

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100002917

Date Listed: 9/11/2018

Property Name: Fine, M. and Sons, Building

County: Floyd

State: IN

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

9-11-2018

Date of Action

Section 9: Previous Documentation

The property has NOT been previously determined eligible by the Keeper

The property HAS been submitted submitted for a Preliminary Determination of Individual Eligibility under 36 CFR 67.

The Indiana State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

562917

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: M. Fine & Sons Building

Other names/site number: _____

Name of related multiple property listing: _____

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

N/A



2. Location

Street & number: 1420 East Main Street

City or town: New Albany State: Indiana County: Floyd

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

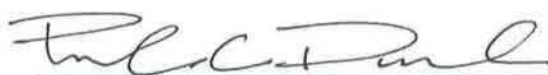
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

	ASSISTANT DIRECTOR OF PRESERVATION SERVICES 7.26.2018
Signature of certifying official/Title:	Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>	
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

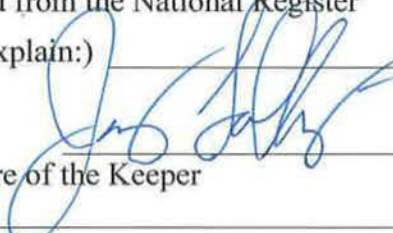
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4. National Park Service Certification

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: _____)


Signature of the Keeper

9.11.2018
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>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility
INDUSTRY/PROCESSING/EXTRACTION: Industrial Storage/Warehouse

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Classical Revival

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Craftsman

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETICS

other: METAL:Steel
STONE:Limestone

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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 M. Fine & Sons Building in New Albany is a brick industrial building of approximately 115,000 square feet consisting of two floors and a basement. The building was constructed in 1922 and enlarged in 1928. Both episodes were designed by the Louisville architectural firm of Joseph and Joseph. It was enlarged again c. 1936 (firm unknown). The building is an excellent example of industrial construction technology prevalent during the first part of the twentieth century. It has a high degree of integrity and retains much of its original character.

Since the original nomination was submitted in 2016, the building has been accepted for an adaptive use as senior apartments and assisted living. Part I and II of the Historic Preservation Tax Credit applications have been submitted to the SHPO and NPS. The Part II was approved with conditions, which were submitted and approved. In addition, six amendments have been submitted and approved (one was to change the official name of the owner). Construction has begun, and thus additional photographs and drawings have been added to this nomination, as well as changes to the interior description to reflect the current conditions on the building. The new name of the building is The Mansion on Main.

In describing the various interior parts of the building, we have used the historical names for the floors for clarity of understanding.

Narrative Description

Setting

Located east of downtown New Albany on East Main Street, between E. 14th and E. 15th Streets, the building is designed roughly in an ell-plan and located with the long side of the ell parallel to East Main Street. The immediate environment consists of residential neighborhoods to the north, east and west along East Main. These neighborhoods include some upper middle class homes of the nineteenth and early twentieth centuries along with a few strikingly statuesque high style examples. The topography in this area of New Albany is generally flat, the property being located on an elevated tier, several long blocks above the Ohio River. Between the property and the river is the former Pennsylvania Railroad line, which leads to a bridge across the river. This line is still active, but the spur that once ran across the south of the M. Fine & Sons Building property is no longer used. This spur once made it possible to ship goods quickly to many parts of the country.

The residential streets north and south of East Main are tree-lined and pleasant. Immediately south of the building, in the southern part of the block bounded by E.14th Street on the west, E. 15th Street on the east, Dewey Street on the south and East Main on the north is an industrial

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supply warehouse building. (Note: The streets in this area do not correspond exactly to the cardinal points, the building is canted slightly off true north. East Main Street, for example, runs in a northeasterly/southwesterly direction. For the purposes of this discussion, we have assumed that East Main runs in an East/West direction and that E. 14th and E. 15th run north and south.

The Building

The original building, constructed in 1922, consisted of a one-story building with a raised basement running the length of the block between East 14th and East 15th Streets and a shorter portion running south along east 14th Street, creating an L-shaped building. The 1928 addition added a second story to the west end of the East Main Street portion and the length of the East 14th Street portion. The c. 1936 addition lengthened the building along East 14th Street and also added a two-story addition at the intersection of the two legs of the original "L."

The building demonstrates an eclectic style which combines elements of the classical and Craftsman styles. It was popular at the time and typical of mill construction. It is built of brick and concrete. (See photo 0001). The 15th Street entrance has two sets of wood double doors facing the street which lead to a small lobby with stairs to the first floor and the basement. The brick in this, the earliest part of the building, is tan with a rough finish, laid in a stretcher bond throughout. From this and other evidence, it is clear that the original building plan was an ell, with rectangular spaces, aligned along East Main and E. 15th Streets. As previously mentioned, the 1928 enlargement, according to the original elevations, added a second floor to the building and another monitor or clerestory. While this was a major alteration and enlargement, the detailing, materials and designs were maintained for both parts of the building, creating a unified concept.

The c. 1936 red brick addition created an extreme angle at the southeast corner. This probably allowed the building to take full advantage of the lot, defined by the railroad line running at an angle across the southern part of the property. The general lines of the addition, which included two stories and basement, are clear in several photographs (Photos 0002, 0003, 0004, 0005). The interior finishes between the 1922 building and the 1928 and c.1936 additions are remarkably similar, consisting of wood floors, tongue-and-groove narrow bead board wood siding on the ceilings, and metal posts supporting the ceiling and roof trusses.

The fenestration of the building, typical of industrial buildings of this era, features great walls of multi-paned steel windows. On the first floor, for example, these are comprised of five rows of lights, many of which have been tinted or colored in a variegated pattern. There is no indication on historic drawings (Figures 01 and 02) that the original glass was tinted and it appears to be a later development. Within each window (in the older section of the building), which is separated from its neighbor by a brick panel, a horizontal pivot window is located, usually of six lights, which could be opened to provide ventilation. All of the lights within the multi-light windows are divided by narrow steel muntins and mullions.

On the second floor, a similar pattern has been utilized, except that most of the windows have six rows. The second floor windows also feature a central pivot and similarly tinted or painted lights. These windows are prevalent in both the original building and the c.1936 addition. The

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basement is lighted with fixed metal windows at grade on the exterior and approximately half way up the wall in the interior (see Photo 0008). The basement windows in the older section consist of paired six or eight light windows. Along the East Main Street facade, these basement windows are either single units or paired units, some of which have a unifying upper lintel of concrete (Photo 0008). The windows on the loading dock addition are smaller, with fixed sash, allowing light in the upper portion of the building (Photo 0003). Most windows in the building have brick lintels.

There are interesting details on the building, especially on the upper, stepped parapets which decorate the corners of the front of the building (see Photos 0001, 0007). Tan brick elements, rising above the parapet with recessed panels and stone coping, highlight the northeast corner of the building. A similar decoration can be found rising above the parapet at the northwest corner of the building.

Other character-defining features of the building include the striking clerestory windows along each leg of the "L". On the one-story portion of the building, the clerestory runs parallel to Main Street and is supported by steel trusses. The long bands of windows provide gentle light into the main space (Photo 0026). A similar clerestory, also supported by trusses, runs parallel to E. 14th Street on the two-story portion of the building (Photo 0033).

As previously mentioned, the building has parapets on all sides. The roof is covered with a modern membrane. An interesting detail, seen in Photo 0007, is the copper box receptacle which drains water from the roof through a square scupper in the parapet and down the building in a generous spout head and downpipes. These are present on several sides of the original building.

The 15th Street (East) Façade

The 15th Street façade has two-stories (basement and first floor.) It is faced with tan brick and has six bays. Four bays on the north end of the façade contain windows, in the first floor and basement, all are visible. The basement windows are paired, six/over/six lights. At the south end of the façade, another window bay can be found and two sets of double doors with upper lights. On the first floor, matching the doors below, are two multi-light windows which allow light into an entrance lobby leading to the basement and the first floor. A later, inappropriate metal roofed canopy has been removed, revealing an early sign. (Photos 0001.)

The Main Street (North) Façade

This long façade exhibits the basement, first and second story sections of the building. It also provides an excellent view of the decorative elements in the parapets. There are five bays in the two story section of the building, with dramatic, large multi-paned windows on the upper floor and similar windows on the first floor. Basement windows are visible and allow light into that floor (Photos 0007, 0008). The façade is comprised of the same tan brick as the east façade. The one-story portion of the north façade, toward 15th Street, contains ten window bays, with a paired bay in the corner containing the parapet (Photo 0008). The windows in the corner are slightly smaller.

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The 14th Street (West) Façade

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This façade provides a view of three developmental stages of the building. The north end of the façade includes the tan brick and distinctive, large multi-paned windows. There are ten bays in the northern portion of this façade. Like the north or Main Street façade, the second floor windows are larger, with the first floor windows slightly smaller and the basement windows approximately six or eight lights above the street level (Photo 0006). At the approximate center of the building, a new entrance has been devised to provide access from 14th Street. Care has been taken to incorporate this entrance within the window bays on the basement and first floors. A simple canopy has been approved to protect the entrance. The c. 1936 addition features a ribbon window approach, with only the southernmost window separated from the rest. Below the southern window bay, to accommodate the stair hall, is a small window and a personnel door, with a simple canopy. There is red brick in this section of the building (Photo 0005).

The Railroad (South) Façade

This façade, composed of red brick, is the most complex of the four sides of the building, incorporating a utility section, constructed c. 1936, within the crux of the building ell (See Photos 0003 and 0004). The rear area of the building was used for loading and unloading materials and finished product during the days when it was a shirt factory. The eastern part of this façade (the rear of the original one-story portion) includes an original canopy with metal brackets which is being retained and renovated to reflect the original nature as shown on the historic drawings (Figures 1 and 2). A raised loading platform, once located along the rear of the east-west leg of the ell, was removed, exposing a window at the eastern end of the basement area. The window is being restored, similar to the others in the building. An opening, at present used to load materials in and out of the building, will be closed on this part of the façade. At the crux of the ell is the two-story addition that continues to serve as a storage area for the kitchen and other necessary facilities of the adaptive use. The east side of the addition is divided into three bays. The first floor contains an opening in each of the outer bays and the second floor contains a single window in the southernmost bay and paired windows in the center and northernmost bays; all of which have stone sills. The south side of the addition contains four bays. Each bay contains two small windows on the first floor and one larger window on the second floor. A ramp leads to a door on the west end of the first floor of the addition. The west end of the south façade is the rear of the c. 1936, two-story addition to the 14th Street portion of the building. The east- and south-facing sides contain the same large, multi-paned steel windows on all three floors as seen on the other facades. The windows are set in a ribbon, with no masonry or support members separating the window units, except for the westernmost window on the second floor of the south side of the addition.

Exterior Changes for Adaptive Use

Remarkably few exterior changes have been planned for the building to accommodate the adaptive use. Typical of many other similar buildings, the original use (as a shirt factory) no longer meets the demands of modern industry. Thus, buildings like this one (and others) would be threatened if new uses could not be found. In this case the new use, as senior apartments and

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assisted living, meets a great demand in the local area. In order to accommodate this use, an accessible entrance on the 14th Street side of the building has been designed. It features a simple canopy, fit within the existing window bay, a drive and pedestrian walk. The main parking area for the facility will be in a lot owned by the city, to the east of this building, along 14th Street.

As previously mentioned, the canopy along 15th Street, which was a much later addition, has been removed, revealing an original sign on the east side of the clerestory (not a window side). The loading dock on the south façade of the building and a c. 1970s truck access have been removed. This opens out the windows in both places.

The most dramatic and probably the most important aspect of this adaptive use is the restoration of the windows throughout the building. This challenged the developers, since costs for replacing such a huge amount of window square footage would have been exorbitant. In addition, outsourcing such work would have been impossible. The construction team, working with local skilled workers, have carefully removed the original metal windows, cleaned and replaced the glass, and where necessary, welded replacement sash (many of the lower sash had deteriorated because of water and other problems). The work has been done to the highest standards and the result is not only massive amounts of light in each of the apartments, but an outstanding representation of the original fenestration. By restoring these windows, the delicate, original profile of the muntins and mullions have been retained, creating a very distinctive look and recalling the feeling of the original building. Photo 0009 shows a completed window within the Main Street façade. In addition this demonstrates the care and quality which is being expended on the cleaning of the brick, using mild, non-abrasive detergent-based fluids in a gentle flow.

Care has been taken to attempt to recall original exterior details, especially on the three prominent facades: North or Main Street, East or 15th Street and West or 14th Street. The South or railroad façade has the most changes, as appropriate for the more utile portion of the building. Landscaping will be installed on this part of the property, which will recall the original railroad line leading to and from the building.

INTERIORS (Note: A complete set of drawings has been provided, in addition to the sketch plans. On these drawings Lower Level = basement, First Level = First Floor, Upper Level= Second Floor.)

Interiors of the building feature long open spans, supported by steel posts, regularly spaced. In order to make the adaptive reuse viable, 108 studio apartments have been created within the spaces of the building, on the basement, first floor and second floor. A central elevator, with two bays, runs from the basement to the second floor, in the approximate center of the building.

Because of code requirements, and to accommodate the building's new residents, a new elevator is being installed which is slightly narrower than the original. On the west side, a metal insert has been created to look similar to the original doors and accommodate the difference in width. However, the original doors on the east side are retained (see Photo 0029). They are sealed, as access to the elevator is from the opposite side.

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Basement

In the basement, several interior rooms were constructed of concrete block to house special work areas and mechanical equipment, including boilers for the heating system. These will house similar functions for the adaptive use. A weigh scale has been retained from its original location and will be moved to an area near an internal therapy gym. Also on this floor, in addition to 35 studio apartments, will be a lobby, a movie theater, laundry, storage, beauty shop, as well as men's and women's bathrooms. In addition to the elevator, access is provided by stairs on the west side and the original stair entry (Photos 0015 and 0025).

Requirements of the state health department meant that the interior basement floor had to be raised, to meet the need for a proper distance between the lower part of the window and the floor. However, this also meant that many mechanical needs could be accommodated within this raised floor. The alternative to this solution would have been to create a pit around the outer circumference of the building. This will not be done. The original floor in the basement of the building was concrete. The ceilings in this part of the building are typical mill construction and the original joists and supports are retained in all of the common parts of the building, painted a dark grey. This aspect of the building is most obvious in Photos 0010 and 0011).

The First Floor

A modern activity area has been created on the first floor, at the eastern end of the building near the main entrance facing E. 15th Street. The configuration of the steel exterior windows in this entrance is quite obvious in a photograph taken looking from the first floor down toward this street entrance (Photo 0025). Three of the interior windows on this floor have been retained and several others incorporated into an apartment. Also on this floor was a large cabinet. This has been split in two and one part located on the floor area near the entry and another on the floor above. (See Photo 0034).

Every effort has been made to recall some of the most interesting features of the interior of the original building. A dramatic stair in the area of the central elevators which leads from the first floor to the second floor has been retained (Photo 0028). The clerestory on this portion of the building is also vividly retained, along with the original pipes that once provided heat to its walls. The trusses supporting this part of the building are also exposed. (See Photos 0026, 0027). In addition to 42 studio apartments on this level, the first floor also includes the main dining area (Photo 0028) a graceful lobby and offices, accessible from the main stair (Photo 0018).

A model room on this floor demonstrates what all of the rooms on this and the second floor feature: A large, restored window, sometimes encompassing nearly the whole wall, surrounded by original brick walls. These are painted, as they were painted, sometimes in part, in the original building. The extremely high ceilings have been retained and within each of the apartments, the original bead board ceiling is retained, repaired and painted. (See Photos 0019 and 0020). The new doors to all of the apartments throughout the building are five-panel wood, as close as possible to sample doors found in the building. This feature helps reinforce the aspect

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of mill construction which gives the adaptive use its character. The part of the floors within the apartments that contain the bed have carpeting, but the entry is floored in an engineered hardwood, as close as possible in width, texture and color to the original floors.

Also on this floor are a complete kitchen area, with its own storage, office and mechanical facilities. In addition, a lounge and activity area are accommodated under the clerestory.

All of the common areas on this floor, and throughout the building, have a special flooring adaptation. Because the ceilings are exposed, both within the apartments and in the common areas, it was necessary to provide a method to reduce noise throughout. Still, saving the existing wood floors was also a priority. In order to meet both of these priorities, the planners have retained the existing wood floors, laying a sound-proof mat over them and then, on top of this mat, installing gypcrete to provide a good sound barrier and to even the floors for proper maintenance and resident walking. The final part of this solution was to gain approval for an engineered hard wood floor, similar in width and color to the original floor. This is the final flooring solution throughout the building.

The Second Floor

The second floor is also supported by regularly-spaced steel posts. The clerestory on this portion of the building is particularly dramatic and will be enhanced by the open area below it in the adaptive use (see Photos 0031, 0032, 0033). The ceiling and end wall of the clerestory on the second floor is clad with vertical narrow board siding similar to that used throughout the building and which has been retained in the common areas as well as in the apartments on this floor (Photos 0031 and 0035). 31 studio apartments are on this floor, as well as the previously mentioned open lounge/activity area, as well as a chapel, private dining room, nurse's station, nourishment station and appropriate mechanical rooms.

The M. Fine & Sons Building also demonstrates the qualities of integrity (see Section 8 for discussion).

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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.)

INDUSTRY

ARCHITECTURE

Period of Significance

1922 - 1950

Significant Dates

1922

1928

C. 1936

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Joseph & Joseph

Period of Significance (justification)

The Period of Significance begins with the earliest date of construction, verified by extant drawings from the offices of Joseph & Joseph architects, as 1922, and continues through the various eras of construction which included the 1928 and c. 1936 additions. Additionally, the M. Fine & Sons Company shirt factory continued operations at a brisk pace through World War II and afterward. While the company, with its many East Coast and Louisville operations,

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continued for four decades more, their activities began to decline as the post-World War II boom waned. No major additions were made to the building after 1936. The end date of the Period of Significance, 1950, includes a period of peak operations during the era following World War II, when the Five Brothers shirt and other M. Fine & Sons brands were highly respected and popular.

Criteria Considerations (explanation, if necessary)

N/A

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 M. Fine & Sons Building is significant under National Register Criterion A for its association with industrial manufacturing in southern Indiana and the U. S. during the latter part of the nineteenth century through the late twentieth century. It represents a major economic force in the City of New Albany and can be associated with a highly respected brand of work shirt, Five Brothers®, which was manufactured here. Although the original firm was dissolved in the early twenty-first century, the brand is still alive, manufactured by a firm in Illinois. As an excellent example of a major industrial building, the M. Fine & Sons Building retains significance.

The building is also significant under National Register Criterion C as an excellent example of early twentieth century industrial construction. Designed by the highly respected Louisville architectural firm of Joseph & Joseph in 1922, it demonstrates the prevailing eclectic style employed for such buildings, with interesting details that served both practical and decorative purposes. In 1928, a second story, designed by Joseph & Joseph, was added to the west end of the building. Although the architect of a 1936 addition is unknown, the addition follows the original in many aspects, reflecting a slightly sleeker, modernistic influence.

The Period of Significance, 1922-1950 encompasses the original construction date, and the subsequent additions, as well as a period of peak occupation and activity during WWII and afterward.

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

Industrial Manufacturing

Morris Fine, an emigrant from Russia, arrived in America around 1890, and soon was selling union work clothing from New York City's lower east side. His work clothes, primarily shirts, earned a reputation for comfortable fit and enduring quality among working class men of the time according to a brochure published c. 2000. Fine and his five sons expanded the product line

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to include matching pants and quickly saw their sales rise. (All of the son's names are not known exactly, but it seems possible that they were called Henry or "Hy", Joseph, Leo, Isadore and Arthur.) The brands manufactured by the company included Five Brothers® and Dakota™ labels.¹ The Five Brothers shirt is currently being sold by an Illinois purveyor. During the history of the company, various trademarks were registered, including "M. Fine & Sons Shirtmaker Since 1890" and "M. Fine & Sons Since 1890". Both were registered to the M. Fine & Sons Manufacturing Co. Inc.²

A City Directory of 1911 for New York City lists Morris Fine "making shirts" as M. Fine & Sons at 18 Walker Street in lower Manhattan. An address at 236 Christopher Street in Brooklyn was listed as the residence. A listing in the 1916 directory shows M. Fine & Sons (shirts) at 335 Canal Street. Hy and Isidor are also listed in the same occupation (these are possibly two of Morris's sons).³ By 1920, M. Fine & Sons had expanded their operations from New York to other areas of the country, including southern Indiana.

The first location of the M. Fine & Sons manufacturing operation in New Albany was at 146-148 East Main Street in a compact building block, some bays of which may date to 1850 or earlier. The building housed the Conner & Rice flouring mill from about 1856 until the turn of the twentieth century. Between 1903 and c. 1918, Frank A. Kraft's furniture manufactory and funeral facilities occupied the space. In 1920, M. Fine & Sons located their shirt factory in this downtown New Albany building.⁴ According to an article in the *Louisville Courier-Journal* in November of 1919, M. Fine & Sons purchased the former Kraft building for about \$10,000 and planned to expend between \$8,000 and \$10,000 to remodel it. They planned to install machinery valued at \$30,000 and employ about 300 people, mostly women and girls.⁵ This was probably the first expansion of the firm into southern Indiana.

The years during and after World War I were times of expansion for the M. Fine & Sons Company. Within a few years they would build a new factory in eastern New Albany. In addition, later in the second decade of the twentieth century, they would open a new Indiana factory at Jeffersonville.⁶ Their location in New Albany was probably the result of an aggressive effort by the Industrial Committee of the New Albany Chamber of Commerce. Recognizing a potential work force of at least 500 women or more, they sought out clothing factories to locate in their community. Their campaign was evidently successful. In addition to

¹ M. Fine & Sons brochure, excerpt provided by J. Parrott, Jr., from his personal collection, Bloomington, Illinois.

² Trademark records:

<http://textiles.zibb.com/trademark/m+fine++sons+since+1890/29655165> and <http://www.trademarkia.com/mfine--sons-shirtmaker-since-1890>. Accessed January, 2015.

³ New York City Directories accessed on line through Ancestry.com, January, 2015.

⁴ David Barksdale, "The Reisz Building, 146-148-150, 152-154 East Main Street." History prepared for Historic New Albany, Inc. Courtesy of the author.

⁵ *The Louisville Courier-Journal*, November 11, 1919. Pg. 13.

⁶ Camille Fife, M. Fine Building, Jeffersonville, Part I, HPCA pg.2.

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the new M. Fine & Sons factory, a children's clothing manufacturer was attracted as well as several wood working firms.⁷

In 1921, the M. Fine & Sons Company contemplated enlarging their facility on Main Street in downtown New Albany and may have completed some of this work. In May of 1922, the ground was broken for what would be a \$100,000 new building on East Main between E. 14th and E. 15th Streets. It was anticipated that the building would be completed in about four months.⁸ The building was constructed with designs by the prestigious Louisville architectural firm of Joseph & Joseph. It was a considerable investment for the time, but post-World War I America's economy was growing. The company continued to maintain their downtown facility, although there appears to have been a hiatus sometime between 1922 and 1925, since the local paper announced a re-opening of the factory at 146-148 East Main Street in May of 1925. The company had evidently closed to bring in new machinery. The facility on East Main and E. 15th Street was operating with full employment for 325 operators. The newspaper called it "the big new daylight factory." Touted as a growing industry in the city of New Albany, the company was shipping goods all over the United States and to "the islands of the sea."⁹

During this time, according to the New Albany City Directory of 1925-26, David Fine was the general manager of the plant with a residence at 1902 Ekin Avenue in New Albany. This was probably a son of one of the original five sons of Morris Fine (perhaps Leo). Also listed in the same directory was Jacob Fine, assistant general manager whose residence was located at 2102 E. Elm Street in New Albany.

Although most sources credit 1936 as the opening date for the new addition, a dissertation by Harold V. Miller for the University of Chicago in 1934 shows a photograph with the new addition in place. Mr. Miller describes the plant as being largely lit by daylight from 12,000 panes of glass. At this time, 800 people were employed, 750 of them being women. In addition, he describes the major product as work shirts with hard cotton cloth coming from North Carolina and flannels from Maine. The plant was served at this time by a railroad spur which touched both the Southern and Pennsylvania railroads.¹⁰ In 1936, the company sold their downtown location at 146 E. Main Street and consolidated all New Albany operations at the East Main Street location.¹¹

In late 1935, a labor dispute over a proposed wage cut occurred at both the New Albany and Jeffersonville plants. The employees walked out and the strike continued until January of the following year. Ultimately the factory re-opened and the workers returned (non-union). Skirmishes caused by United Garment Workers (UGW) rabble-rousers blocked their entrance. The Governor of Indiana declared martial law in Floyd and Clark Counties. Once the National

⁷ *The Louisville Courier-Journal*, November 11, 1919, Pg. 13.

⁸ *New Albany Tribune*, "50 years ago", May 22, 1972.

⁹ *New Albany Daily Ledger*", May 1, 1925.

¹⁰ Harold Vincent Miller, Dissertation, Department of Geography, University of Chicago: "The Industrial Development of New Albany, Indiana". March 1934, Pp. 62 & 63.

¹¹ D. Barksdale research.

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Guard showed up, things calmed down.¹² Interestingly enough, in 1947, workers from M. Fine & Sons rode on a float sponsored by the company. A sign on this float read: "Amalgamated CO. Workers of American Local 244 M. Fine & Sons MFG. Co. In. 1920 – 1947".¹³ Obviously, after World War II, the company and the union had found a way to work together.

The M. Fine & Sons Company continued to grow and expand throughout the World War II era, with plants in various places throughout the country. A listing in the 1949 New Albany City Directory shows Jacob Fine as the Manager of M. Fine & Sons in New Albany. At that time, he and his wife Julia resided in Louisville, KY. In the same directory, a corporate listing detailed the various family members and their responsibilities: Henry Fine was President of M. Fine & Sons, New York. He and his wife Rachel lived in Great Neck, NY; Joseph Fine was a Vice President of the company, living with his wife Helen in Great Neck, NY; Leo Fine was also a Vice President, probably of the Long Island, NY plant; Arthur Fine was Vice President and Secretary of the corporation; Isadore Fine, who lived with his wife Bessie in Brooklyn, NY was Treasurer, and may have managed the Brooklyn plant.¹⁴

M. Fine & Sons Company continued to be managed by family members throughout the post-war years. After 1950, the southern Indiana plants were still in operation, but the company was consolidating, with management moving to Louisville. During the early 1970s, David Fine was still the manager and soon his son, Allan H. Fine assumed the post. By 1996, Stephen L. Fine was listed as a director, but was based out of Louisville.

In April of 1997, the company announced that it would lay off half its work force at the New Albany plant by mid-June. A vociferous outcry ensued, with workers marching on the City-County building to draw attention to their plight. Their efforts delayed the inevitable, but the layoffs occurred anyway. In early April of 1997, the newspaper related that the company, with headquarters in New York and offices in Louisville, KY, employed a meager total of 1800 people (compared to 800 in 1936 for the New Albany plant alone) with factories in New Albany and Bedford, IN; Middlesboro and Olive Hill, KY; in Tennessee, Alabama, Georgia, and Honduras.¹⁵

Within a month, in mid-May, after a second extension, most of the employees were laid off, although the plant continued with a minimum staff. The New Albany factory was ultimately closed in the summer of 2001, the cause was mentioned as dwindling sales. Family members had closed many of the facilities during the mid-1990s, in an effort to stall the company's deteriorating financial condition. In 1999, the company hired Gary Finkel as its Chief Operating Officer. He was challenged to "turn the situation around, to increase sales, decrease costs (and) therefore increase profitability." But even with his heroic efforts, the financial slide continued

¹² L. Renwick research, February 2009 and *New Albany Times*, 1-17-1936.

¹³ Postcard in the New Albany Floyd County Public Library Collection: Call No. 394-p5-00473.

¹⁴ 1949 New Albany City Directory, in the collection of the New Albany Floyd County Public Library.

¹⁵ New Albany City Directories and *Louisville Courier-Journal* articles: April 2, and April 18, 1997.

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and the company lost \$4.7 million in 1999. For a decade, prior to hiring Finkel, three of the Fines had acted as co-presidents and co-CEOs. When, in mid-2000 the company was suffering critical cash-flow problems, four of the Fines loaned the company a total of \$1.5 million in capital. By mid-2001, the problems continued to plague the company and it filed for bankruptcy in late June. The era of the M. Fine & Sons Company had come to an end.¹⁶

In early 2003, the vacant M. Fine & Sons Building was purchased by the owner of a Charlestown, IN sealant company. Mr. Jim McCain said that he bought it at auction in October of 2002 for \$310,000. By late 2005, he had changed plans and was considering developing the building as a retirement community. Mr. McCain had used the building as a training center, hosting seminars for buyers of his Weatherall brand sealants.¹⁷ Changes to the first floor of the building, and modern office facilities probably date to this era. Now the building is once again looking forward to development as a gracious retirement living facility, having served as a furniture showroom and warehouse during the intervening years.

Architecture

The M. Fine & Sons Building in New Albany, Indiana, is significant under Criterion C as a good example of early twentieth century industrial architecture. It was designed by the Louisville architectural firm of Joseph & Joseph. Founded in 1908, the firm is Louisville's oldest continually operating architectural entity. They have been responsible for the design of several of Kentucky's most important buildings, including The Republic Building, The Elks Club/Henry Clay Hotel, the Keneseth Israel Synagogue, the Masonic Home of Kentucky campus in Louisville, as well as the original campus of Morehead University in Morehead, Kentucky. The firm was started by two brothers, Alfred and Oscar Joseph. In 1964 civil/structural engineer Cass Moter became a partner and in 1973 his son Merrill joined the staff, becoming a partner in 1983. His son Cash joined the firm in 2004 and became a partner in 2013.¹⁸

The firm had been in business for about 12 years when they were asked to design the M. Fine & Sons Co. Building in New Albany. They were undoubtedly familiar with the exciting work going on since the late 1890s in Chicago, by architects like William Le Baron Jenney, and the firms of Adler and Sullivan, Burnham and Root, and Holabird and Roche. The new style of building that they developed thrived in Chicago. While the purest examples of buildings of this style are early skyscrapers, a subtype of the style, befitting one-to four-story brick and concrete buildings, is also described as Commercial Style. These buildings have large expanses of

¹⁶ *Louisville Courier-Journal*, May 3, May 9 and May 16, 1997; Documents concerning a law suit in the United States Court of Appeals, for the Sixth Circuit, file 06a0130p.06, Appeal from the United States District Court of the Western District of Kentucky at Louisville, No. 02-00264. It was argued Feb. 1, 2006, decided and filed April 13, 2006. Note: This case was a class-action lawsuit over loss of healthcare benefits by five former employees (plaintiffs) against five of the company's former officers and directors (defendants). The defendants named were Allan H. Fine, Martin L. Fine, Steven R. Fine, Miriam Fine Gellar, and Steven L. Fine.

¹⁷ *Louisville Courier-Journal*, January 3, 2003 and November 11, 2005.

¹⁸ <http://josephandjoseph.net/about/>. Accessed May, 2015.

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windows, flat roofs, often with decorative raised parapets.¹⁹ The M. Fine & Sons Building has elements which reflect this influence.

The M. Fine & Sons Building owes its clean and lean lines to the influences of the early twentieth century work of the Bauhaus architects and to masters such as Frank Lloyd Wright, the De Stijl group, Le Corbusier and Meis van der Rohe. In the early to mid-twentieth century, these artists were creating a whole new architectural oeuvre. They were moving toward abstraction in line, color, shape, space and texture, rejecting high ornamentation. Industry and its processes engaged the imagination of these artists and architects: from the voice against ornament of Adolf Loos to the design explorations of the Bauhaus and the sleek lines of the International Style.²⁰ All of these influences were churning in America and Europe, but it is most likely that the work of Albert Kahn and his brother, Moritz, inspired the architects Joseph & Joseph in their design of the M. Fine & Sons Co. Building. In the early 1900s, factories were seen as building types deserving of architectural treatment as a way to enhance the production of goods and dignify the workplace.²¹

Albert Kahn, a Detroit-based architect, has been called the father of the modern American factory. The oldest son of an itinerant rabbi, Kahn was born in Germany in 1869, but spent his early childhood in Luxembourg. In 1880, the family emigrated to Detroit where young Kahn took art lessons from the sculptor Julius Melchers. Melchers helped the young man obtain an apprentice position with the local firm of Mason and Rice. In 1890, he won a scholarship to travel in Europe and when he returned to the firm in Detroit he became chief designer. Refusing an offer to replace F.L. Wright in Louis Sullivan's firm, he remained with Mason and Rice until 1896 when he set up an architectural firm with two colleagues. By 1902, he had ventured into his own practice which had grown to a company of nearly four hundred people by his death in 1942.²²

One of a few architects that were influenced by the aesthetics of industrial buildings and the glorification of functional design, Kahn's plants have been called European Modernism. Walter Gropius, the future head of the Bauhaus school of art and design, included in a 1913 publication, a photograph of the streamlined glazed shed Kahn had produced at Highland Park for Henry Ford. It had an enormous impact on avant-garde artists across Europe.²³ Kahn's first notable industrial commission came when he was asked to design a ten-building production plant in Detroit, by Henry B. Joy, manager of the Packard Motor Car Company. Completed between

¹⁹

http://www.portal.state.pa.us/portal/server.pt/community/late_19th_early_20th_century_movements/2392/commercial_style/296422. Accessed May, 2015.

²⁰ L. Jevremovic, "Aesthetics of Industrial Architecture in the Context of Industrial Buildings Conversion", PhIDAC 2012, IV International Symposium for Students of Doctoral Studies in the Fields of Civil Engineering, Architecture and Environmental Protection, P. 83.

²¹ Ibid.

²² <http://historicdetroit.org/architect/albert-kahn/> and http://www.encyclopedia.com/topic/Albert_Kahn.aspx. Accessed May, 2015.

²³ Tom Wilkinson, *Bricks & Mortals, 10 Great Buildings and the People They Made*, New York: Bloomburg Press, 2014, P. 219.

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1903 and 1905, the project included nine conventional buildings and a tenth constructed of reinforced concrete, a material that had rarely been used before in factory construction. In 1908, Henry Ford asked Kahn to design his Highland Park factory, which combined reinforced concrete with large, steel-framed windows, thus providing improved lighting and ventilation for assembly-line workers.²⁴

The M. Fine & Sons Co. Building has much in common with the Packard Motor Car Company Plant – Buildings 1, 2 & 3. All are about three stories high, with flat roofs, and extensive walls of steel-framed, multi-light windows. But the building also demonstrates many of the principals espoused by Moritz Kahn, Albert's younger brother. The two Kahn brothers, Moritz and Julius, had emigrated as youths with their family in 1880 and became engineers. (The fourth brother found a successful career in real estate.) The two engineers developed the Kahn system of concrete reinforcement, a major advance. With a patent dated 1902 (recorded 1903), it was their first in America. Moritz involved himself in England with the production of this patented product through a company he called Truscon, formed between 1908 and 1912. Based upon a regular grid of column, beam and slab, in which the concrete was fully exposed and external wall spaces were glass filled, it was known as the "Kahn Daylight System" of factory design. The earliest examples in Britain were factories in Scotland constructed between 1913 and 1915.²⁵ Although the M. Fine & Sons Co. Building is clad in brick and has fewer vertical columns between the windows, this description is very fitting for much of its general design.

In 1917, Moritz Kahn wrote a highly influential publication on the subject: *The Design and Construction of Industrial Buildings*. It was published that year in London by Technical Journals Ltd. He wrote the tome in order, as he said, to answer questions that architects so often asked their structural engineers about how to build "efficient factories." The book also helped market the Kahn Daylight System, later known as "The Model Factory". He proposed that factories should "look like what they are – factories and nothing else..." Not surprisingly, he points to two of his brother Albert's prominent factories, the 1905 Packard Building No. 10 and the 1913 Ford Highland Park factory as examples of ideal plants with "flexibility." (Both used the patented Kahn reinforced concrete system.) Moritz Kahn also proposed that fireproof floors, metal windows and infill panels of brick or concrete enhance these industrial buildings. Finally, he proposed that a pleasing elevation, be it just an ornamental cornice would...affect the employees' mental attitude to their work and offer "great advertising value – for every image of the factory in a newspaper, catalogue or advertisement makes an impression."²⁶

The M. Fine & Sons Building recalls many of the influences of the above innovations, but it also demonstrates the respect that early twentieth century architects had for the recent past. The craftsman movement in America relished the use of natural materials, in this, it reflected the

²⁴ <http://historicdetroit.org/architect/albert-kahn/and>
http://www.encyclopedia.com/topic/Albert_Kahn.aspx.

²⁵ Joan S. Skinner, *Form and Fancy: Factories and Factory Buildings by Wallis, Gilbert & Partners, 1916 - 1939*. Liverpool, England: Liverpool University Press, 1997. Pp. 12-13.

²⁶ Quoted in Gilliam Darley, *Factory*, London: Peaktran Books, 2003, Pp. 82-84.

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English Arts and Crafts movement.²⁷ In addition, the somewhat classically inspired decorative parapets recall the classicism which also influenced American architects during the latter part of the nineteenth and early twentieth centuries. While not espousing the intricate and heavily decorated aspects of the Beaux Arts, many architects of this period attended smaller, “beaux arts” studios in New York and elsewhere, that often recalled this history. The M. Fine & Sons building shows the transitional elements of these influences.

The addition of 1936 follows a similar fenestration pattern of the original building, but without the brick dividers, the effect is of a wall of light – the window wall of modern buildings. The addition repeats the basic materials of the earlier construction, although the brick is a red rather than tan variety. In subtle ways, it reflects the move toward the sleeker, more simplified styling that would later be a hallmark of the International Style buildings designed by Meis van der Rohe and others.

The M. Fine & Sons Co. Building reflects the influences of a changing industrial architecture and the advent of new techniques and materials which epitomized twentieth century modernism. In addition, it recalls the fervent hope that buildings, in their design, would also function as pleasing spaces to alleviate the drudgery of work and create a more uplifting environment for workers.

Integrity

The M. Fine & Sons Building demonstrates authenticity through several of the qualities of integrity. It is located on its original site and thus has integrity of **location**. It demonstrates its historic appearance, especially in the quality of the three main elevations (north, west and east). In addition to plan and massing, graceful clerestories, multi-paned window walls, the building retains a high degree of **design** integrity. The decorated parapets, and extensive window walls are typical of early twentieth century design. The building’s **setting**, amidst a residential neighborhood, and along a major thoroughfare east of downtown, is consistent with its setting during the first decades of the twentieth century when such factories functioned best when they were within walking distance of the workers’ homes or along trolley and later bus lines. The **materials** of the building are for the most part original, tan rough-finish brick and red brick, along with concrete and some stone as well as extensive use of metal and glass. The **workmanship** of the building is typical of its time, utilizing cast concrete technology and other techniques. The clerestories of the building help to stress the open, light and linear qualities of industrial buildings of its time, enhancing the **feeling**. The quality of **association** is present, as the building retains identification of the M. Fine & Sons Company and operation.

²⁷ Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984, P. 454

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Developmental History/Additional historic context information

(History of the town of New Albany, excerpted from Camille B. Fife, “New Albany Downtown Historic District”, National Register nomination 1999).

When three adventurous brothers, Joel, Nathaniel and Abner Scribner ventured down the Ohio River in 1812-1813 on a town-site hunting trip, the area around the Falls of the Ohio River was already well-known. George Rogers Clark had established a base at Corn Island during his battles in the Revolutionary War, later founding Louisville, Kentucky across the Ohio River in 1778. On the Indiana side, Clarksville was the first to be settled, in 1784, after Clark and his men were awarded more than 150,000 acres of the Northwest Territory in return for their military service against the British. By 1802, nearby Jeffersonville had been laid out as well.²⁸

Nonetheless, the New England trio saw great potential in the land down river of the Falls. This natural barrier forced boats to await high water before venturing either up or down the Ohio River waterway. Later, a canal would be constructed on the Louisville side of the river, but the New Albany site, down river of the future canal, stood to benefit. When the Scribner brothers saw it during their mid-winter trip of 1812-1813, Abner reputedly said: “What a place for a mill!”²⁹

The brothers visited Colonel John Paul who had purchased the 822.5 acre site in 1807. He wanted nearly \$10 an acre for the property, an exorbitant price when undeveloped government land was still available from the land office at \$2 an acre. The Scribners had high hopes for the place though, and they scrimped and borrowed to meet the asking price of \$8,000 for the site.

They foresaw a New England town along the Ohio, but much work and sacrifice would be required before their dream became a reality. Fifty years after the Scribner family traveled to the site in the spring of 1813, Joel Scribner’s son remembered that they landed at the foot of upper (East) Fifth Street, later to be a ferry landing. He recalled:

“There were occupied cabins in the place ... The first ground cleared was on the south side of Main between Pearl and Bank on which four cabins were built ... The surface of the new town presented a very uninviting appearance. The timber was very heavy, the undergrowth very thick and the ground terribly uneven.”³⁰

The Scribners named their new town New Albany, after the capital of New York State, near their former home. The village was laid out on the high ground above the river, and the first plat included the area from present day East (then called “upper”) Fifth Street to West (then called “Lower”) Fifth Street and from the river north to Oak Street (above Spring). Main (formerly

²⁸ Betty Lou Amster, *New Albany on the Ohio, Historical Review, 1813-1963, New Albany, IN: Sesquicentennial Committee, 1963, pp. 12-13.*

²⁹ Ibid.

³⁰ Ibid., p. 15.

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“High”) Street and Market Street were 80 feet wide. Water Street, along the river, was a generous 100 feet in width. State Street, then as now, bisected the plat and formed the dividing line between the north-south streets now designated as East and West (then called upper and lower). Four squares were allowed for public purposes and an additional square as a parade ground, with ten lots for churches and three for schools.

In addition to the advantages of their location on the major waterway of the new region, the Scribners hoped that the newly surveyed road, connecting northward to the old Buffalo Trace, would give them an edge for travelers seeking a route to the territorial capital at Vincennes (to the northwest). While the heavily wooded site presented challenges to the developers, the ready availability of material for cabins, buildings and boats was a definite advantage.

In spite of the enthusiasm that the developers evinced for their new town, growth was slow at first, but steady. The location was indeed strategic. For at least seven months of the year, the town was the head of navigation for the lower river (still true in the late nineteenth century, according to an 1873 commentator). The Falls provided a barrier to navigation by steam boats except during periods of high water.³¹ During the first half of the nineteenth century, when much of Indiana was still densely forested, its rivers were the major traffic arteries.

Floyd County was first organized in 1819, and New Albany became the county seat. Later adjustments to the county boundaries increased its size, but New Albany retained its distinction as the center of county government. Between 1814 and 1830, the town mushroomed and the population doubled.

Between 1830 and 1867, the shipbuilding industry in New Albany fueled the town's growth. During the era of steamboat building, other foundries also prospered along the Ohio at New Albany.³² The City Directory of 1856 indicated that 33 steamboats were built at the town between 1835 and 1840 (compared to 17 the previous five years). Between 1840 and 1845, 54 were built; the five years to 1850 saw 69 constructed, and 59 between 1850 and 1854, with an additional 37 in the two years to June of 1856.³³ While virtually no fabric of these boat yards remains today in New Albany, the ripple effect on the town of such activity was surely intense.

Plucky New Albany. The little city below the Falls of the Ohio continued to prosper and grow, even in the shadow of sprawling Louisville across the river. It survived the Panic of 1837, the nation's first major economic crisis, as well as several cholera episodes which had devastated other river towns. During its golden years at the mid-century, New Albany became a truly proud city. Incorporated in 1839, by 1850 it had become among the first 100 cities in America, according to some sources. The same year, with a population of over 8,000 people it

³¹ C.W. Cottom, *New Albany, IN: Location & National Advantages for Manufacturing, Mechanical, Mercantile and General Trade enterprises...* New Albany, IN: C.W.Cottom, 1873, p.8.

³² Victor M Bogle, *Nineteenth Century River Town, A Socio-Economic Study of New Albany, IN.* Boston, MA: Dissertation, Boston University, 1951, p. 52.

³³ Grooms & Smiths, *New Albany City Directory and Business Mirror for 1856-17*, New Albany: A.C. Grooms, W.T. Smith, 1856, p.v.

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was the largest city in the State of Indiana. One of Indiana's first railroads, the New Albany and Salem (later part of the Monon Line) was completed from the town in 1851. Railroad shops for service and construction were located in the community. Plank roads linked Corydon to the west and Jeffersonville to the east and the road over the hills to the northwest was macadamized.³⁴

While the city limits nearly doubled, the downtown continued to be the focus of commercial enterprise. The New Albany and Salem Railroad had been complete to Lake Michigan by 1856, and work on a direct line to Ohio was underway. The wharves and streets were paved and shipyards, foundries, mills and other manufacturing activities were thriving.³⁵

During the latter part of the nineteenth century, the City of New Albany continued to grow. In 1873, a promotional booklet declared that the dollar value of the river trade at New Albany could be estimated at about seventeen million dollars (for 1872). In addition, the city could count railroad, manufacturing, mechanical, mercantile, livestock and produce as well as coal, minerals and other general trade among its economic assets. At this time, New Albany was the terminus for three railroads, with several more granted rights-of-way or under construction. The population had grown to 20,000, many employed in the busy manufacturing sector which prospered thanks to the ready market access provided by easy river and rail transport. The city promoters touted the low taxes, reasonable rents and healthful climate as good reasons to locate in New Albany.³⁶

The wholesale business in the city was estimated at about six million dollars a year in 1873 and the retail trade at about three million dollars.³⁷ Thanks to street cars, and improved river crossings, New Albany was becoming a commuter home to those whose business interests were in Louisville, a practice which continues to this day. As the century drew to a close, New Albany continued to prosper. The American Plate Glass Works employed over 1,200 workers and covered 30 acres along the river, but the discovery of natural gas in the east—central part of the state had begun to erode New Albany's business. While there was a slight increase of the population in 1890, by 1900 it had reverted to about 20,000.³⁸

Seven plywood and veneer industries replaced the depleted glass works, to provide employment and economic vitality for the city between 1898 and 1923. These industries took advantage of the still abundant sources of natural timber close by and excellent water and rail transportation. New Albany was ultimately eclipsed during the middle part of the twentieth century by growth in other parts of the state, but in 1920 it still ranked as the second largest city in the southern sector.³⁹ During this era, M. Fine & Sons purchased real estate and established their first New Albany shirt factory in a building at 146-148 East Main Street in downtown New

³⁴ Amster, p. 32; Thayer, L. & Charron, C. *New Albany Interim Report, Indiana Historic Sites and Structures Inventory*. Indianapolis, IN: Indiana Dept. of Natural Resource, Division of Historic Preservation & Archaeology, 1994, p. 11.

³⁵ Amster, p. 32; City Directory, 1856, p. iv.

³⁶ Cottom, pp. 9-14.

³⁷ Ibid., pp 26-7.

³⁸ Thayer, pp. 11-12.

³⁹ Ibid., p. 12.

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Albany. Two years later, they opened their new “daylight factory” on the outskirts of the central city at East Main and E. 15th Street, the present location. By the 1930s they had made additions to the eastern building and moved most of their operations there, although they retained some use of parts of the downtown building until the late 1930s.⁴⁰

The Great Depression, which ensued in the third decade of the twentieth century, caused a further decline in the city’s economy, as it did for the rest of the country. Adding to these woes was the tragedy of the 1937 flood which caused extensive damage up and down the river. A slight economic upturn had begun in Southern Indiana, thanks to the efforts of the Roosevelt administration’s New Deal. Factories in Evansville and Louisville were humming. But the rain continued. By January first of 1937, the Wabash River was at flood stage and the Ohio River was receiving flood water from all its major tributaries. Simultaneously, a peculiar weather pattern created a stationery mass of tropical air, saturated with water. These fecund clouds, trapped between two walls of cold air, dropped 165,000,000,000 tons of rain before January of 1937 had run its course. The flood which resulted broke all previous records. On January 26, the Ohio River at Cincinnati crested at 80 feet, a soaring 28 feet above flood stage. The previous high of 71.1 feet had been recorded in 1884. In Louisville, across the river from New Albany, the flood height was greater than at any other place, up river or down. The stages were about 30 feet above flood level, and more than 11 feet above the highest ever recorded.⁴¹

Of the state along the river, Indiana was second only to Kentucky in the number of livestock lost and property damaged. 137 human lives lost could be either directly or indirectly related to the disaster. Nearly four-fifths of the City of New Albany was under water at the January 27th crest.⁴² New Albany survived all of these challenges, and, like the rest of the country, economic difficulties related to the Great Depression were slowly relieved by the onset of World War II and the expanded production it generated. M. Fine & Sons prospered during these years in their east New Albany factory, enjoying the economic benefits of providing sturdy workwear during these energized times.

⁴⁰ Ron Carter, David Barksdale and others, chronology and other research on the buildings at 146-154 East Main Street. Material in the Vertical File (154-158 E. Main) of the New Albany-Floyd County Public Library.

⁴¹ American Red Cross, “Ohio-Mississippi Valley Flood Disaster Report of 1937, Report of relief operations of the American Red Cross.” Washington DC: The American Red Cross, c. 1938 (In the collection of the New Albany-Floyd County Public Library), pp. 9-18.

⁴² *Louisville Courier-Journal*, February 11, 1937. P.3.

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M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): 043-446-34059

10. Geographical Data

Acreeage of Property Approximately 1.5 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16

Easting: 604263

Northing: 4238437

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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

The boundary encompasses the building itself (1922 and 1928 and c. 1936 additions) and the land on which it sits. Beginning at the southeast corner of E. Main and E. 14th Streets, follow the south side of E. Main Street to the south west corner of E. Main and E. 15th Streets, turning south along the west side of E. 15th Street to the former railroad (RR) right-of-way (ROW), then turning approximately southwest, follow the south side of the former RR ROW to the juncture of E. 14th Street and then turn north along E. 14th Street to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.) The boundary was selected to include the building, but not the streets, adjacent parking and/or other amenities. This is the extent of the historic property presently connected with the project.

11. Form Prepared By

name/title: Camille B. Fife
organization: _____
street & number: P.O. Box 404
city or town: Madison state: IN zip code: 47250
e-mail wgimadison@aol.com
telephone: (812) 239-1107
date: _____

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. (Note: a temporary map is enclosed, final, original USGS map will be provided.)
- **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.)

Figures include two historic elevations from the firm of Joseph & Joseph showing the building in 1922 and 1928.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 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: M. Fine & Sons Building

City or Vicinity: New Albany

County: Floyd State: Indiana

Photographer: Camille B. Fife,

Date Photographed: April, 2018, July 2018

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

1 of 36: Looking west from E. 15th St. toward east elevation, showing original sign on clerestory.

2 of 36: Looking west/northwest toward east/southeast side.

3 of 36: Looking west toward the south/southeast elevation.

4 of 36: Looking west toward the same elevation, medium close up.

5 of 36: Looking north, showing the extreme angle of the new addition and the 14th Street elevation.

6 of 36: Looking Southeast along the 14th Street elevation.

7 of 36: Looking south/southeast along E. Main St. showing the north side of the building and amenities along the street.

8 of 36: Looking south/southwest along the E. Main Street elevation of the building.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

9 of 36: A medium close up of one of the restored windows, showing the cleaned brick and the window surround after restoration.

Basement Area A

10 of 36: Looking west within the basement, showing the retained metal interior posts and beams, consistent with the mill construction as well as part of the retained interior ceiling construction on this floor. Note: Throughout the building, cardboard walkways have been placed over newly laid engineered hardwood floors to protect them. Wallpaper is installed. Flooring plans have been marked to show completed floors.

11 of 36: A medium close-up view of the interior of the basement looking approximately south, with the existing posts, beams and ceiling joists revealed, final version The ceiling joists and beams have been painted a charcoal grey for protection.

12 of 36: Looking approximately west along a corridor within the lower level, showing the retained existing sprinkler system and the walls of the rooms, with some of the final wallpaper installed.

13 of 36: Looking approximately west along a corridor, north of the previous photo, showing another view of the retained ceiling/floor joists and the wallpaper. The floors are covered with the engineered hardwood.

14 of 36: Looking approximately west toward the original stair and north west entrance to the building showing existing bead board retained on the stair wall and existing door on this entrance (off of 14th Street).

Basement Area B

15 of 36: Looking approximately north toward the original 15th Street entrance to the building, with the original stair, and original windows on the upper right of the photo.

16 of 36: Looking approximately north along an interior corridor on the lower level of the building, showing the upper ceiling/floor joists and the rooms built in the basement.

17 of 36: Looking south southwest within the basement toward the existing brick wall and the retained metal sliding door toward the mechanical areas of the building.

First Floor Area A

18 of 36: Looking approximately north within the first floor of the building toward the entry stairs. The new office is at left.

M. Fine & Sons Building
Name of Property

Floyd County, IN
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19 of 36: A photo, looking approximately north, north west in the interior of a model room, showing the spectacular restored window and the bead board ceiling.

20 of 36: Looking approximately south within the model room on the first floor, this photograph demonstrates a typical studio room, with the full height ceilings, hardwood engineered flooring in a shade typical of the original, the original bead board ceiling and the five panel doors, typical of the industrial, mill doors used in the early days of the building.

21 of 36: Looking approximately south along a corridor toward the exterior of the building and the interior brick walls of the south façade, formerly part of the loading area.

22 of 36: Looking approximately east along an interior corridor on the first floor. Although painted white, the original bead board ceiling is present along all of these corridors, as well as the original sprinkler system. Wallpaper has been installed in this corridor, and the same hardwood engineered flooring as in the model room. Under the new flooring is the gypcrete floor installed with a protective mat over the original floor which has been retained.

23 of 36: A view, looking approximately north west within an interior room, showing the engineered hardwood floors, the revealed bead board ceiling and the large restored window area. They dramatically enhance this interestingly shaped studio.

24 of 36: Looking approximately west toward the retained interior stair between the first and upper floors, including the original windows, stair rails and other elements including brick walls.

First Floor Area B

25 of 36: A view looking approximately south west toward the stair leading down to the street and the basement, showing the existing light fixture, the three retained windows on the left hand side and the original stair and restored east windows.

26 of 36: This photo, looking approximately north along a central corridor of the building shows the dramatic element of the original trusses retained in an area where an original clerestory is present (they have been painted with primer but will be dark grey). The piping along the walls below the clerestory is retained as well as the windows of the clerestory.

27 of 36: Looking north, north west toward the main dining area of the building. This part of the complex has retained much of the original mill construction features, including posts, ceilings, sprinklers and the exterior brick walls between this part of the building and the outer loading area.

28 of 36: Looking north toward the interior stair and the elevator area.

29 of 36: Looking through the doorway off the dining area, the original elevator doors are revealed, with bronze fittings and appropriate signs of wear.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

30 of 36: Looking south from the top of the main interior stair, the classic mill trusses are very dramatic, with the windows of the clerestory and the retained original ceilings providing a background and reminder of the original building construction.

Second Floor

31 of 36: This photograph, looking approximately north east toward the expansive open lounge area shows the upper floor clerestory, bringing light to this space. Although painted with a primer, the original pipes along the walls of the clerestory are visible and will remain.

32 of 36: Another view, looking approximately north west within the lounge area shows the private dining area, whose walls are truncated to allow the natural light from the clerestory and to reveal the metal mill post construction here.

33 of 36: Another view, looking approximately west, featuring the clerestory, showing the existing trusses, the mill posts and construction as well as the original windows and piping systems of this feature.

34 of 36: A view, looking approximately south along a corridor on the upper level, showing half of the relocated cabinets in the far background, as well as flooring and wall treatments.

35 of 36: Looking approximately south within a studio on this floor showing the expansive retained window walls providing light to the studio. A portion of the studio floor is carpeted where the bed will be located.

36 of 36: A view looking approximately west along a central, common corridor of the building, showing how the restored windows provide natural light to much of the building. In addition, the original bead board ceilings are retained here, as in all the common areas and the living areas. The floor is clad with the engineered hardwood to recall the original hardwood flooring. As with the rest of the upper floors of the building, the original floors have been retained under a mat and the gypcrete filler.

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.

M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

National Register Nomination Revised

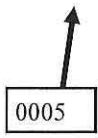
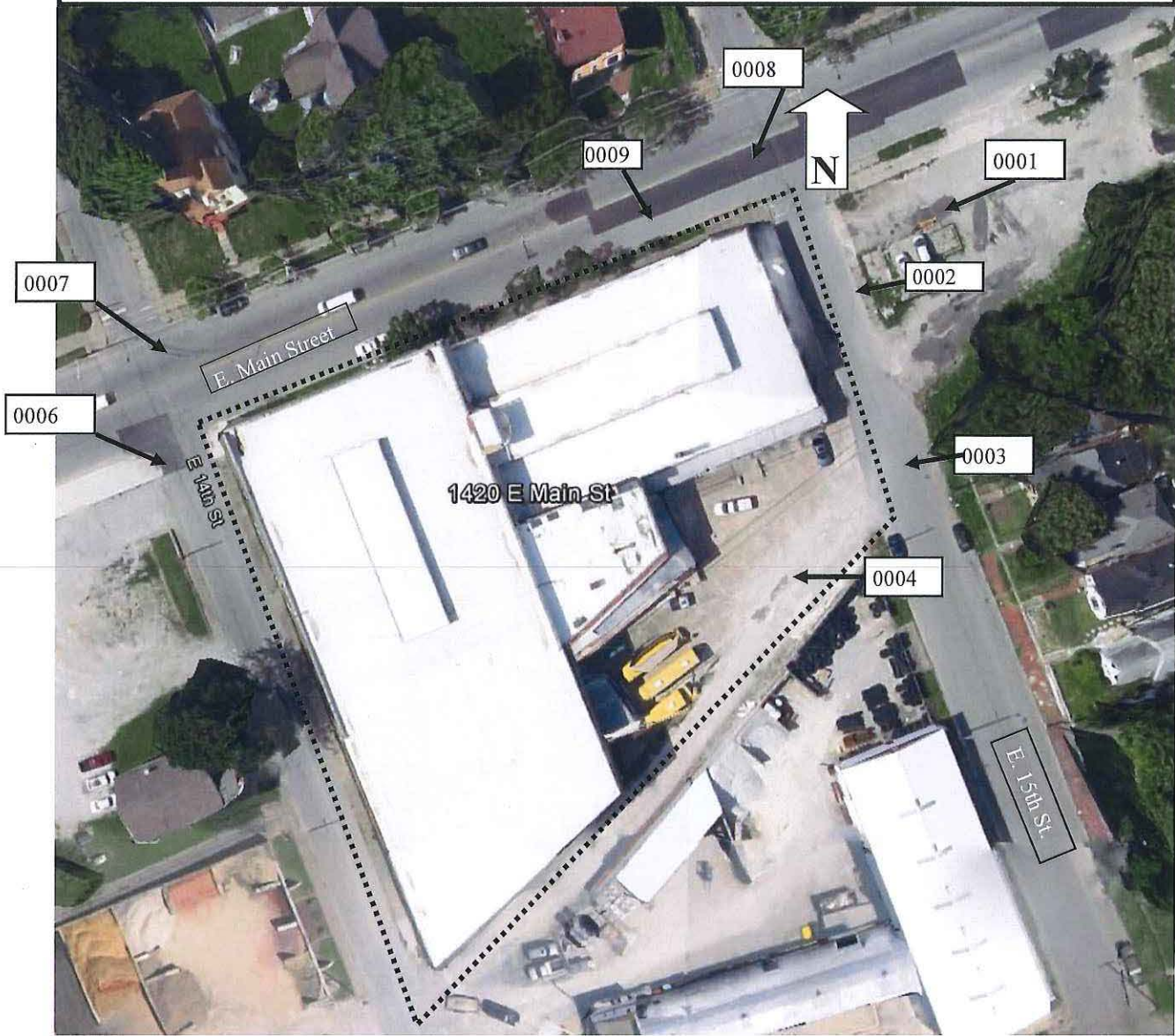
Photo locator sketch Map #1

Exterior Photographs

Prepared by Camille B. Fife, Madison, Indiana

Legend

Property Line
Photographs [0001] →



M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

National Register Nomination Revised

Photo locator sketch Map #2

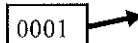
Interior Photographs—Basement “A”

Prepared by Camille B. Fife, Madison, Indiana

Legend

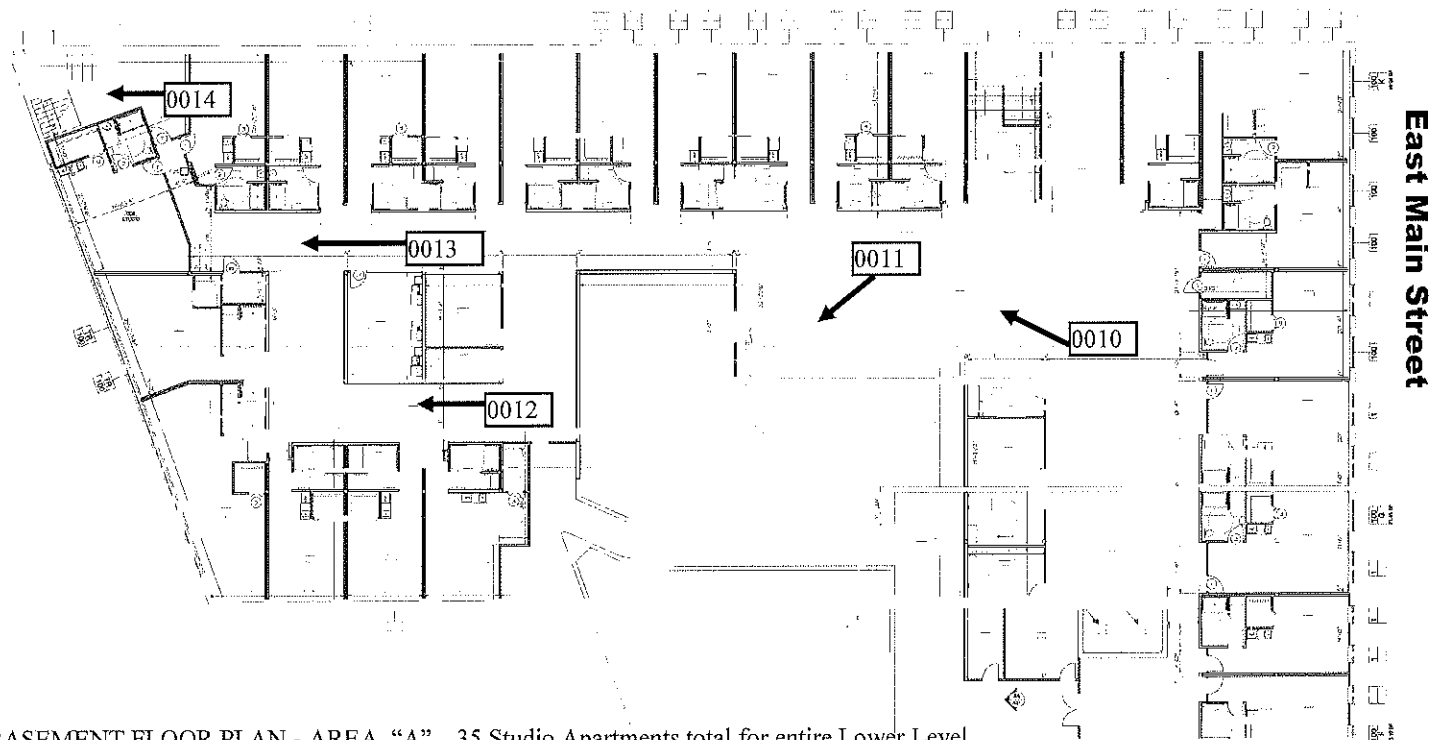
Photographs

0001



Not to Scale

E. 14th Street



BASEMENT FLOOR PLAN - AREA "A" 35 Studio Apartments total for entire Lower Level

E. 15th Street

M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

Revised National Register Nomination

Photo locator sketch Map #3

Interior Photographs—Basement “B”

Prepared by *The Westerly Group, Inc., Madison, Indiana*

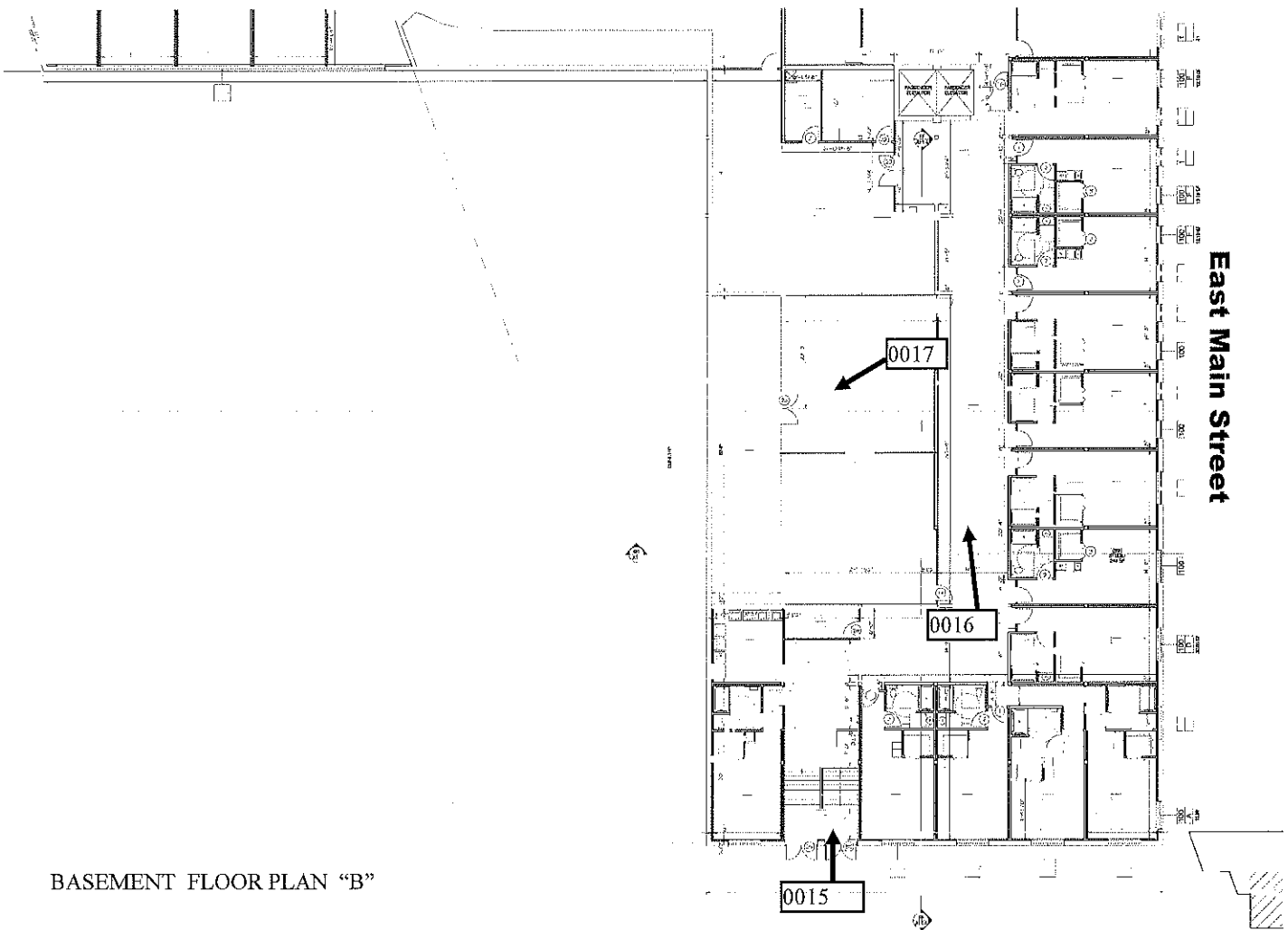
Legend

Photographs

0001

Not to Scale

E. 14th Street



East Main Street

BASEMENT FLOOR PLAN “B”

E. 15th Street

M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

Revised National Register Nomination

Photo locator sketch Map #4

Interior Photographs — First Floor "A"

Prepared by Camille B. Fife, Madison, Indiana

Legend

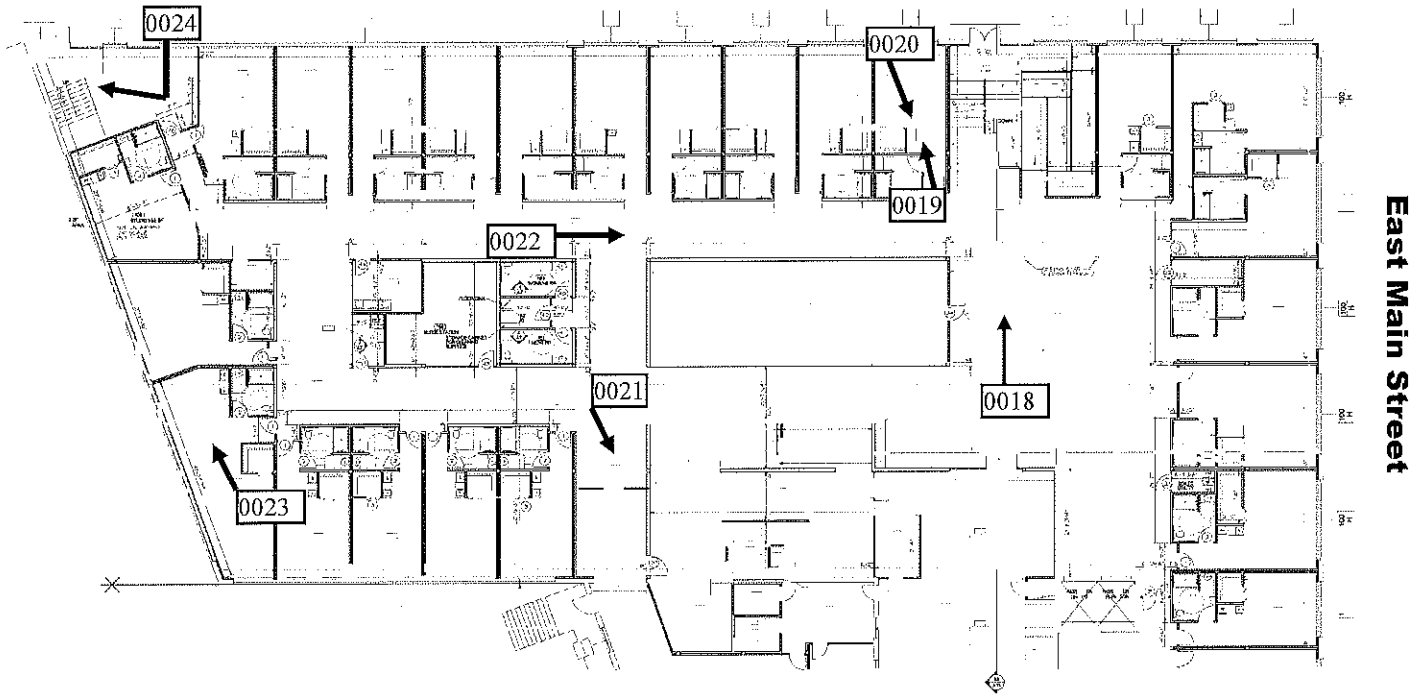
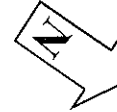
Photographs

0001



Not to Scale

E. 14th Street



FIRST FLOOR PLAN "A" - 42 Studio Apartments total First Level

E. 15th Street

M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

Revised National Register Nomination

Photo locator sketch Map #5

Interior Photographs — First Floor "B"

Prepared by Camille B. Fife, Madison, Indiana

Legend

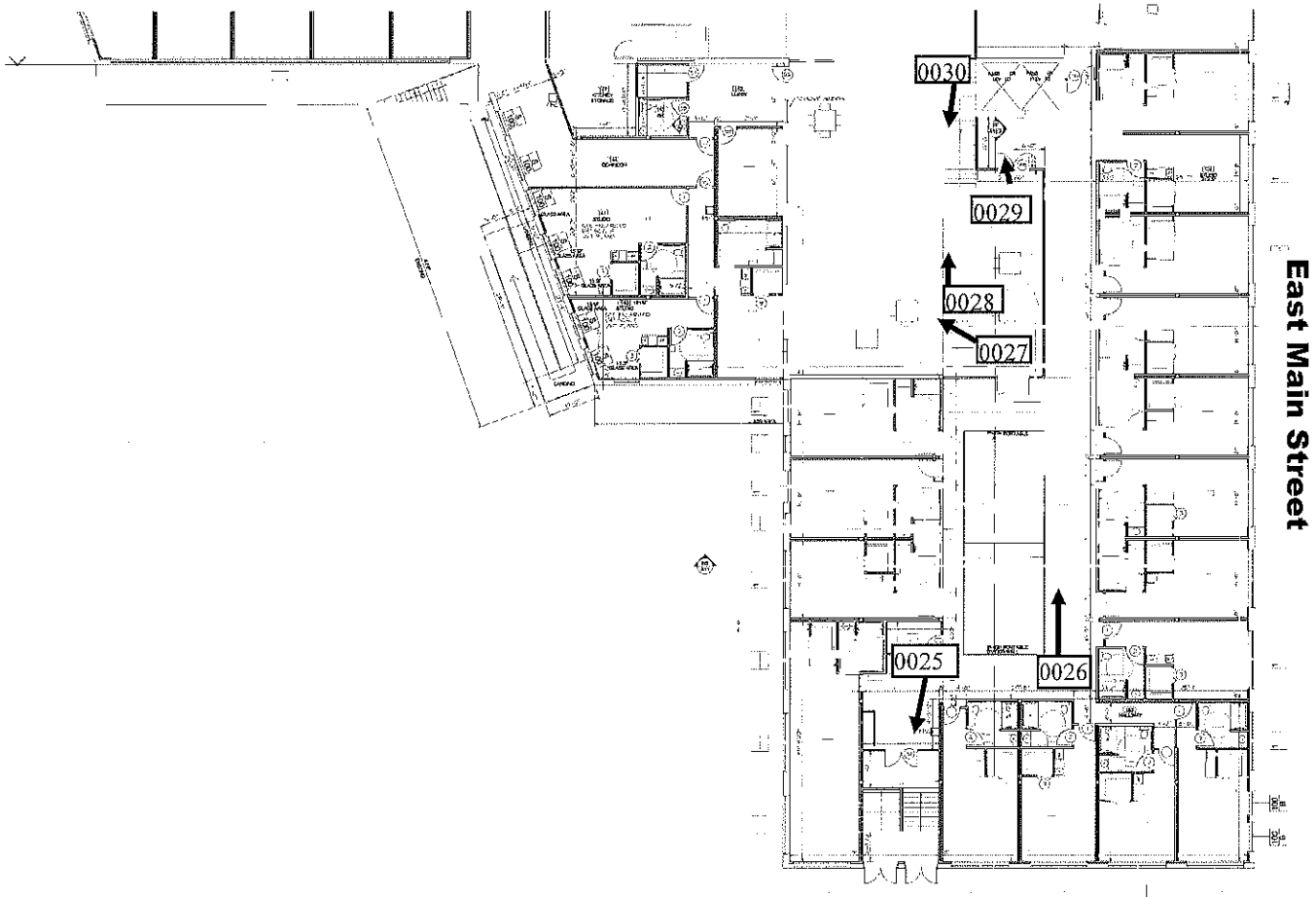
Photographs

0001



Not to Scale

E. 14th Street



FIRST FLOOR PLAN "B"

E. 15th Street

M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County,
Indiana

Revised National Register Nomination

Photo locator sketch Map #6

Interior Photographs — Second Floor

Prepared by Camille B. Fife, Madison, Indiana

Legend

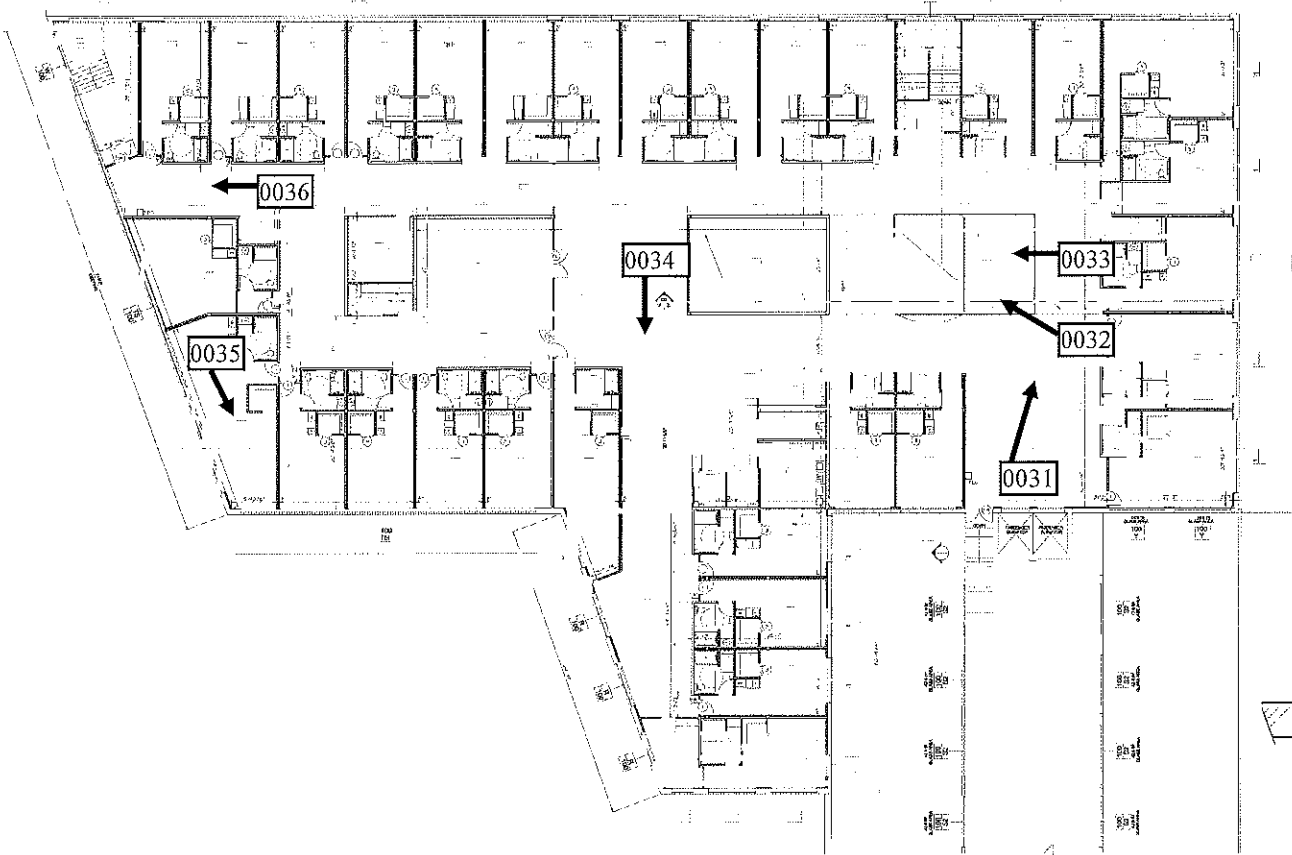
Photographs

0001



Not to Scale

E. 14th Street



East Main Street

SECOND FLOOR PLAN

E. 15th Street

M. Fine & Sons Building

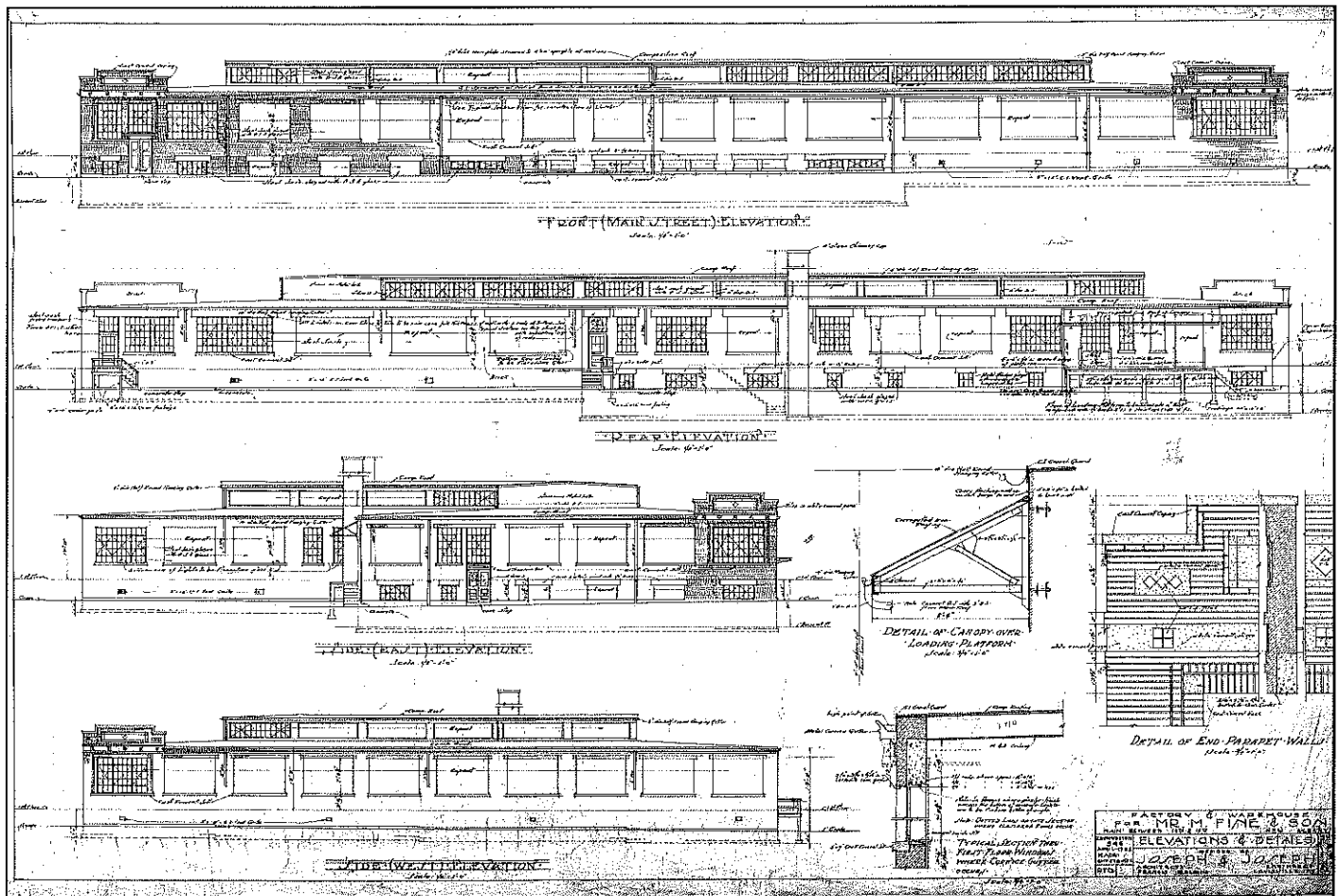
1420 East Main Street, New Albany, Floyd County, Indiana

Revised National Register Nomination

Figure 1

Prepared by Camille B. Fife, Madison, Indiana

1922 Drawing, from the archives of Joseph & Joseph Architects, Louisville, KY



M. Fine & Sons Building

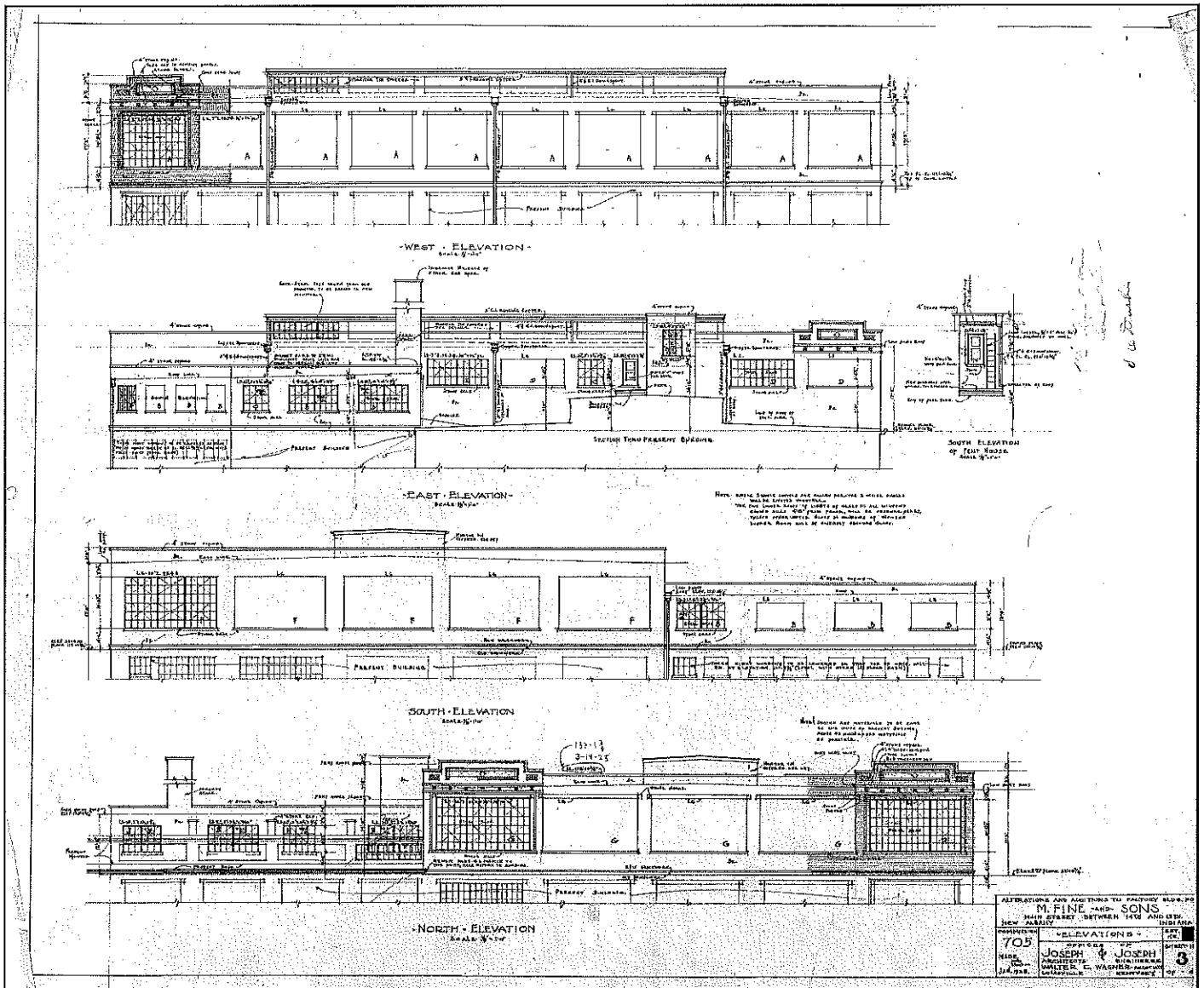
1420 East Main Street, New Albany, Floyd County, Indiana

Revised National Register Nomination

Figure 2

Prepared by Camille B. Fife, Madison, Indiana

1928 Drawing, from the archives of Joseph & Joseph Architects, Louisville, KY



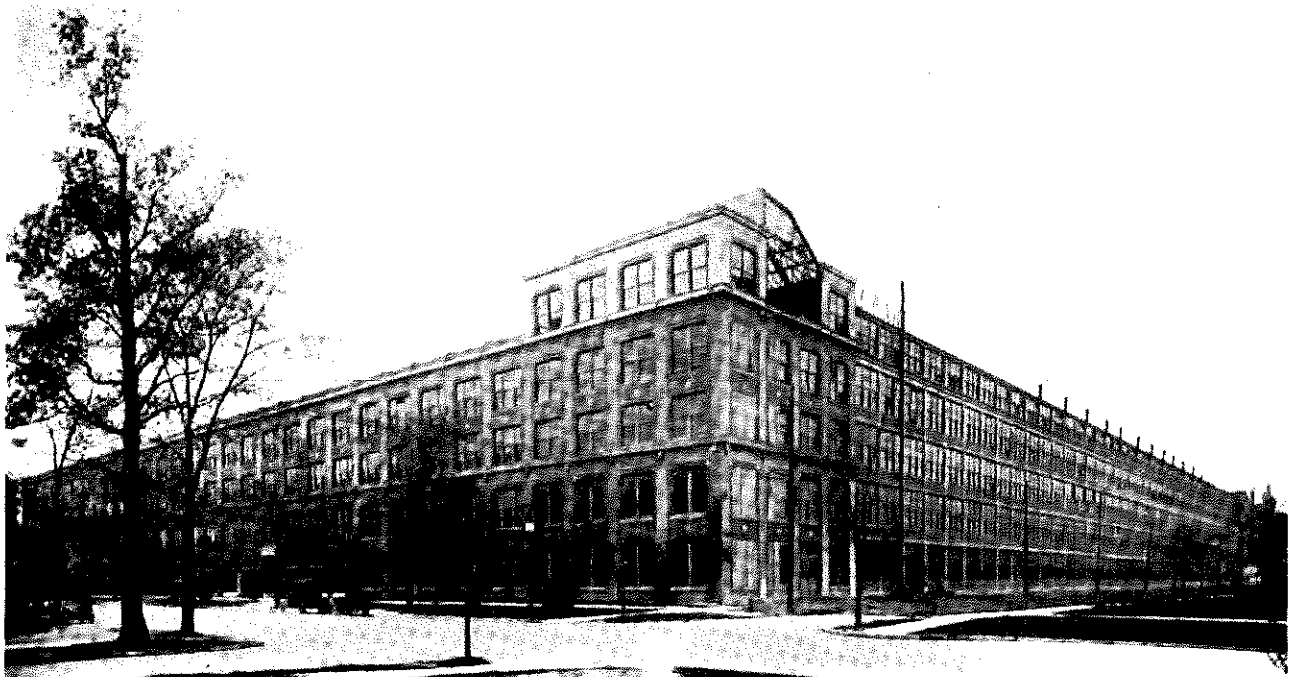
M. Fine & Sons Building

1420 East Main Street, New Albany, Floyd County, Indiana
Revised National Register Nomination

Figure 3

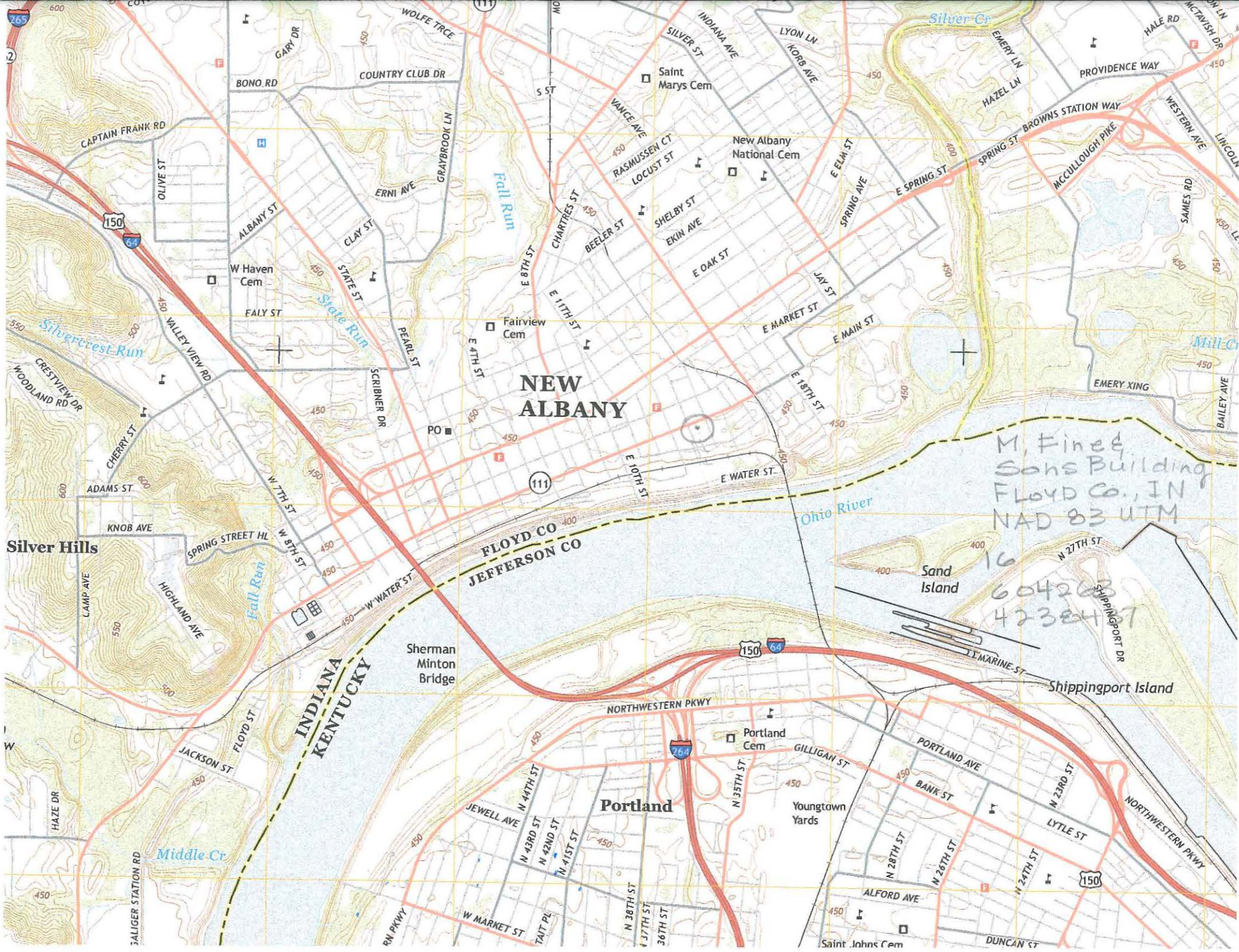
Prepared by Camille B. Fife, Madison, Indiana

Postcard of Albert Kahn's building for Packard Motor Car Company. <https://www.google.com/search?q=packard+motor+company+plant+photos&biw=1280&bih=885&tbm=isch&tbo=u&source=univ&sa=X&ved=0ahUKEwj6tNbRk9fKAhUBmYMKHdWpD9IQ7AkIMA> Accessed January 2016.



PACKARD MOTOR CAR COMPANY—MAIN BUILDING

Albert Kahn, Architect



NEW ALBANY

Portland

M. Fine & Sons Building
Floyd Co., IN
NAD 83 UTM
16
604208
423848

Silver Hills

FLOYD CO
JEFFERSON CO

INDIANA
KENTUCKY

Sand Island

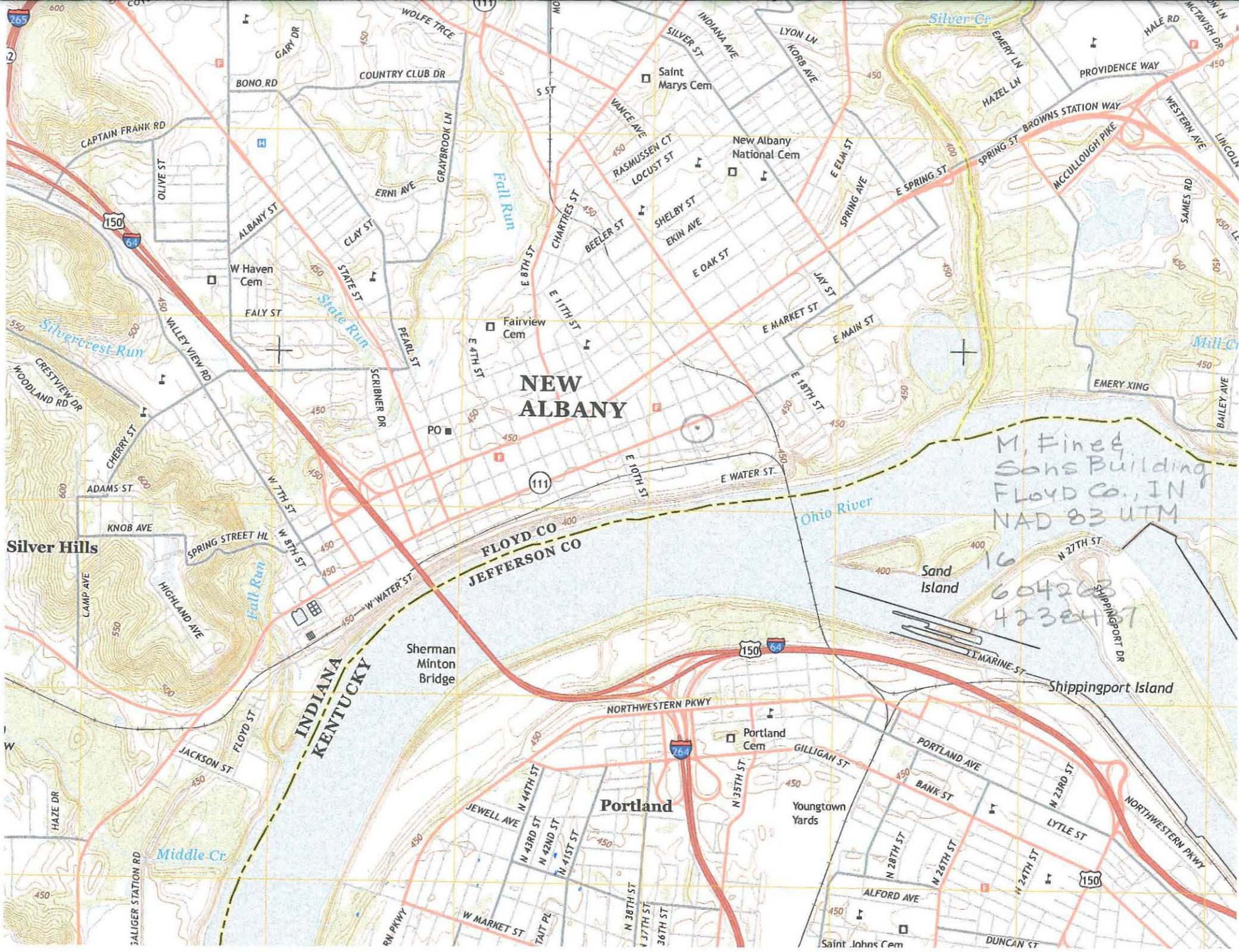
Shippingport Island

Sherman Minton Bridge

150 64

764

150





M. FINE & SONS

NOW TAKING

ACCEPTANCE

FOR ASSISTED LIVING

thomson

NOW TAKING RESERVATIONS

ASSISTED LIVING

813-914-1161









NOW TAKING RESERVATIONS
ASSISTED LIVING
THE MASSION ON MAIN (812) 914-1166

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NOW TAKING RESERVATIONS
ASSISTED LIVING
THE MANSON
ON MAIN (812) 914-1166

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NOW TAKING RESERVATIONS
ASSISTED LIVING
THE MANSION ON MAIN (812) 914-1161
themansiononmain.org

1420

14





03/13/2018 13:42

































EXIT























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/30/2018 Date of Pending List: 8/27/2018 Date of 16th Day: 9/11/2018 Date of 45th Day: 9/13/2018 Date of Weekly List:

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 9/11/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 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.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



July 27, 2018

Ms. Joy Beasley
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Re: M. Fine & Sons Building, New Albany, Floyd County, Indiana

Dear Ms. Beasley,

Enclosed is a National Register of Historic Places nomination for the M. Fine & Sons Building, New Albany, Floyd County, Indiana. The application was processed, approved, and forwarded to our office by the Certified Local Government of New Albany, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disk contains the true and correct copy of the nomination for the M. Fine & Sons Building, New Albany, Floyd County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package