

Columbus Register of Historic Properties Registration Form

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Planning Division, Historic Preservation Office

This form is for use in nominating individual properties and districts. Complete each item by marking "x" in the appropriate box or entering the information requested. If an item does not apply to the property being documented enter "N/A" for "not applicable." Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Market-Mohawk Center

Other name 250 E. Town Street

2. Location

Address 250 E. Town Street

Zip Code 43215-4631

3. Historic Preservation Officer Certification

As the designated authority under the Columbus City Code Chapter 3116 and 3117, I hereby certify that this nomination meets the documentation standards for registering properties in the Columbus Register of Historic Properties and meets the procedural requirements set forth in Columbus City Code Chapter 3117. In my opinion, the property or properties meet(s)

does not meet the Columbus Register criteria. I recommend that this property or properties be considered significant

locally nationally statewide.

Historic Preservation Officer James D. Ginther Date 3.6.20

In our opinion, the property or properties meet(s) does not meet the Columbus Register criteria.

Historic Resources Commission Chair John J. ... Date 3/6/2020

4. Columbus City Council Certification

I hereby certify that this property or properties is/are:

- entered in the Columbus Register.
- determined not eligible for the Columbus Register.
- removed from the Columbus Register
- other. (explain) _____

Signature of the City Clerk _____ Date _____

I hereby certify that the Franklin County Recorder has been notified that this property or properties has/have been entered into the Columbus Register.

Historic Preservation Officer _____ Date _____

5. Classification

Ownership of Property
(Check all boxes that apply)

- private
- public – local
- public – State
- public – Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in count)

<i>Contributing</i>	<i>Non-contributing</i>	
_____	1	_____ buildings
_____		_____ sites
_____		_____ structures
_____		_____ objects
_____	1	_____ <i>Total</i>

Number of contributing resources previously listed in the Columbus Register

0

6. Function or Use

Historic Functions

Commerce/Business

Current Functions

Commerce/Business

7. Description

Architectural Classification

New Formalism

Materials

Reinforced concrete _____ foundation
Reinforced concrete _____ walls
Brick, stone _____ walls
Reinforced concrete, asphalt _____ roof
_____ other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

See Continuation Sheets

Name of property Market-Mohawk Center

8. Statement of Significance

Applicable Columbus Register Criteria

- A. The design or style of the property's exterior and/or interior is of significance to the historical, architectural or cultural development of the city, state or nation.
- B. The property is closely and publicly identified with a person who has significantly contributed to the historical, architectural or cultural development of the city, state, or nation.
- C. The property is identified as a significant work of an architect, artisan, engineer, landscape architect or builder whose individual work has influenced the historical, architectural, or cultural development of the city, state, or nation.
- D. The property demonstrates significant craftsmanship in architectural design, detail, or use of materials.
- E. The property is closely and publicly identified with an event, or series of events, which has influenced the historical, architectural, or cultural development of the city, state, or nation.

Period or Periods of Significance

1969-1970

Significant Date or Dates

1969

Significant Person or Persons

(Complete if Criterion 2 is marked)

Architect/Builder

Architects: Eberts & Storkel

General Contractor: John W. Galbreath & Co.

Criteria Considerations

(select box if applicable.)

Property is:

- less than 40 years of age or achieved
 significance within past 40 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

See Continuation Sheets

Primary location of additional data

- Columbus Historic Preservation Office University
 State Historic Preservation Office Other

Name of repository City of Columbus Metropolitan Library

Name of property Market-Mohawk Center

10. Geographical Data

Acreage of Property 0.50 acres

Verbal Boundary Description

(Describe the boundaries of the property, or properties or district on a continuation sheet.)

See Continuation Sheets

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

See Continuation Sheets

11. Form Prepared By:

Name/Title Alex Green

Organization Sandvick Architects

Street Address 1265 W. 6th Street

Telephone 216-621-8055

E-mail address agreen@sandvickarchitects.com

Date _____

City Cleveland

State OH

Zip Code 43215-4631

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Map (A to scale sketch map for individually listed property, or properties or historic district.)

Photographs (Representative digital and 4" x 6", black and white or color prints of the property, or properties, or historic district.)

Additional items (check with the Columbus Historic Preservation Officer for any additional items.)

13. Property Owner

(Use Continuation Sheets to list additional property owners.)

Name/Title 250 E. Town LLC; c/o Brad DeHays

Street Address 1400 Dublin Road

Telephone 614-354-0091

City Columbus

State OH

Zip Code 43215-1009

E-mail address brad@connect-ohio.com

Date _____

CONTINUATION PAGES

Building Name: Market-Mohawk Center

Narrative Description

(Describe the historic and current condition of the property)

The Market-Mohawk Center occupies the southern half of a parcel between E. Town Street and E. Chapel Street, in the middle of downtown Columbus, Ohio. Started in 1969 and completed in 1970, the rectangular building is four and a half stories tall – described during its period of construction as five stories, or four stories with a “full basement” – and is set within the Market-Mohawk district, an area set aside by the City of Columbus in the late 1950s as an urban renewal project utilizing federal funds. The building is reinforced concrete with brick exterior walls and cast concrete decorative elements in a modernist style. While some of the 1960s buildings that originally surrounded it were demolished and replaced with new construction, the entire block to the west of 250 E. Town Street consists of buildings built during the same era.

Exterior

The street-facing (south) façade best demonstrates the high-profile aesthetic with classical elements that is indicative of mid-century New Formalism. The ground level (half-basement) is not differentiated from the rest of the floors, nor are the first through fourth floors differentiated from one another: all floors flow together seamlessly upward through the brick framing around the bays, modeled to resemble classical pilasters. This vertical alignment serves as an optical illusion that makes the building look taller than it is, given its comparatively significant width. The building is five bays wide, all of equal measurement and fenestration, and the entry is slightly recessed under a cast concrete awning on the far right bay. The building extends several feet further on the right side as space for the primary interior stairwell. The cantilevered awning, of reinforced concrete construction and painted a stark white, takes up the entire bay on the first floor. Its arrangement of cast “columns” which secure it to the side of the building give the illusion of two smaller openings flanking the entry, over the entirety of which there are three segmental arches. The primary entry awning is centered under the windows on the right side and features double doors with plate glass. It opens into a small foyer and another set of double doors accesses the interior of the building.

Each bay features a vertical arrangement of plain, tinted plate glass windows original to the building. There are two windows per bay per floor, divided by framing bricks, and all windows are identical. This arrangement of windows is on every side of the building except for the east side, which houses stairwells and elevator shafts. All bays are separated by dark vertical bands which serve as gutters. This arrangement also reaches the half-basement level on the north elevation, unlike the other elevations. The south elevation has 8 windows on the first floor, as well as the primary entry, and the second, third, and fourth floors have 10 windows on every floor. The fourth floor windows are where the brick framing meets, terminating in a cast concrete element that matches the color of the simple parapet, as well as the color and arched profile of the canopy. Beneath the parapet, bricks have been used to imitate a dentil-like decorative element, thus lending some of New Formalism’s Classical motifs to the structure. This design element is present on all elevations of the building. A sunken courtyard with brick and concrete

flower beds is connected to the building on the south elevation.

The east elevation has no windows, and is simple, plain brick. The north elevation, like the south elevation, is separated into five bays that are somewhat similar to its counterpart. The far left bay has no windows – on the interior of each floor, bathrooms abut this wall – but a primary entry is on the first floor, with plate glass double doors, a plate glass sidelight on each side, and a cast concrete awning. This entry, while less formal than that on the south elevation, has the same style of cantilevered awning with pilasters that abut the building, and a single segmental arch over the entire entry. Like the south elevation entrance, the concrete is painted white. The first floor has 6 windows, the second through fourth floors have 8 windows. The ground floor, which is half-exposed being next to mechanical ventilation systems at the rear of the building, has 8 windows. The window systems in each bay terminate in the same way as the south elevation, with a cast concrete segmental arched hood on the fourth floor. The west elevation is three bays wide, and the bays are in the same configuration as the remainder of the building. Each floor – ground floor included, being half-exposed – has 6 windows. The window systems in each bay terminate in the same way as the south and north elevations.

Ground Floor

The ground floor of the Market-Mohawk Center is a half-basement level, with windows set into the walls of the west and north elevations. These windows are arranged directly under those on the above floors, following the same pattern and brick framing as those above. Like the windows on all other floors, they are a single sheet of plate glass with interior marble sills. Accessed by the east stairwell and elevators, the ground floor is comprised of various segmented office and workspaces, with painted plaster walls and drop ceilings over the corrugated metal and reinforced concrete that makes up the structure of the building. The ground floor also houses the mechanical systems, which are in the only unadorned space in the building. The mechanical room is located along the north side of the building. The floors in every finished space (mechanical room not included) are all laminate tile or carpet.

First Floor

The first floor is accessed by either the south (primary) or north (secondary) entries, which are reflections of each other. The south entry is more formal, with a foyer space that is an extension of the cast concrete awning, with the curved concrete supports remaining exposed, opening into a lobby area that adjoins the two entries. This lobby is a single open room that provides access to the stairwell and elevators on the east side of the building. The floor is tiled with dark red diamonds and the baseboard is a simple stained wood trim. The walls in the lobby are papered, which is not original, and the drop ceiling tiles are arranged in a similar diamond pattern as the floor tiles. A built-in desk area on the south side of the lobby is attached to the wall. It is separate from the first floor office space, which is a segmented area with simple, unadorned corridors, carpeted floors, painted plaster walls, and drop ceilings over corrugated metal structure. The interior window sills on the first floor, like all other floors, are marble. From the first floor to the fourth floor, the stairwell railing is of a style and finish representative of the mid-century New Formalism, with a sleek and smooth handrail in polished brass and painted metal spindles the same light brown color as the outer and wall stringers. Stairwell landings are concrete and

covered in laminate and the metal treads and runners are covered with rubber for traction and safety.

Second Floor

The second floor is accessed by the east stairwell and elevators. Like the first floor it is arranged in a typical segmented office space, with primary corridors, private offices, and large spaces for cubicles/desks. The floors are carpeted, the walls are painted plaster, and drop ceilings cover corrugated metal structure. The interior sills on the windows are marble.

Third Floor

The third floor is accessed by the east stairwell and elevators. It too is arranged in a segmented office space, with primary corridors, private offices, and large spaces for cubicles/desks. The floors are carpeted, the walls are painted plaster, and drop ceilings cover corrugated metal structure. The interior sills on the windows are marble.

Fourth Floor

The fourth floor is accessed by the east stairwell and elevators. Like the other floors, it is segmented into various office spaces, though it is clearly more contemporary than the others: the wallpaper, arrangement of the halls, curved recesses for faux plants suggests interior decoration from the late 1980s and early 1990s. A central corridor branches off into multiple offices, meeting areas, and communal spaces. The floors are carpeted, the walls are wallpapered, and drop ceilings cover corrugated metal structure. The interior sills on the windows are marble.

Narrative Statement of Significance

(Explain the significance of the property)

The Market-Mohawk Center Co. was constructed in a neighborhood referred to by city officials as the “Market-Mohawk” area, named for one of the most prominent indoor vendors in Columbus, the Central Market, and the Mohawk Public School. A testament to the diversity of Columbus’ population, the market served as a meeting place, city hall, and series of food stalls and shops throughout the course of its lifespan. The fate of the building with regards to urban renewal became a contentious issue between Columbus residents and city officials during the 1960s, and the only tangible reminder of its existence after federally- and state-funded “slum” clearance was the name: Market-Mohawk.

The market, which sold a variety of products and served as a home to multiple vendors and food shops, was described by the former market master, Tom Logsdon, as a vibrant business center which contributed to public loyalty and pride. It also served as an asset that provided insight into the community’s diversity and needs by virtue of being a center for socializing. While a number of buildings came and went, the Central Market at 165 S. 4th Street stood from June 1, 1850, until the late 1940s. In addition to being a center of commerce for Columbus, which at the time was growing but still relatively compact.

Though the Central Market survived both the Great Depression and the Second World War, the

City's Public Service department took over administration and contributed to the continued neglect of the area. In the following years, well into the late 1940s, social decay persisted in afflicting the downtown. The Federal Urban Renewal program as envisioned in the Federal Housing Act of 1949 suggested redevelopment laws, providing a national model that Columbus followed.

As early as 1951, city officials began planning the "slum" clearance in which they would ultimately invest time and money. By 1952, they had created the Columbus Urban Redevelopment Authority with every intention of implementing renewal projects. By 1953, the Columbus City Council codified the developmental procedures. So-called "blighted" areas, in the eyes of the council, contributed

substantially and increasingly to the spread of disease and crime, and to losses by fire and accident, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution and punishment, for the treatment of juvenile delinquency, for the maintenance of adequate police, fire and accident protection, and for other public services and facilities."

The council also stated this was under the direct authority of police power, as they did not believe private aids would be sufficient to handle an area of this size with this kind of social magnitude.

Working through the City of Columbus' newly created Department of Urban Renewal, the Columbus Urban Redevelopment Authority acted as a small board within a department. It would follow a specific process for handling what they referred to as "blighted" areas that fit the criteria laid out in its manifesto, the *Legal Basis for Slum Clearance and Redevelopment of Columbus, Ohio*. For the purposes of the department, a "blighted" area was one where the majority or near-majority of structures were either badly run-down or dilapidated. Properties would be purchased (sometimes through eminent domain), buildings on the sites would be demolished, and the land itself would be sold to private developers who would organize and build anew. This study appraised a 34-block survey area in the Market-Mohawk area.

In 1956 the City of Columbus presented a workable program to the federal government, having expedited its work in order to acquire federal funds to support the city's redevelopment. The first three projects on the docket were the Goodale Project, the Children's Hospital Project, and the Market-Mohawk Project. The first projects, as well as those that followed, primarily destroyed residential areas that were low-income, supporting a conversion to institutional use or upper-income residential areas. The late fifties and early sixties were therefore dedicated to acquisition of the various parcels of land comprising the area, and the demolition of all buildings and structures on the properties. Almost all residents living within the area were relocated elsewhere by 1963.

As with many urban renewal projects from the mid-20th century, Market-Mohawk displaced hundreds of families, individuals, and commercial businesses. Demolition was largely complete by the end of 1963 save for the Central Market itself, which at the time was contested. That same year renewal officials within the Columbus Urban Redevelopment Authority declared "Market-Mohawk Project has been a long and arduous undertaking. Controversies on the boundary areas, building sites, land uses, exempted properties and probable developers have raged for 8 years."

URC, a private partnership between Columbus developer John Galbreath and the Nationwide Insurance Company, was “persuaded” to take the project. The new plan proposed the demolition of Central Market with a replacement of something similar, to be located south of the market’s site. Over the next few years, multiple attempts at saving Central Market were propagated by the Central Market Association, including another try at selling the market to the vendors should they raise enough money, but the financial goal was not met. URC dropped negotiations with the Central Market Association when they could not raise the necessary funds, and by 1966 market tenants were ousted from the building. In June of 1966, the Central Market was demolished.

The remaining parts of the project area had been cleared by 1964, nearly two years prior, with the Federal government supplying nearly 75% of the funding. The planning and architecture firm of I. M. Pei & Associates, formed in 1955, was commissioned to design a new use for the cleared areas in the Market-Mohawk project zone, predominantly consisting of hallmarks of the I. M. Pei planning style: buildings set far back from the road to reduce foot traffic, compartmentalized sections of land use, with modernist and New Formalism buildings comprised of two-dimensional facades with poured concrete motifs. The plan featured modernist buildings with blank masonry facades and concrete details, none of the characteristics of the destroyed buildings taken into account, with a “rationalized” use layout. The walkability and pedestrian-friendly nature of the previous streetscape had some small influence in the design, the buildings scaled at a similar height to the preexisting structures, with an emphasis on wide sidewalks and landscaping that softens the concrete and masonry streetscape.

The five-story office building at 250 E. Town Street started construction in June of 1969 by URC. Ohio Life Insurance had the mortgage to the building, and it was financed by the Ohio National Bank. At the time, it was stated by URC coordinator Charles Brooks that it was the 24th of many new buildings cropping up in the project area. Designed by Eberts & Storkel, the brick façade with vertical emphasis and concrete detailing was not particularly dissimilar from many other renewal buildings in the corridor. Paul Pardi, then president of the Market-Mohawk Center Co., stated that 29,000 square feet of office space would be rented to various tenants. By August 1st of 1970 it had space leased to Dennis E. Clark and Associates of Great-West Life Assurance Co., and was expecting other like businesses to follow. Throughout its occupancy the Market-Mohawk Center Co. building housed a rotating door of small businesses, life insurance companies, and law firms, up until it was used as an academic building in more recent years. Currently unoccupied, the building is empty.

The office building at 250 E. Town, constructed with elements of the New Formalism style, stands as a character- and period-specific building reflective of a time and national trend toward urban redevelopment. The 1960s is characterized by a concentration on the renewal of the “blighted” downtown, areas previously abandoned through social prejudices or socio-economic problems. The nationwide push for urban renewal was an ambitious one, and the Market-Mohawk area, once the center of Columbus’ thriving downtown life, was razed for progress, gutting the city in exchange for federal funds. At the cost of resident displacement, the corridor at E. Town is indicative of a widespread, heavily invested hope in the future, in the idea of luring citizens of a city back into the spaces they used to inhabit as well as accommodating for the need

to park privately-owned vehicles. At its core, while sometimes disorganized and misguided, it represents an American dream to rebuild and reconstruct, to become a new community.

Bibliography

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

Andrews, Adolphus. Urban Redevelopment and the Structure of Power: The Impact of Private Interests on the Policy-Making Process in Columbus, Ohio. The Ohio State University. Columbus, Ohio: OSU Library, 1982. p. 40-41.

“Central Market records 8, 10” Columbus Metropolitan Library’s Online Catalogue of Historic Buildings and Photographs. CML.

City of Columbus. Columbus Urban Redevelopment Authority. Blight Survey: Market-Mohawk Area. Pp. 33, 63-64.

City of Columbus. Columbus Urban Redevelopment Authority. Legal Basis for Slum Clearance and Redevelopment of Columbus, Ohio. pp. 1-9.

City of Columbus. Department of Urban Renewal. Analysis of Urban Renewal Problems. Section 1, p. 4. Section 2, p. 2.

City of Columbus. Department of Urban Renewal. Columbus Urban Renewal Program: 1963-1971. p. 4-6.

City of Columbus. Department of Urban Renewal. Summary of Urban Renewal Programs.

Columbus Dispatch. Various years: 1969, 1970, 1984.

Hankins, Shane M. “The Market-Mohawk Urban Renewal Project: A Case Study of Urban Renewal in Columbus, Ohio.” The Ohio State University. 2000. p. 37-46.

Huntzinger, Howard. “Plans for Rebuilding Central Market Dead.” Columbus Dispatch. June 2, 1963. A47.

Jordon, Janice. “Construction Progressing in Pocket Around Grant Avenue.” Columbus Dispatch. January 4, 1989. F2.

Kreitzner, Donald J. “Urban Redevelopment and Rehabilitation in Columbus, Ohio.” The Ohio State University. 1955. pp. 80-88, 217-220.

McMaster, Jane. “Planning in Columbus, Ohio: A Documentary History.” pp. 4-6.

“Office Building Started.” Columbus Dispatch. June 1, 1969.

“Old Central Market’s End Challenges Urban Renewal.” Columbus Dispatch. June 13, 1966.

“To Market, To Market” public history display on the second floor of the North Market

Verbal Boundary Description

(Describe the boundaries of the property, or properties or district)

The nominated property consists of two parcels (Franklin County Parcels #010-008173, and #010-008350). These parcels include the building itself, its sunken courtyard, and the parking lot just north of the building. The entirety is bounded by E. Town Street to the south, an adjacent building and small walkway used for maintenance access that runs along the west elevation to the west, E. Chapel Street to the north, and a parking garage to the east.

Boundary Justification

(Explain why the boundaries were selected)

The proposed designation boundary includes a single building and its recessed courtyard to the south, property historically associated with the Market-Mohawk Center Co. building as of construction completion in 1970. The neighboring buildings to the west, while associated with the Market-Mohawk Project and of the same period, are not currently part of a registered district shared with the Market-Mohawk Center Co. building. The parking lot to the north is not included within the proposed designation boundary.



Figure 1: USGS Context Map. Market-Mohawk Center. Columbus, Ohio.
Latitude/Longitude: 39.959868, -82.993086

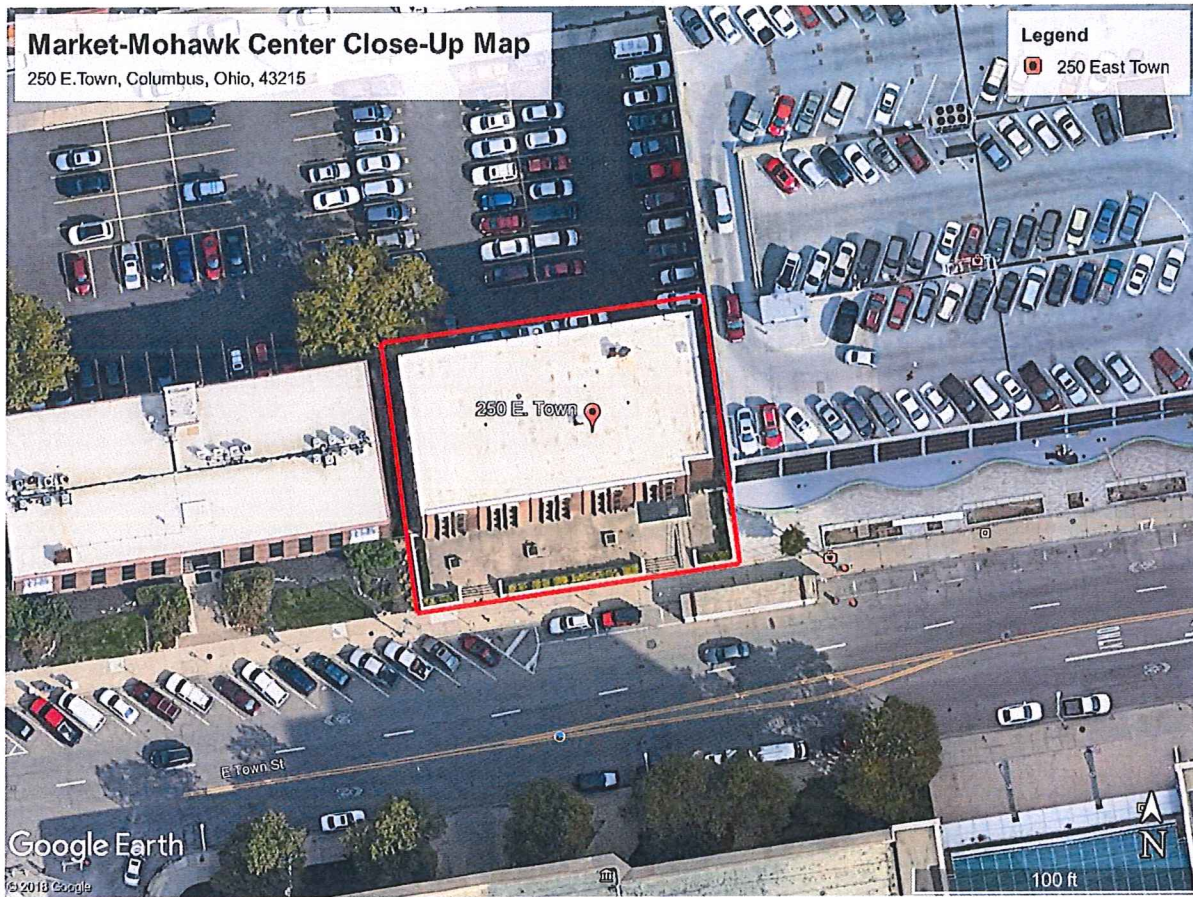
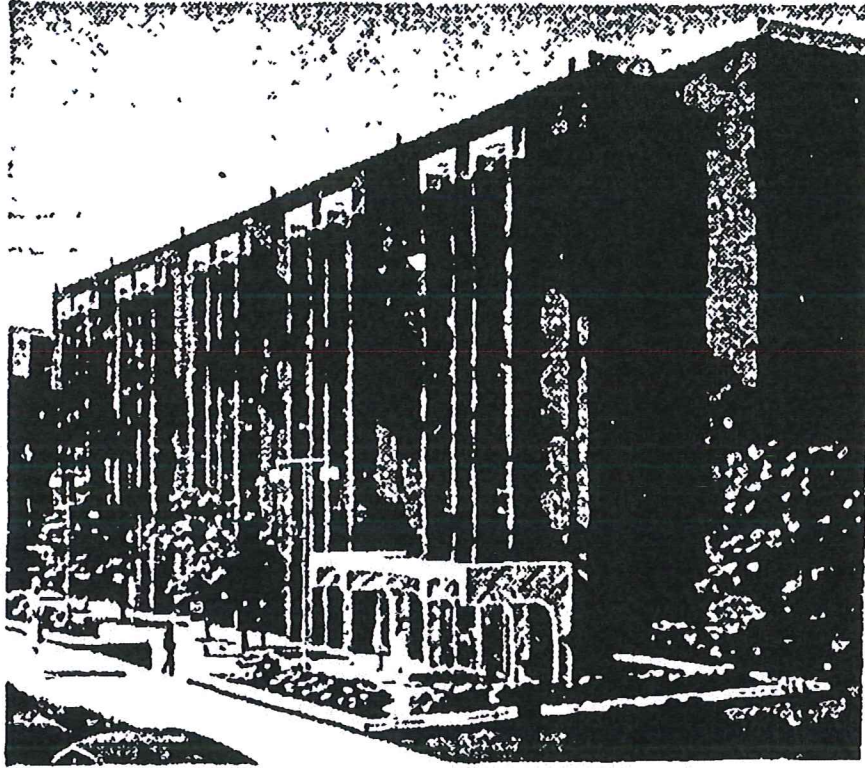


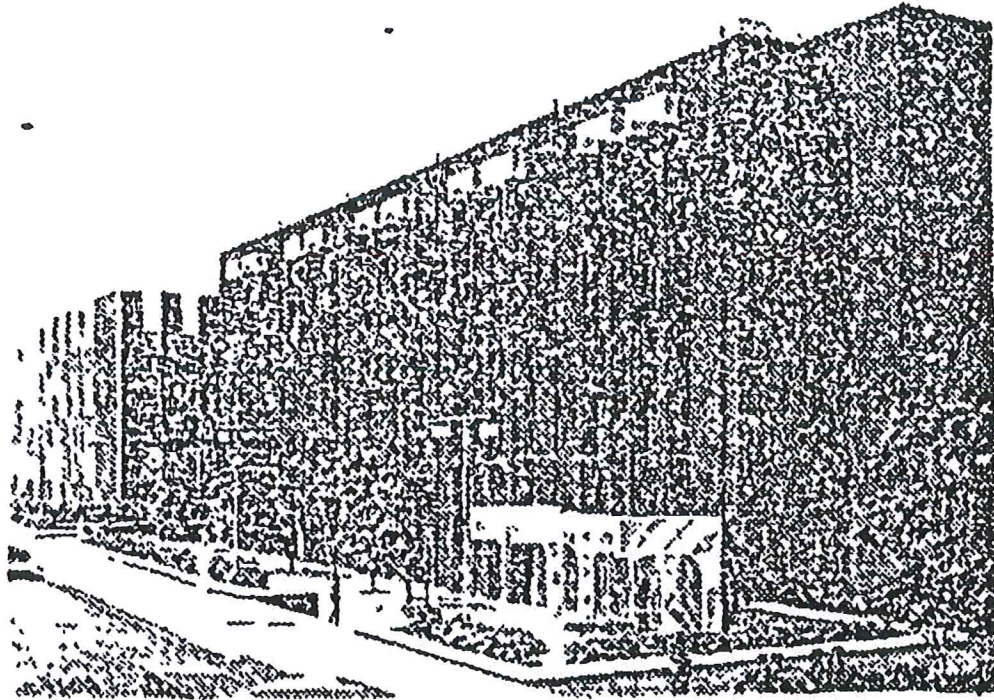
Figure 2: USGS Context Map. Market-Mohawk Center. Columbus, Ohio.
Latitude/Longitude: 39.959868, -82.993086



OFFICE BUILDING STARTED

United Redevelopment Corp. has begun construction of a five-story office building at 250 E. Town St. for Market-Mohawk Center Co. A. Charles Brooks, URC coordinator, said the project is 24th in the urban renewal area. It will be completed early next year by John W. Galbreath & Co., general contractor. Eberts & Storkel designed the wall-bearing brick structure (with sunken entrance). Paul Pardi, president of Market-Mohawk Center, said 29,000 square feet of office space is being provided for rental. Robert McQuade is vice president and Kevin McGovern, secretary of the company. Ohio State Life Insurance Co. has the mortgage, with interim financing by Ohio National Bank.

Figure 3: "Office Building Started." Columbus Dispatch. June 1, 1969. p. 46.



OFFICE BUILDING UNDER WAY

The Market Mohawk Center at 250 E. Town St. is expected to be ready for occupancy by Aug. 1. It will have four stories and a full basement. Each floor will have 5,100 square feet of clear-span construction with no center posts. Central heating, air conditioning, lounges and kitchen facilities are included. The building is being erected by Market Mohawk Center Co. Officers are Paul E. Pardi, president; Robert P. McQuade, vice president, and Kevin McGovern, secretary. Approximately 6,500 square feet already has been leased to Dennis E. Clark and Associates of Great-West Life Assurance Co.



Figure 4: "Office Building Under Way." Columbus Dispatch. February 24, 1970. p. 28.



This aerial view from 1965 was taken from above the northern part of downtown Columbus. It looks southeast. The large Market-Mohawk urban renewal area is at left center, with much of the land cleared of buildings, but with more yet to be demolished. Holy Cross Church stands alone in the wasteland; just to its right is the new Holiday Inn. To its right is Central Market, which had about lived out its life; it would be demolished the next year. The south leg of the freeway, below grade in this area, cuts east-west across the upper middle of the photograph. Beyond it are the densely-developed streets and buildings of the old German residential area, already known as German Village and well on its way to becoming one of the city's most desirable places to live and work. (Biography, History and Travel Division, Columbus Metropolitan Library.)

Figure 5: Aerial view of Columbus, Ohio, c. 1965, and the recently-cleared Market-Mohawk area to the southeast. Approx. location of Market-Mohawk Center Co. building in blue, Columbus Central Market in red.

MAP NO. 4
MARKET MOHAWK SURVEY AREA

220

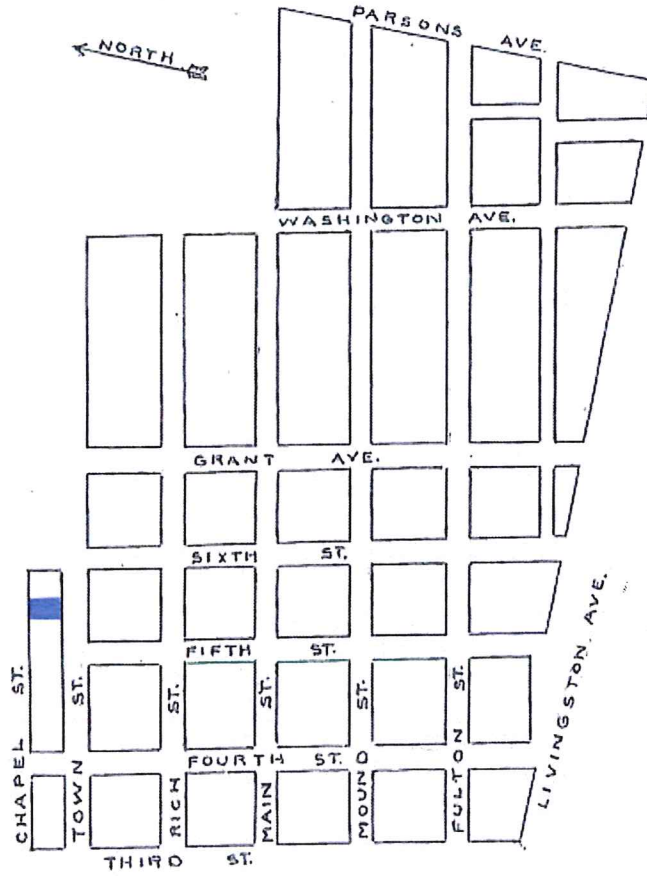


Figure 6: Market-Mohawk Survey Area, c. 1954. Approx. location of Market-Mohawk Center Co. building in blue.







