

# CHAPS NEWS

## CITIZENS FOR HISTORIC AND PRESERVATION SERVICES

Communicating and Recording News about Local Preservation Efforts in Butler County

365 South B St., Hamilton, OH 45013-3365

513-863-1716

ISSN No. 383367-214

Vol. '11 Issue #2

www.butlerchaps.org

October 2011

## CHAPS 28th Annual Meeting

CHAPS will celebrate its Annual Meeting on Saturday, November 5 at Partners in Prime in Hamilton's Rossville Historic District. The event will start at 12:30 p.m. and will include lunch at a cost of \$10 per person. Nathan Bevil of the Ohio Historic Preservation Office will be our speaker. Nathan has two degrees in historic preservation and manages the Ohio Certified Local Government (CLG) program. His talk will focus on the considerations of preservation in local communities. Richard Piland, author of Hamilton's Historic Public Schools 1850 to 2010, will be in attendance to talk about his research project.

To make a reservation for the Annual Meeting, fill out the form in this newsletter and mail to CHAPS, 25 Patriot Crescent, Hamilton, Ohio 45013 or call 513-374-9450.

## Time Capsule Extracted at Carnegie Library

Frank Frisch, a lover of Middletown history, wrote an article in the Middletown Journal last spring on the subject of a time capsule buried in the Carnegie Library when it was erected in 1911. Frank's quest was to find interested parties to extract the capsule in celebration of the 100th anniversary of the building.

Enter such interested citizens who, after Frank's article, joined him and formed a group to do just that (Frank and Helen dubbed them the "Time Travellers"). The group included Tony Traub, Frank Frisch, Helen Stevens-Gleason, Eric Scott Stamper, Cynda Mason Kash, and Anita Carroll. Private donations were found for the excavation and Mike Cox, a contractor from Hamilton, was hired to use a high powered metal detector to locate and extract the time capsule box.

On July 9th, anticipation grew as Mike slowly took a concrete saw to an interior corner where he had detected metal that could, of course, be only structural. As brick and mortar was reduced to dust, the first ray of hope became something gray; it was the corner stone. Working toward the other side of the stone, a clunk was heard. A metal box was soon visible and took 45 minutes to extract.

With excitement, the group transported the box to the current library where Mike worked away at the box's rivets and soldering. Ann Antenen was handed the box to open, revealing to the anxious crowd a box of mint condition artifacts. Newspapers, one in full color of a Santa Claus in a dirigible. Two books, including 22 pages of pictures of businesses, homes, and the local sites. A list of donors for the building. Lists of the school board members and teacher of that time.



September 17 was proclaimed "Carnegie Library Day" in Middletown by Mayor Larry Mulligan and a public event was held. Over 100 people toured the Carnegie Library and more than 120 came to the current library to see the time

capsule contents on display. The program included students from the Performing Arts Academy performed in the honor of the original time capsule burial day where the youth were to sing and dance, but the weather did not allow. Roger Miller, a local historian, told of the story of how the Carnegie came to be and Cynda and Helen read short articles from the newspapers to show the culture of 100 years ago. Period toys and games were on display. The artifacts are currently in archival bags at the current library.

## Endangered List Adds Middletown Buildings

CHAPS recently added several significant Middletown buildings to its endangered list to draw attention to a redevelopment concern in Downtown Middletown. The City of Middletown has acquired four major historic properties as part of an overall plan to provide space for a branch campus of Cincinnati State. The college plans to occupy two other city owned buildings, bringing students, faculty, and staff to the Downtown area. While CHAPS is supportive and excited about bringing Cincinnati State to Downtown Middletown, the reuse rather than demolition of these structures will prove to create greater economic spillover, leveraging the new activity the campus will provide.

The buildings of concern include three at the intersection of Central Ave. and Main St. and the Manchester Hotel. Framing the main intersection of Downtown Middletown, the buildings at Main and Central include the former Olgesby-Barnitz Bank & Trust Co. (c. 1929), First & Merchants National Bank (c. 1921), and Masonic Temple (c. 1883) as pictured from left to right below. In 1930, the Middletown Federal Savings and Loan Co. constructed their art deco headquarters across the street, creating what some referred to as the “banking corner.” The Manchester Hotel opened in 1922 with 200 rooms and a grand ballroom that was the center of social life in Middletown until the hotel’s closing in 2010. The City has begun mothballing several of the buildings without pending plans for their reuse.



## Hammerle Block Repaired after Fire



After suffering a fire in March of this year, many were relieved to see repairs completed to the Hammerle Block. Standing at the intersection of Main and ‘C’ Streets in Hamilton’s Rossville Historic District, the Hammerle Block suffered a fire that was accidentally ignited by a child in the third floor turret. Although no inhabitants were injured, the building sustained an estimated \$80,000 in damages. Restoration work included new paint, sealing, and cleaning on the exterior, in addition to interior renovations to damaged apartment units.

The Hammerle Block was completed in 1906 as a commercial building with upper level flats, a use that remains today. The main commercial tenant from 1906 to 1951 was West Side Building and Loan Company, although many know the building more recently as the home of Singer Paint and Wallpaper. Frank Hammerle, the building’s owner and namesake, also maintained his candy store in the building in the early days.

The Queen Anne building features limestone lintels, recessed gothic arches between façade bays, cast iron pillars and pilasters on the ground floor, and Romanesque arches above the windows inset with basketweave brick, according to the Ohio Historic Inventory (OHI) for the building. Although some modifications have been made to the storefronts, the building’s exterior remains largely unaltered.

## Oxford Homes Demolished

Two homes on Patterson Avenue in Oxford were demolished in August to make way for a new dormitory for Miami University. Originally constructed outside of Miami's campus, the homes were surrounded by the campus when the MET (Morris, Emerson, Tappan) quad was constructed and Miami and Western College became one entity, both in the 1970's. The new dormitory will complete the fourth side of the MET quad.



### Gates-Dutton House

Photo by Miami University, April 2011

Located at 350 Patterson Avenue, the Gates-Dutton House sat nestled among trees. The home was built between 1927 and 1929 by Loren Gates and his wife. Loren was a professor at Miami University and established the Department of Theatre in 1905, one of the first and oldest educational theatre programs in the country. Today, his names lives on in Miami's Center for Performing Arts (CPA) where the Gates-Abegglen Theater honors Gates and his successor, Homer Abegglen. Gates passed away in 1947 and the house was presumably rented before being sold in 1952 to Leland and Ruth Dutton. Leland and Ruth both worked for Miami as a librarian and nurse, respectively. The Dutton's sold the home to Miami in 1974.

Sources describe the stucco-clad home's architecture as Mediterranean and English Revival. A detached garage was reached by a driveway that passed under a unique pointed archway directly attached to the house.



### Ashbaugh-Frundt House

Photos by Frank R. Snyder, December 1931



Located at 352 Patterson Avenue, the Ashbaugh-Frundt House was constructed in 1930 by Ernest Ashbaugh, Dean of the School of Education at Miami University. In 1964, the home was purchased by Thomas E. Frundt and his family. Frundt was a salesman and also operated Frundt's Ice Cream from 1947 through the early 1950's on East Park Place in Uptown Oxford. The home remained in the Frundt family until 2006 when Miami University purchased the house from Frundt's widow.

The home was one of Oxford's best examples of English Revival architecture and featured high vaulted ceilings in the living room visible from the upstairs hallway. Built in cabinetry, wood wainscoting, and hardwood were employed throughout the interior and photos indicate that these were intact at the time of demolition.

CHAPS  
365 South B Street  
Hamilton, Ohio 45013-3365  
513-863-1716

www.butlerchaps.org

Non-Profit Org.  
U.S. Postage  
P A I D  
Hamilton, Ohio  
Permit No. 214

## Follow CHAPS on Facebook!

You can now stay connected with CHAPS using Facebook! "Like" our page to follow updates for event notifications, preservation news, photos from around Butler County, and fun activities. Search for "Chaps Butler County" on Facebook or link directly from our website, www.butlerchaps.org.

### Oct. 1, 2011--- Sept. 30, 2012 CHAPS Membership Renewal

Name _____	Individual \$10.00
Address _____	Family \$15.00
City _____	Sustaining \$20.00
Zip _____ City/Township _____	Patron \$50.00
Telephone _____	Lifetime \$100.00

(\* after name on label means dues are paid; \*\* lifetime membership paid)

Dues Paid - \$ \_\_\_\_\_

CHAPS is 501 (C) (3) not for profit corporation. All donations are tax deductible

\*\*\*\*\*

### RESERVATIONS FOR ANNUAL MEETING on November 5, 2011

Reservations for Luncheon          Number \_\_\_\_\_ @ \$10.00 = \$ \_\_\_\_\_

\*\*\*\*\*

Make checks payable to "CHAPS"  
Call 513-374-9450

Total (dues & meeting) - \$ \_\_\_\_\_  
Send to 25 Patriot Crescent, Hamilton, OH 45013