

PUBLIC FORM  
#13-8-10



City of Columbus, Department of Development  
Planning Division, Historic Preservation Office

## Columbus Register of Historic Properties Registration Form

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 Lubal Manufacturing & Distributing Company (Lubal, Inc)

Other names Barnebey-Cheney Engineering Company

### 2. Location

Address 373-375 West Rich Street, Columbus, OH

Zip Code 43215

### 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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Historic Resources Commission Chair

\_\_\_\_\_  
Date

### 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**

<p><b>Ownership of Property</b> (Check all boxes that apply)</p> <p><input type="checkbox"/> private  <input checked="" type="checkbox"/> public – local  <input checked="" type="checkbox"/> public – State  <input type="checkbox"/> public - Federal</p>	<p><b>Category of Property</b> (Check only one box)</p> <p><input checked="" type="checkbox"/> building(s)  <input type="checkbox"/> district  <input type="checkbox"/> site  <input type="checkbox"/> structure  <input type="checkbox"/> object</p>	<p><b>Number of Resources within Property</b> (Do not include previously listed resources in count)</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Contributing</td> <td style="width: 50%; text-align: center;">Non-contributing</td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> <td style="text-align: right;">buildings</td> </tr> <tr> <td>_____</td> <td>_____</td> <td style="text-align: right;">site</td> </tr> <tr> <td>_____</td> <td>_____</td> <td style="text-align: right;">structures</td> </tr> <tr> <td>_____</td> <td>_____</td> <td style="text-align: right;">objects</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> <td style="text-align: right;"><i>Total</i></td> </tr> </table> <p><b>Number of contributing resources previously listed in the Columbus Register</b></p> <p style="text-align: center;">0</p>	Contributing	Non-contributing		2	0	buildings	_____	_____	site	_____	_____	structures	_____	_____	objects	2	0	<i>Total</i>
Contributing	Non-contributing																			
2	0	buildings																		
_____	_____	site																		
_____	_____	structures																		
_____	_____	objects																		
2	0	<i>Total</i>																		

**6. Function or Use**

<p><b>Historic Functions</b></p> <p>_____</p> <p>Manufacturing</p> <p>_____</p> <p>Industrial</p> <p>_____</p> <p>_____</p>	<p><b>Current Functions</b></p> <p>_____</p> <p>Vacant</p> <p>_____</p> <p>_____</p> <p>_____</p>
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**7. Description**

<p><b>Architectural Classification</b></p> <p>_____</p> <p>Commercial Style</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><b>Materials</b></p> <p><b>foundation:</b></p> <p>_____</p> <p>walls: Brick and Concrete</p> <p>_____</p> <p>_____</p> <p><b>roof:</b></p> <p>_____</p> <p><b>other</b></p> <p>_____</p>
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**Narrative Description**  
 (Describe the historic and current condition of the property on one or more continuation sheets)

*See Continuation Sheet*

**8. Statement of Significance**

**Applicable Columbus Register Criteria**

**Period or Periods of Significance**

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.

1932-1959  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

**Significant Person or Persons**  
 (Complete if Criterion 2 is marked)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

D. The property demonstrates significant craftsmanship in architectural design, detail, or use of materials.

**Architect/Builder**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

**Criteria Considerations**  
 (Mark "x" in the 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

\_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property 0.2528 acres total

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## Verbal Boundary Description

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

*The nominated property consists of two parcels:*

373 West Rich Street (Franklin County Parcel #01-057699-00), bounded by West Rich Street to the north;

Parcel #010-056609-00 to the west; railroad bridge to the east; and 380 Cherry Drive to the south. (0.1315 acres)

375 West Rich Street (Franklin County Parcel # 010-056609-00), bounded by West Rich Street to the north;

Cherry Drive to the west; Parcel #010-0057699-00 to the east; and 380 Cherry Drive to the south. (0.1213 acres)

## Boundary Justification

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

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

*See Continuation Sheets*

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**11. Form Prepared By:**

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Elizabeth Corbin Murphy, FAIA Principal

Name/Title

Chambers, Murphy &amp; Burge

Organization

43 E. Market Street

330.434.9300

Street Address

Akron

Telephone

OH

44308

City

State

Zip Code

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**12. Additional Documentation**

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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 black and white photographs of the property, or properties or historic district.)

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

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**13. Property Owner**

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(Use Continuation Sheets to list additional property owners.)

Columbus Metropolitan Housing Authority

Name/Title

880 E. 11th Avenue

614.431.6215

Street Address

Columbus

Telephone

OH

43211

City

State

Zip Code

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City of Columbus, Department of Development  
Neighborhood Services Division, Historic Preservation Office

## Columbus Register of Historic Properties Registration Form

Section Number 7. Narrative Description

Zip Code 43215

### Summary Paragraph

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

### 373 West Rich Street

The 4-story polygonal building was constructed c. 1900. The primary façade faces north -- parallel to the West Rich Street -- and is defined by a red brick surrounding a wood and glass storefront at the 1<sup>st</sup> and 2<sup>nd</sup> levels. The top two floors of the north elevation consist of rusticated stone. The ground level contains four bays, with two larger bays flanking a pair of narrower bays at the center (Photo 03). A single entry with sidelights remains in the 3<sup>rd</sup> bay, with wood trim and panels intact (Photo 04). The remaining bays of this storefront were in-filled with concrete block at an unknown date. The second level contains the more prominent storefront system, and appears to be the original at-grade level before the street heights were altered c. 1950. This second level storefront matches the 4-bay pattern of the first level and contains large, industrial wood sash with divided lites and wood paneling below the sills (Photo 05). Smooth pilasters extend from existing grade to the top of the second level to define each bay. Contemporary red brick surrounds the two levels of storefront, stopping at the horizontal stone beltcourse of the third floor window sills (Photo 06). Above the two-story storefront, the primary façade is comprised of dark rusticated stone. The second floor consists of seven windows bays with original stone sills and wood jambs. The windows have been in-filled with non-historic wood paneling. The third floor is also defined by stone belt coursing and consists of six bays of 1 over 1 double-hung wood sash.

The west elevation is constructed of red brick, which has been painted with an asphalt coating at an unknown date (Photo 07). Change in grade exposes only floors 1-3 at the west and south elevations. The west elevation has an inconsistent fenestration pattern with varying sizes of window openings, each with a stone sill. The majority of windows remain on the second level, with typical units of 6

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over 6 double-hung wood windows. Where windows remain, a significant number of panes have been damaged. A single door provides access from grade at the south end of the west elevation, and two c. 1950 catwalks connect 373 with 375 West Rich Street. A small chimney rises above the low-slope roof at the north end of the west elevation. The roof slopes from north to south.

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

The interior retains a significant level of architectural integrity and reflects alterations to spatial configuration after it was connected to the 375 building. The exposed timber structure at the central party wall largely remains visible at each floor, with openings at the south end of the building to allow access between spaces (Photo 09). Large tapered concrete columns were added in the center of the building at an unknown date. A wood stair is located at the center of the building at the north end. The stairwell is exposed between the first and second floors, and is partially enclosed between the second and third floors (Photo 10). Wood floors, window trim, door trim, and wood lath ceilings remain throughout the building. The original freight elevator also remains at the west side of the building (Photo 11).

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

### **375 West Rich Street**

375 West Rich Street is an industrial building built c. 1911, located on the west bank of the Scioto River at the southeast corner of West Rich Street and Cherry Drive. The building is located directly to the west of the 373 building. 375 West Rich Street is one of the few remaining early 20<sup>th</sup>-century buildings in Franklinton. Other historic buildings within a quarter-mile radius include the Franklinton Apartments at State and May Streets (National Register of Historic Places listing 2005), and the Franklin Post Office on South Gift Street (National Register of Historic Places listing 1973).

The building footprint follows Cherry Drive and West Rich Street, forming an irregular polygonal shape on a wedge-shaped parcel. The primary façade faces north, defined by three stories of red brick with a tall parapet of matching masonry (currently obscured by plant growth and fencing; Photo 12). Single wood doors mark the center of the elevation on the second and third floors while the first

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floor retains physical remnants of a single-story slant roof structure no longer existing. At the ground level, two window openings and a single door at the east end remain are visible.

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

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

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

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

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

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

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Section Number 8. Statement of Significance

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### Summary Paragraph

The property consisting of 373 and 375 West Rich Street is significant under Criterion A in the area of industrial manufacturing history in Columbus. The buildings are among the few remaining structures that embody the growth and decline of the industrial Franklinton neighborhood. Furthermore, the specific contributions of two notable occupants illustrate the growth of a small, local business to a greater, global marketplace. The buildings served as an incubator to several Columbus companies throughout early 20th-century – most notably, the diesel engine lubricant manufacturer, Lubal Inc. and the Barnebey-Cheney Engineering Company. The Period of Significance begins in 1932 when Lubal Inc. assumes occupancy in 375 West Rich Street; continues through the company's acquisition of 373 West Rich Street in 1947; and ends in 1959 when construction of Interstate 70 and a major flood caused many businesses to leave the area, eventually leading to vacancy of the buildings.

### Establishment of Franklinton

The properties at 373 and 375 West Rich Street are located in central Ohio's oldest community of Franklinton. The settlement was established in 1797 by Lucas Sullivant who was paid in land for services rendered as a surveyor in the United States military during the American Revolution. In 1813 the City of Columbus was established across the river from Franklinton. Despite being the oldest settlement in central Ohio, Franklinton would soon be eclipsed by its new neighbor. By 1820 the population of Columbus had reached 1,450, an increase of over 100% since the city's incorporation. The growth rates during this period were mainly fueled by innovations in transportation, consisting of the Erie Canal system, the establishment of the National Road, and the introduction of railroads.

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

Between 1900 and 1914 the city experienced a minor depression due to lack of natural resources to be developed. The First World War brought little manufacturing activity to the city, but a post-war boom soon fueled industrial expansion. By 1920, Columbus is noted as having nearly 900 manufacturing plants. After the Great Depression, Columbus once again saw a period of



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economic growth. After World War II, a significant shift in manufacturing occurred, bringing a new concept of high-wage, unionized labor to the city. Throughout these periods, Columbus reflects an industrial maturation in its urban core that was paralleled by the neighboring west bank area of Franklinton.

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

### **373 West Rich Street**

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

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

Chronically economically depressed Franklinton could not maintain tenants during the 1920s economic boom, let alone the impending Great Depression. Federal programs during the Great Depression changed the river front; the channel was widened and dredged, and numerous buildings were demolished. However, because of the continued threat of flooding, only the eastern bank received significant reconstruction. As a result, 373 and 375 West Rich Street are two of the oldest remaining structures on the western bank of the Scioto River in downtown Columbus.

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

Lubal Inc. Oils was established at 375 West Rich Street in 1932, and acquired ownership of 373 West Rich Street in 1947. It was at this time that the catwalks between the two buildings were constructed, allowing space in both buildings to function as the company's headquarters and manufacturing facility. By 1949, the commercial business at the storefront level became Riverside Supermarket, a name that would be retained until at least 1960. Lubal Inc. sold the dual property to E.C. Harriman in 1963, former president of Lubal Inc. Harriman then transferred the property to John J. Harriman in 1966. Joint ownership of the 373-375 property was sold to Gilbert Plating and Bumper Exchange Inc. in 1978. This appears to be the last major commercial operation to have existed in the building.

### **375 West Rich Street**

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

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

In 1919, the Barnebey-Cheney Engineering Company (BCEC) became one of the most significant tenants of 375 West Rich Street. BCEC occupied the building for six years while revolutionizing the production of activated carbon technology for use in gas masks during World War II, and which ultimately had an impact on modern military equipment, globally. The growth of the activated carbon use grew exponentially as its unique properties found traction on the open market. The business flourished so quickly that by 1925 the founders established a second

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company and in this same year, BCEC left their initial facility on West Rich Street to meet growing production.

After BCEC moved on from the West Rich Street, the building experienced a series of short-term tenants between years of vacancy. After BCEC left, Roy Fry Sign Repair occupied the building for less than a year, before it returned to vacancy from 1927 to 1930. In 1931 White Star Bus Line Inc. took up residence only to vacate within one year as well. Due to the continued threat of flooding only the eastern bank received significant reconstruction in the form of many governmental and civic projects during this period. In 1932, Lubal Inc. began operations at 375 West Rich Street, and this small manufacturing venture would remain on the premises for the next three decades as it took over both buildings and grew to national recognition.

### **The Lubal Manufacturing & Distributing Company**

Also referred to as Lubal Inc., this Columbus-based company manufactured lubricants for industrial and commercial diesel engines. With a focus in the marine industry, Lubal also produced lubricants for stationary engines used in the generation of electricity. A fuel oil additive carrying the company's name Lubal "D" was the chief contribution to industrial innovation. The need for effective additives in diesel engines became the primary goal of fuel additive manufacturers. During the 1930s-1960s marine engines, stationary engines, and semi-trucks favored diesel engines for the efficiency and safety purposes. Diesel fuel lacked components added to standard petrol, which may explain some of the issues that are much more prevalent in diesel fueled machinery. Such issues are directly related to the higher pressure and temperatures at which they are operated. The nemesis of a properly functioning diesel engine is a buildup of carbon that inhibits lubricant seals, leading to metal corrosion and deterioration of engines parts. Carbonaceous buildup quickly inhibits a diesel engine from operating smoothly and requires maintenance or overhauls, leaving vehicles and machinery out of service.

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

By the mid-1930s, Lubal Inc. was conducting business at a national scale as clients were noted to include large transportation users such as Mississippi riverboats and tractor companies. A partial client list of just New England patrons shows Lubal Inc. conducting business throughout the northern half of the eastern seaboard, at the very least. Letters and business correspondence

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archived at The Smithsonian note that companies in Montreal and Long Beach, California were testing and using the Lubal products as well. An interesting piece of evidence shows a clear Lubal presence on west coast extending all the way to Alaska, noted in a March 28, 1936 article of *The Marine Digest*. The article begins by reprising that until recently Lubal was not a known product in the region. However, the regional distributor Reginald B. Parsons of the corporation shares an anecdotal tale of Lubal's uses. Parsons explains there was a vessel owned by the Puget Sound Bridge and Dredge Co. which was having difficulties with carbon build up. The vessel had its diesel engine running under extreme duress and a bet was made that Lubal could fix the issues. After 17 hours of running the engine with the Columbus-based additive, rings were completely cleared of carbon and a cylinder that was previously unable to fire was now fully functional. The article states the results created a stir among nautical diesel operators and enhanced Lubal's prestige in the region.

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

In 1947, Lubal Inc. acquired ownership of 373 West Rich Street and built catwalks on the second and third levels to join the two buildings. This allowed functional expansion into the neighboring building for the company's headquarters and manufacturing operations. Lubal's growth parallels the local manufacturing trends as Columbus experienced its largest expansion of manufacturing facilities in the city's history during the post-war boom period.

Columbus city directories note that Lubal Inc. continued to function into the 1960s. By this time, competition pressure from large corporate manufacturers such as Standard Oil is believed to have driven Lubal Inc. toward a slow degeneration. Details of Lubal's demise remain unknown; however it is clear that the company served as a long standing manufacturer and significant local employer in Franklinton. This history emphasizes the significance of the two buildings in the industrial landscape of Franklinton, defined by many small entities contributing to the city-wide efforts of the state's capitol.

### **Decline of Franklinton**

Another major flood in 1959 and then the completion of Interstate 70 in the early 1970s proved to be detrimental to any hopeful progress in Franklinton. Means of economic stability pulled out of the flood-ridden area as real estate value plummeted. The interstate construction had the dual effect of destroying local thoroughfares while increasingly isolating the neighborhood from the surrounding city. Franklinton as a whole continued in steady decline receiving no flood control

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and little to no federal infrastructure funding. The flood in 1959 triggered an additional wave of flight from the region and may have led to the end of the tenancy in the 373 and 375 West Rich Street block. Despite later tenants, the 1983 F.E.M.A. designation as a 1% flood zone was quite damning, essentially halting any construction in the neighborhood. With rehabilitation code compliance prohibitively expensive under these regulations, the majority of the existing building stock was left to deteriorate. Only in 2004 with the completion of the Franklinton Flood Wall were these regulations rescinded. By this time much of the commercial and manufacturing building stock had either been lost to years of neglect, demolition, or intentional redevelopment since the 1960s. What was once the west bank of Columbus' industrial landscape had little remaining physical evidence of its former commercial and manufacturing history.

According to reports published by the Bureau of Business Research in the late 1950s, few companies in downtown and Franklinton occupied buildings that were specifically constructed for their purposes. Modest, light-industrial buildings allowed for functional flexibility of various local establishments and helps explain shifting tenancy since the late 19<sup>th</sup>-century. By the middle of the 20<sup>th</sup> century, an estimated 75% of Columbus manufacturing plants moved out of the area in which they were originally established, shifting towards areas east and north of the city. Both small and large plants were historically found in every region of the city, but the commercial character of Franklinton was defined by a collection smaller manufacturing facilities such as Lubal Inc. and the other businesses that occupied 373 and 375 West Rich Street.

The nominated site is significant because it remains a physical expression of the evolution of local industrial efforts in Franklinton. The buildings reflect the shifts in use between major tenants while holding an impressive history of industrial innovation. Just as the village of Franklinton, the buildings at 373 and 375 West Rich Street had humble beginnings. The buildings reflect the flexible nature of Franklinton's building stock as it fought to stay relevant within the modern urban landscape of Columbus. As the neighborhood surrounding 373 and 375 West Rich Street was altered by natural disasters, a slowing economy, and sinking land value, Lubal Inc. continued to function with success. As Franklinton sank into a blighted, crime-ridden section of Columbus in recent decades, few historic buildings survived. The Lubal Inc. site contains two of the last late-19<sup>th</sup> to early-20<sup>th</sup> century buildings in the area. For its association with Franklinton's industrial resilience and its context within Columbus' manufacturing history, the property is nominated under Criterion A, with the Period of Significance starting in 1932 when Lubal Inc. assumes occupancy in 375 West Rich Street and ending in 1959 when construction of Interstate 70 another major flood caused many businesses in the area to leave, and eventually led to vacancy of buildings (Lubal Inc. sold the property in 1963).

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Section Number **9. Bibliography**

Zip Code **43215**

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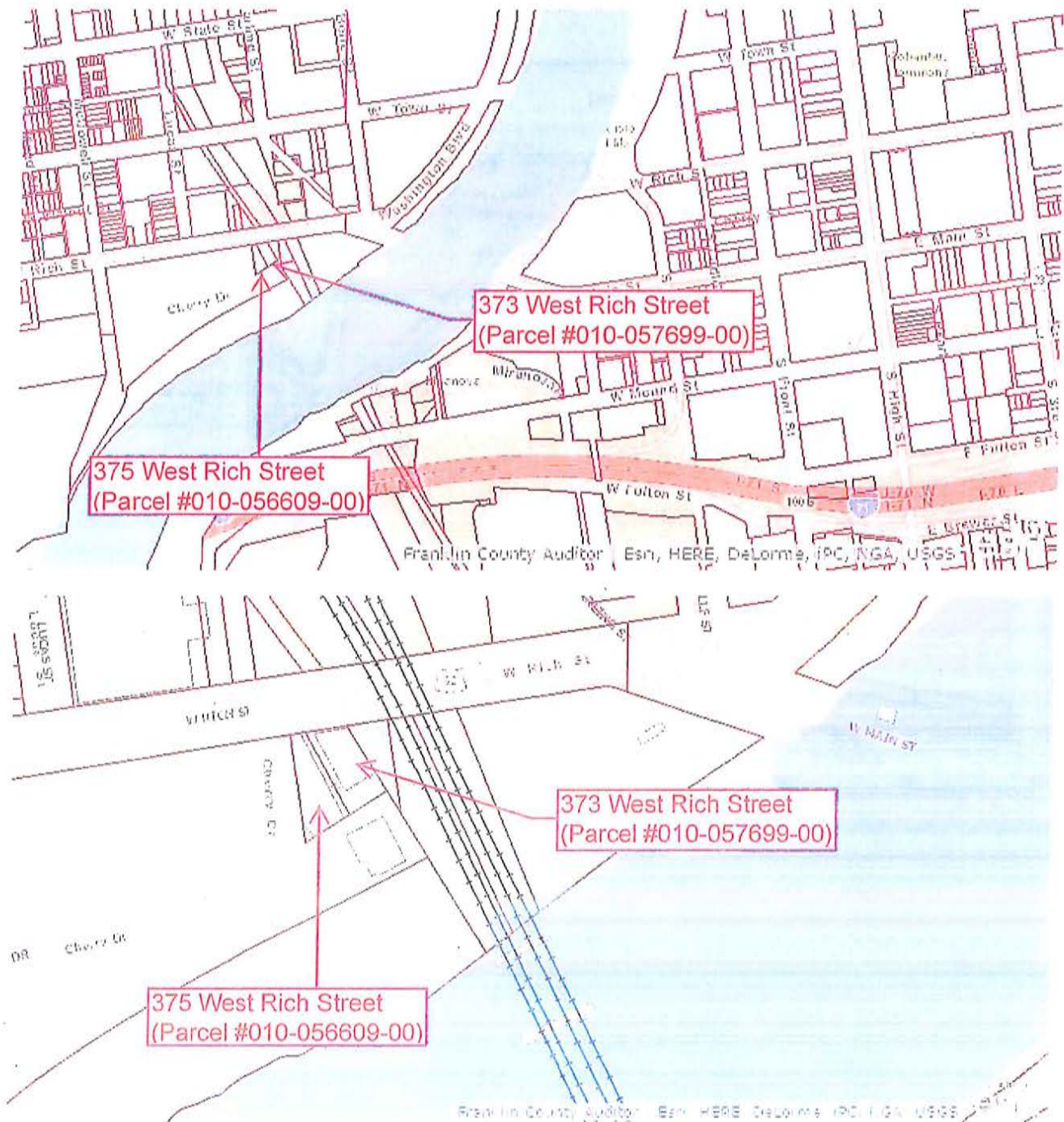


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Section Number 10. Geographical Data

Zip Code 43215

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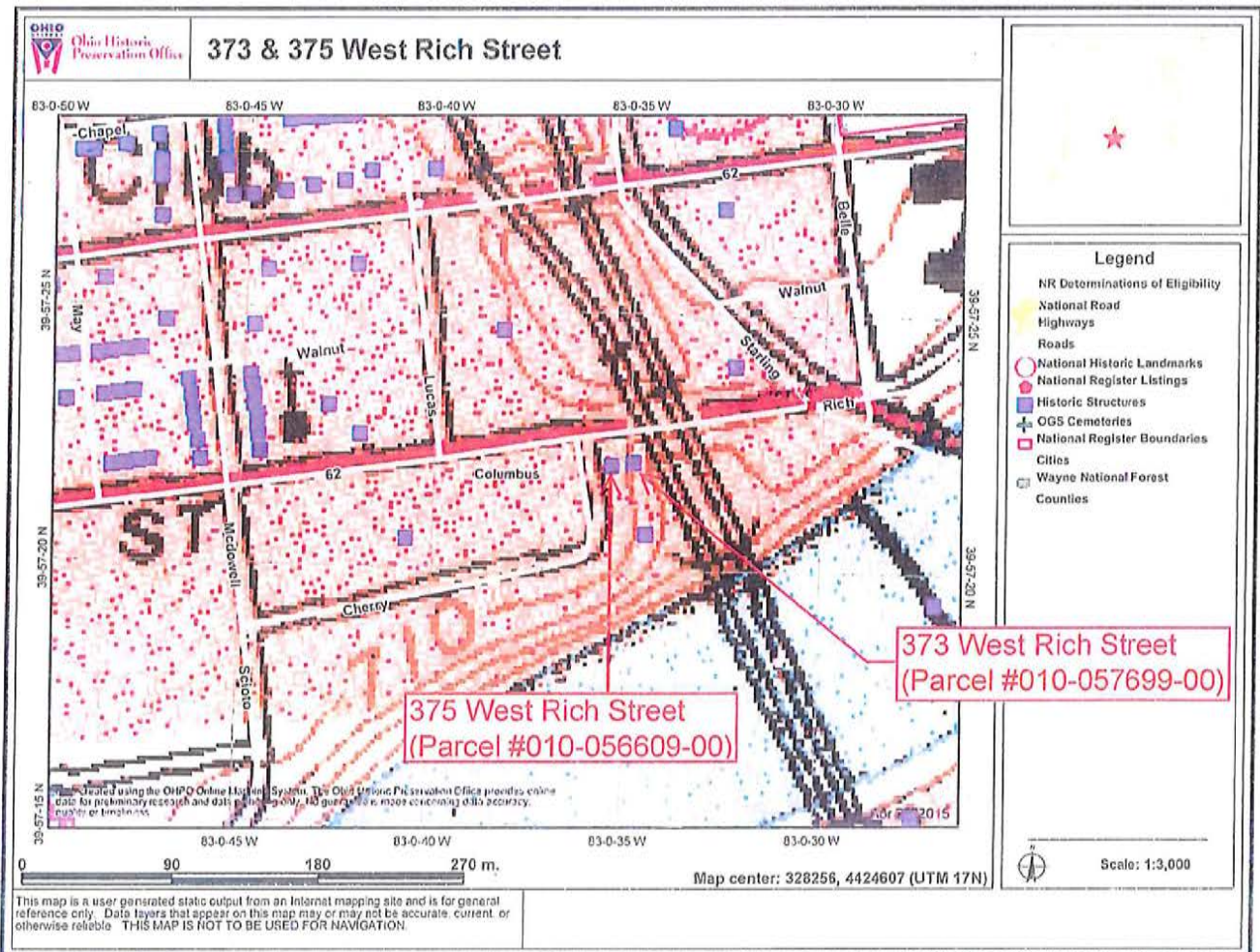
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#### Ohio Historic Preservation Office GIS Map:



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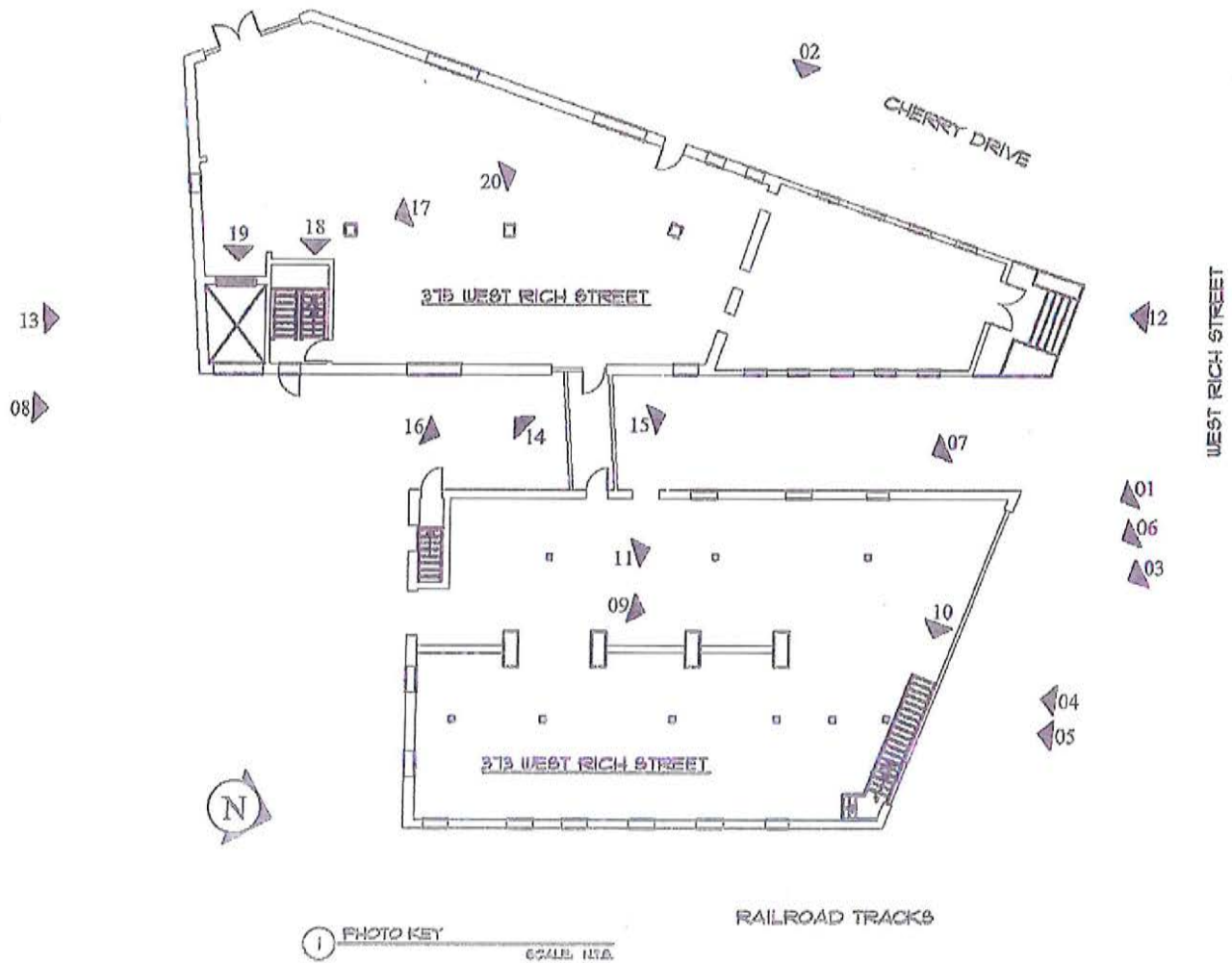
- Photo 01 (OH\_FranklinCounty\_Lubal Inc.\_01): 373 West Rich Street, north elevation, camera facing south
- Photo 02 (OH\_FranklinCounty\_Lubal Inc.\_02): 375 West Rich Street, west elevation, camera facing east
- Photo 03 (OH\_FranklinCounty\_Lubal Inc.\_03): 373 West Rich Street, north elevation, camera facing south
- Photo 04 (OH\_FranklinCounty\_Lubal Inc.\_04): 373 West Rich Street, north elevation, camera facing south
- Photo 05 (OH\_FranklinCounty\_Lubal Inc.\_05): 373 West Rich Street, north elevation, camera facing south
- Photo 06 (OH\_FranklinCounty\_Lubal Inc.\_06): 373 West Rich Street, north elevation, camera facing south
- Photo 07 (OH\_FranklinCounty\_Lubal Inc.\_07): 373 West Rich Street, west elevation, camera facing east
- Photo 08 (OH\_FranklinCounty\_Lubal Inc.\_08): 373 and 375 West Rich Street, south elevations, camera facing north
- Photo 09 (OH\_FranklinCounty\_Lubal Inc.\_09): 373 West Rich Street, interior 2<sup>nd</sup> floor, camera facing north
- Photo 10 (OH\_FranklinCounty\_Lubal Inc.\_10): 373 West Rich Street, interior 3<sup>rd</sup> floor, camera facing east
- Photo 11 (OH\_FranklinCounty\_Lubal Inc.\_11): 373 West Rich Street, interior 3<sup>rd</sup> floor, camera facing north
- Photo 12 (OH\_FranklinCounty\_Lubal Inc.\_12): 375 West Rich Street, north elevation, camera facing south
- Photo 13 (OH\_FranklinCounty\_Lubal Inc.\_13): 373 and 375 West Rich Street, south elevations, camera facing north
- Photo 14 (OH\_FranklinCounty\_Lubal Inc.\_14): 375 West Rich Street, east elevation, camera facing west
- Photo 15 (OH\_FranklinCounty\_Lubal Inc.\_15): 375 West Rich Street, east elevation, camera facing west
- Photo 16 (OH\_FranklinCounty\_Lubal Inc.\_16): 373 West Rich Street, west elevation, camera facing east
- Photo 17 (OH\_FranklinCounty\_Lubal Inc.\_17): 375 West Rich Street, interior 2<sup>nd</sup> floor, camera facing south
- Photo 18 (OH\_FranklinCounty\_Lubal Inc.\_18): 375 West Rich Street, interior 2<sup>nd</sup> floor, camera facing south
- Photo 19 (OH\_FranklinCounty\_Lubal Inc.\_19): 375 West Rich Street, interior 3<sup>rd</sup> floor, camera facing east
- Photo 20 (OH\_FranklinCounty\_Lubal Inc.\_20): 375 West Rich Street, interior 3<sup>rd</sup> floor, camera facing west

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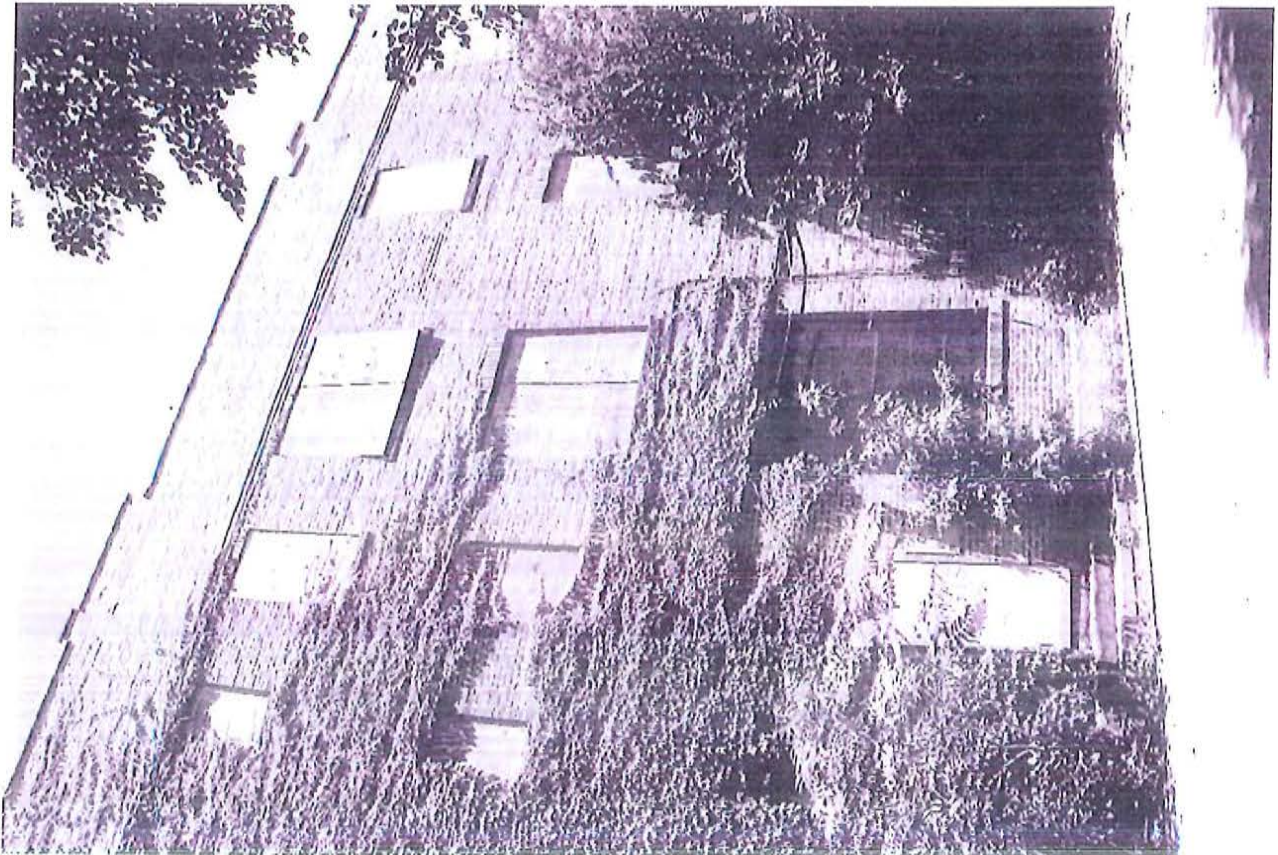
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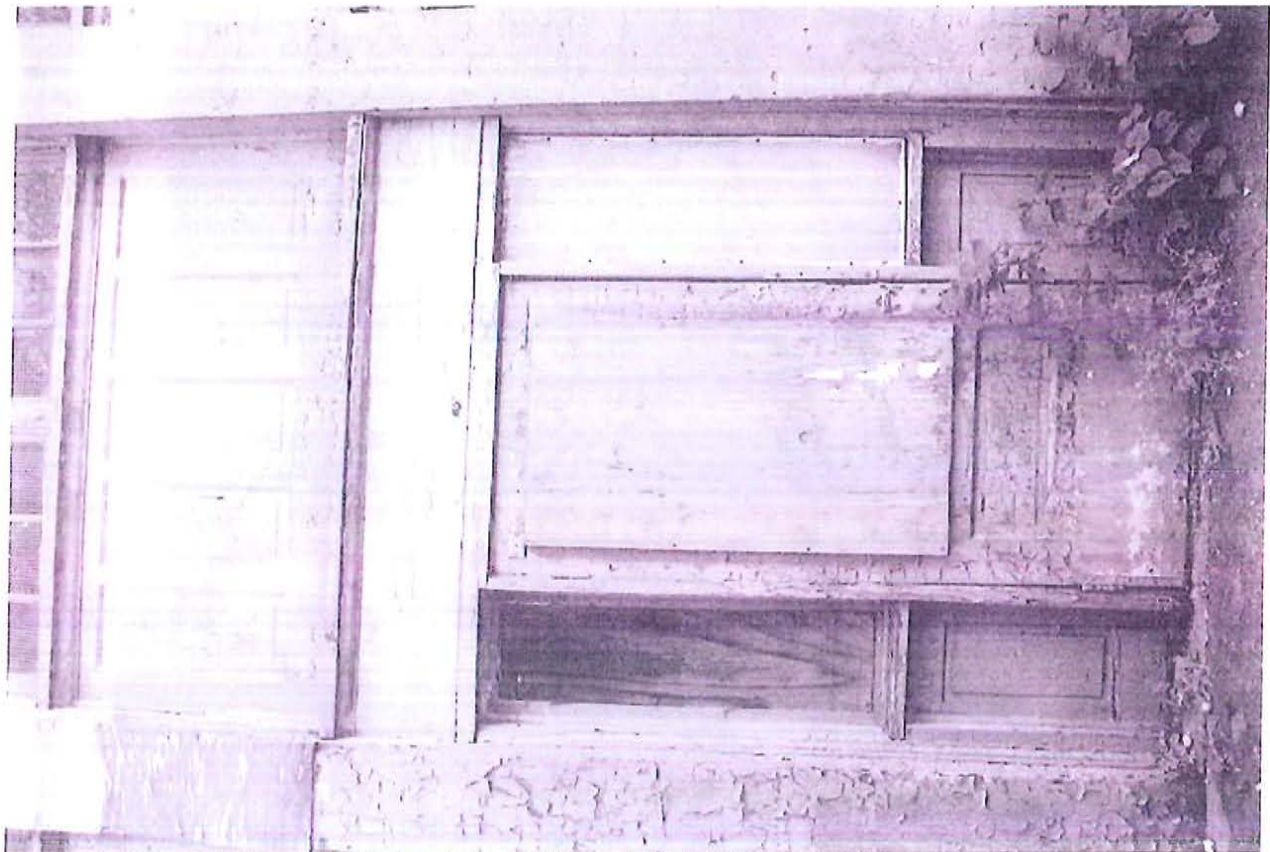
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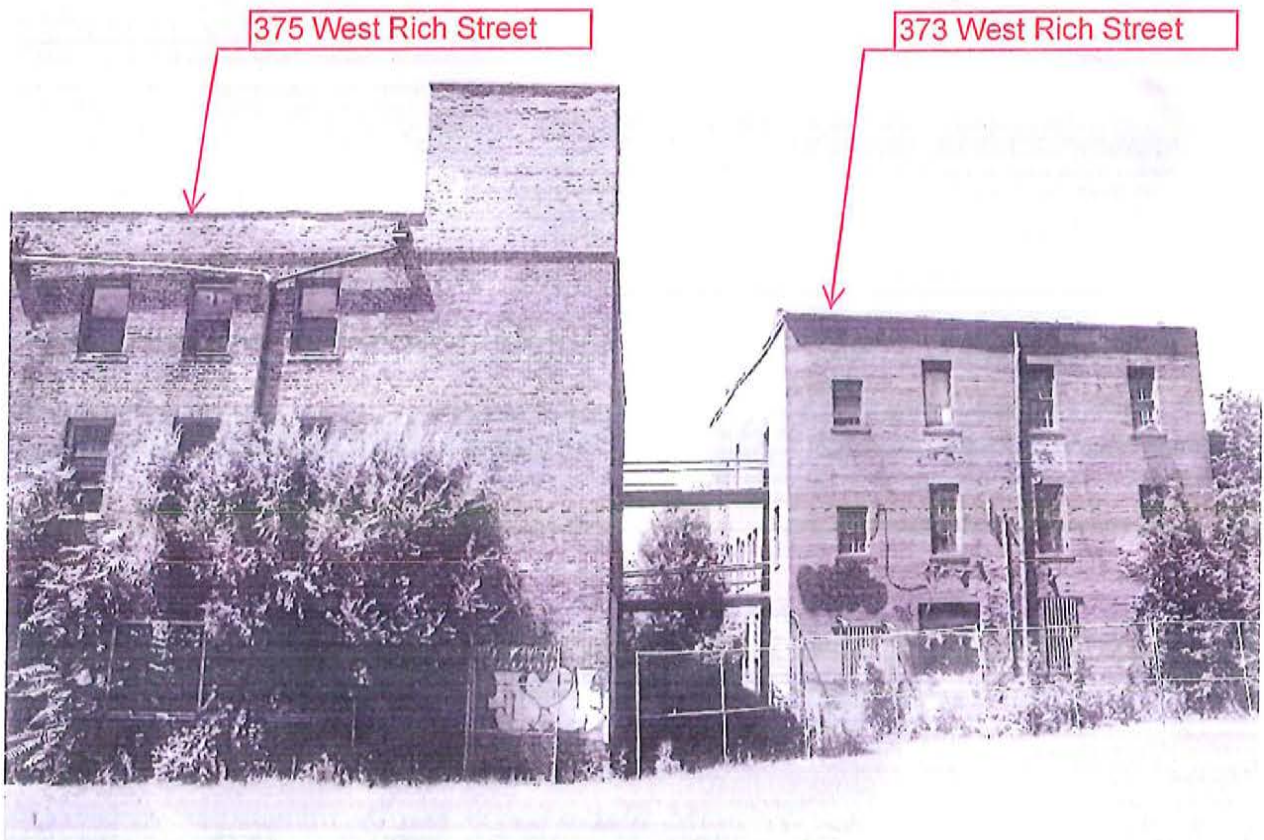
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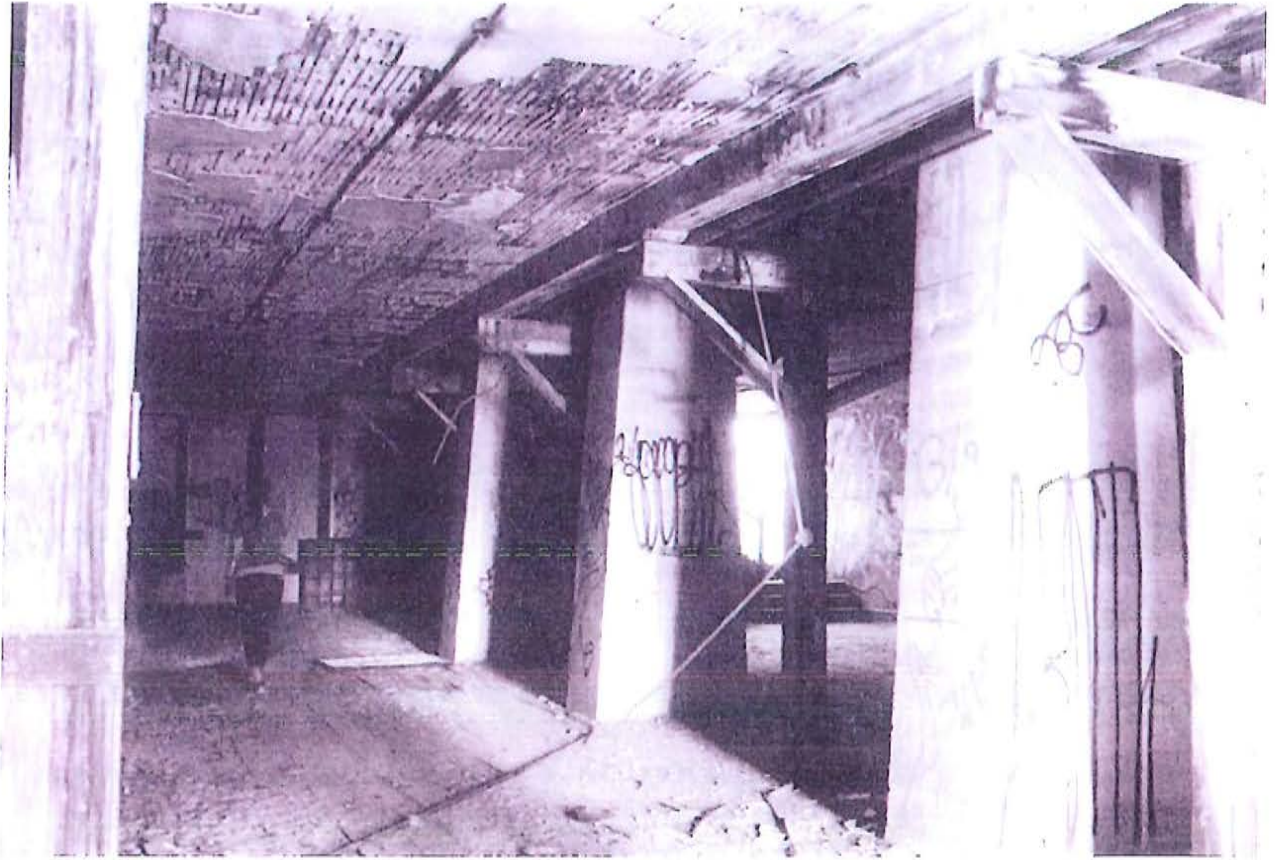


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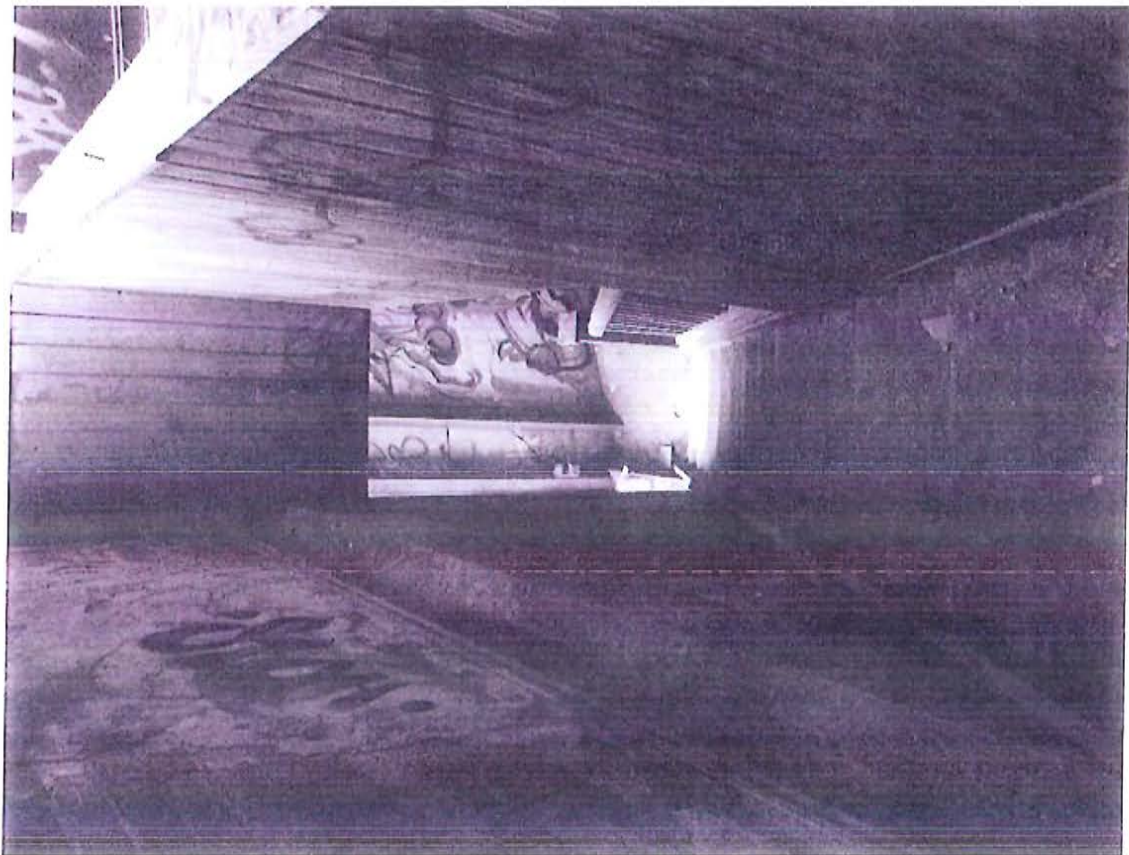


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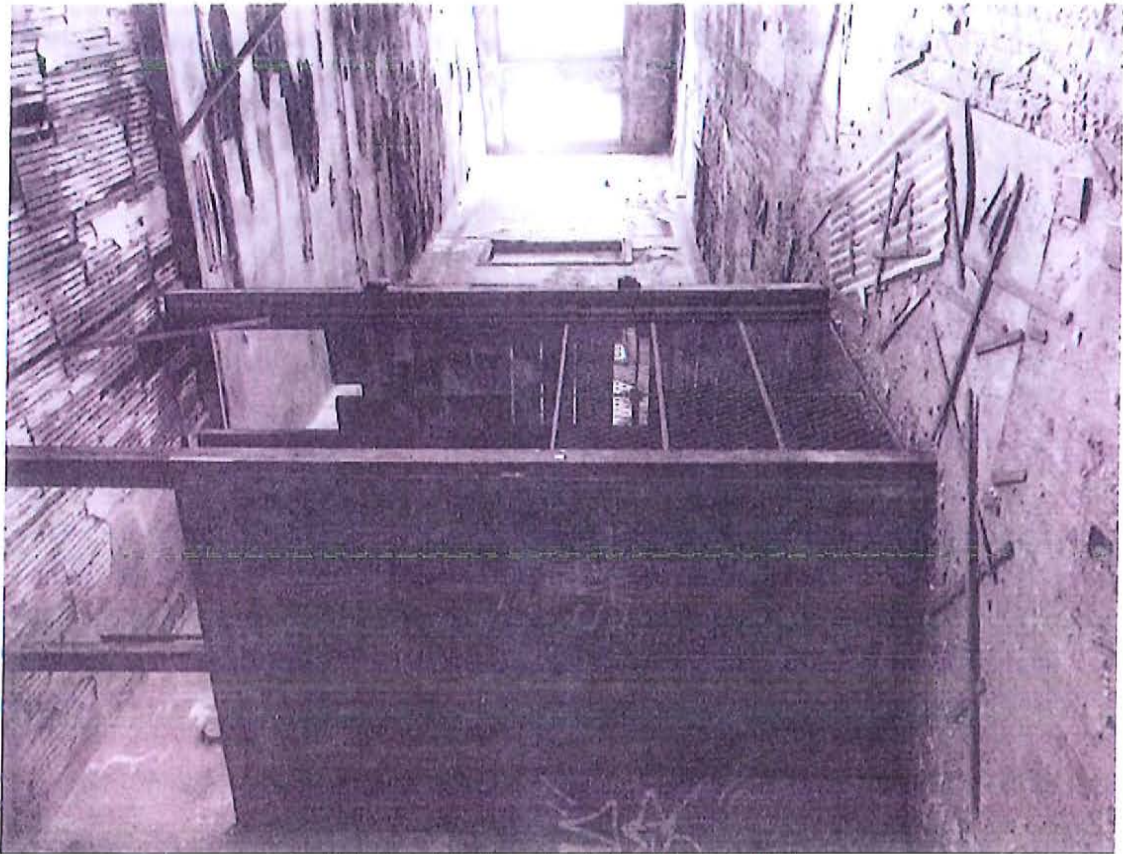




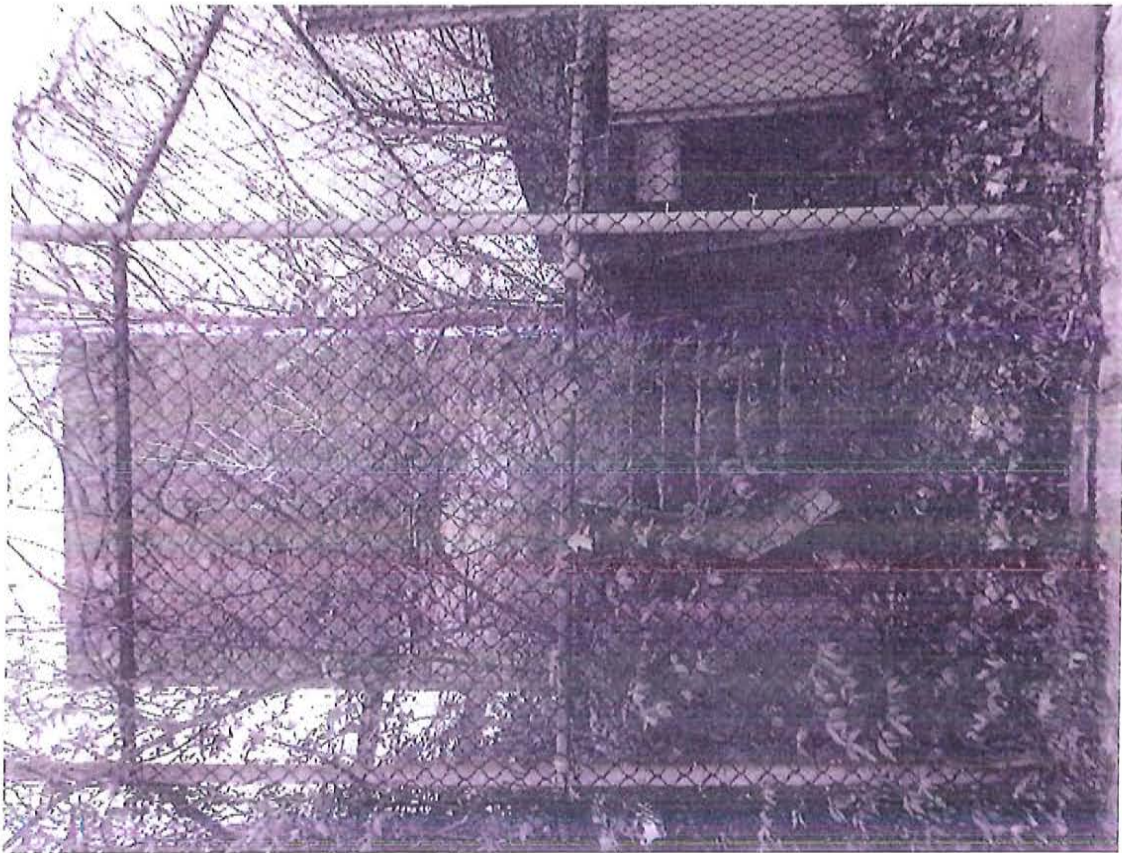
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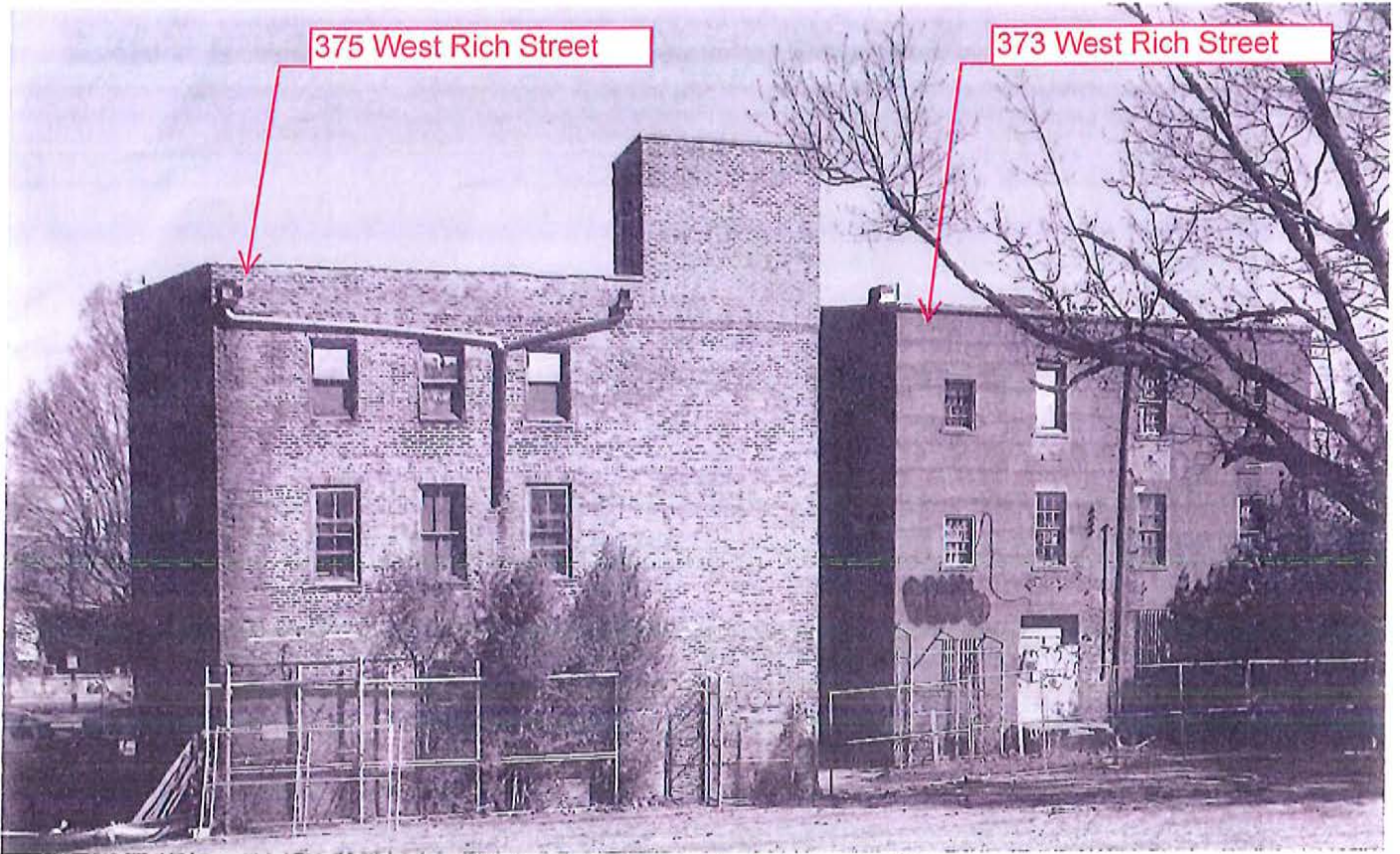
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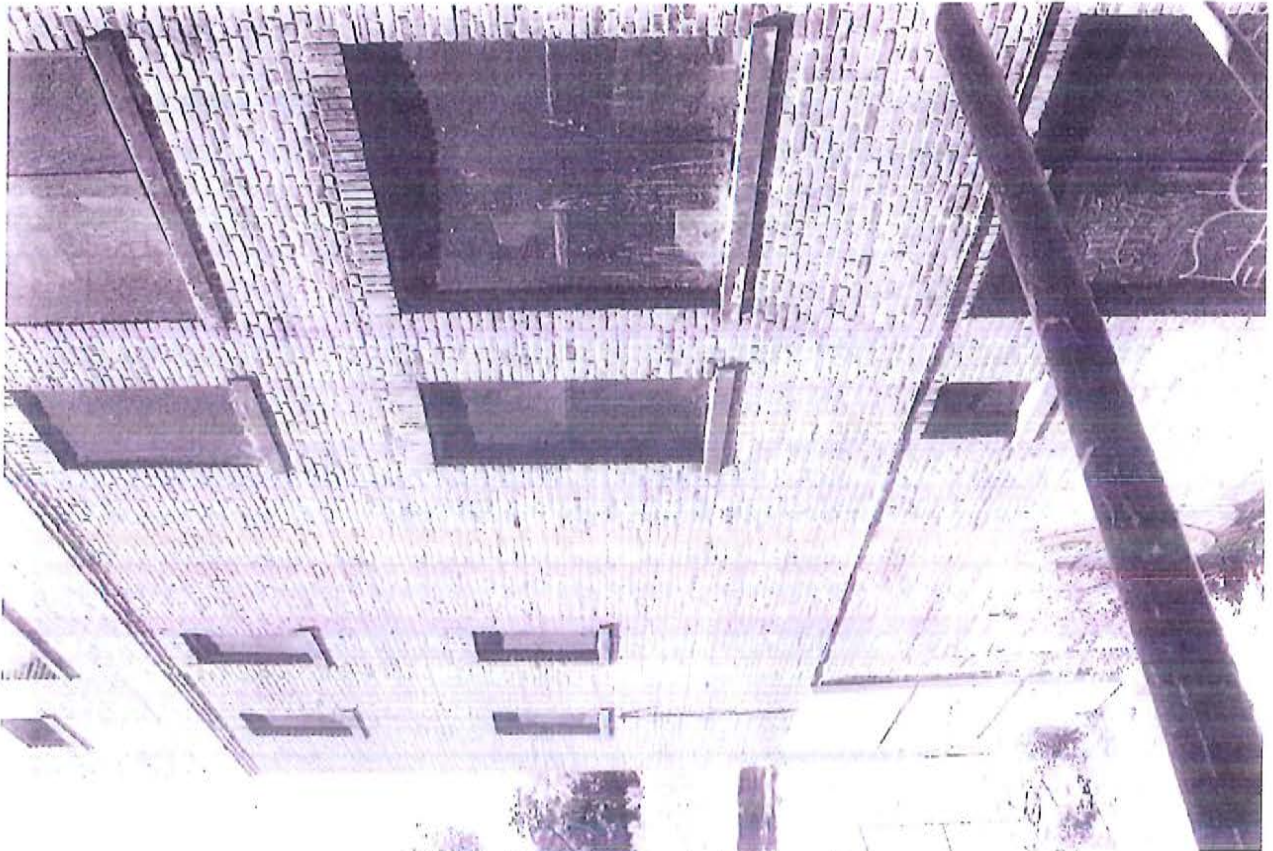
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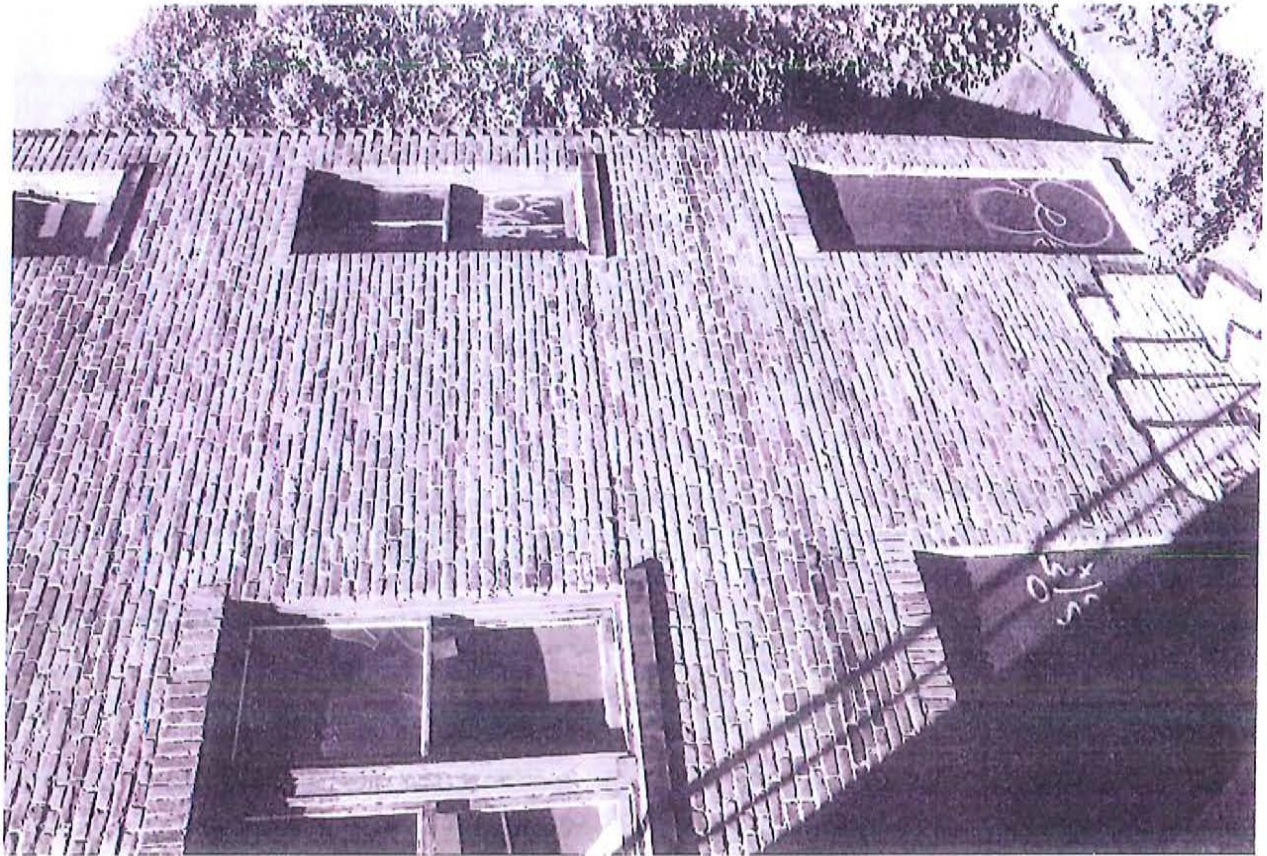
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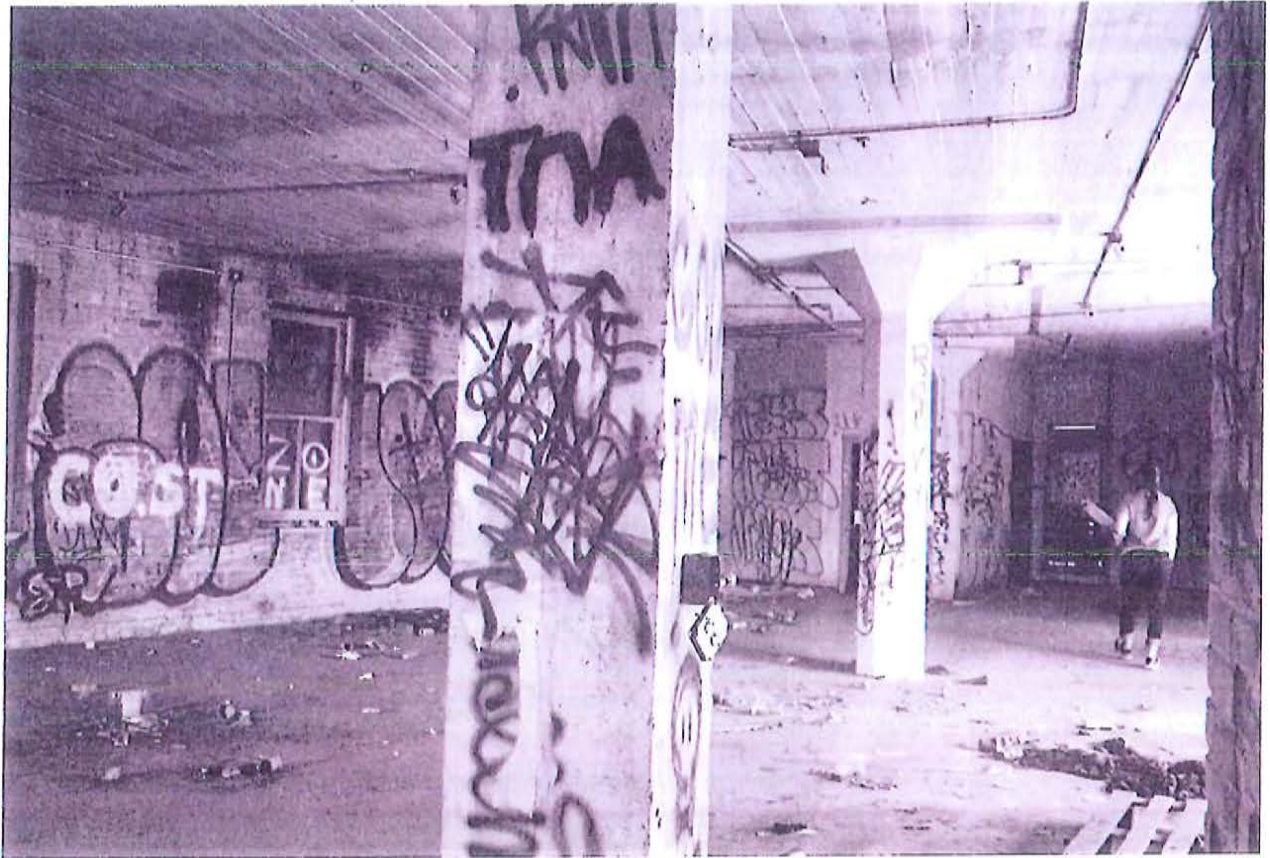
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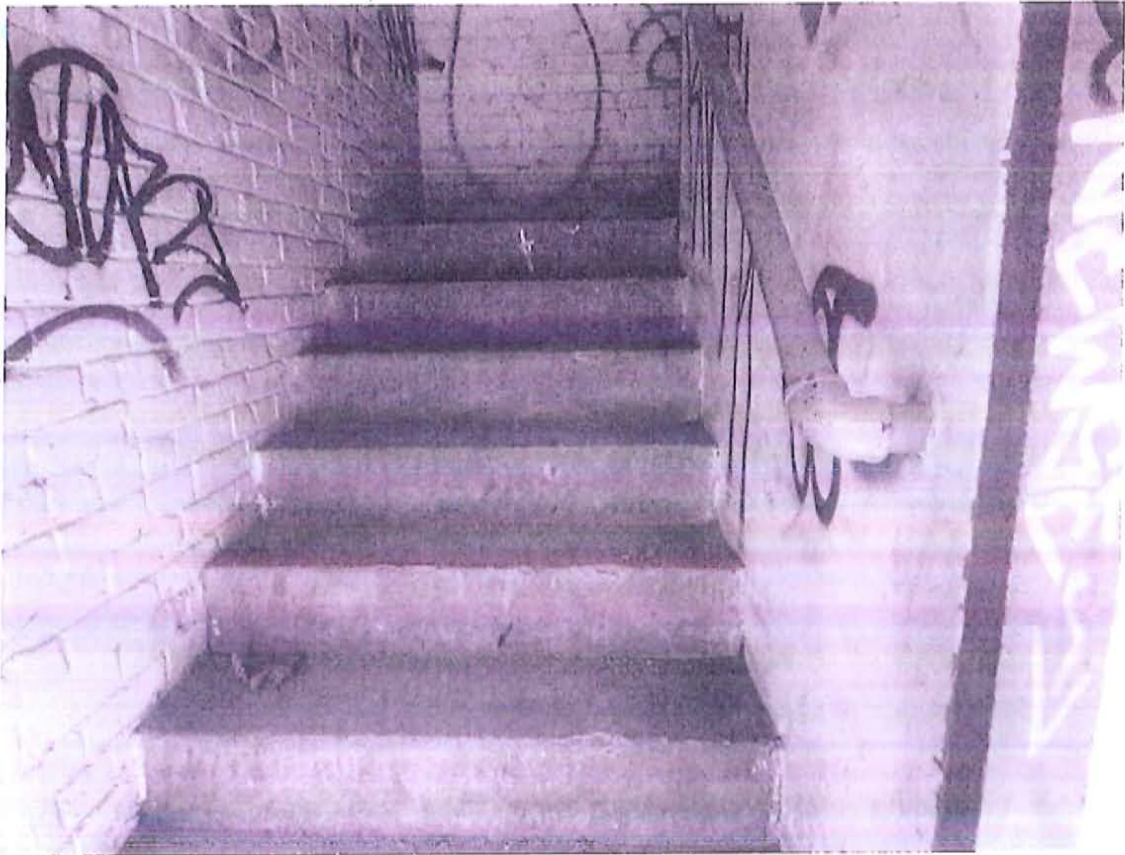
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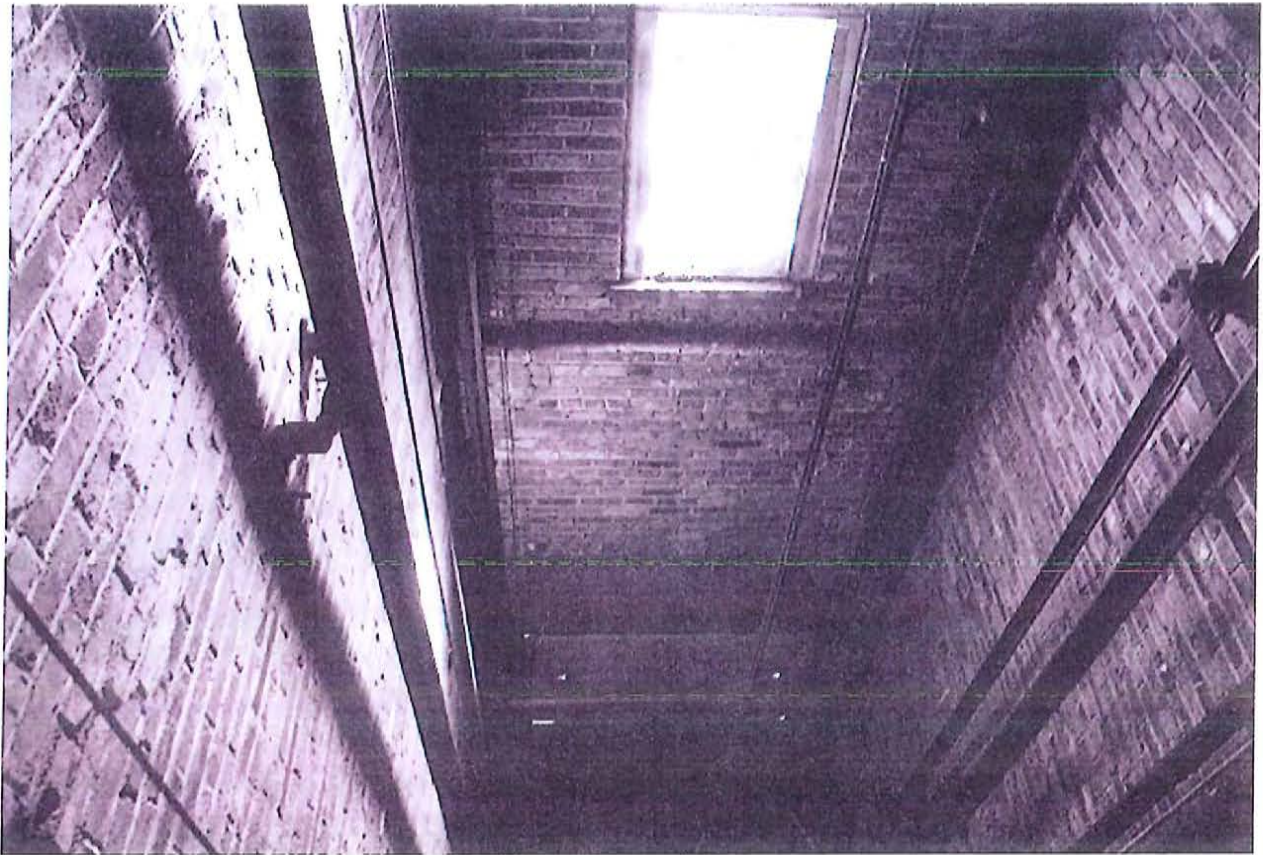
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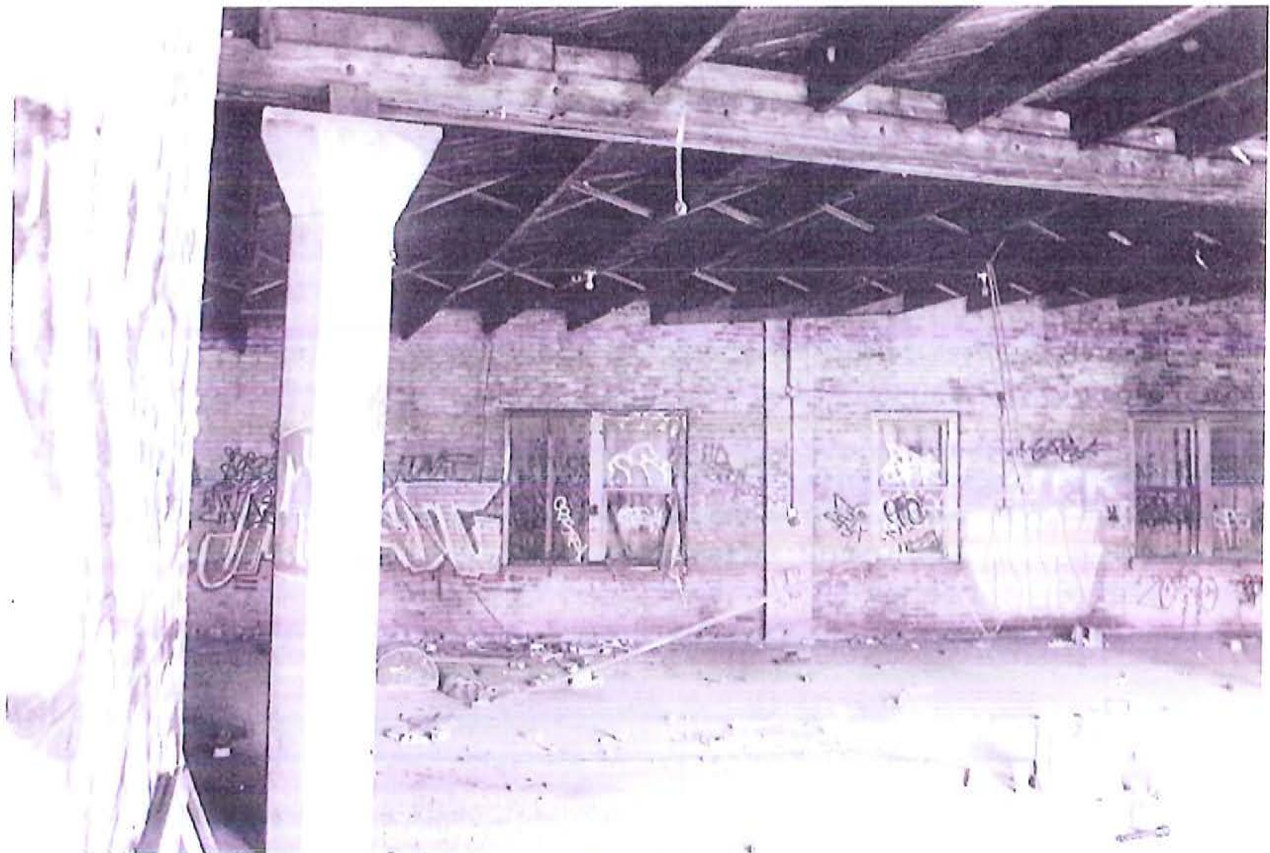
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OH\_FranklinCounty\_Lubal Inc.\_20.JPG

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Figure 1: Rich Street (flood), Franklinton, Ohio, March 25, 1913. *Columbus Metropolitan Library*

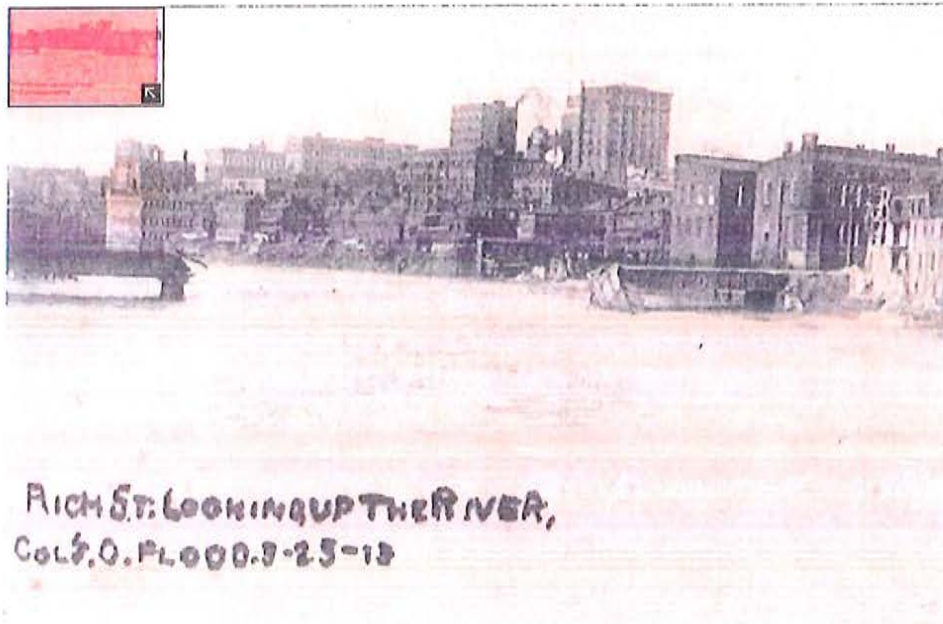


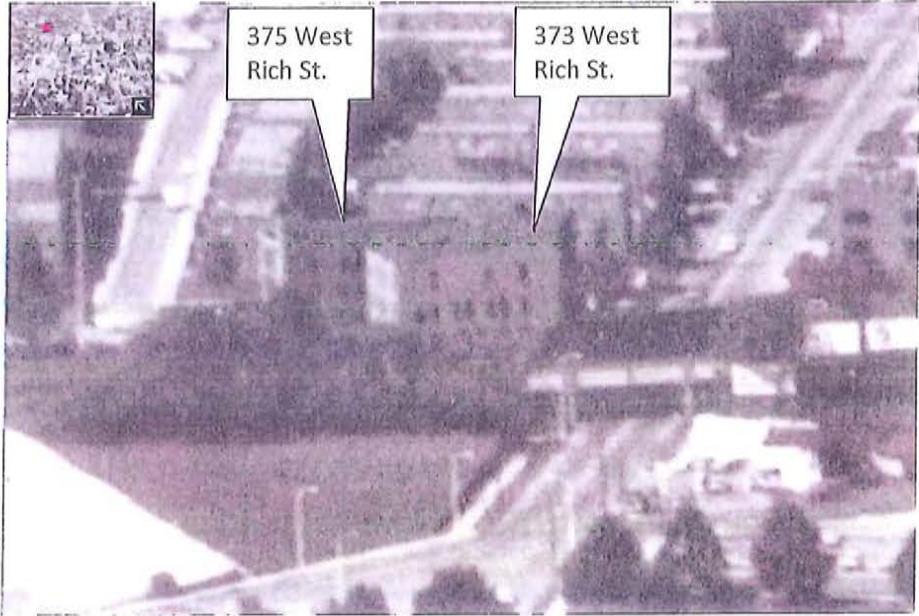
Figure 2: Rich Street Bridge (damaged), Franklinton, Ohio, March 25, 1913. *Columbus Metropolitan Library*

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**Figure 3:** Aerial view of West Rich Street, Franklinton, Ohio, c.1942, *Columbus Metropolitan*



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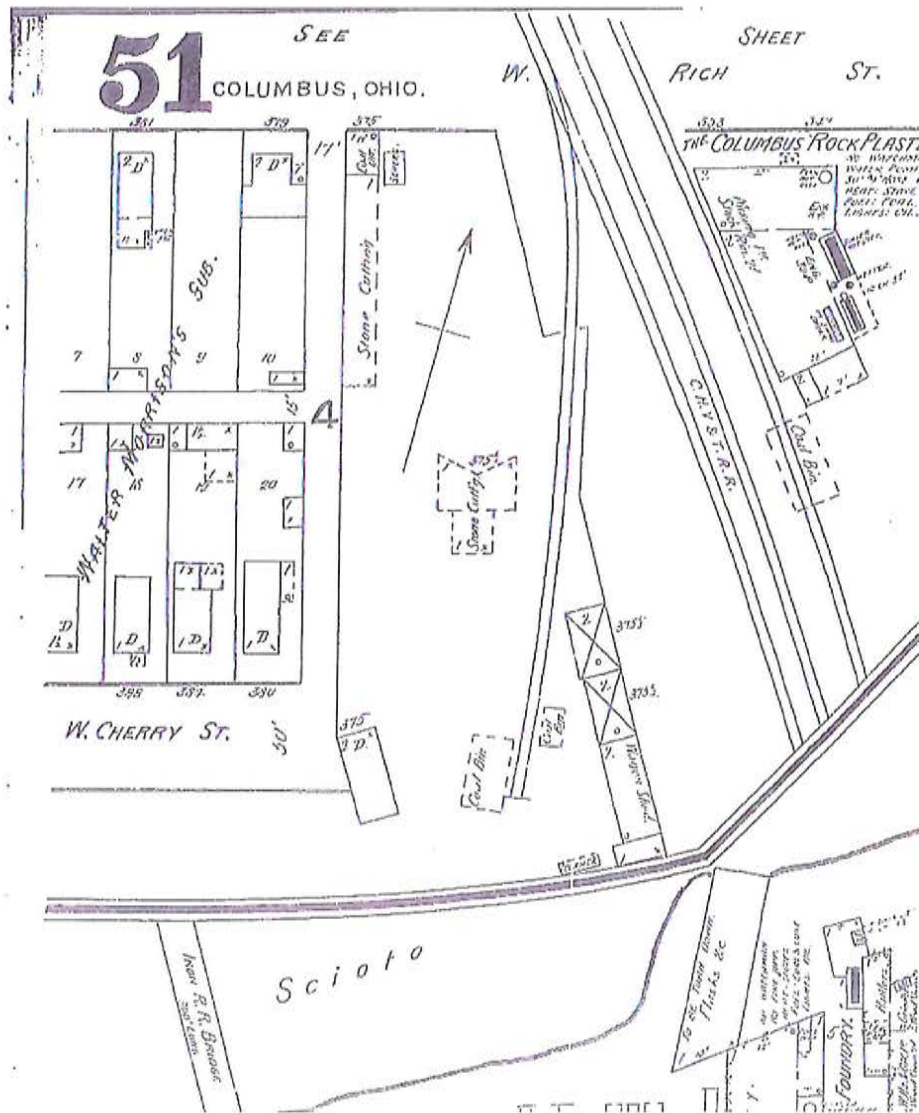


Figure 4: Detail of 1891 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 51.  
Columbus Metropolitan Library

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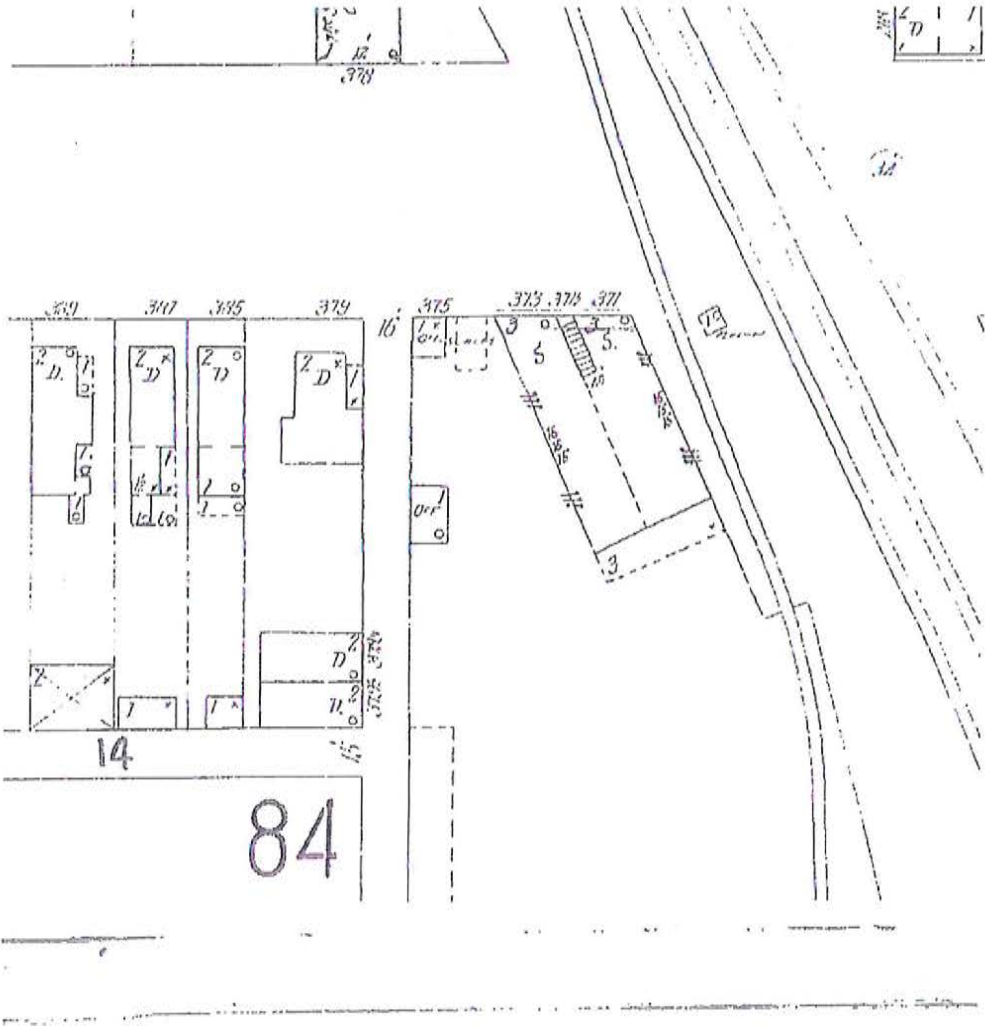


Figure 5: Detail of 1901 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 83.  
Columbus Metropolitan Library

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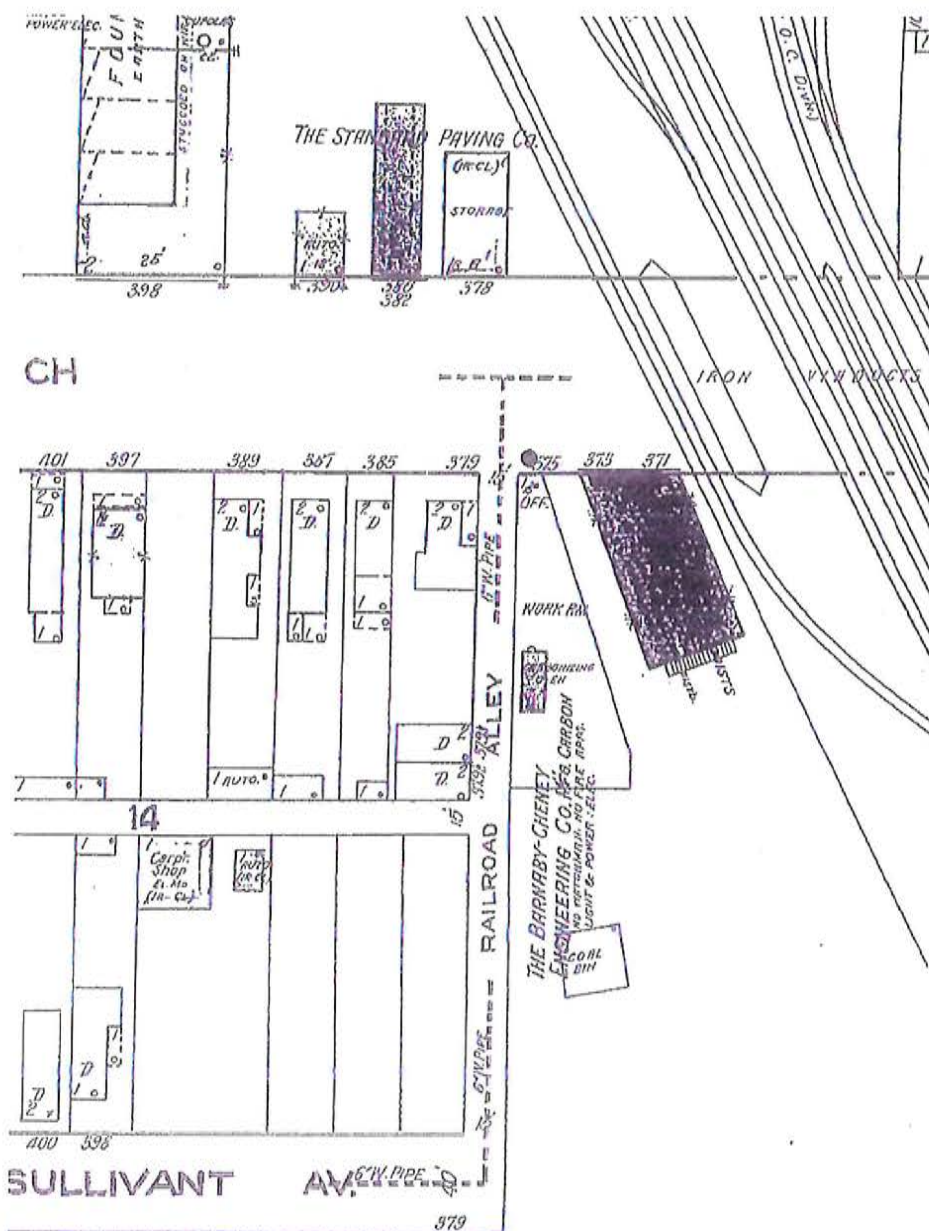


Figure 6: Detail of 1922 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 6 Sheet 639.  
Columbus Metropolitan Library

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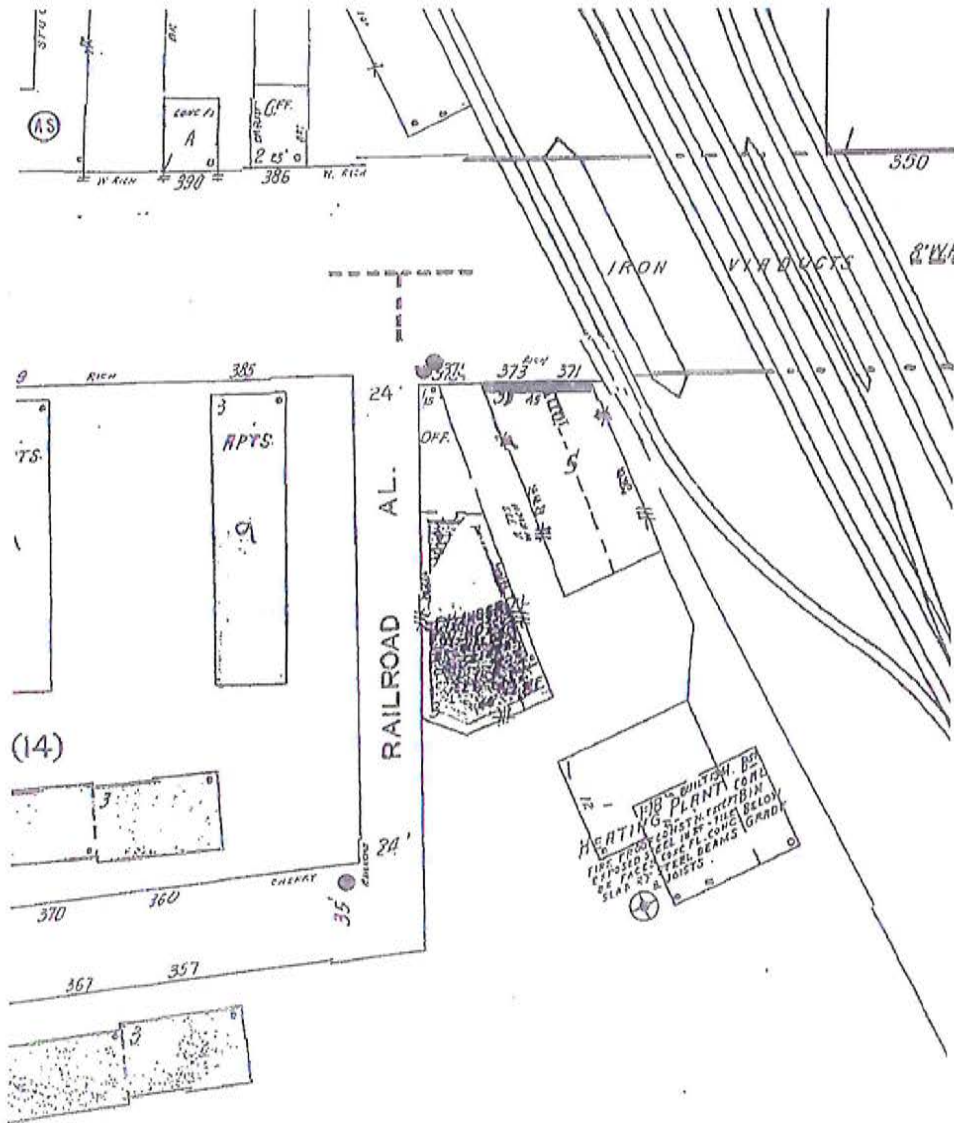


Figure 7: Detail of 1951 Sanborn Fire Insurance Map, Columbus, Ohio, Volume 1 Sheet 639.  
Columbus Metropolitan Library

**COLUMBUS REGISTER OF HISTORIC PROPERTIES  
OWNER CONSENT/OBJECTION FORM**

As the owner(s) of the property located at \_\_\_\_\_  
373-375 West Rich Street, Columbus, OH 43215

I have read and understand the COLUMBUS REGISTER OF HISTORIC PROPERTIES SUPPLEMENTARY INFORMATION SHEET that is attached to this consent/objection form. After reviewing the information I/we

- consent to the listing of my/our property and understand the benefits and restrictions that will result from listing in the Columbus Register of Historic Properties.
- oppose the listing of my/our property in the Columbus Register of Historic Properties.
- have not decided whether to consent or oppose listing in the Columbus Register of Historic Properties.

Signature of Owner	Date
Signature of Owner	Date
Signature of Notary <sup>***</sup>	Date
Seal	

Please mail to:  
Randy Black  
Historic Preservation Officer  
City of Columbus  
Department of Development  
Neighborhood Services  
109 North Front Street, Ground Floor  
Columbus, OH 43215-9031

