fifth Street and 120.20 feet along Walnut Street. The building was built along the lot line and does not contain any landscaping.

STRUCTURE

The Traction Company Building is a fifteen story structure with fourteen floors of occupied space measuring 215 feet in height and was constructed using steel framing.

EXTERIOR

The overall design of the building is considered to be Chicago Commercial Style, 1890-1920. Details that contribute to this style include: vertical emphasis, externally expressed grid, flat roof, storefronts on the ground floor, large storefront windows, masonry construction, and a decorative cornice. The windows are one over one with paired windows in the center and single windows outlining each corner.

All four façades are visible from street level. The main façade faces west along Walnut Street with another prominent façade facing north along East Fifth Street (Photos 1 and 2). The southern façade borders a 15 foot access way running along the northern boundary of the Mercantile Library (Photo 3). The first two stories of the east façade are obstructed by The Center Building, but floors three through fourteen are visible (Photo 4). The façade of the Traction Company Building is broken up into three parts similar to the composition of a column.

The three-story base is constructed using reddish colored Missouri granite. Burnham's original design combines Classical Revival detailing and the Chicago School style. The first two-stories are defined by double height pilasters and a projecting cornice with a frieze and an architrave (Photo 5). The capitals of the pilasters are simple in detail with Roman Doric characteristics and a circular tablet resting on the entablature two-stories above a stone base. The main entrance off of Walnut Street is more ornate (Photo 6). The entrance is a single story portico with an accouplement of square and rounded Roman Doric columns. There are Classical Revival details in the porch frieze. These details include triglyphs, a taenia separating the frieze from the architrave, guttae bands, guttas attached to the underside of the cornice, and intertriglyphs with raised fleur-de-lis and circles. The same Classical Revival details continue above to the third-story. The pilasters are Roman Doric in style and the same circular tablets are placed along the frieze below the cornice with dentil banding. The Classical Revival details have remained unaltered whereas Burnham's Chicago School style windows and storefronts have minor alterations. The original Chicago School windows have been covered with spandrel glass and the ground floor storefronts have been updated with aluminum storefront (Photo 1). These changes do not alter the original building configuration and are cosmetic alterations that can be removed without damaging the building.

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The shaft of the building, floors four through twelve, is constructed using a rain drop, red brick arranged in an ornamental pattern (Photo 7). The brick pattern of the Traction Company Building is completely unique within the city of Cincinnati and distinguishes itself from the other three Burnham buildings in the city. The brick window surrounds are composed of four rows of rowlock brick in three different size bricks. The two bottom layers of the window header are lighter in color and contribute to the horizontal banding of the façade. Another design feature that contributes to the horizontal banding and grid appearance is a projecting brick course. There are four courses of running bond with a fifth course of headers and stretchers between a projecting brick course. At the corners of the east façade, the location of the projecting bricks are recessed. Below the stone string courses, the brick surround detailing continues below the stone string course accenting the vertical lines of the building.

The top two-stories were designed in the Classical Revival style using a cream-colored terra-cotta (Photo 8). A terra-cotta cornice with dentil banding and circular tablets along the frieze resembles the end of the second part of the three part column analogy and the beginning of the third section, also known as the capital. The capital section of the building has the most ornate detailing and displays Burnham's knowledge and fondness of Classical architecture. Classical design methods include: double height pilasters, dentil bands, fluted window surrounds and banding, molding with bead and reel motifs, window heads with decorative medallions, floral motifs, brackets with foliage ornamentation, rosettes, and a balustrade above the roof line with wide pedestals.

INTERIOR

The Traction Company Building was designed to accommodate businesses on the ground floor with thirteen floors of office space and a fifteenth floor for storage. The existing massing and square footage of each floor remains the same as the historic structure. Over the years, interior walls beyond the boundaries of the corridors have shifted and were replaced with more modern interior partitions. Modern partitions allowed the space to become more flexible with each new tenant. In spite of multiple tenants many historic materials remain intact including the main circulation spaces.

At this time there are seven entrances that lead into retail shops on the ground floor and one entrance that leads to the elevator lobby. The original drawings could not be located for the Traction Company Building and it is unknown how many entrances existed at the time of construction. A photo taken of Peebles Store, east of the Traction Company Building, in 1916 shows a section of the original Traction Company Building storefront with an entrance. The location of the historic elevator lobby remains unmoved, although the construction materials have been updated. To the south of the elevator lobby, original materials remain intact in the historic corridor. These materials include marble walls, marble ceilings, wood door trim, ornate ceiling trim, and a mail chute (Photo 11). The original brass mail collection box from Rochester, New York has also been preserved (Photo 12).

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Once inside the elevator lobby one can access the retail space to the north or to the south. There is also access to the basement level and upper floors via a stair to the south of the elevator lobby. Historically, when the building first opened, there was a bank located in the northern half of the building which measured 53 feet by 55 feet and four offices located south of the elevators.¹ The 1904-1930 Sanborn map shows four retail tenants to the south with a larger office tenant along the north elevation (Image 1).

The basement level is accessed by a historic marble and metal staircase to the south of the current elevator lobby (Photos 9 and 10). The walls surrounding the upper portion of the staircase and the adjacent corridor are clad with 1 3/4" thick marble panels. A 3" thick dark colored marble wall base also remains. The floor plan of the basement extends approximately eight feet past the north and west exterior walls (See Basement Floor Plan). Historically there were two large steam boilers and three dynamos in the southeast corner. Today the remaining space within the basement is being used for storage.

The upper floors, consisting of floors two through fourteen, have the same characteristics in building materials and floor plan layouts. Each floor has a bank of elevators opening up into a public corridor running north and south. Nine out of the thirteen floors retain the historic corridor layout. Out of these nine corridors, seven floors have the original marble wall paneling (Photos 13 and 17). This raises the possibility that marble paneling remains intact under modern drywall furring on floors four and nine. Historic details remaining on the upper floors are undamaged and contribute to the integrity of the building. These materials include wood windows, wood doors, brass hardware, wood molding, preserved wood flooring under carpeted areas, and original brass mail chutes (Photo 18). Also intact are the historic transom openings above the acoustical ceiling tile along with the historic ceiling trim.

Materials in the original offices of the Traction Company on the ninth and tenth floors have been preserved. These materials include interior wood doors, transoms, wood flooring, wood molding, mahogany wood paneling, mahogany wainscoting, ornate plaster ceiling details, and original bathing room with tiled circular shower (Photos 14-16).

The fifteenth floor served most likely as storage. The windowless floor is accessible by two elevators and an egress stair installed during the 1954 renovation. There are six historic skylights that allow natural light to flow into the space, as well as a large skylight over the egress stair (Photo 19). The stairs leading from the fifteenth floor to the roof are historic and match the design of the stairs leading from the first floor to the basement (Photo 20). Other historic materials on the fifteenth floor include wood doors, brass hardware, and plaster walls.

¹ "Contract is Left for Skyscraper." Cincinnati: Cincinnati Historical Library, 1901.

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ALTERATIONS

The first known renovation project began in 1954 with minor alterations in the years to follow. These updates occurred with new ownership and were designed to modernize the building. The earliest renovation projects include the replacement of five original elevators with three modern cabs, updating and enclosing the main staircase for fire safety, remodeling the ground floor elevator lobby, and installing air conditioning units in each office. The renovation of the ground floor elevator lobby included reconfiguring walls, replacing original 1- 3/4" marble with a 3/4" marble veneer, installing terrazzo floor tiling, and replacing the original entryway with an aluminum storefront (Photos 21 and 22).

Sometime before 1970, based on historic photographs, the centered paired windows on the east façade had been infilled with brick to house the modern elevators (The brick is recessed from the original window opening and does not alter the original brick surround). In 1976, the original ground floor storefronts were replaced with aluminum storefronts which extend up to the second floor. Above the aluminum storefronts, spandrel glass replaced the historic Chicago window configuration of a large center single pane glass flanked by two narrow operable windows. The window replacement project did not alter the sizes of the window openings and the granite pilasters between the windows remain intact. One can still get a sense of the Chicago window proportions from the interior view (Photo 23). A fire escape and associated support structure was added on to the south elevation of the building. This structure is partially supported by the adjacent Mercantile Library.

Other modern day alterations include updated restrooms, vinyl composition tile, carpet flooring over historic wood floor, vinyl wall coverings over marble cladding, contemporary stone veneer over historic marble wall panels, mirror wall panels around elevator openings, a modern stair on floor thirteen, and two steps leading to a non-historic door added to the north wall of the vestibule (Photo 24). Drop-ceilings were installed on every floor, concealing original moldings and transom windows within the public corridors. Much of the original ceiling moldings and framing for the transoms are intact under the studs and drywall.

HISTORIC INTEGRITY

As mentioned in the summary paragraph of the narrative description, the Traction Company Building has many original materials remaining and intact, and has a great deal of historic integrity. The exterior looks very much like it did at the time of construction (Images 2 and 3). Although the first two floors have been renovated with aluminum curtain walls and spandrel glass in 1976, the granite columns and pilasters remain undamaged and contribute to the original character of the building. Floors three through fourteen have remained unaltered and hold a high-degree of integrity in materials and design. Original materials dating back to 1903 include the three-story granite base, the red bricks at the shaft of the building, stone belt-coursing, one-over-one wood windows, glazed terra cotta masonry on the top stories, the Classical Revival detailing constructed out of terra-cotta, a terra-cotta cornice with eave brackets, and a stone balustrade at the roof line.

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As previously stated, the first known renovation project began in 1954. Documented modifications made to the building during the 1954 renovation include three new elevators, a new egress stair, additional air conditioning units, reconfigured walls on the ground floor, and updated interior wall and floor finishes on the ground floor. Many original materials and design layouts still remain after the renovations in 1954 and 1976. The original footprint with semicircular elevators at the central point of the building with a corridor leading to perimeter office spaces remains unaltered. The marble panels within the corridor spaces also remain on seven floors and are in very good condition. Original marble stair treads leading to the basement are intact as well as original marble wall panels surrounding the area of where the original stairs were constructed. The brass mail chutes on each floor and collection box in the lobby are in good condition. On the ninth and tenth floors the offices of the Cincinnati Traction Company have also been preserved. It is rare and exceptional to find offices from 1903 still intact. With the exception of two walls that were added at a later date on the ninth floor, and one dividing wall removed on the west side of the office space also on the ninth floor, the offices remain untouched. Historic materials in this space include mahogany wood paneling, mahogany wainscoting, wood molding, wood doors, transoms, door hardware, a tile shower, ornate plaster ceilings, and wood flooring.

It was the intent of the Cincinnati Traction Company's president to construct a building that would be monumental in downtown Cincinnati. The chosen site for such a building was a corner lot between Fountain Square and Government Square, two of the largest public spaces in Cincinnati. In the 1890's this area was the heart of the financial district and housed some of the most successful firms in the city. Today, little has changed in the way of the success and appearance of this area. The Traction Company Building continues to be a symbol of Cincinnati's commercial success and status.

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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.)

Architecture

Period of Significance

1903-1953

Significant Dates

1903

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Daniel H. Burnham & Company

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

The Traction Company Building is significant at the local level of significance under Criteria C as a significant work of a master. The Traction Company Building was designed by Daniel H. Burnham who created one of America's most recognizable firms in the country. Designing over 200 buildings between 1891 and 1912, Daniel Burnham was a contributor to the creation of the Chicago School of Architecture and a founder of the modern skyscraper. He was a brilliant businessman who revolutionized the way architecture firms were organized. His progressive thinking that one could sell architecture as a product distinguished him from other architects. Burnham's colleagues, such as Frank Lloyd Wright and Louis H. Sullivan, criticized his approach to architecture and his Classical designs at the World's Fair in 1893. The general public admired the style transition and embraced the Classical forms. Cities such as Cincinnati welcomed Burnham into their city centers to transform the urban environment. Burnham became the master of designing buildings that displayed both functionality and beauty.

The Traction Company Building is an excellent example of Burnham's work in Cincinnati. The office building reflects Burnham's ideology that tall office buildings were a function of commerce. The design of the Traction Company Building also reflects the architectural language used by Burnham during the turn of the century. This monumental structure was built as an integral part of Cincinnati's urban landscape which contributes to the beauty of the financial district. The Traction Company Building also exhibits Burnham's trademarks such as vertical emphasis, reference to the steel structural grid, a tripartite composition, Classical ornamentation, paired windows, rectilinear floor plan, and prominent storefronts on the ground floor.

The period of significance spans from 1903 based on the completion of construction to 1953. The office building continued to serve in its original function until the first major renovation project between 1954 and 1956 by Tri-State Savings & Loan who remodeled the ground floor and removed the original elevators, therefore ending the period of significance.

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

CINCINNATI AT THE TURN OF THE TWENTIETH CENTURY & THE CINCINNATI TRACTION COMPANY

By 1880 Cincinnati had become the largest city in Ohio with a population of over 300,000. Producing \$200 million dollars in goods during 1887, the city was an industrial center for the Midwest. Connected by waterways and fifteen railroads, this prosperous mid-western city flourished in success. The city's achievements can be measured by the number of civic institutions. By the later nineteenth century Cincinnati was home to two hundred churches, five hospitals, a public library, the Cincinnati Zoo, the University of Cincinnati, an art museum, an art academy, an opera house, Music Hall, and the Exposition Building.¹ Businesses such as Procter and Gamble, Cincinnati Milling Machine Company, numerous brewing companies, and the Cincinnati Traction Company took advantage of the thriving economy and expanded their enterprises. In the example of the Cincinnati Traction Company, success was displayed through arts and architecture.

The Cincinnati Traction Company, established in 1901, contributed to the growth around the Cincinnati basin area. During 1889 the Cincinnati Street Railway introduced the first electric streetcar to Cincinnati along Main Street. In 1895 twenty-two street railways were in operation all run and owned by different entities. Under the ownership of John Kilgour, the Cincinnati Street Railway consolidated and purchased all street railroads in Cincinnati. On February 21, 1901, Cincinnati Street Railway leased all of its property to the newly founded Cincinnati Traction Company. The Cincinnati Traction Company was responsible for the construction and maintenance of all tracks in Cincinnati and used a unique method of using two over-head wires. Only two other cities (Havana, Cuba and Merrill, Wisconsin) used the double over-head wire. The company saw large profits at the turn of the century and was constantly expanding their manufacturing plants northwest of the Cincinnati basin. Under the direction of President W. Kelsey Schoepf, the company's goals included bringing outsiders into downtown and building the finest street railroad in the United States. It was a company that stood for progress and prided themselves on meeting public demands. In 1902 the Cincinnati Traction Company had extended their streetcar lines into the Norwood and Oakley neighborhoods. The company spent \$1,000,000 on new tracks, equipment, over-head wires, and unveiled a new double truck car between 1901 and 1902.

The same year the Cincinnati Traction Company was founded, Daniel H. Burnham began drafting plans for the Traction Company Building. It is unknown where the Cincinnati Traction Company held their offices during the period of construction. As reported in the *Cincinnati*

¹ Ohio History Connection, www.ohiohistorycentral.org

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Enquirer in 1903, "When W. Kelsey Schoepf became the President of the Cincinnati Traction Company he called attention to the necessity of a new home for the company and at the same time offer facilities to numerous big concerns to have offices that would be luxurious, convenient and in every way desirable."² In 1902 President Schoepf and a handful of capitalist investors came up with an idea for an office building that would provide convenience and display luxury within the city. This was to be a modern building equipped with all the modern technologies available which would symbolize the success of Cincinnati. They wanted a building of such beauty that the citizens of Cincinnati would be proud.

The location chosen for the headquarters of the Cincinnati Traction Building was in the center of the financial district. During the 1890s, Fourth and Fifth Streets were the two major streets within Cincinnati. The most prominent merchants were located on these streets as well as large scale commercial buildings. Between 1880 and 1910 Chicago and New York were expanding their city centers with monumental skyscrapers. As a thriving and growing city, Cincinnati mirrored the success of these two cities. Hiring nationally-known architects such as H.H. Richardson, John Russell Pope, and Daniel Burnham, residents of Cincinnati hoped to create a central business district that would be a symbol of their greatness. The buildings designed during this time period, including the Traction Company Building, still define the successful business district in Cincinnati.

The year 1925 represented a milestone in Cincinnati streetcar history. That year, W. Kelsey Schoepf retired as President of three of the largest streetcar entities in Cincinnati; the Cincinnati Traction Company, the Cincinnati Car Company, and the Ohio Traction Company. The Cincinnati Car Company, who was one of the largest streetcar manufacturers in the country, acquired the Ohio Traction Company, who controlled the Cincinnati Street Railway Company. During 1925 all three corporations along with the Cincinnati Traction Company resided on the 9th floor of the Traction Company Building. In 1926 the Cincinnati Car Company, who took control of the Cincinnati streetcars and tracks, were located in one suite on the 9th floor of the Traction Company Building. Tenants within the remaining offices once leased by the Cincinnati Traction Company comprised of engineers and attorneys. In the year 1927, the Cincinnati Car Company relocated from the 9th floor of the Traction Company Building to the 10th floor. Suite 901, which was the headquarters for the Cincinnati Traction Company and the Cincinnati Car Company, was leased to three different law firms. The Cincinnati Car Company remained at the Traction Company Building until 1928 then relocated to their manufacturing plant located at the corner of Spring Grove and Mitchell Avenue.

The Cincinnati Traction Company flourished as Cincinnati's popularity grew. The streetcar was the primary mode of transportation for many workers and residents within the city limits. Unfortunately, as the population grew, overcrowding became a concern and residents desired more space and a healthier living environment. The suburbs became the new destination. Businesses also began to expand out of the basin. New roads and eventually new expressways

² "Story of the Magnificent Traction Building." *Cincinnati Enquirer*, 24 August 1903.

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were designed to accommodate the growing popularity of the automobile. Streetcars became less of a necessity and by 1938 the Cincinnati Traction Company had dissolved.

ARCHITECT: DANIEL H. BURNHAM AND THE TRACTION COMPANY BUILDING

While the Cincinnati Traction Company and W. Kelsey Schoepf celebrated the success of their business there was another man in Chicago who was also at the peak of his career at the turn of the century. Architect Daniel H. Burnham, 1846-1912, was a legend even in his own time. Known as one of the founding architects of the steel skyscraper and an influential planner, Burnham was a leading first-generation architect from Chicago whose buildings redesigned the urban landscape. Author A.N. Rebre wrote in the July 1915 edition of *Architectural Record*,

"it can be said with truth that Mr. Burnham lived during a period of opportunities in the making, a period during which the sky-scraper was not only conceived, but in which it was carried to its ultimate structural development. That he played a tremendous part in the growth of this truly American problem is at once apparent. The majority of the commercial buildings designed and planned under his direct control will readily prove work of the various mechanical and technical experts who contributed to the making of tall buildings. He considered it was his duty to permit the structure to serve in the most economical manner possible the functions for which it was intended."

Born in northern New York State, Burnham and his family relocated to Chicago in 1855 in search of new business adventures. Burnham had a talent for drawing and in his early twenties he took a job as a draftsman for William Le Baron Jenney. Jenney was most famous for his work on the Home Insurance Building in Chicago, built in 1884, which would be largely credited as the world's first skyscraper. After a stint as a miner and briefly running for political office out West, Burnham returned to Chicago and worked for Carter, Drake & Wright in 1872. During this period he met fellow architect John Wellborn Root, 1850-1891, who was a gifted designer. By 1873 Burnham and Root formed their own firm and after eighteen years of practicing together they created one of the most successful firms in the United States. Theirs was considered one of the greatest firms in American history for their innovative design ideas and creating a model for future architecture firms.

One of Burnham and Root's innovative design ideas was the development of the skyscraper. They were instrumental in the progression of skyscraper design. In 1883 the Montauk Building was completed in Chicago. This ten-story structure was built using steel and a new type of foundation footing made of concrete slab and reinforced with iron rails. These new footings could support taller and heavier buildings over the soft Chicago soil. The Montauk Building was the first skyscraper in Chicago to be fireproofed using hollow tiles. During the construction period, workers continued building during the winter months using tents and heaters which was another first for Chicago.

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In 1888 Burnham and Root completed the tallest office building in Chicago. This new office building, known as the Rookery, used both masonry load-bearing walls and a skeleton steel frame. The Rookery was an eleven-story building with 600 offices. Unlike the typical skyscraper at the time, the Rookery was designed with a central light court and double-loaded corridor giving every office space access to sunlight and fresh air. The success of the Rookery's plan, made possible the skeleton structural system, spread quickly through Chicago and became widely used throughout the city.

Following the completion of the Rookery, Burnham and Root designed the Rand McNally Building in 1889, which was the first skyscraper built with all steel construction. Standing at ten-stories high, the structure was clad in dark-red terra-cotta that covered two street facing façades. Similar to the Rookery design, the Rand McNally Building also had a large center light court with a double-loaded corridor. The walls of the interior light court were constructed using English white enameled bricks which reflected light into the interior offices. During the 1893 World's Columbian Exposition, the World's Fair headquarters were located on the fourth and fifth floors.

The Monadnock Building, completed in 1892, is one more example of Burnham and Root's involvement in the development of the skyscraper. Standing at sixteen stories, the Monadnock Building was the tallest masonry load-bearing building in its time. The masonry walls at the base were an astonishing six feet deep to accommodate the massive brick walls above. Lateral steel bracing was placed in the structure to stabilize the building during Chicago's high winds. The Monadnock Building is a great model of the modern skyscraper. Using the massing and scale of the skyscraper, without any ornamentation, Root's design portrayed the stability and prominence of modern civilization.

The final skyscraper that helped define Burnham and Root's skyscraper career, is the Masonic Temple, completed in 1892 and demolished in 1939. The Masonic Temple was the first skyscraper in Chicago to reach twenty stories and was approximately three hundred feet tall. Constructed out of steel framing, the plan included a central light court that extended the height of the building. Unique to the design of the Masonic Temple, the building was a self-contained city. The basement included a restaurant with ten floors of shopping above. Floors eleven through sixteen were designed for office spaces and a large public garden was constructed at the roof. The urban conveniences and public spaces provided throughout the building was significant in the progression of skyscrapers.

After the death of John Root in 1891 Burnham went on to become the chief architect of the 1893 World's Columbian Exposition in Chicago. With 150 buildings over 600 acres the World's Fair, also known as the "White City," became extremely influential in architectural design and created a model for future city centers. Following the World's Fair, Burnham founded a new firm called D.H. Burnham & Company. Considered the largest firm in the world in its time, D.H. Burnham & Company was responsible for designing over 200 buildings. Most notable buildings built around the time of the Traction Company Building are the Reliance Building in Chicago (1895),

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the Ellicott Square Building (1896) located in Buffalo, New York, the Flatiron Building (1903) in New York City, Marshall Field & Company (1902) in Chicago, and Wanamaker's (1909) in Philadelphia. It was also during this time that Burnham served as the official architect of the Pennsylvania Railroad Company and the United States Government.

Daniel Burnham's architectural style developed over his career, which is evident in the design of the Traction Company Building. While collaborating with John Root, his buildings were classified as examples of the Chicago Commercial Style (or Chicago School). The buildings of the Chicago School were six to twenty-stories in height with relatively thin decorative cladding attached to a steel frame. Windows were large and arranged in a three-part configuration with a fixed large plate-glass in the center flanked by two operable windows on either side. These windows were sometimes constructed in a projecting bay or oriel. The façades had minimal ornamentation and were divided into three section, the base, the shaft, and the capital.

After Root's death Burnham drifted away from the Chicago School. As seen in the design of the World's Fair in 1893, Burnham began referencing the Classical techniques inspired by the Greeks and Romans. The Traction Company Building is a great example of the influence of the World's Fair had on Burnham. Soon after the World's Fair and fresh in the minds of inspired clients, the Classical Revival details give the building a sense of strength and solidity. Classical details incorporated into the Traction Company Building include pilasters, roof lined balustrade, detailed eave brackets, cornice window heads, belt courses, dentil ornamentation, rectangular double-hung windows, and entablatures. The Traction Company Building in Cincinnati changed the urban landscape around the most influential downtown space, Fountain Square. Towering over surrounding buildings half its size, this dominant structure symbolized the authority of commerce in Ohio based on the aesthetic values of Burnham.

Prior to the construction of the Traction Company Building, the Union Trust Building, also designed by Daniel Burnham, was the only skyscraper in Cincinnati. Four years later D.H. Burnham & Company completed three others all within a block and a half of one another. These four turn of the century skyscrapers define the current financial district of Cincinnati. In addition to the Traction Company Building the other three buildings are known as the Union Trust Building, completed in 1901, located at 36 East Fourth Street, First National Bank, completed in 1904, located at 101 East Fourth Street and Fourth National Bank, completed in 1905, located at 18 East Fourth Street (Images 4-6).

The Union Trust was the tallest building in downtown Cincinnati at the time of construction. Constructed in 1901, this seventeen-story steel frame building is designed in a tripartite configuration. The three-story base is clad in reddish marble and gray granite, the shaft is eleven-stories constructed out of gray brick, and the capital is three-stories clad with brick and cream colored terra-cotta. The building has Classical details including pilasters, belt courses, and an ornate cornice. Ornamentation is minimal compared to the three other Burnham buildings. The windows are representative of the Chicago School style arranged with a large single pane of glass in the center flanked by two one-over-one, double-hung windows. There have been two large additions at the west end of the building completed in 1914 and 1931.

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The First National Bank is located cater-corner from the Union Trust Building. Completed in 1904, the nineteen-story steel frame building replaced the Union Trust Building as the tallest building in Cincinnati at the time of completion. Designed in a traditional tripartite configuration, the First National Bank is the largest Burnham building in Cincinnati. The two-story base is constructed out of gray granite with Classical detailing. These details include fluted pilasters, Doric capitals, and a smooth frieze. The shaft of the building is constructed out of a light gray colored brick with detailing representing the Chicago Commercial style. The monolithic shaft comprises of stone string courses above and below the windows, grouped windows, and projecting bay windows. The top three stories of the building are clad in cream colored terra-cotta with Classic ornamentation.

The Fourth National Bank, located to the west of the Union Trust Building, was completed in 1905. Also constructed out of steel frame in a tripartite configuration, the Fourth National Bank is a narrow and deep structure measuring twelve-stories in height. The base is a light colored stone with a pair of two-story Doric columns equally spaced within the storefront. At the second-story, three Chicago style windows span the distance between the two columns. The shaft of the building is constructed out of red brick with the same horizontal pattern as the Traction Company Building. The paired windows at the Fourth National Bank have stone headers with a stone string course running underneath each window. The top three stories are constructed out of reddish tinted terra-cotta cladding with elaborate ornamentation.

These four Chicago Commercial Style skyscrapers transformed the urban landscape of downtown Cincinnati. Identifying the growth of Cincinnati's financial and business center, these skyscrapers (designed with Burnham's signature features) were far from the typical construction methods seen in Cincinnati at the time. Prior to these four skyscrapers the typical downtown building was between four and six stories and constructed in either the popular Italianate or Romanesque Revival styles. Many storefronts were constructed out of cast-iron with masonry load-bearing walls.

Burnham's four Cincinnati skyscrapers have many similarities, such as construction materials and stylistic features. The Traction Company Building has a uniqueness that separates itself from the other Burnham designed skyscrapers. The Traction Company Building has more elaborate exterior attributes that are more characteristic of Burnham's skyscrapers built in Chicago. Burnham clearly defined and articulated the base using multistory pilasters, a band of windows spanning between the steel structural members, a deep cornice between the base and the shaft, and using a contrasting color at the base. At the shaft of the structure, the set-back windows call attention to the masonry structure and give depth to the façades. Unlike the other local Burnham skyscrapers, there is a horizontal emphasis at the shaft of the Traction Company Building. The contrasting color of the string courses, rectangular windows, and a combination of recessed and projecting brick patterns bear a resemblance to Chicago Commercial Style skyscrapers built in Chicago during the late nineteenth century. The eye-catching contrast of the top two-stories is another characteristic of the Traction Company Building that distinguishes itself from the other structures. The cream terra-cotta cladding that wraps around all four façades of the top two-

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stories can be seen blocks away in all directions of the building. Located on one of the most well-known corners within Cincinnati, the Traction Company Building is highly visible and is Burnham's finest design in Cincinnati.

Throughout his career Burnham felt a responsibility towards the greater community. He viewed architecture as a living organism that responded to the natural landscape as well as the general public. His buildings were not only symbols of strength and beauty, but provided functionality for daily lives. Burnham's high-rises were designed to complement the businesses within. He also believed that commerce controlled men.³ Burnham is quoted saying, "otherwise the organized life of society could not have gone on, for commerce is the heart of every community."⁴ Perhaps that was why President Schoepf chose Burnham to design the Traction Building.

President Schoepf was quoted in a 1902 Cincinnati newspaper saying, "We gave our architect – as one whose reputation I need say nothing in this or any other community, I believe – to understand that we wanted a building that would be a permanent improvement and adornment to Cincinnati. The cost was to be no obstacle in the way. I don't know that I can say anything further in that direction. The building is to be ready for occupancy by April 1, 1903."⁵ The 60,230 square foot building cost \$1,250,000 in 1902 and was considered the most elegant modern structure in downtown Cincinnati.

Daniel Burnham combined progressive technology with carefully thought out details in his skyscraper designs. The elevator lobby at the Traction Company Building is one example of combining advanced technology with artistic vision. The main entrance was off of Walnut Street and led to a large elevator lobby with five wrought iron elevator cages displayed in a semicircular arrangement.⁶ At the time of construction this arrangement of elevator cabs was distinctive. These elevators were considered grand and modern for their time. Unlike any other elevator system in the city, the doors on the elevators automatically opened and closed. This fairly new technology was developed fifteen years earlier and was primarily used in New York and Chicago. Glass globes were installed over each cage indicating the elevator's direction of travel. A red light indicated that the cab was moving down while a white light indicated that the cab was moving up. An article in the *Cincinnati Enquirer* of 1903 notes, "A feature that excites warm admiration is the splendid elevator system." To the north of the elevator lobby was a large room measuring 53 feet by 55 feet that accommodated a bank while four smaller offices were located to the south of the building.⁷ As previously mentioned, the original elevators have been removed but the unaltered semicircular cab locations still give one a sense of how grand and forward thinking the space was.

³ Kristen Schaffer, *Daniel H. Burnham, Visionary Architect and Planner*. (New York: Rizzoli, 2003), 172.

⁴ Schaffer, 172.

⁵ "Contract is Let for Skyscraper". Cincinnati: Cincinnati Historical Library, 1901.

⁶ "Story of the Magnificent Traction Building." *Cincinnati Enquirer*, 24 August 1903.

⁷ "Contract is Let for Skyscraper." Cincinnati: Cincinnati Historical Library, 1901.

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Burnham's attention to details carried through every inch of his building designs. The finishes at the Traction Company Building were lavish and carefully thought out. Every floor was designed using different materials including marble and mahogany wood paneling. As described in the *Cincinnati Enquirer*, "It would be impossible to describe the elegance of the fixtures in the Traction Building. They are of the most attractive patterns. Each floor is different in finish and design."⁸ President Schoepf's intention was to attract the most desirable tenants in the city by creating spaces that were both convenient and luxurious. One popular convenience was the mail chute. Manufactured by Cutler Manufacturing Company out of Rochester, New York, this brass chute extended to every floor and was collected by the postal service in the lobby. Before the building officially opened all but five office spaces were leased. Tenants included railroad businesses, insurance companies, brokers, and jewelers. The *Cincinnati Traction Company's* offices were located on the ninth floor and partially on the tenth floor. These offices were perhaps the grandest spaces of all. The walls were covered in mahogany wood paneling with built-in bookcases that terminated into coffered ceilings. The same *Cincinnati Enquirer* article states, "The offices of the Traction Company are on the ninth floor. The private office of President Schoepf is without an equal among the gorgeous quarters of street car magnates of the country. It is finished not only in magnificent style, but at the same time shows the splendid taste of the Traction Company's President."⁹

The Traction Company Building was a symbol of Cincinnati's growing success and demonstrated Burnham's ability to promote cultural leadership. A famous Daniel Burnham quote starts off by saying, "Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency..."¹⁰ The Traction Company was a large part of the growing achievements and wealth in the City and hired the most influential architect of the time to symbolize their status. Both Schoepf and Burnham were great business men who recognized the powerful symbol of architecture within the community. A believer in form follows function and economics, Burnham was able to create office spaces that encouraged economic growth within the finance district of Cincinnati.

⁸ "Story of the Magnificent Traction Building." *Cincinnati Enquirer*, 24 August 1903.

⁹ "Story of the Magnificent Traction Building." *Cincinnati Enquirer*, 24 August 1903.

¹⁰ "Burnham Quote: well, It May Be." *Chicago Tribune*, 01, January 1992.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): HAM0178844

10. Geographical Data

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 715233 | Northing: 4330742 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

The Traction Co. Building is located in the City of Cincinnati, Hamilton County, Ohio within parcel 083-0001-0297-00. The boundary is described as the following: the beginning point starts at the northwest corner of parcel number 083-0001-0297-00 and continues 58 Feet east along the curb side of East Fifth Street; then travel 120.20 Feet to the south; continue 58 Feet west and finally travel 120.20 Feet north along the curb side of Walnut Street ending at the point of origin.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary description contains all land historically associated with the commercial building and documented in the 1904 plat map of Cincinnati.

11. Form Prepared By

name/title: Deanna Heil
organization: City Studios Architecture
street & number: 1148 Main Street, Fl. 2
city or town: Cincinnati state: Ohio zip code: 45202
e-mail dheil@citystudiosarch.com
telephone: 513.621.0750
date: 01-13-2017

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Traction Company Building

City or Vicinity: Cincinnati

County: Hamilton

State: Ohio

Photographer: Deanna Heil

Date Photographed: August 4, 2015

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

01. Northwest view from Walnut Street and East Fifth Street, looking southeast
02. North façade, looking south
03. South façade, looking northeast
04. East façade looking west
05. Base detail of north façade, looking south
06. Main entry of west façade, looking east
07. Detail view of west façade, looking east
08. Detail view of top floors on east elevation, looking west
09. Basement level, view looking south
10. Basement level looking up stairs leading to first floor, view looking east
11. First floor, south corridor, view looking north
12. First floor, stairwell, historic collection mailbox, view looking west
13. Second floor, corridor, view looking west
14. Ninth floor, Traction Co. office space, view looking northwest
15. Ninth floor, Traction Co. office space, view looking southwest
16. Tenth floor, Traction Co. office space, view looking northwest
17. Eleventh floor, historic marble in corridor, view looking north
18. Twelfth floor, historic mail chute, view looking east
19. Fifteenth floor, storage, view looking west
20. Fifteenth floor, historic stairs, looking east
21. First floor, elevator lobby, view looking east

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22. First floor, elevator lobby, view looking west
23. Second floor, southern office space, view looking northwest
24. Third floor, west office space, view looking south

Images:

1. 1904-1930 Sanborn Map, Volume 2 Sheet 120
2. 1904 Image looking southeast, The Public Library of Cincinnati and Hamilton County
3. 1908 Image from Architectural Record Magazine, looking southeast
4. Union Savings & Trust Company, Cincinnati, OH, D.H. Burnham & Co. constructed 1901
5. First National Bank, Cincinnati, OH, D.H. Burnham & Co. constructed 1904
6. Fourth National Bank, Cincinnati, OH, D.H. Burnham & Co. constructed 1905

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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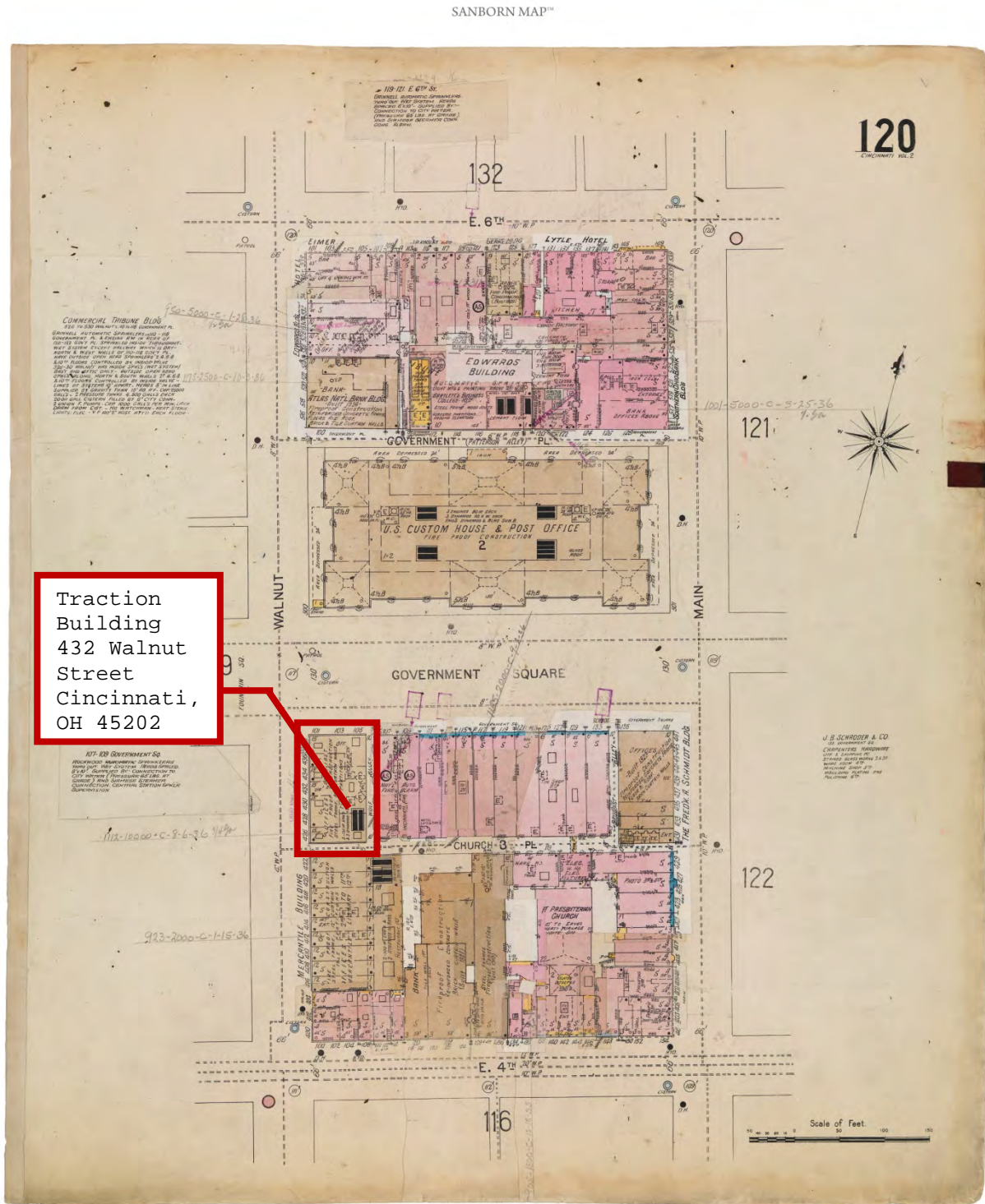


Image 1: 1904-1930 Sanborn Map, Volume 2 Sheet 120

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Image 2: 1904 Image looking southeast, The Public Library of Cincinnati and Hamilton County

Traction Company Building
Name of Property

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Image 3: 1908 Image from Architectural Record Magazine, looking southeast

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Image 4: Union Savings & Trust Company, Cincinnati, OH
D.H. Burnham & Co. constructed 1901

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Name of Property

Hamilton County, Ohio
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Image 5: First National Bank, Cincinnati, OH
D.H. Burnham & Co. constructed 1904

Traction Company Building
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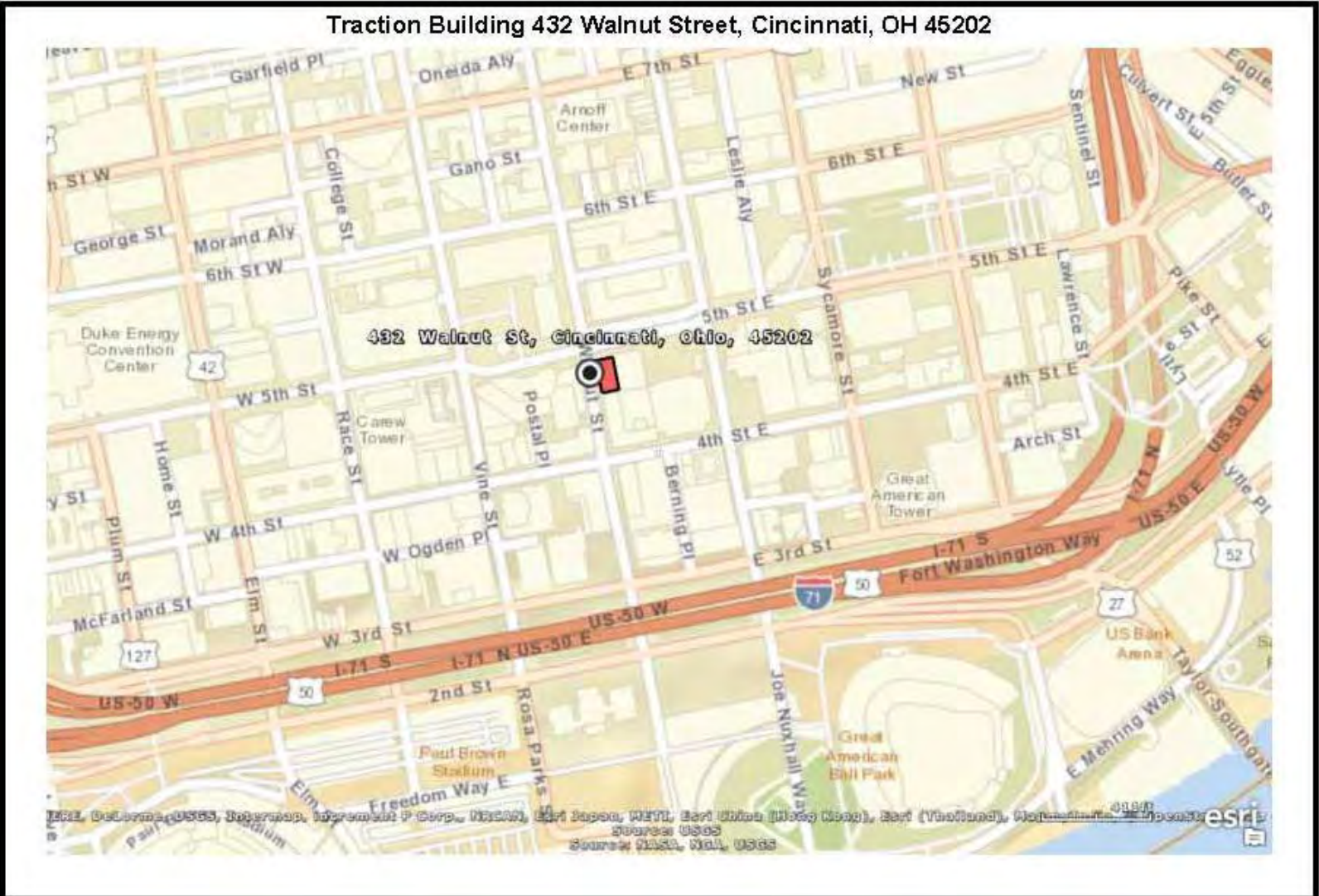
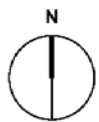
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Image 6: Fourth National Bank, Cincinnati, OH
D.H. Burnham & Co. constructed 1905

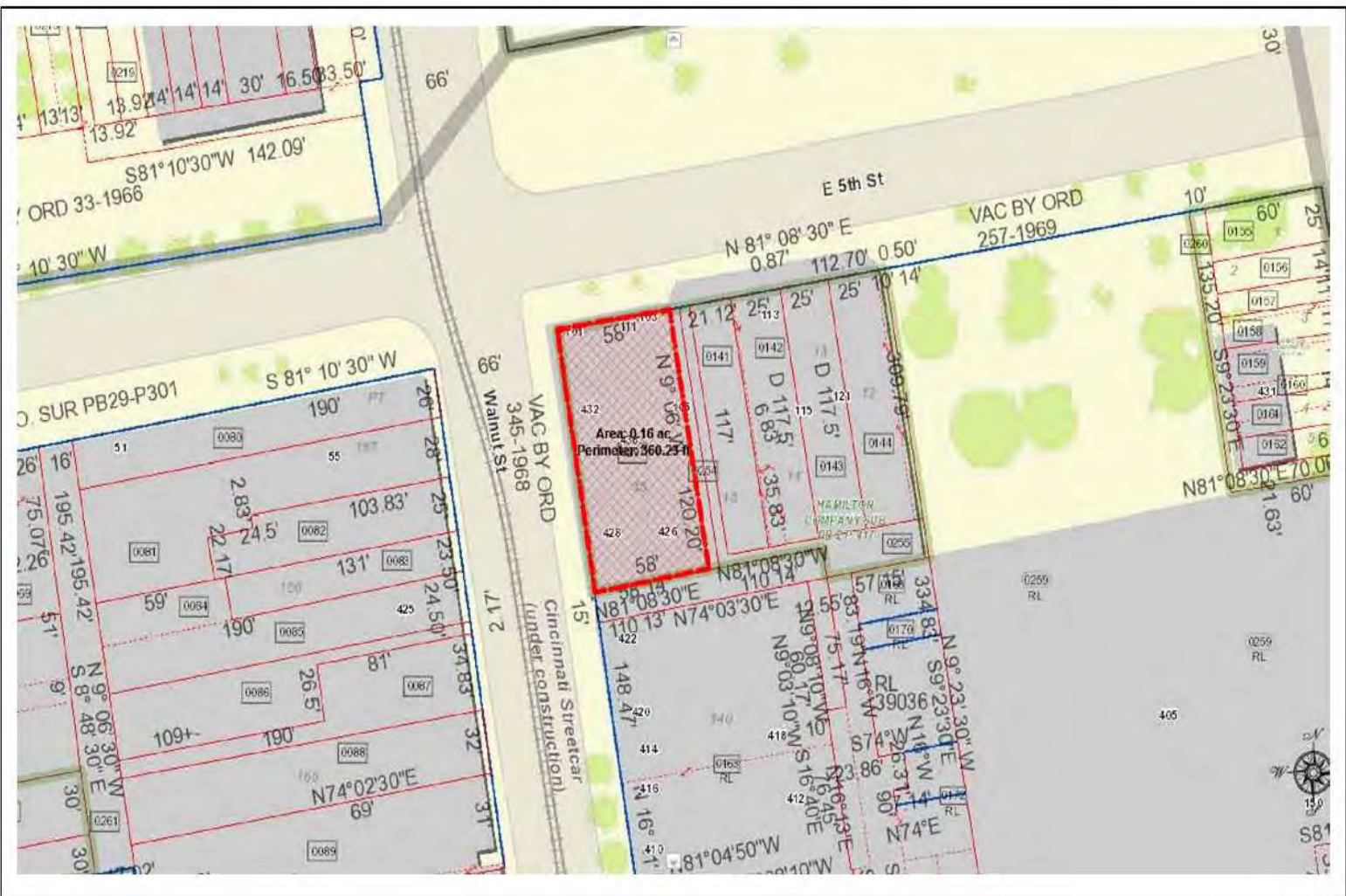
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CAGIS Online Map

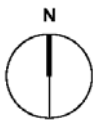
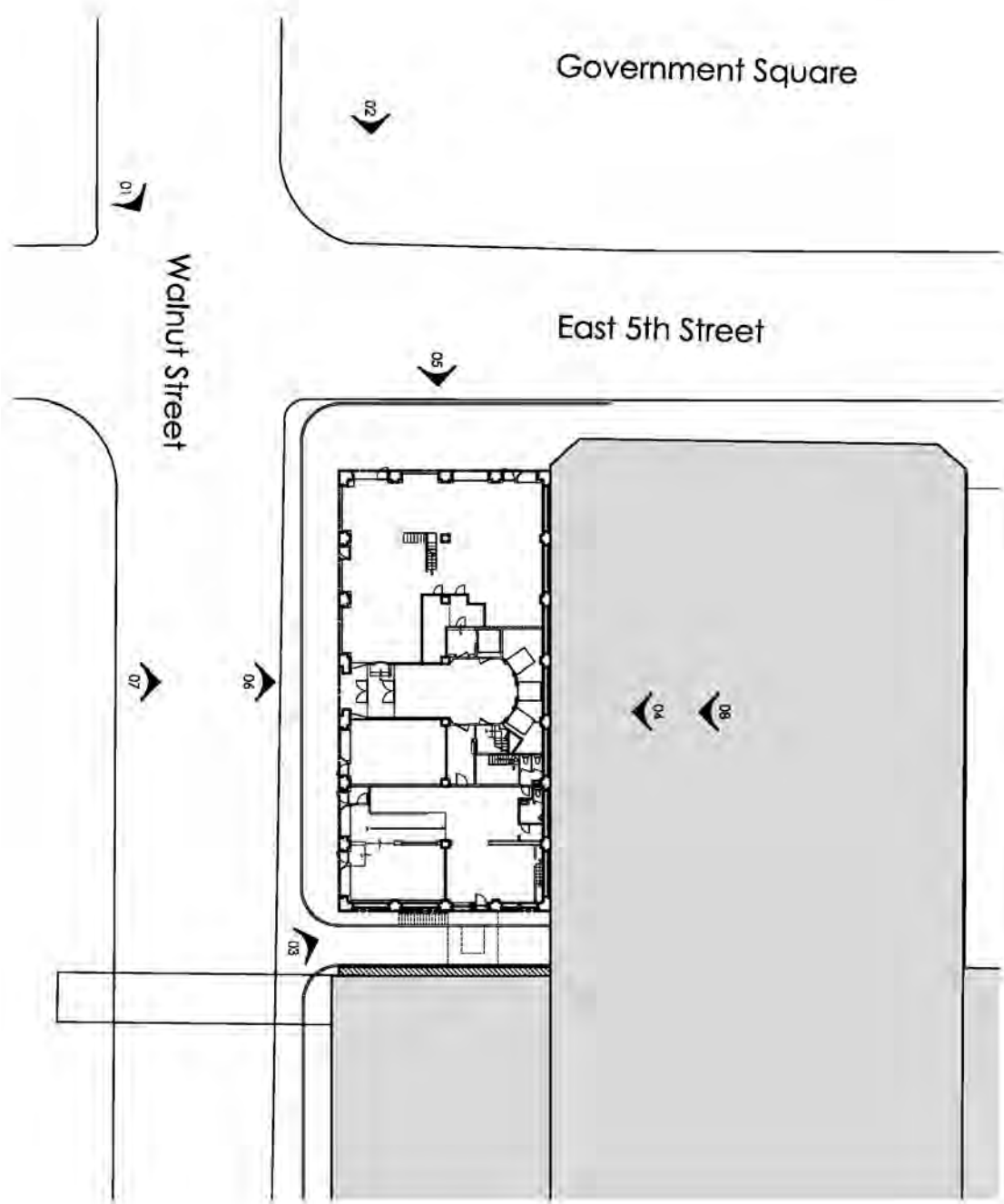
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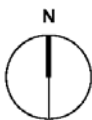
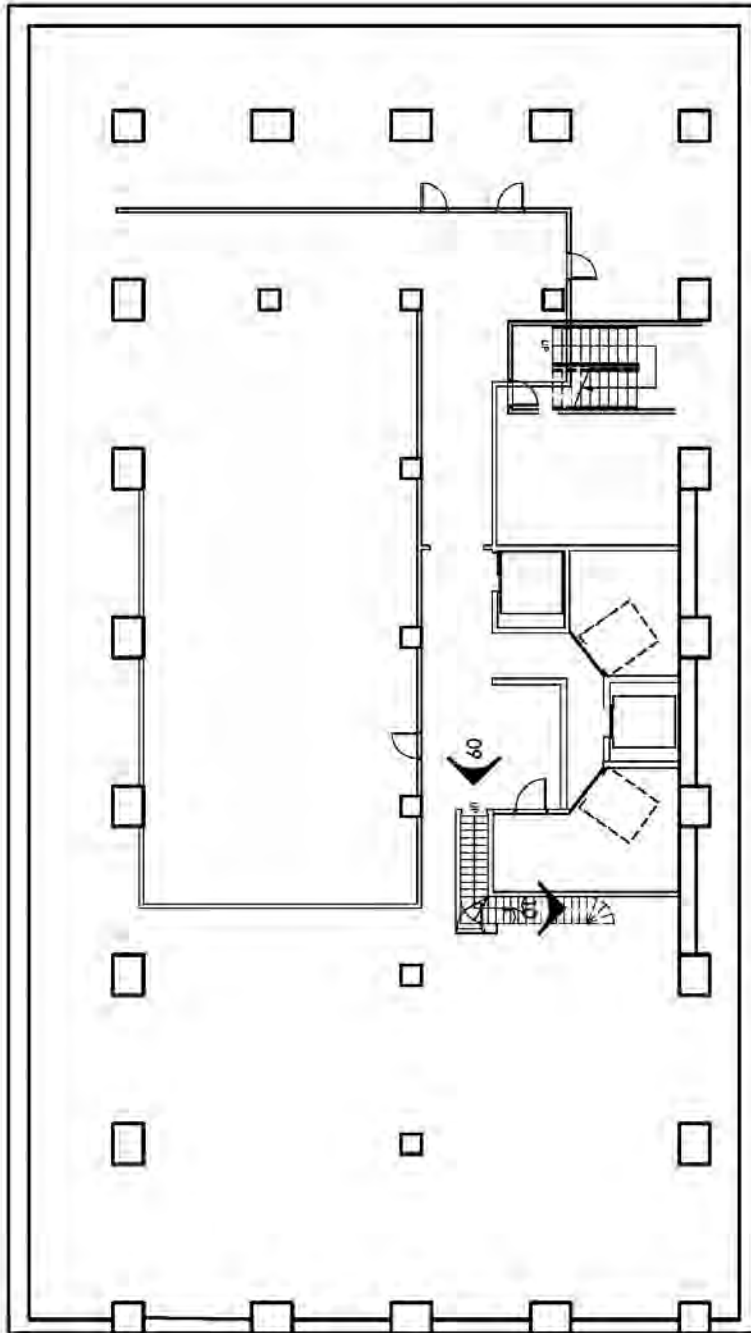
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Site Plan
Traction Company Building
Before Work Photo Key Plan

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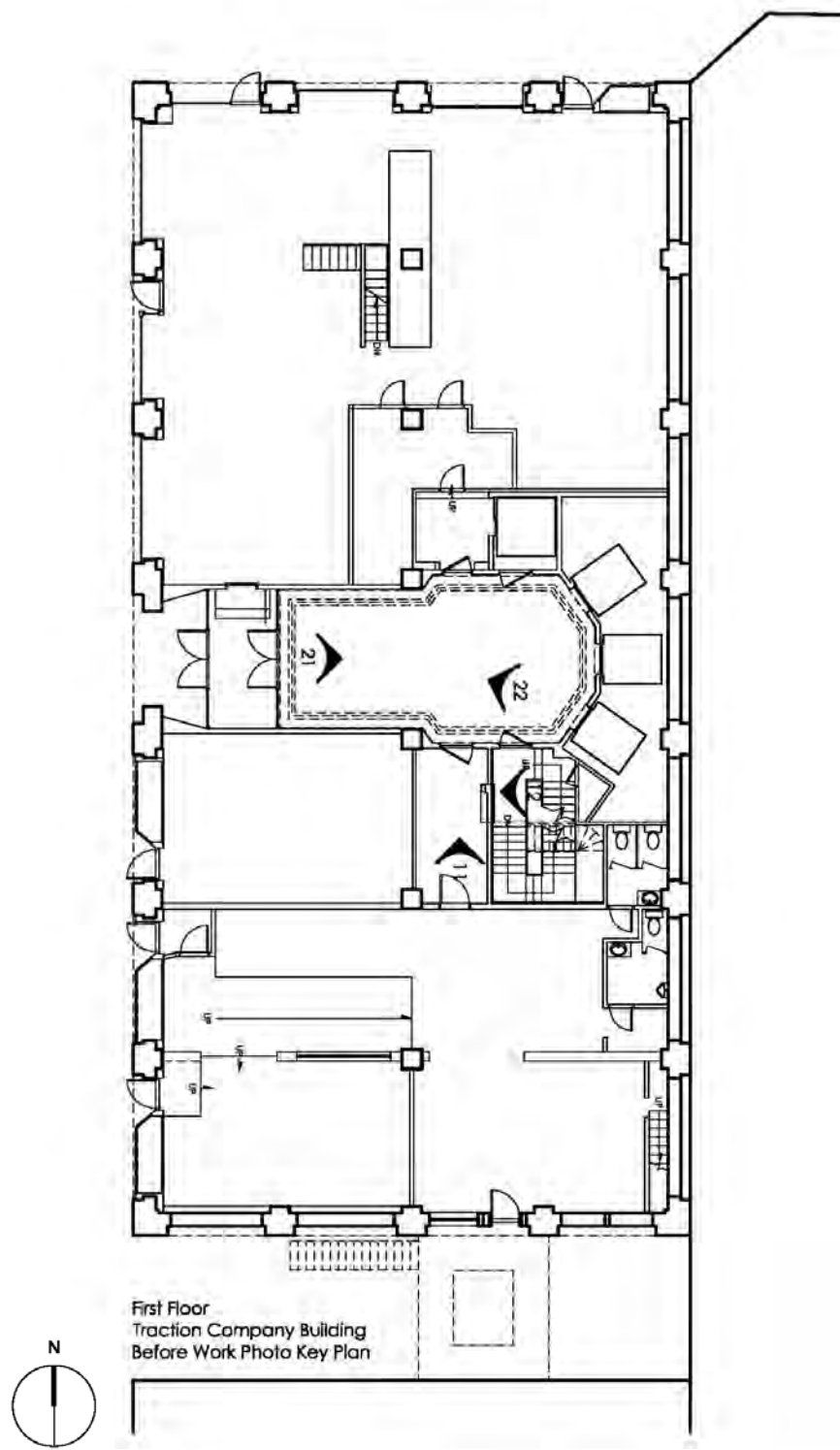
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Basement
Traction Company Building
Before Work Photo Key Plan

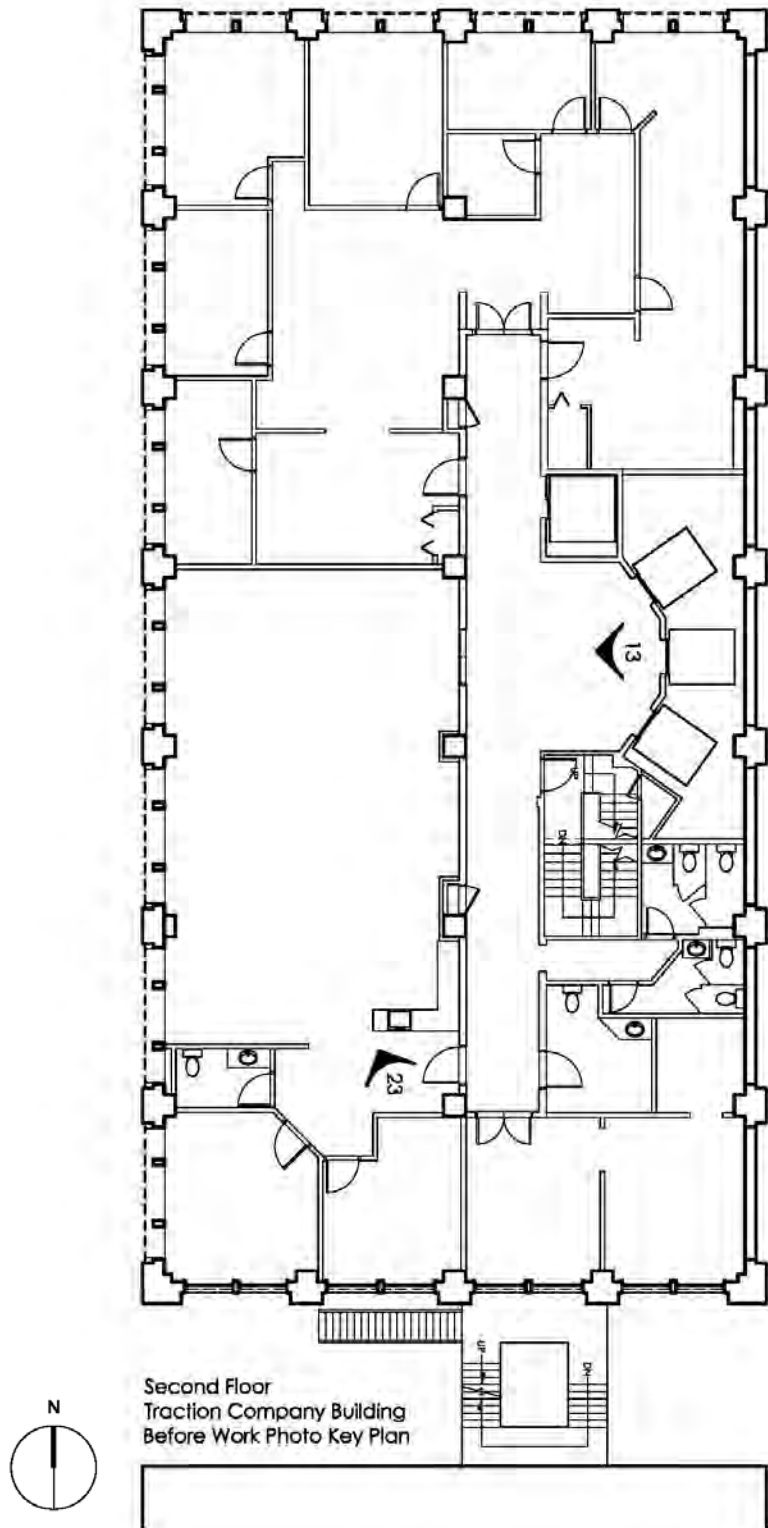
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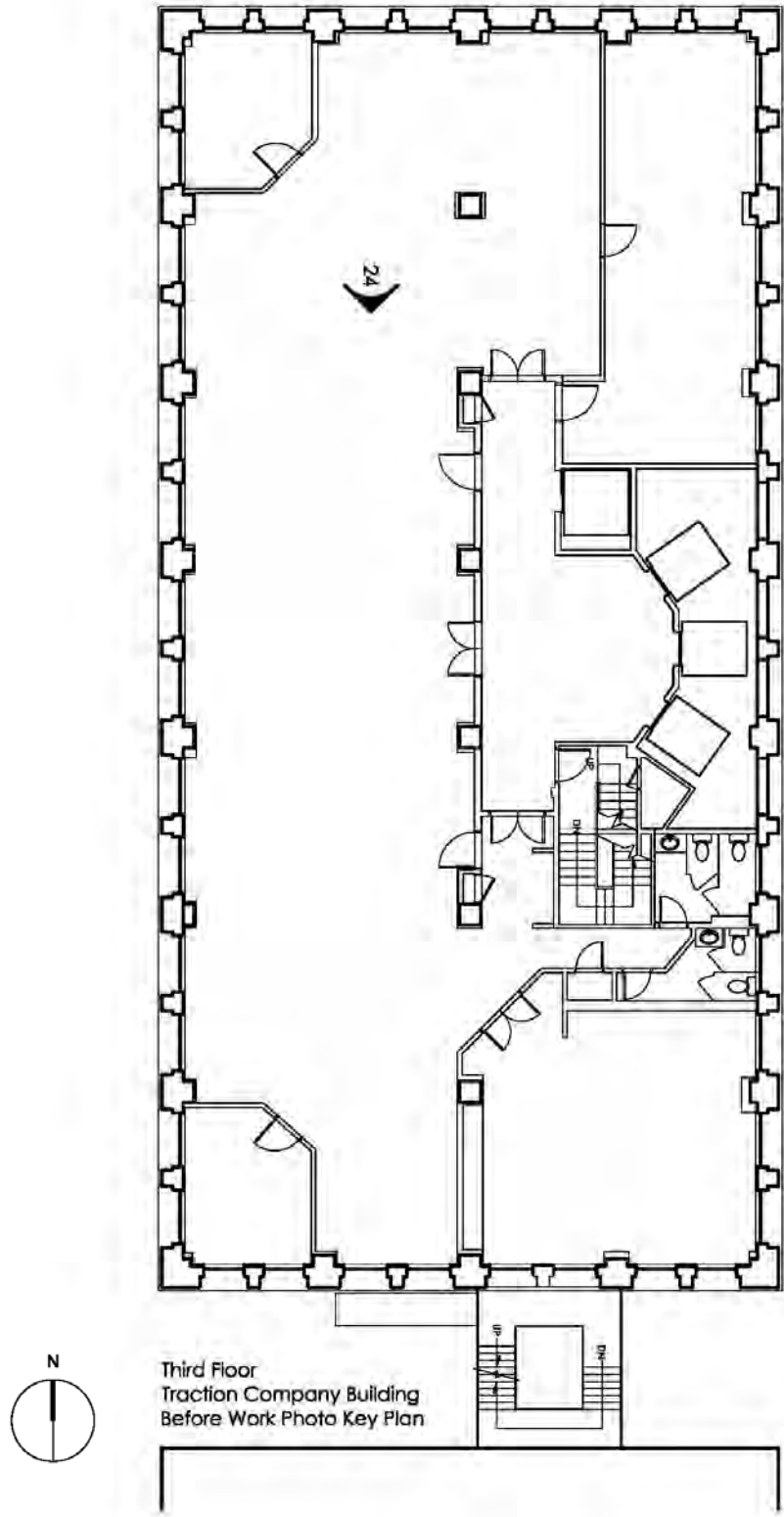
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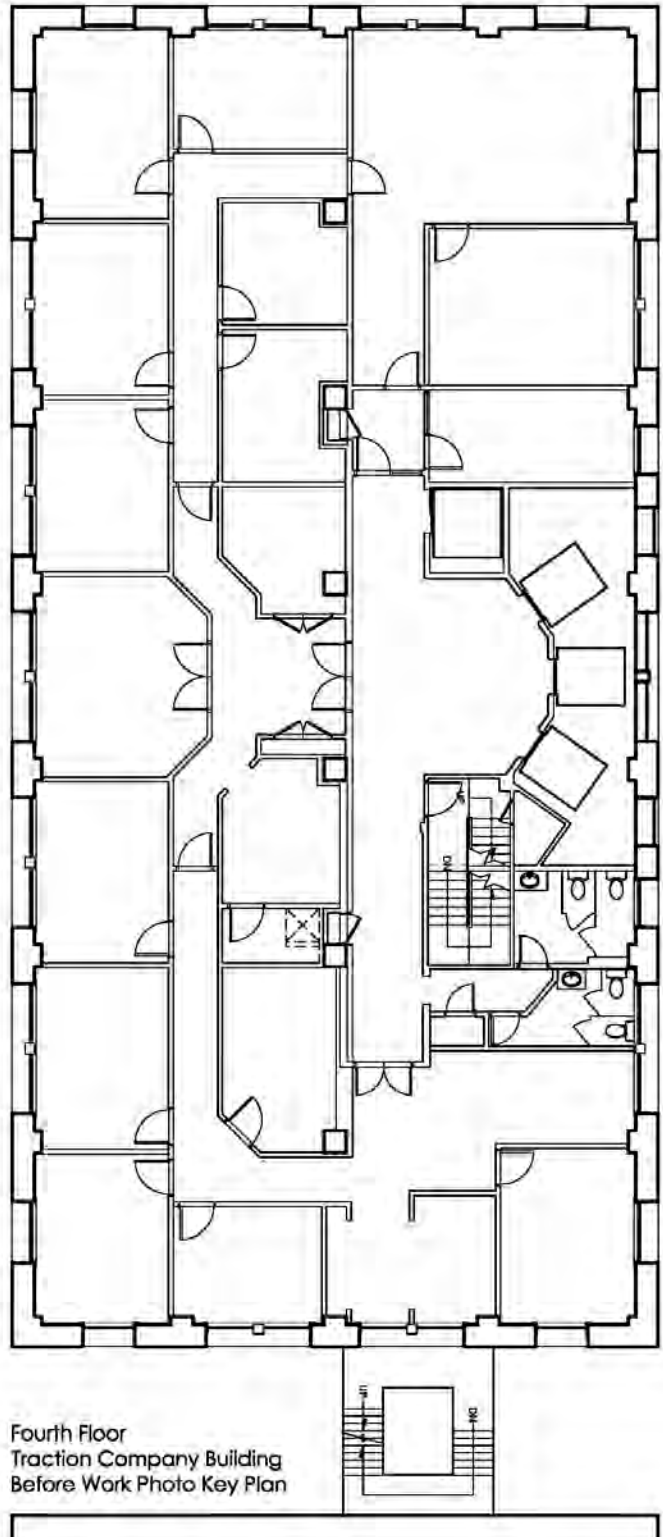
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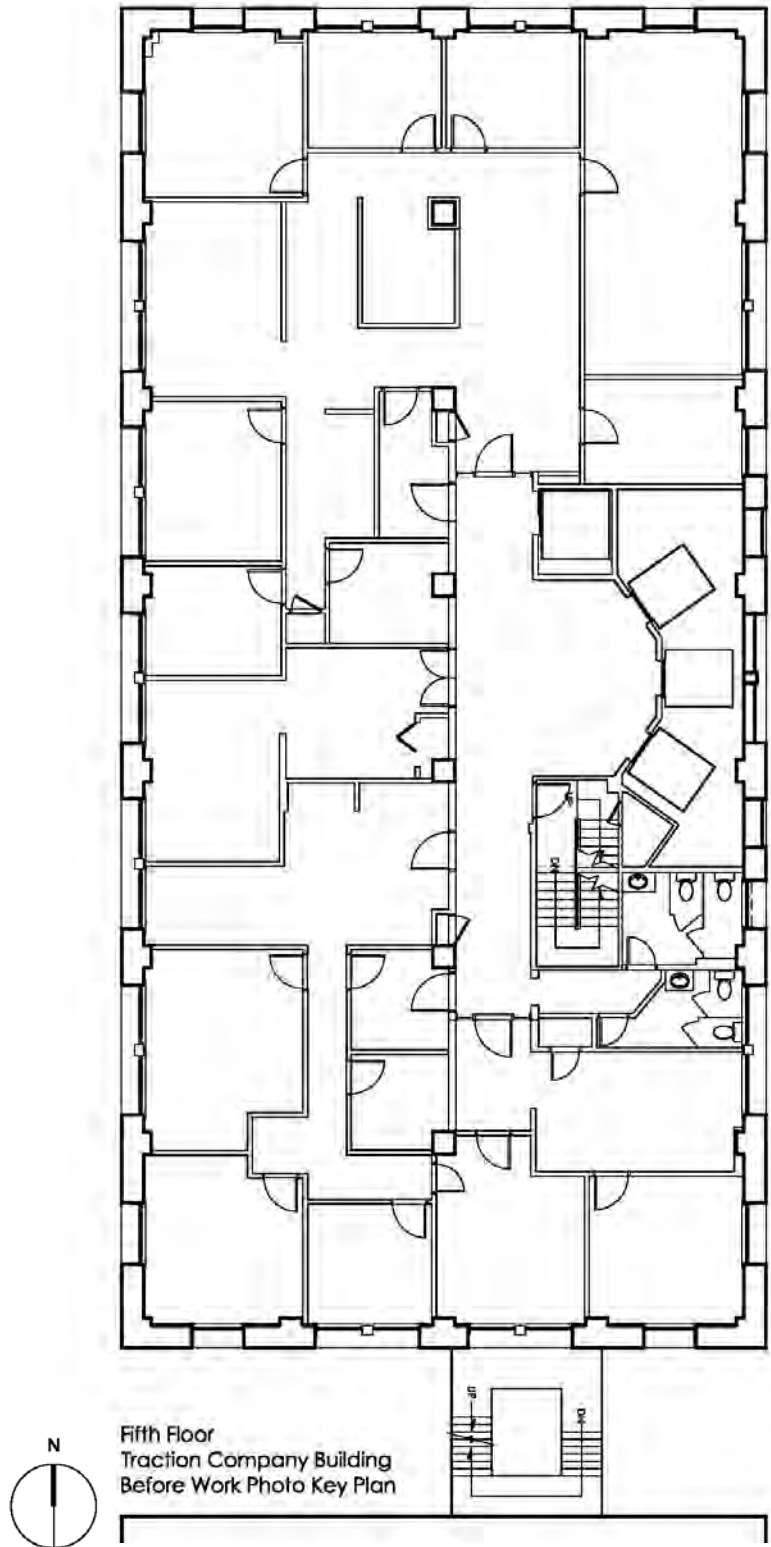
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County and State



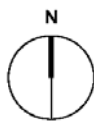
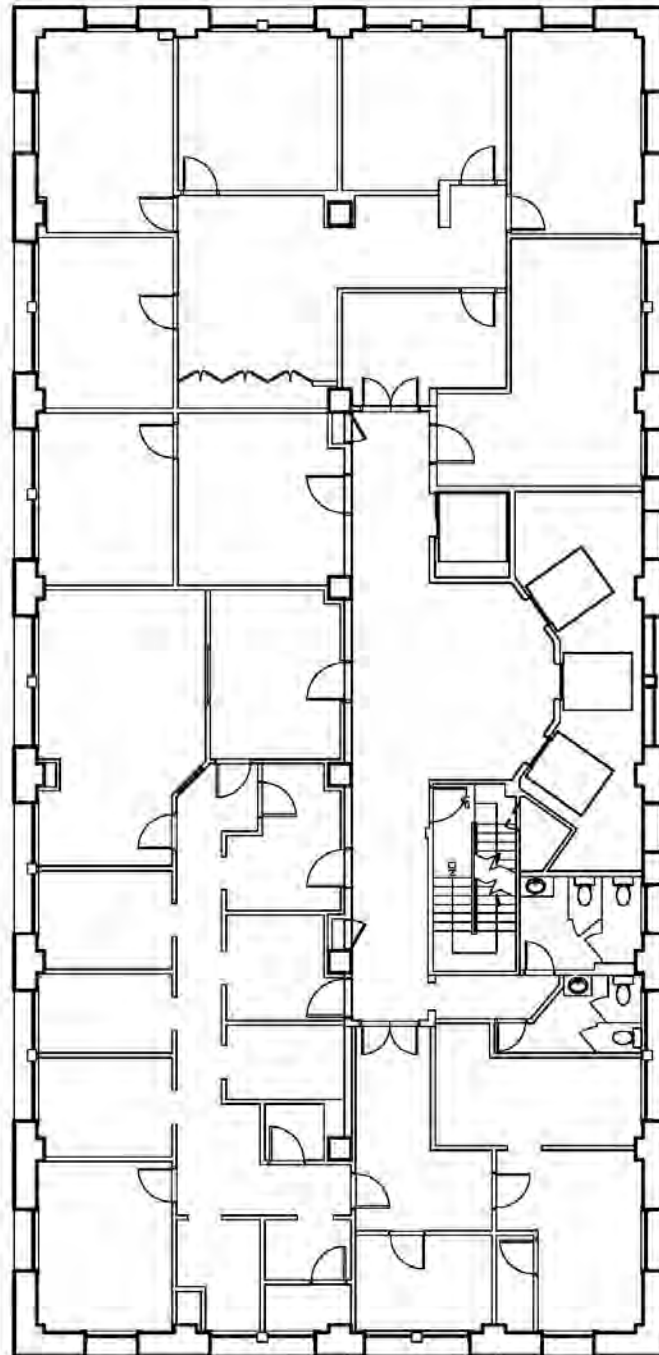
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State

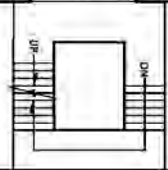


Traction Company Building
Name of Property

Hamilton County, Ohio
County and State

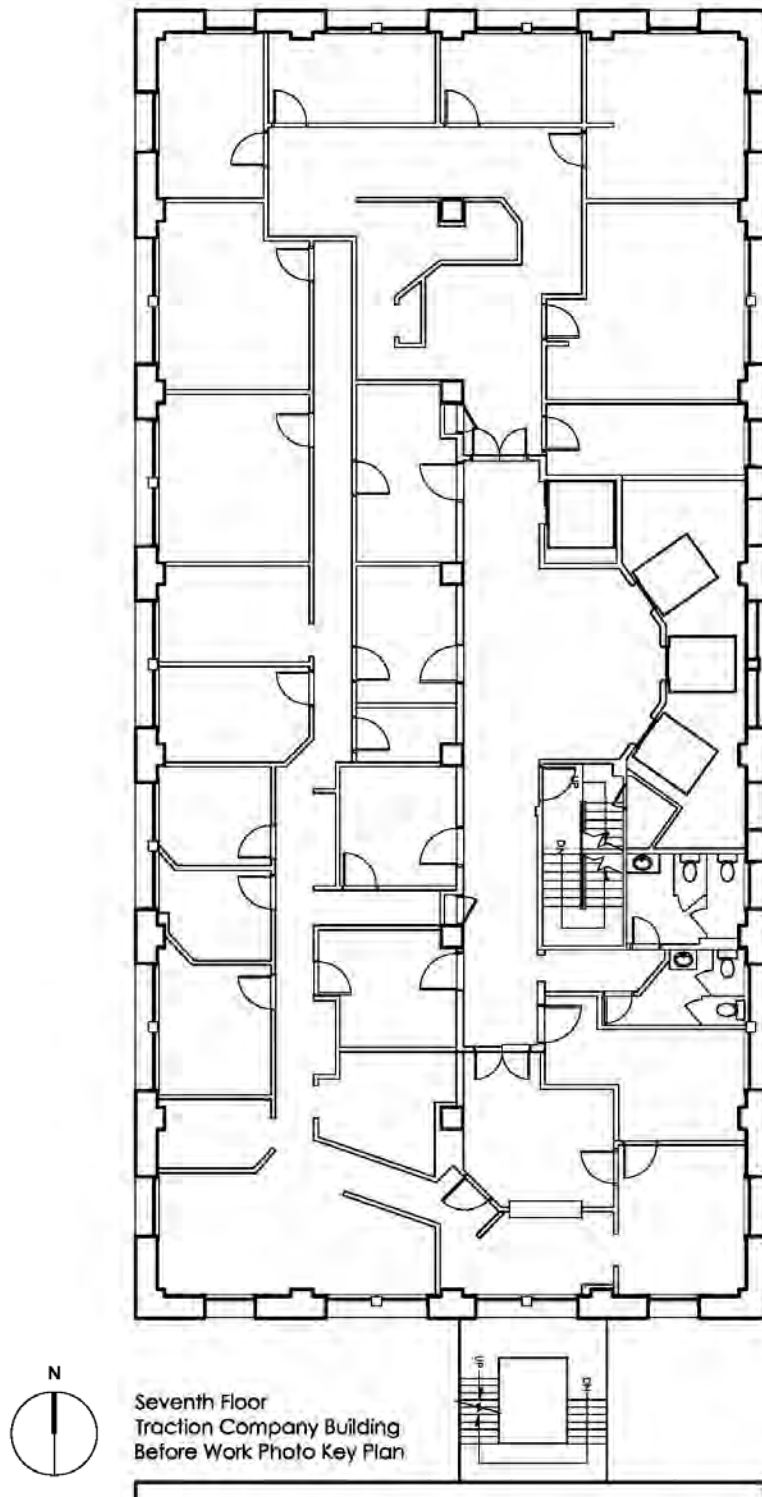


Sixth Floor
Traction Company Building
Before Work Photo Key Plan



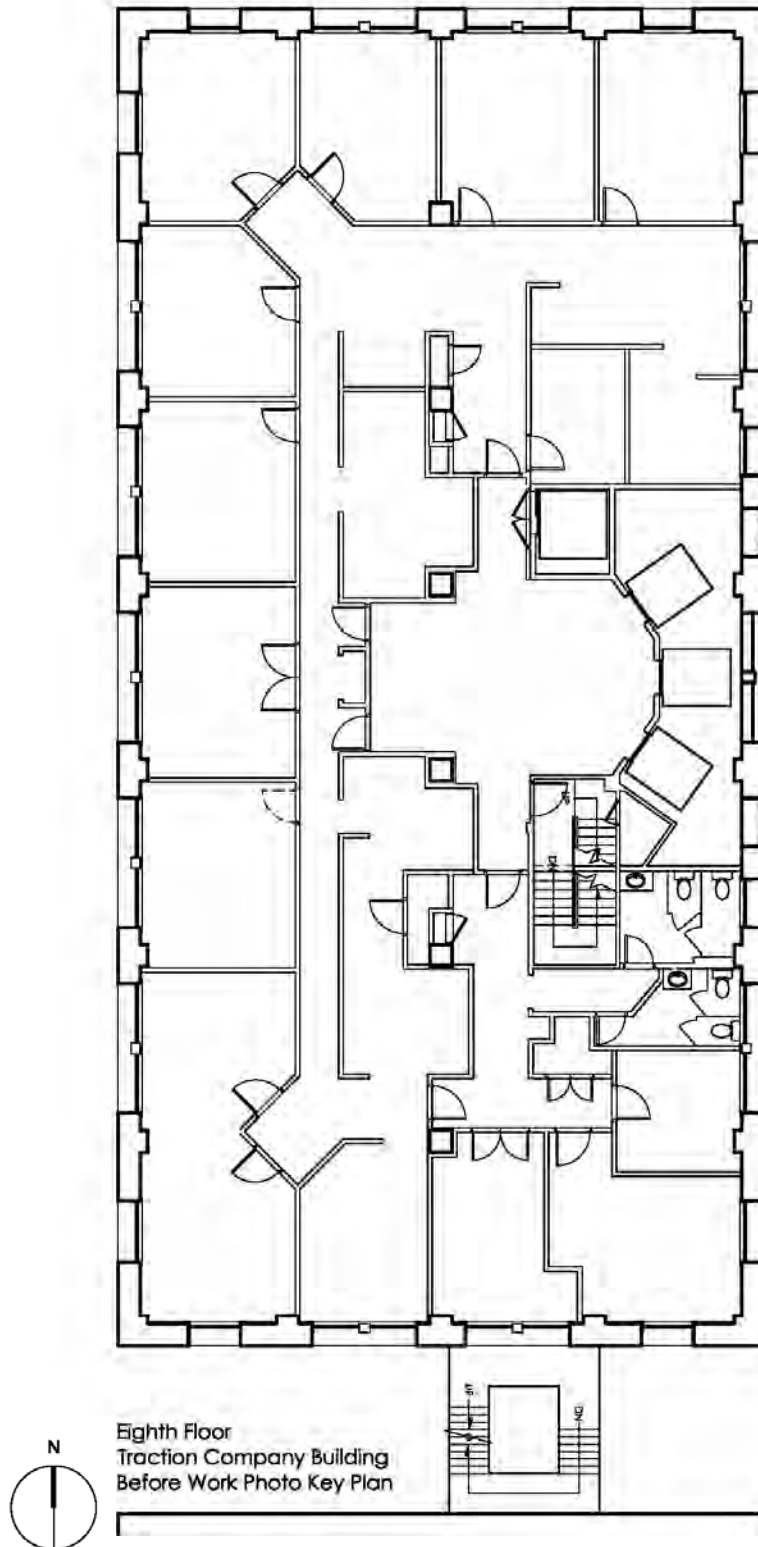
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



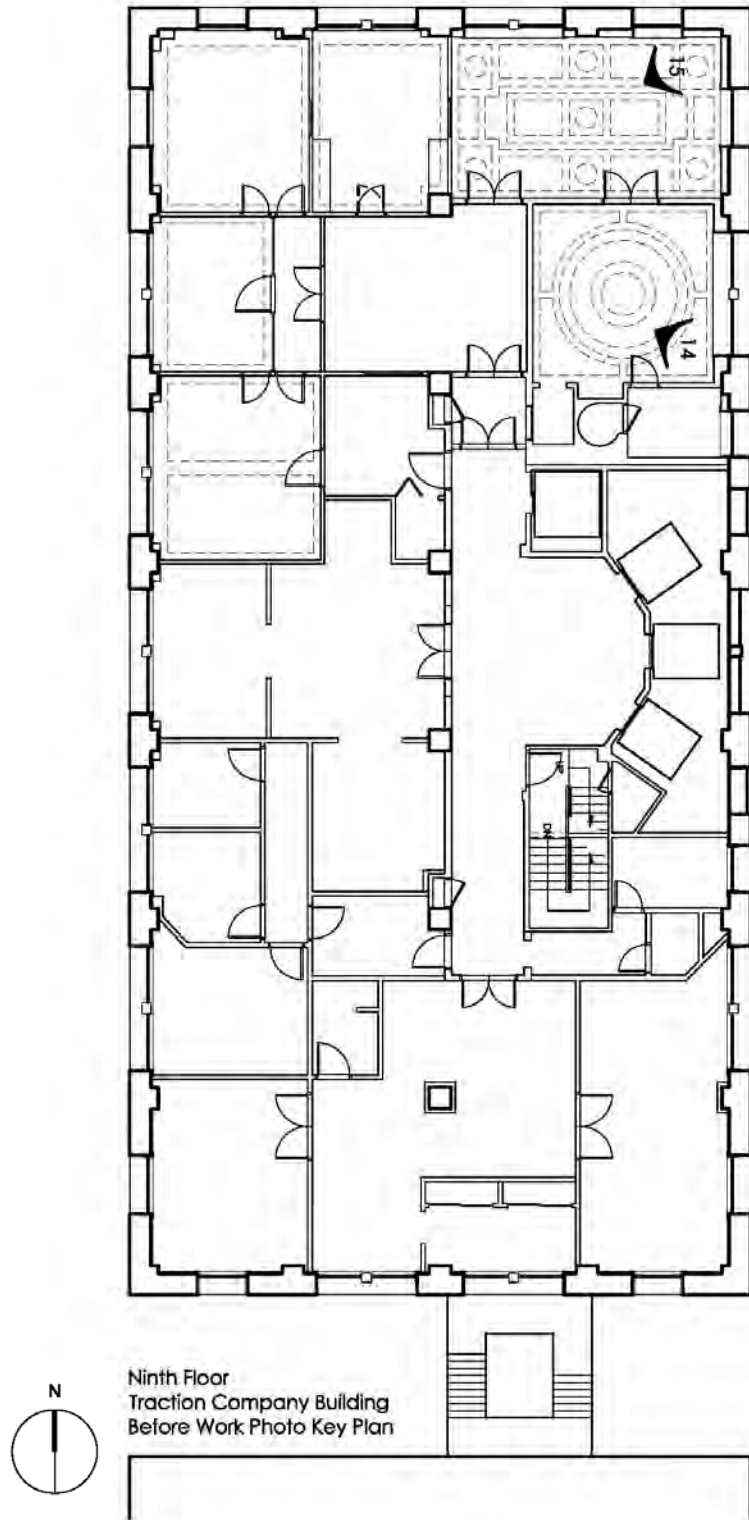
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



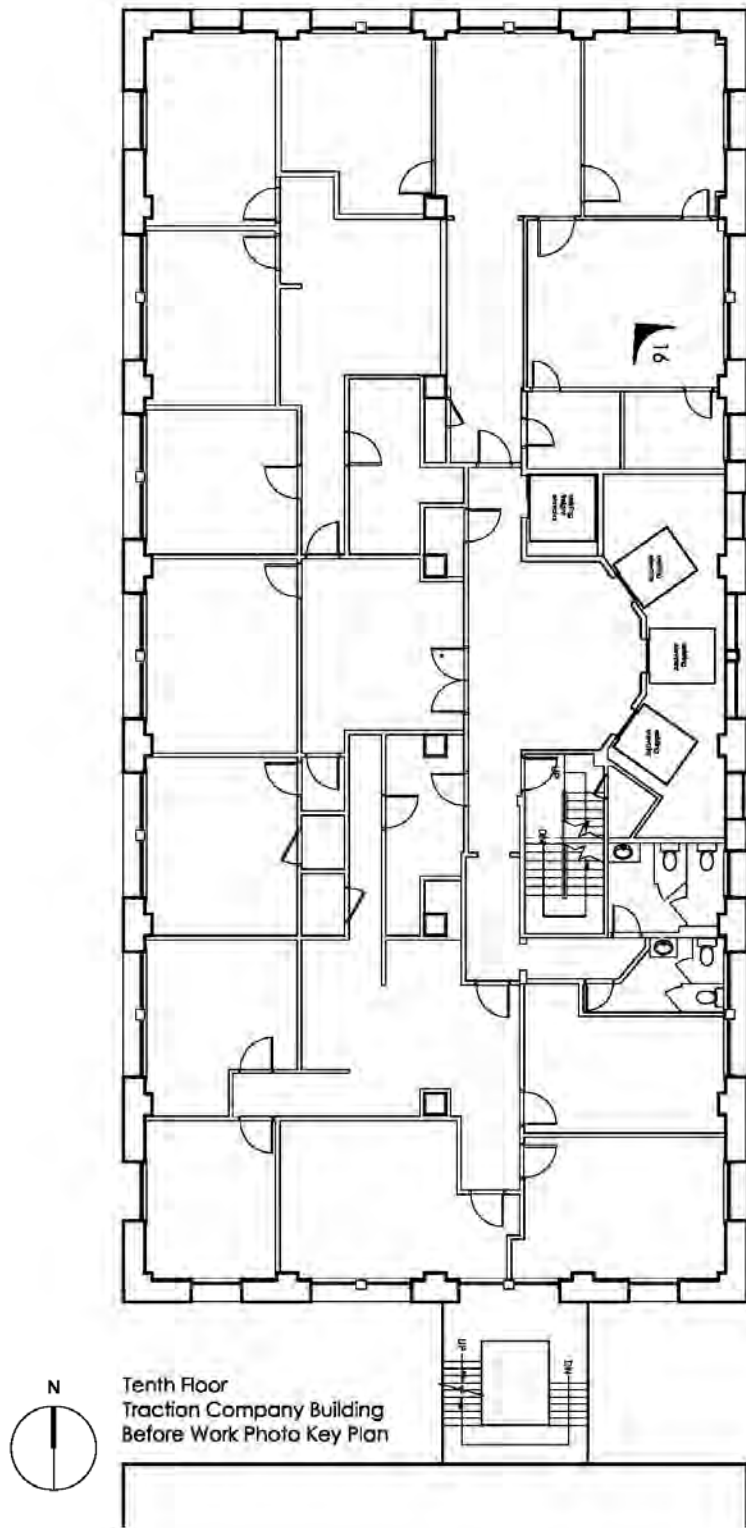
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



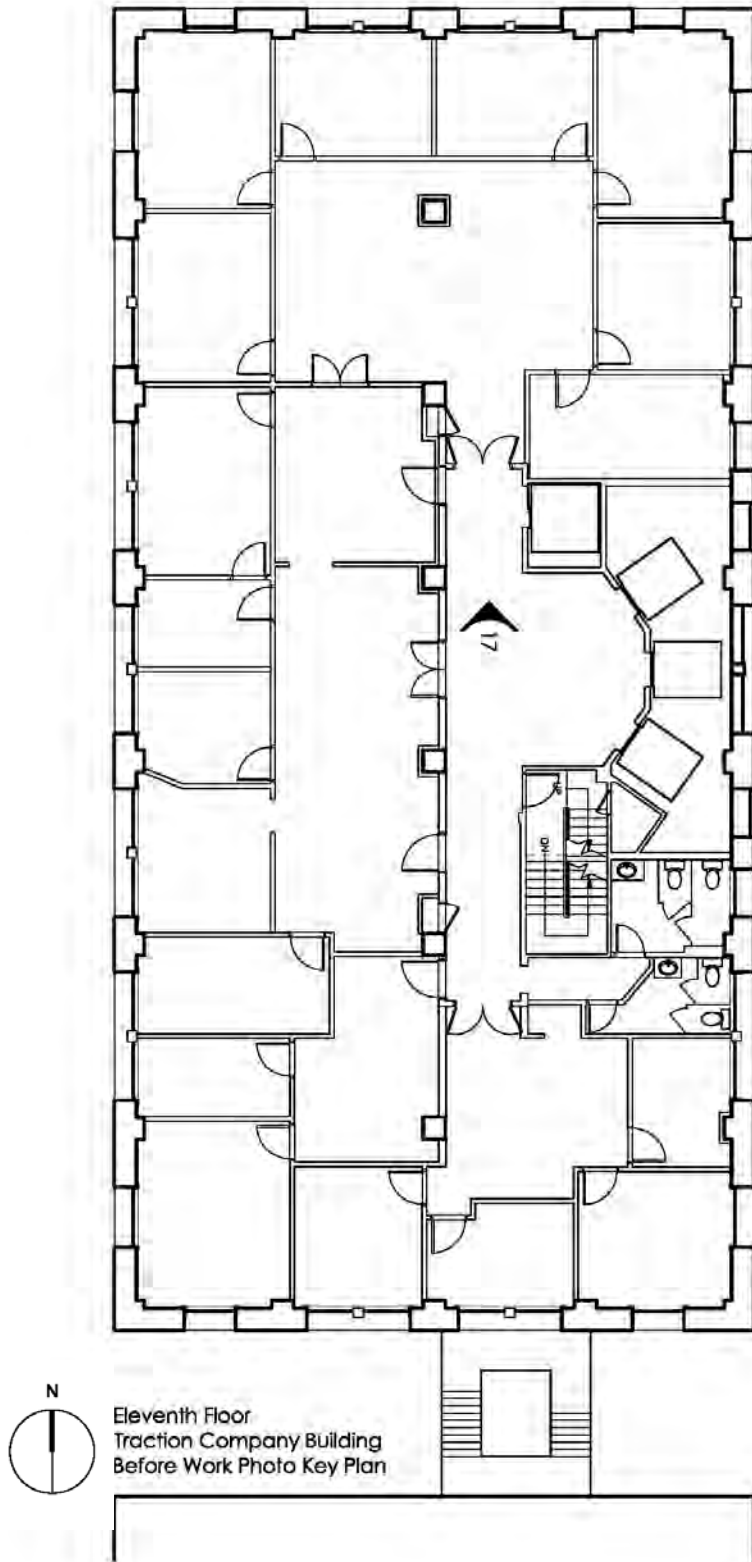
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



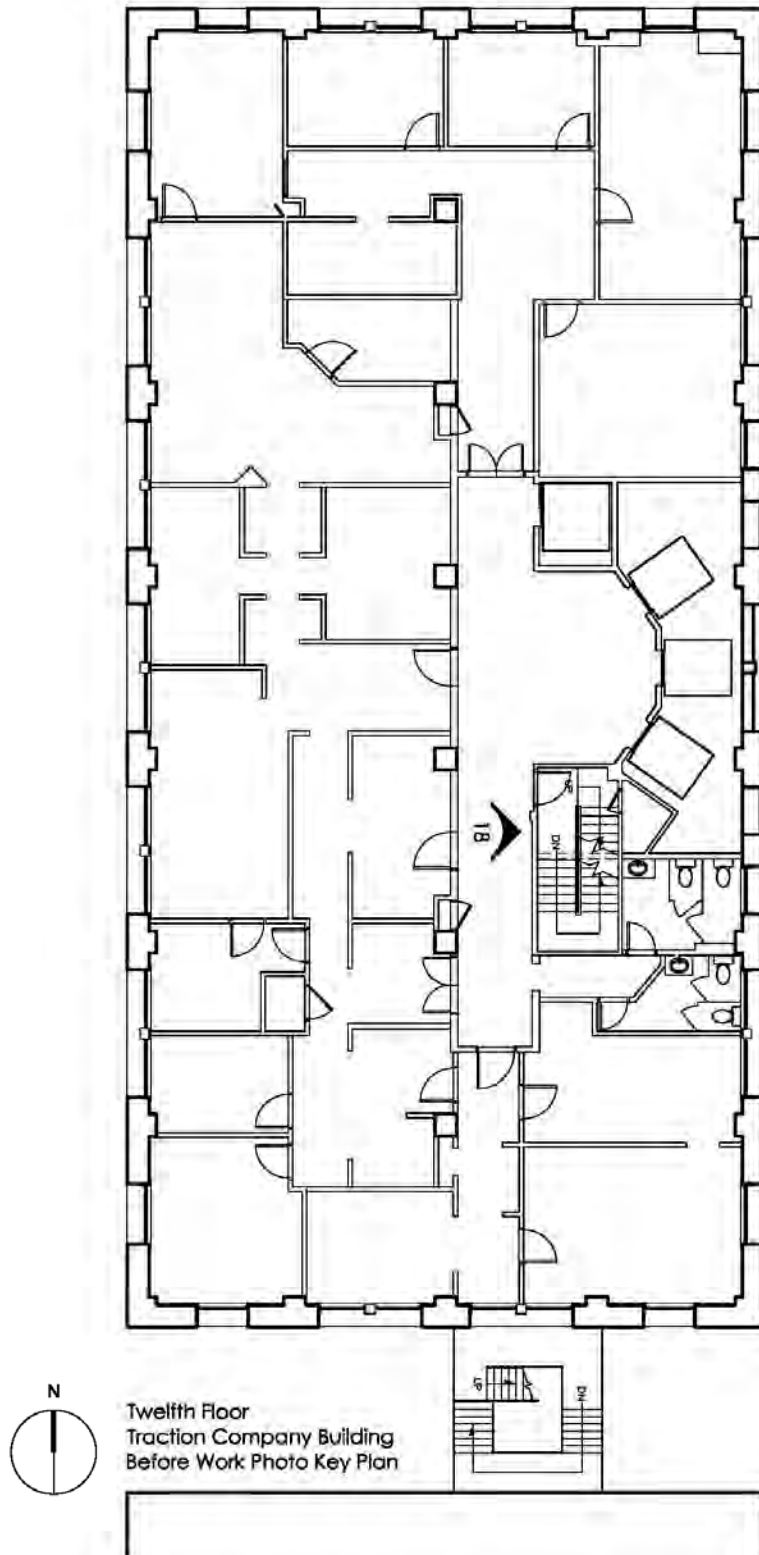
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



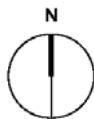
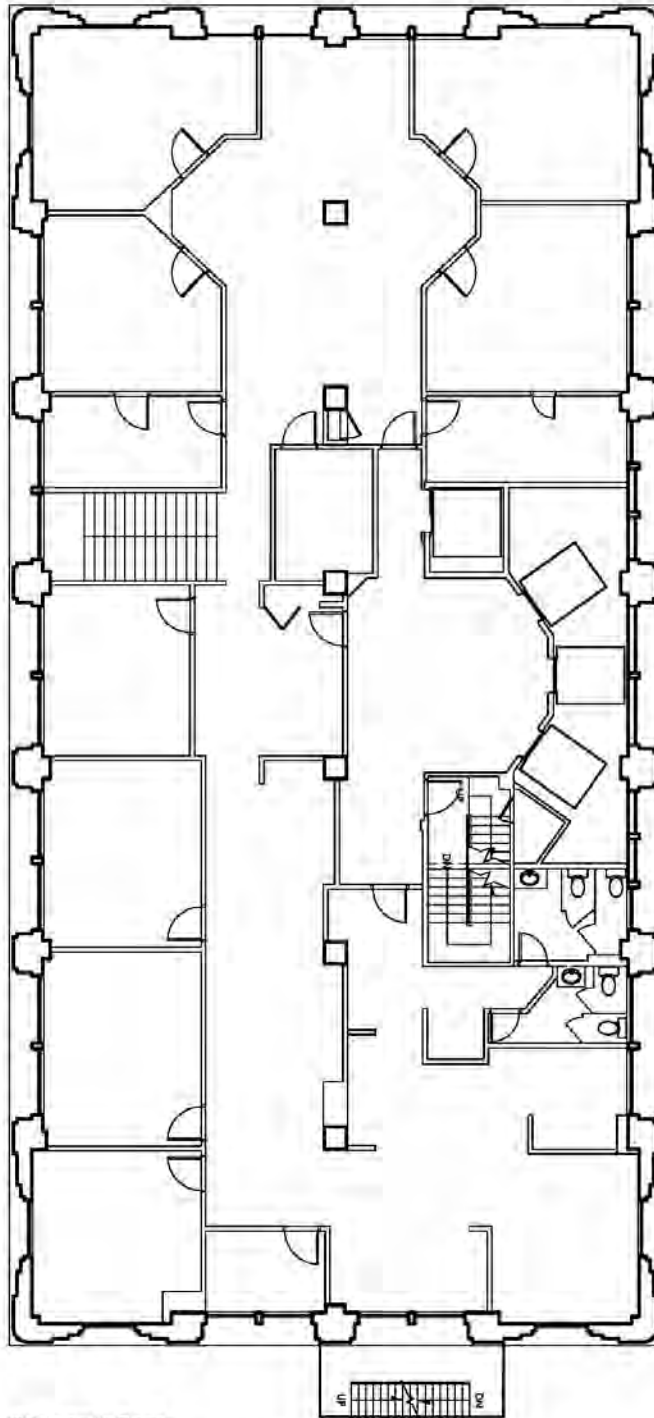
Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



Traction Company Building
Name of Property

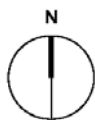
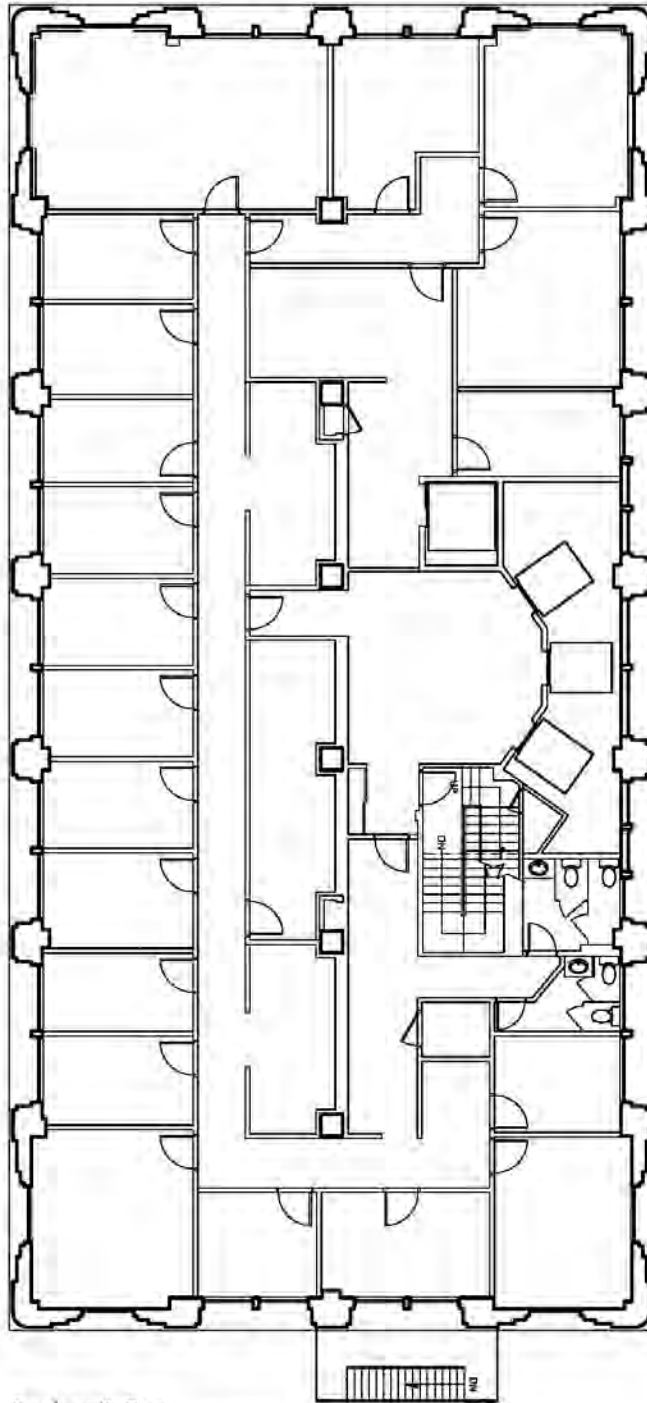
Hamilton County, Ohio
County and State



Thirteenth Floor
Traction Company Building
Before Work Photo Key Plan

Traction Company Building
Name of Property

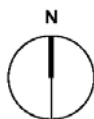
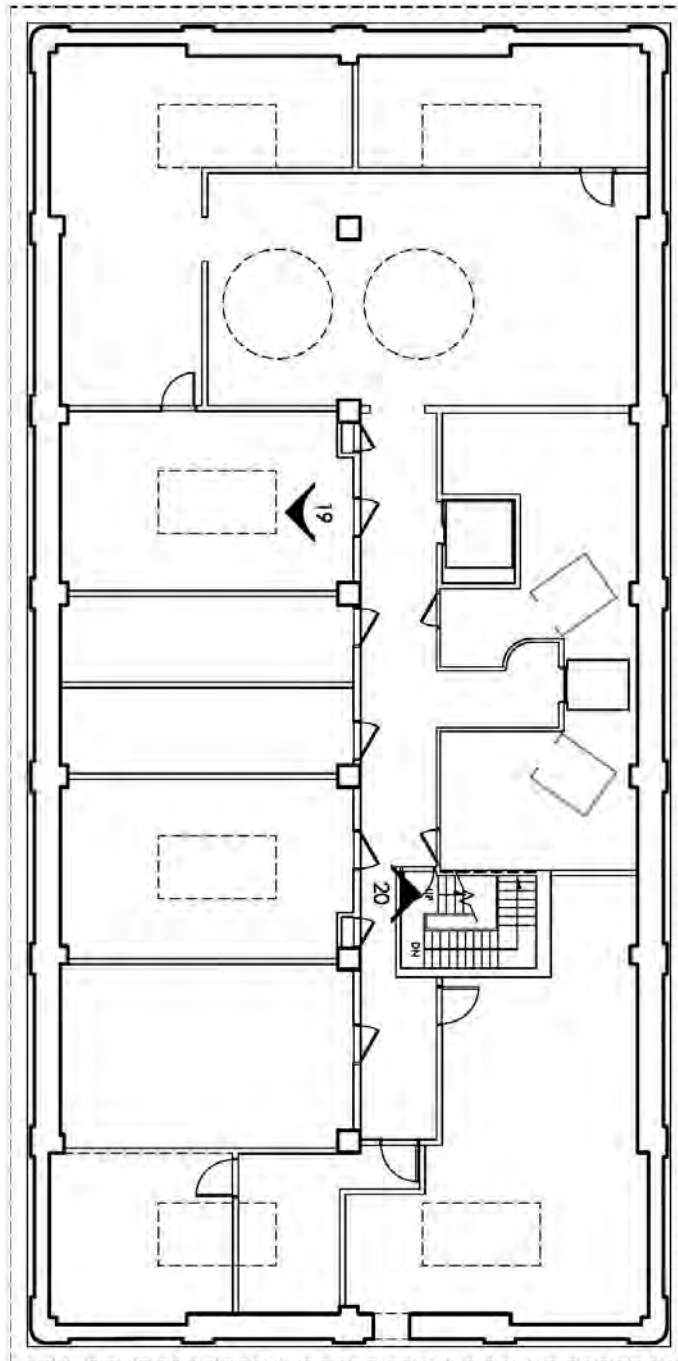
Hamilton County, Ohio
County and State



Fourteenth Floor
Traction Company Building
Before Work Photo Key Plan

Traction Company Building
Name of Property

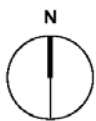
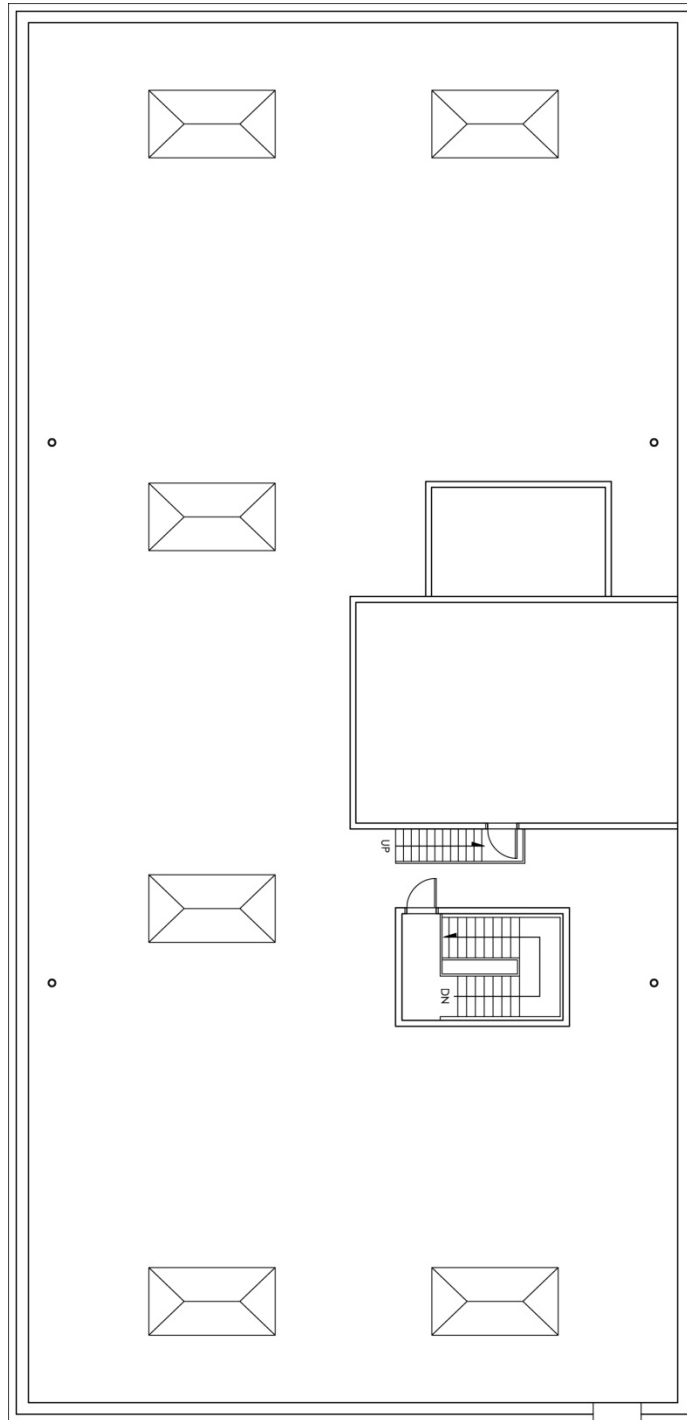
Hamilton County, Ohio
County and State



Fifteenth Floor
Traction Company Building
Before Work Photo Key Plan

Traction Company Building
Name of Property

Hamilton County, Ohio
County and State



Roof Plan
Traction Company Building
Before Work Photo Key Plan



FOUNTAIN NEWS
& Coffee Bar

FOUNTAIN NEWS
& Coffee Bar

Budweiser

ONE WAY

WINGS FOR EVERY TASTE.

NO TURN ON RED

Walnut Street

Walnut Street

NO TURN ON RED

ON WAY



ONE WAY
→

FOUNTAIN NEWS
& Coffee Bar

HERE WE GO

ONE WAY





FIFTY



FOUNTAIN
& Coffee

ONE WAY
←

Fifth Street East
199-10



TRI-STATE BUILDING

APRIL
FLORIST & GIFTS

INGS FOR
ERY TASTE.

STELLA
ARTOIS
BELGIUM

STELLA
ARTOIS

She is a thing of beauty







EXIT







moon
time

EXIT

WATERBURY
WATERBURY
WATERBURY

BUD LIGHT

OLD CROW

20247

506292

506292

SAMUEL ADAMS
BOSTON LAGER

SAMUEL ADAMS
BOSTON LAGER

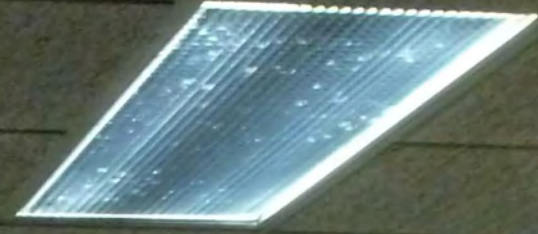
Grainings B...

1

10000

IN STAIRWELL





NO SMOKING
IN HALLWAYS



200











PRIVATE



PULL
LOCAL
FIRE
ALARM
NOTIFIED











TRI-STATE BUILDING

TRI-STATE BUILDING
DIRECTORY





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

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

Reference number:

Nominator:

Reason For Review:

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

Accept Return Reject 7/3/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone _____ Date _____

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

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

NATIONAL REGISTER OF HISTORIC PLACES
NPS TRANSMITTAL CHECK LIST

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

The following materials are submitted on May 12, 2017
For nomination of the Trachin Co. Building to the National Register of
Historic Places: Hamilton Co, OH

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

COMMENTS:

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



May 11, 2017

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

Dear Mr. Loether:

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

NEW NOMINATION

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

COUNTY

Clark
Franklin
Hamilton
Hamilton
Summit

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

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

Sincerely,

for Barbara Pave

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

Enclosures