

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Not For Publication: Vicinity: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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national X statewide ___ local

Applicable National Register Criteria:

X A ___ B X C ___ D

_____ Signature of certifying official/Title: <u>Indiana DNR-Division of Historic Preservation and Archaeology</u> State or Federal agency/bureau or Tribal Government	_____ Date
---	----------------------

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

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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

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

M. Fine & Sons Building
 Name of Property

Floyd County, IN
 County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	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.)

INDUSTRY/PROCESSING/EXTRACTION: Industrial Storage/Warehouse

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

roof: SYNTHETICS

other: METAL:Steel

STONE:Limestone

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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 and Sons Building in New Albany is a brick industrial building of approximately 100,000 square feet consisting of two floors and a basement. The building was constructed in 1922, 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 early, original character.

Narrative Description

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 century 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 and Sons Building property is no longer used. This spur once made it possible to ship goods quickly to many parts of the country.

The streets north and west of East Main are tree-lined and gracious. Immediately south of the building, in the southern part of the block bounded by 14th Street on the west, 15th Street on the east, Dewey Street on the south and East Main on the north is an industrial 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 original building, which dates to 1922/1928 demonstrates the eclectic style which was popular at the time and the mill construction typical of such industrial buildings. The building is constructed of brick and concrete. It is two stories, plus a basement, with a one story wing at the eastern end of the building, culminating in an opening facing 15th Street (See photo 0001). This entrance has two sets of wood double doors facing the street which lead to a small lobby with stairs to the Lower Level and the basement. The brick in this, the earliest part of the building is

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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 a rectangle, enlarged to an ell, with rectangular spaces, aligned along East Main and E. 15th Streets. The later addition was constructed c. 1936, of a red brick and consisted of a two story wing at the crutch of the ell and a polygram-plan addition to the south west, which enlarged the building, creating 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. The general lines of the addition, which also included two stories and basement are clear in several photographs (Photos 0002, 0003, 0004, 0005, and roof photo 0031).

The fenestration of the building, typical of industrial buildings of this era, features great walls of multi-paned steel windows. On the Lower Level, these are comprised of five rows of five 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 which is separated from its neighbor by a narrow steel sash, a horizontal pivot window is located, usually of six lights, which could be opened to provide ventilation. This is especially obvious in Photo 0016. On the Upper Level, a similar pattern has been utilized, except that most of the windows have six rows of five lights each. The Upper Level windows also feature a central pivot and similarly tinted or painted glass lights. These windows are prevalent in both the original building and the 1936 addition. The basement level is lighted with fixed metal windows at grade on the exterior and approximately half way up the wall in the interior (see Photo 0010). The Basement windows in the older section consist of two six light windows paired. Along the East Main Street facade, these are either single units, or two units are paired, with a unifying heavy upper lintel of concrete (Photo 0008). The windows on the exterior loading-dock addition are smaller, with fixed sash, allowing light in the upper portion of the building.

There are interesting details in the building, especially on the upper, stepped parapets which decorate the corners of the original, 1922/1928 building (see Photo 0001). Tan brick elements, rising above the raised parapet, with recessed panels and stone coping highlight the corner of the building located at E. 15th and East Main Streets (Photo 0008 and 0001). A similar decoration can be found rising above the raised parapet at the corner of East Main and E. 14th Streets (Photos 0005 and 0006).

Other character defining features of the building include the striking clerestory windows above both the Lower and Upper Levels. On the Lower Level, 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 0018). A similar clerestory, also supported by trusses, runs parallel to E. 14th Street on the Upper Level (Photo 0025).

As previously mentioned, the building has raised parapets on all sides. The roof is covered with a modern membrane. An interesting detail, seen in Photo 0034, 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.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

Interiors of the building feature long open spans, supported by steel posts, regularly spaced. A central elevator, with two bays, runs from the basement to the Upper Level, in the approximate center of the building. In the basement, several interior rooms have been constructed of concrete block to house special work areas and mechanical equipment, including boilers for the heating system. Photo 0010 shows a typical room of this type. In the newer section of the building, rooms and walls have been built of modern dry wall and timber, formerly serving as offices and/or training rooms. A weigh scale is shown against one of these walls in Photo 0014. A hall is formed between the concrete walls of two of the internal rooms leading from one section of the basement to another (Photo 0012).

A modern interior office and meeting space has been created on the Lower Level, at the eastern side of the building (Photo 0017). These rooms are accessed up a short flight of stairs from the main entrance facing E. 15th Street. The configuration of the steel windows is quite obvious in a photograph taken looking from the Lower Level down toward this street entrance (Photo 0016). Other interior rooms once served as storage or bathrooms on this level. A dramatic stair in the area of the central elevators leads from the Lower to the Upper Level (Photo 0019). Double wide doors on this level lead to the loading dock. The Upper Level is also an open space supported by regularly spaced steel posts. Both the clerestory and the window walls provide natural light supplemented by fluorescent fixtures. An interesting interior space on this level was created with temporary walls, to serve as a kitchen and dining area for the employees (Photo 0026). Other interior spaces provided bathrooms and storage space. All of the floors are wood, tongue and groove. The ceiling and end wall of the clerestory on the Upper Level is clad with vertical narrow board siding (Photo 0025). Also on this floor, to the left of the elevators, is a metal ladder which leads to the roof and the upper part of the brick elevator housing which contains the original machinery (Photo 0033).

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

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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 enlargements. Additionally, the M. Fine & Company shirt factory continued operations at a brisk pace through World War II

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

and afterward. The end date of the Period of Significance, 1950, includes all of the activity during and immediately after the war.

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 and 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®, that 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.

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 and 1928, it demonstrates the prevailing eclectic style employed for such buildings, with interesting details that served both practical and decorative purposes. Although the architect of a 1936 addition is unknown, the structure 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.)

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 to include matching pants and quickly saw their sales rise. The brands manufactured by the company included Five Brother® and Dakota™ labels.¹ The Five Brother 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

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

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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.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 up until the turn of the century. Between 1903 and c. 1918, Frank A. Kraft’s furniture manufactory and funeral facilities occupied the space. In 1920 M. Fine & Son 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 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. Simultaneously, in May of 1922 the ground was broken for what would be a \$100,000 new building on East Main between E. 14th and 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,

<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.

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

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

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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 relative of one of the original five sons of Morris Fine. 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 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 UGW rabble-rousers blocked their entrance. The Governor of Indiana declared martial law in Floyd and Clark Counties. Once the National Guard showed up, things calmed down.¹¹ 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”.¹²

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

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

¹² Postcard in the New Albany Floyd County Public Library Collection: Call No. 394-p5-00473.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

Secretary of the corporation; Isadore Fine, who lived with his wife Bessie in Brooklyn, NY was Treasurer, and may have managed the Brooklyn plant.¹³

M. Fine & Sons Company continued to be managed by family members, throughout the post-war years. 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 layoff 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 total of 1800 people with factories in New Albany and Bedford, IN; Middlesboro and Olive Hill, KY; in Tennessee, Alabama and Georgia and in Honduras.¹⁴

Within a month, in mid-May, after the 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 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.¹⁵

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.¹⁶ Changes to the Lower Level of

¹³ 1949 New Albany City Directory, in the collection of the New Albany Floyd County Public Library.

¹⁴ New Albany City Directories and *Louisville Courier-Journal* articles: April 2, and April 18, 1997.

¹⁵ *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.

¹⁶ *Louisville Courier-Journal*, January 3, 2003 and November 11, 2005.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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 and 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 2013.¹⁷

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 at the turn of the 20th century, and is today called the Commercial Style or Chicago Style. 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 are also described as Commercial Style. These buildings have large expanses of windows, flat roofs, often with decorative raised parapets.¹⁸ The M. Fine & Sons building falls within this latter subtype.

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.¹⁹ All of these influences were churning in America and Europe, but it is most likely that the work

¹⁷ <http://josephandjoseph.net/about/>. Accessed May, 2015.

¹⁸

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

¹⁹ 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.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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.²⁰

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 1942.²¹

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.²² 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 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.²³

The M.Fine & Sons Co. building has much in common with the Packard Motor Car Company Plant – Buildings 1, 2 & three. 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. Moritz and Julius emigrated as youths with their family in 1880 and became engineers. (The fourth brother found a successful career in real estate.) Between them they developed the Kahn system of concrete reinforcement, a major advance. With a patent dated 1902 (recorded 1903) it was the 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

²⁰ Ibid.

²¹ <http://historicdetroit.org/architect/albert-kahn/and>
http://www.encyclopedia.com/topic/Albert_Kahn.aspx. Accessed May, 2015.

²² Tom Wilkinson, *Bricks & Mortals, 10 Great Buildings and the People They Made*, New York: Bloomburg Press, 2014, P. 219.

²³ <http://historicdetroit.org/architect/albert-kahn/> and
http://www.encyclopedia.com/topic/Albert_Kahn.aspx.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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 1915.²⁴ 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 its 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.”²⁵

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 skyscrapers. 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. As such, it is eligible for the National Register under Criterion C.

Integrity

The M. Fine & Sons building demonstrates authenticity through several of the qualities of integrity. It is located on its original 1922/28 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), with modern additions occurring primarily on the track (south) or loading dock side. In addition to plan and massing, graceful clerestories, multi-paned window walls, the building retains a high degree of **design** integrity. Typical of pre-WWII industrial architecture,

²⁴ 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.

²⁵ Quoted in Gilliam Darley, *Factory*, London: Peaktran Books, 2003, Pp. 82-84.

M. Fine & Sons Building

Name of Property

Floyd County, IN

County and State

open and unobstructed internal spaces are present. 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.

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 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 the first settlement in 1778. From his base at Corn Island, pioneers moved inland to establish Louisville, Kentucky across the Ohio River in 1780. On the Indiana side, Clarksville was the first to be settled, in 1794, after Clark and his men were awarded 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.²⁶

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!"²⁷

The brothers visited Colonel John Paul who had purchased the 822^{1/2} 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:

²⁶ Betty Lou Amster, *New Albany on the Ohio, Historical Review, 1813-1963*, New Albany, IN: Sesquicentennial Committee, 1963, pp. 12-13.

²⁷ Ibid.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

“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.”²⁸

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 “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 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 hope that the newly surveyed road which would connect north 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.²⁹ 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.³⁰ 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

²⁸ Ibid., P. 15.

²⁹ 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.

³⁰ Victor M Bogle, *Nineteenth Century River Town, A Socio-Economic Study of New Albany, IN.* Boston, MA: Dissertation, Boston University, 1951, p. 52.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

addition 37 in the two years to June of 1856.³¹ 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 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.³²

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 18556 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.³³

During the latter part of the nineteenth century, the City of New Albany continued to grow. In 1873, a promotional booklet declared that the collar 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.³⁴

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.³⁵ Thanks to steam and 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—

³¹ Grooms & Smiths, *New Albany City Directory and Business Mirror for 1856-17*, New Albany: A.C. Grooms, W.T. Smith, 1856, p.v.

³² 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.

³³ Amster, p. 32; *City Directory*, 1856, p. iv.

³⁴ Cottom, pp. 9-14.

³⁵ *Ibid.*, pp 26-7.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

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 20,000.³⁶

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.³⁷ 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 Albany. Two years later, they opened their new "daylight factory" on the outskirts of the central city at East Main and 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.³⁸

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 tis 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 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.³⁹

Of the state along the river, Indiana was second only to Kentucky in the number of livestock lost and property damaged. 137 human live 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.⁴⁰ New Albany survived all of these challenges, and, like the rest of the country, economic

³⁶ Thayer, pp. 11-12.

³⁷ Ibid., p. 12.

³⁸ 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.

³⁹ 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.

⁴⁰ *Louisville Courier-Journal*, February 11, 1937. P.3.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

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.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

9. Major Bibliographical References

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

American Red Cross. "Ohio-Mississippi Valley Flood disaster of 1937, Report of Relief Operations of the American Red Cross." Washington DC: American Red Cross, c. 1938.

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

Baird, Clay Patterson, *A Journey to the Falls*. Clarksville, IN: Baird, c. 1976.

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

Blumenson, Joh J.-G. *Identifying American Architecture, A Pictorial Guide to Styles and Terms 1600-1945*. Nashville, TN: AASLH, 1977.

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

Brashear, William R. *Albert Kahn and his Family in Peace and War*. Ann Arbor MI: Bentley Historical Library, University of Michigan, 2008.

Bucci, Frederico. *Albert Kahn: Architect of Ford*. New York: Princeton Architecture Press, 2002.

Caron, C. K. *Caron's Directory of the City of New Albany for 1882-1883, also 1884, 1888-89*. New Albany, IN: Ledger Co.. 1882 – 1889.

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

Falls of the Ohio Metropolitan Council of Governments. *Preservation: Metropolitan Preservation Plan*. Louisville, KY: Falls of the Ohio Metropolitan Council of Governments, May 1973.

Fife, Camille B. "M. Fine & Sons Building", Jeffersonville, Part I, HPCA, 2015.

Gresham, John M. & Co. *Biographical & Historical Souvenir for the counties of Clark, Crawford, Harrison, Floyd, Jefferson, Jennings, Scott and Washington, Indiana*. Chicago: Chicago Printing Co., 1889.

M. Fine & Sons Building

Name of Property

Floyd County, IN

County and State

Grooms & Smith > *New Albany City Directory and Business Mirror for 1856-57, First Issue.*
New Albany, IN: A.C. Grooms, W.T. Smith, 1856.

Hildebrand, Grant. *Designing for Industry.* Cambridge, MA: MIT Press, 1974.

Kahn, Albert. *Industrial & Commercial Buildings.* Detroit, MI: Albert Kahn Architects & Engineers, 1925.

_____, W. Harkins Ferry. *The Legacy of Albert Kahn.* Detroit, MI: Wayne State University Press, 1987.

Longstreth, Richard. *The Buildings of Main Street, A guide to American Commercial Architecture.* Washington, DC: National Trust for Historic Preservation/Preservation Press, 1987.

Louisville Courier-Journal. November 11, 1919.

Louisville Courier-Journal. April 2.

Louisville Courier-Journal. April 18, 1997.

Matuz, Roger. *Albert Kahn: Builder of Detroit.* Detroit, MI: Wayne State University Press, 2002.

M. Fine & Sons brochure, excerpt provided by J. Parrott, Jr., from his personal collection, Bloomington, Illinois, 2015.

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

McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 1992.

McMurtrie, Henry. *Sketches of Louisville and its Environs... Louisville, KY: S. Penn, 1819, Reprinted 1969, Louisville, KY: G.R. Clark Press.*

Nelson, George. *Industrial Architecture of Albert Kahn, Inc.* New York: Architectural Book Publishing Co., Inc. 1939.

New Albany Daily Ledger. May 1, 1925.

New Albany Times, 1-17-1936.

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

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

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

Sholes, A.E. Compiler. *Shole's Directory of the City of New Albany for 1873-1874, Vol. I.*
New Albany, IN: Jonathan R. Nunemacher, 1873.

Thayer, L. & Charron, C. *New Albany Interim Report, Indiana Historic Sites and Structures Inventory.* Indianapolis, IN: Indiana Dept. of Natural Resources, Division of Historic Preservation & Archaeology, 1994.

TIME, Magazine. "Art: Industrial Architect". August 8, 1938.
"One-Man Boom". August 5, 1940.
"Art: Industry's Architecture. June 29, 1942.

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.

Whiffen, Marcus. *American Architecture since 1780, A guide to the Styles, Revised Edition.*
Cambridge, MA: MIT Press, 1996.

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

Williams, L.A. & Co. *History of the Ohio Falls Cities and their Counties with Illustrations and Bibliographical Sketches ...* Orig. Publishes Cleveland, OH: L.A. Williams & Co., 1882; Reprint, Evansville, IN: Unigraphic, 1968.

Miscellaneous Sources

New Albany Floyd County Public Library Collection: Postcard Call No. 394-p5-00473.
_____, 1949 New Albany City Directory.

Renwick, Laura. Miscellaneous research, February 2009, Indiana Landmarks Southern Regional Office, Jeffersonville, Indiana.

Sanborn Insurance Maps of New Albany, Indiana for 1886, 1898, 1905, 1942, New Albany-Floyd County Public Library.

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): N/A

10. Geographical Data

Acreage of Property _____

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-------------------|--------------------|
| 1. Zone: 16 | Easting: 604/292 | Northing: 4238/478 |
| 2. Zone: 16 | Easting: 604/217 | Northing: 4238/445 |
| 3. Zone: 16 | Easting: 604/247 | Northing: 4238/374 |
| 4. Zone: 16 | Easting : 604/275 | Northing: 4238/400 |

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

5. Zone: 16 Easting: 604/256

Northing: 4238/442

6. Zone: 16 Easting: 604/303

Northing: 4238/448

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

The boundary encompasses the building itself (1922/1928 & c. 1936 additions) and the land on which it sits.

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: The Westerly Group, Inc.
street & number: P.O. Box 404
city or town: Madison state: IN zip code: 47250
e-mail wgimadison@aol.com
telephone: (812) 273-8826
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.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

- **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.

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, The Westerly Group, Inc.

Date Photographed: January 2015

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

1 of 34: Looking west from 15th St. toward E elevation.

2 of 34: Looking west/NW toward E/SE side..

3 of 34: Looking North at the South elevation;

4 of 34: Looking E/ NE along 14th St. Side of Bldg.

5 of 34: Looking E/NE along 14th St. Side.

6 of 34: Looking east toward West. Side; corner 14th & Main Sts.

7 of 34: Looking S/SE along E. Main St. showing the north side of the building and amenities along the street.

8 of 34: A closer view of the north side along E. Main Street, looking toward 15th Street.

M. Fine & Sons Building
Name of Property

Floyd County, IN
County and State

- 9 of 34: Looking down the stair from the main entrance toward the doors leading to the basement area.
- 10 of 34: Looking east toward the southeast corner of the building within the basement.
- 11 of 34: Looking W/NW toward the freight elevators at the center of the building.
- 12 of 34: Looking approximate south along the inner hall connecting the wings of the basement floor.
- 13 of 34: Looking southwest toward the stair at the extreme south corner of the building in the basement.
- 14 of 34: Looking east/northeast toward the interior rooms, a scale and beyond into the approximate north west wing of the basement.
- 15 of 34: Looking east/southeast toward the interior stair in the basement and showing the passageway connecting the interior wings of the building at this level.
- 16 of 34: Looking east from within the building at the lower level, toward the main entrance on 15th street, showing the large, casement windows above and two sets of double leaf doors at the ground level.
- 17 of 34: Looking east/northeast within the office at the eastern end of the Lower Level.
- 18 of 34: Looking east toward the main floor on the lower level, showing the trusses supporting the clerestory in this area and the windows.
- 19 of 34: Looking west/northwest toward the central stair on the Lower Level.
- 20 of 34: Looking approximately west toward the western wing of the interior of the building at the Lower Level.
- 21 of 34: Looking approximately south toward the window wall on that side, showing the steel supports and at left, an interior room.
- 22 of 34: Looking approximately east, along the section containing the loading area.
- 23 of 34: Looking approximately south/southwest toward the stair at the extreme SW corner of the building on the Lower Level.
- 24 of 34: Looking northwest within the main Upper Level floor, toward the window wall, showing the upper clerestory.

M. Fine & Sons Building

Floyd County, IN

Name of Property

County and State

25 of 34: Looking approximately south within the main Upper Level floor toward the angled wall on the south side, showing the trusses supporting the clerestory and the steel posts supporting the roof of the building.

26 of 34: Looking approximately west within the area on the Upper Level which was once the employee dining space.

27 of 34: Looking east/southeast toward the elevator bank on the middle right, showing the long expanses and window wall.

28 of 34: A close up image of the stair leading from the upper floor to the lower floor at the northwest corner of the building. Looking approximately north.

29 of 34: Looking from the center of the Upper Level toward the elevators at the center of the building and the stair down to the Lower Level.

30 of 34: An exterior photograph showing the elevator housing, and the Upper Level floors. Looking approximately north, toward the 14th Street side of the building.

31 of 34: Looking approximately west toward the wing in the center of the building, showing the two types of brick used.

32 of 34: Looking west/southwest across the span of the 14th street side of the building.

33 of 34: Looking inside the elevator shaft, above the roof level at the antique machinery used to operate the equipment.

34 of 34: Looking down from the door of the elevator shaft, showing buildings on E. Main Street, the brick construction and windows, as well as a detail of the copper drain spouts and stone coping on the building.

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.