

United States Department of the Interior
National Park Service

Ref# 06000361
Listed: May 10, 2006

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Coe, Truman and Sylvia Bull, House

other names/site number N/A

2. Location

street & number 75 East Lakeview Avenue not for publication N/A

city or town Columbus vicinity N/A

state Ohio code OH county Franklin code 049 zip code 43202

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ 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 ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.

___ determined eligible for the National Register
___ See continuation sheet.

___ determined not eligible for the National Register
___ removed from the National Register

___ other (explain): _____

Signature of 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

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

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure, garage</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Current Functions (Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure, garage</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification

(Enter categories from instructions)
LATE VICTORIAN; Queen Anne-Eastlake

Materials

(Enter categories from instructions)
foundation STONE: limestone (rubble stone)
roof STONE: slate
walls WOOD: weatherboard

other

Narrative Description

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

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 a grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

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 # _____

Primary Location of Additional Data

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1880-1885

Significant Dates

1880-1885

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

☐ Local government

☐ University

☒ Other

Name of repository: Nancy H. Campbell

Coe, Truman and Sylvia Bull, House
Name of Property

Franklin County, OH
County and State

10. Geographical Data

Acreage of Property 0.16 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>17</u>	<u>328308</u>	<u>4432485</u>	3	<u>—</u>	<u>—</u>	<u>—</u>
2	<u>—</u>	<u>—</u>	<u>—</u>	4	<u>—</u>	<u>—</u>	<u>—</u>

— See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title Nancy H. Campbell

organization N/A date April 14, 2005

street & number 123 East Longview Avenue telephone 614-447-8047

city or town Columbus state OH zip code 43202

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Brad and Coleen Schwartz

street & number 75 East Lakeview Ave. telephone 614-267-1383

city or town Columbus state OH zip code 43202

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

SECTION 7: NARRATIVE DESCRIPTION

The house at 75 East Lakeview Avenue is a 2½-story frame Queen Anne-style dwelling facing north on a 60-foot by 118-foot lot in the Clintonville neighborhood of Columbus, Ohio. It has a modified rectangular plan, a hipped roof with intersecting gables, and an ell-shaped front porch that wraps around to the house's west side (Photo 1). The foundation is rubble limestone, suggesting that the house was not moved after 1900. The porch piers and chimneys are brick, and the exterior walls have the original shiplap (double lap) siding. On the second story, there is a small shed-roofed porch that opens from the front bedroom. The east slope of the roof is marked by two tall chimneys.

The gable on the west side of the house includes a one-over-one sash window, shaped wood shingles, and a sunburst motif in the peak. The roof is covered with slate fishscale shingles and has metal cresting on the ridgelines (Photo 2).

The house is in the Clintonville section of Columbus, set in a neighborhood of rectangular lots with middle-class bungalows built in the 1920s, and four gabled-ell type houses from the early twentieth-century across the street. Number 75 fronts to the north on Lakeview Avenue, a street that is 50 feet wide. There is a picket fence around the front yard and gardens (Photo 15).

The front room of the ground floor has a squared bay window that supports a second-story porch (over-porch) for the upstairs front room. The porches, both on the second floor and on the ground level, have decorative turned supports. The front porch was removed in the mid-twentieth century. The posts were stored in the house and, when the current owners rebuilt the porch in the mid-1990s, they used them in the reconstruction. Additional posts were milled to match since the owners wanted to extend the porch on the west side of the house.

The house retains virtually all of its original windows. The large front window in the squared bay includes a smaller upper sash and below it, the primary window is a single, five-foot-wide sash window. The window on the porch side of the front of the house and the two sets of paired windows on the second-story façade are one-over-one sash windows that are original to the house. In the front gable there is a three-part window in which the center part is a one-over-one sash window and on either side there is a smaller single-paned casement window. The opening in the front roof dormer is covered with a vent. The windows on the north, east and west sides of the first floor have pedimented hood moldings supported by shaped brackets. The hood moldings are replacements for the originals, which had been removed when the house was clad with asbestos shingles in the mid-twentieth century.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

The interior of the house reflects the Queen Anne style with its high ceilings and elaborate woodwork, including decorative corner blocks with floral motifs, pocket doors, wide moldings, and doors with transoms. The original woodwork has been retained on the first floor. The woodwork in the entry hall, living room, and dining room all retain the original stained finishes on the baseboards and trim around windows and doors. The floors are oak.

In the northwest corner of the house, there is a large entry hall with a fireplace and a wide quarter-turn stairway with landing that leads to the second floor (Photos 3 and 4). The fireplace in the entry hall is no longer functional (its chimney has been removed from the roof) but the current owner has installed a gas fireplace with a mantel and wood paneling that covers the brick from floor to ceiling. The house's front door is 42 inches wide and has a glass panel (replacement etched glass) over three wood panels.

Pocket doors connect the entry hall to the living room, which is located in the northeast corner of the house. The living room features a wood fireplace mantel with rose-colored tiles surrounding the opening and covering the hearth. The living room has a projecting bay window that enlarges the room's space and provides the floor of a second-story porch. The front of the bay has a single-hung one-over-one window with a larger lower light (Photos 7, 8, and 9).

A second set of pocket doors separates the living from the dining room, located in the southwest corner of the house. This room also has a fireplace with a white glazed tile surround (Photo 6). The current owner added an "over-mantel" above the original mantel. There is a large closet, presumably for storing dishes and tableware (Photo 5). This closet formerly connected to a small room off the kitchen, which may have originally been a pantry or place for washing dishes. It has been converted to a bathroom. There is a short hallway in the center of the house that connects to the dining room, kitchen, and entry hall. It also leads to the side door and cellar stairs.

The kitchen is located in the southwest corner at the back of the house. Behind it, there is a porch that was enclosed in the late twentieth century (Photo 14). Upstairs there are four bedrooms and a bathroom.

The property is in very good condition, although it has gone through periods of alteration and restoration. In the early to mid-twentieth century, the house was divided into apartments. The entry door on the west side of the house was added to allow access to the back stairway (Photo 13). During this period, the house was clad with asbestos shingles. The current owners, however, have removed the shingles and painted the original wood siding. They replaced the shallow pedimented hood moldings on the windows, using a design based on their research of similar houses. The porch had been removed, but was re-built based on the original spindles and

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

some other materials that had been stored in the carriage house/garage. The original porch only extended north on the front of the house. The current owner enlarged the porch by extending it around to the front half of the house's west side (Photo 12).

In the living room, the current owners built bookshelves on both sides of the fireplace, using wood that had previously served as the surrounds for closets in other parts of the house. The headblocks for the bookshelves are the commonly used concentric circles rather than the floral pattern used on the other corner blocks in these rooms (Photos 10 and 11). The current owners have also added crown molding, picture rails, and textured anaglypta ceiling paper in the entry hall, living room, and dining room.

Garage/Carriage House

Behind the house, there is a 1½-story side-gabled carriage house, with vertical wood siding and a steeply pitched center gable (Photo 16). The corner uprights are 12-by-12-inch hewn timbers that support joists of stripped logs. The steep center gable and unsawn structural members suggest that this building dates from the mid-nineteenth century, earlier than the construction of the Coe House. The original vertical tongue-in-groove siding remains and a distinctive zigzag pattern is used at the bottom of the siding in the center and side gables.

The original location of the carriage house is unknown. It does not appear on the 1903 topographic map, but a two-story garage appears in this location on the 1921-22 Sanborn Fire Insurance map of the area. It was depicted as a two-story frame automobile garage with roofing of a combustible material, perhaps wood shingles. Its current corrugated metal roof was added before the current owners purchased the property in 1990.

The current owner has attached two shed-roofed additions to the building. The extension on the north was added in 2001; a smaller extension was added on the west side in 2003. While the "Triple-A" roof line of the original structure is visible, its original doors and entry have been obscured by the full-length shed addition. These alterations make the garage/carriage house a non-contributing resource.

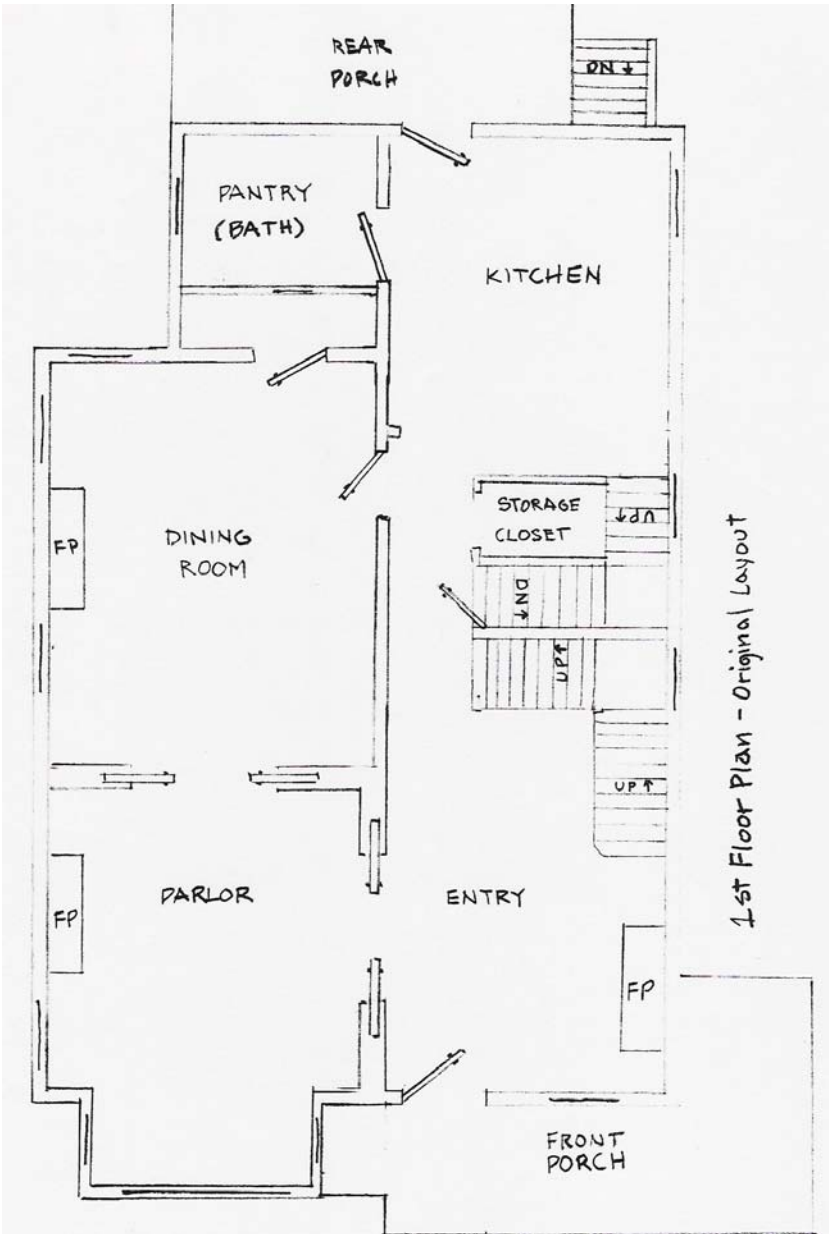
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Original Floor Plan – First Floor:



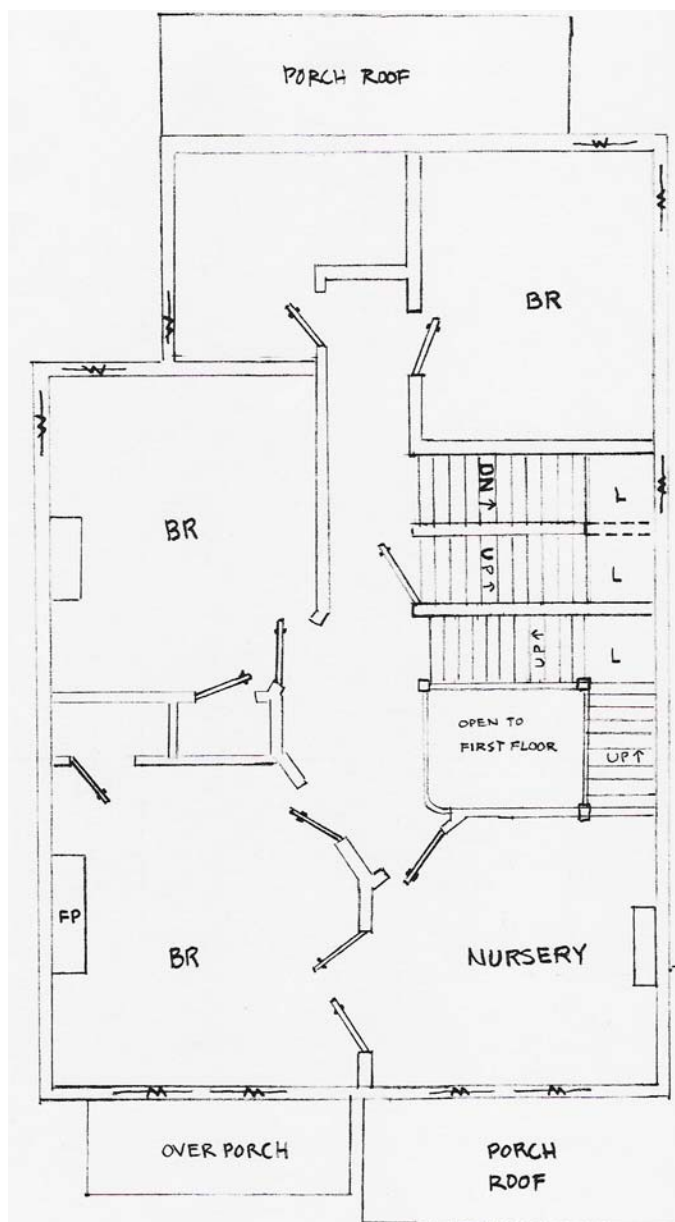
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Original Floor Plan – Second Floor:



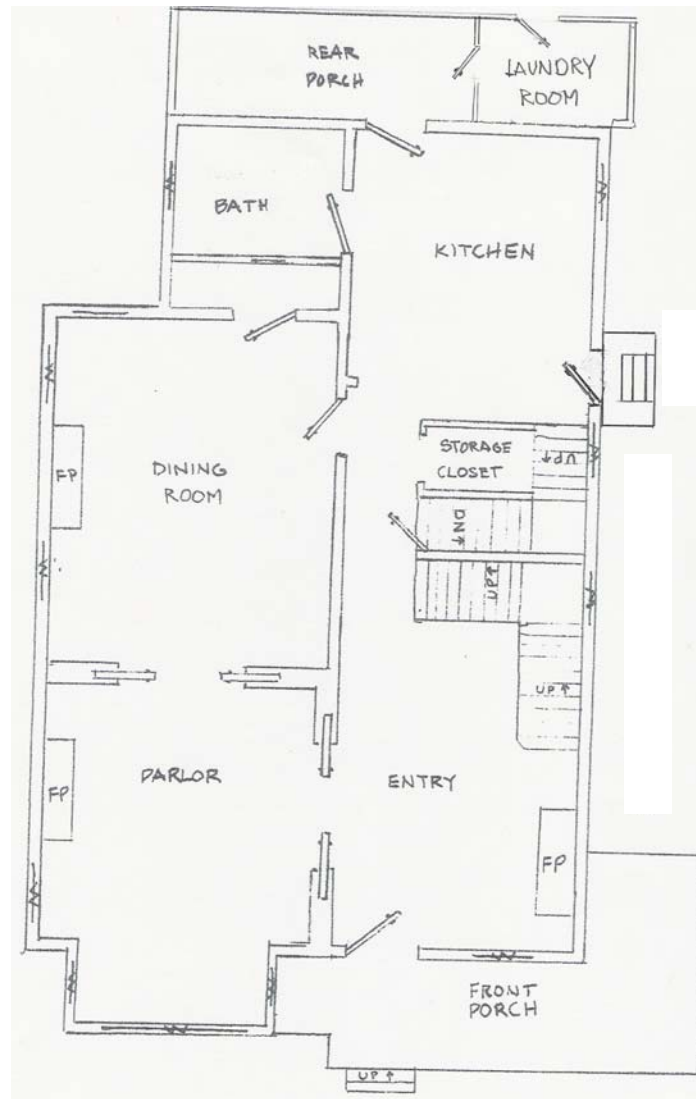
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Current Floor Plan – First Floor:



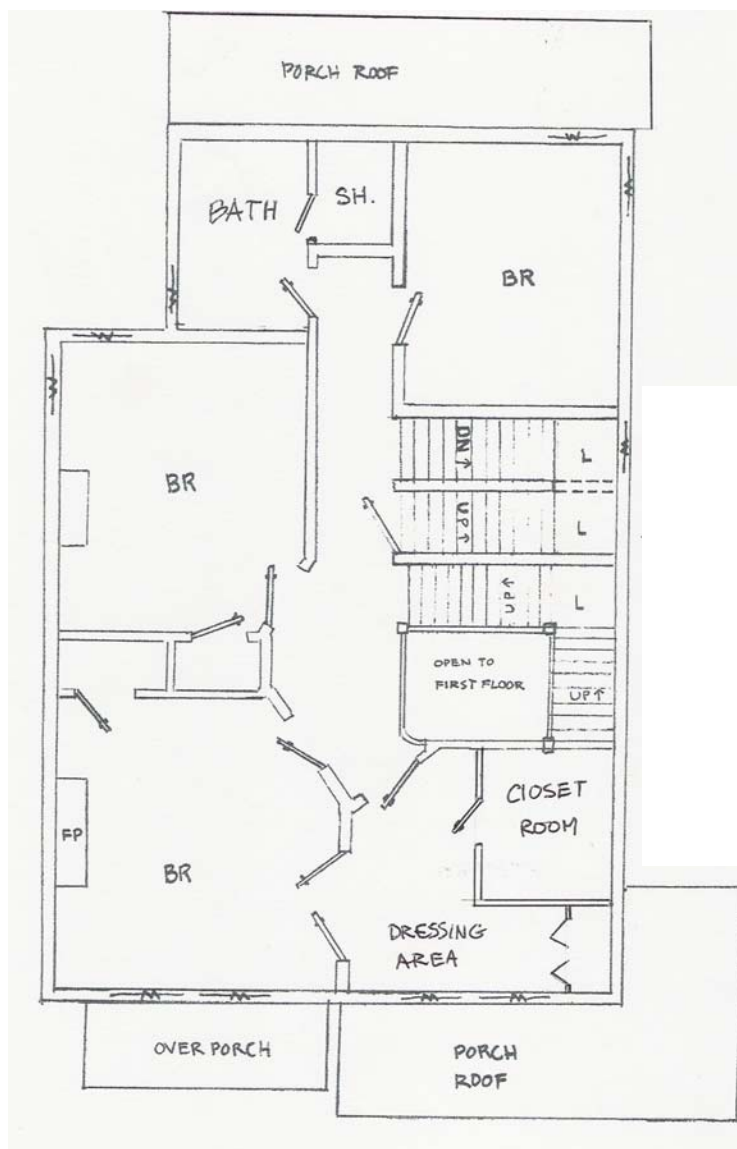
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Current Floor Plan – Second Floor:



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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Photograph Summary:

	
1 – Front elevation, looking south.	2 – West elevation, sunburst motif in gable.
	
3 – Entry hall, looking southwest from front doorway, with stairway to second floor.	4 - Entry hall, drop newel beneath top landing newel at top of stairway. Looking overhead to the southeast.
	
5 - Dining Room, looking southwest.	6 - Dining Room, looking east, original fireplace mantel and recently added over-mantel.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio



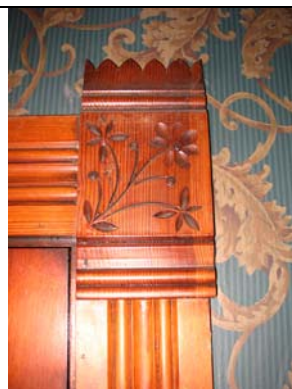
7 - Living Room, looking north from Dining Room.



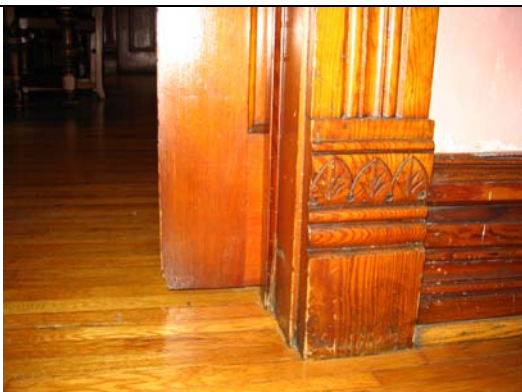
8 - Living Room, looking north.



9 - Original mantel in Living Room, looking east.



10 - View of typical first-floor door and window headblocks.



11 - View of typical first-floor baseboards with leaf motif.



12 - West elevation, looking northeast, shows added section of front porch.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio



13 - West elevation, looking southeast, shows side entrance.



14 - Rear elevation, looking north.



15 - Street view, looking east-southeast.



16 - Street view, looking southwest.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

8. STATEMENT OF SIGNIFICANCE

Summary

The Truman and Sylvia Bull Coe House is significant under Criterion C as an excellent and rare example of the Queen Anne-Eastlake style of architecture in Columbus's Clintonville neighborhood. It is one of the few remaining residences of Clintonville's nineteenth-century community, and one of the very few large houses built there before Clintonville was annexed by the City of Columbus in 1910.¹

Clintonville is a neighborhood on the north side of Columbus, Ohio, that was built mostly in the 1920s and 1930s. Most of the streets form an east-west grid that bisects the north-south-running North High Street and Indianola Avenue, two main streets that connect Columbus to Worthington. Clintonville extends north from Arcadia Avenue, which until 1910 was the northern boundary of the city of Columbus, to the city of Worthington, Ohio.² The numerous blocks of early-twentieth-century bungalow-style and Colonial-Revival-style houses give few clues that there was an active rural community in Clintonville in the nineteenth century.

Historic Context

The historic context for the Coe House is the 687-acre tract of land in Clinton Township, Franklin County, Ohio, that Mrs. Coe's grandfather, Thomas Bull, purchased in 1814 from John Rathbone. That acreage encompassed the land, by today's landmarks, from the Olentangy River east to Indianola Avenue, and from Weber Road north to Brevoort Road. This area was the core of the Clintonville community, which established a post office in 1847 and began appearing on maps as a separate entity in 1856 (Figure 4).

The Bull family is mentioned in the first two histories of Clinton Township. This five-square-mile rectangle was Township Number One, in Range 18 of the U. S. Military Lands. In 1800 the township was divided into four quarters; Jonathan Dayton owned two quarters and John Rathbone and George Stephenson each owned one quarter (Figure 1).

In 1880, the *History of Franklin and Pickaway Counties, Ohio*, after descriptions of the topography, the remaining Indians, and the wildlife, profiled the first white settlers, including the

¹ Nancy J. Pendleton, *Early Clintonville (and Grove City) and the Bull and Smith Families*. Columbus, Ohio: [self-published], 1997, p. 9.

² The city of Columbus is divided into Area Commissions. The Clintonville Area Commission has jurisdiction over the area from the Glen Echo Ravine, which is just north of Arcadia Avenue, north to the city of Worthington, and from the Olentangy River east to Interstate 71.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Bull family and a dozen other families who came to Clinton Township in the earliest years of the nineteenth century:

Prominent among the pioneers of this township were Thomas Bull and family, who arrived in Worthington, in the fall of 1812, removing from the State of New York. They remained the first winter in Worthington, and in the spring came to this township, Mr. Bull having purchased in the Rathbone section, lots eight, nine, and ten, comprising something over six hundred acres. He settled upon lot eight..... [He and] his wife Sylvia (Benedict).....raised a family of four sons and two daughters.³

In 1930, Opha Moore's *History of Franklin County* included Thomas Bull in the list of thirteen early settlers of Clinton Township.⁴ He was also included in the descriptions of Revolutionary War veterans who settled in Franklin County.⁵

In the first half of the nineteenth century, the landowners in the area of Clinton Township that became today's Clintonville were mostly farmers. Geographically, they were well placed. The road from the "old" town of Worthington to the new state capital, Columbus, ran north and south through Clinton Township and the three lots that Thomas Bull purchased (Figure 2). In 1814, he sold part of Lot 9 to another newly arrived settler, John Smith.⁶

In 1821 Thomas Bull, with the help of his four sons, built a 1½-story brick New England-style house, on land that was next to the Columbus-Worthington Road. Today that location is the southeast corner of North High Street and East Torrence Road. Clintonville historian Nancy J. Pendleton wrote, "This home stood until 1931, when it was razed. After Thomas died in 1823, [son] Alonson shared the home with his family and widowed mother [Sylvia Benedict Bull]."⁷

When Thomas Bull died in 1823, his will divided his land among his four sons and one of his daughters. The younger daughter, Edith, received 50 acres in Lot 9 of the Rathbone section. The elder daughter, Chloe Comstock, received a bequest of two hundred dollars.⁸ The eldest surviving son Jason Bull (1793-1861), a farmer, Methodist preacher, and conductor on the Underground Railroad,⁹ received 128 acres in the south half of Lot 10 (today's Lakeview to Weber Roads). One-half acre was held back from Jason's tract as a space reserved for a Methodist

³ *History of Franklin and Pickaway Counties, Ohio, with illustrations and biographical sketches, of some of the prominent men and pioneers*. Cleveland, Ohio: Williams Brothers, 1880, p. 404.

⁴ Moore, Opha, *History of Franklin County, Ohio*, in three volumes, illustrated. Topeka, Indianapolis: Historical Publishing Company, 1930, p. 483.

⁵ Moore, p. 95.

⁶ *History of Franklin and Pickaway Counties*, p. 404.

⁷ Pendleton, p. 19.

⁸ Will of Thomas Bull, item 9 in Abstract for house at 75 East Lakeview Avenue.

⁹ Pendleton, p. 31.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Episcopal church building. As his father intended, Jason along with his brothers Alonson and Nathan built the Clinton Chapel in 1838 (Figure 18).¹⁰

The 128 acres in the north half of Lot 10 (today's Longview to Lakeview Avenues) were willed to Dr. Nathan Thompson Bull (1795-1880), a physician whose house was located in the middle of this property, on the northeast corner of today's North High Street and East Como Avenue (Figure 18).¹¹

The land that Thomas Bull owned in Lot 8 went to his younger sons Alonson and Hiram. The youngest son Hiram sold his share to his brother Alonson in 1826 and moved to Pleasant Township in Franklin County.¹²

The third son, Alonson Bull (1797-1858), was an abolitionist and civic leader who lived with his wife, children, and widowed mother in the brick family home that he built with his father and brothers. After his mother died in 1846, Alonson Bull and his wife began selling nearby lots to people called "mechanics" -- tradespeople and craftsmen who served the local farmers.

In 1846 or '47 Alonson Bull laid out a few building lots on the Columbus and Worthington road, which were bought and improved by mechanics. He did not design it for a village, and had no plat of his lots recorded. His purpose was merely to afford homes for a few mechanics, for the benefit of the neighborhood. The few houses erected, however, formed the nucleus around which grew up a little town, and took the name of Clintonville. A post office was established there in October, 1847, with James Ferguson as postmaster.¹³

In addition to starting the commercial center of Clintonville at the crossroads of Oakland Avenue (today's Oakland Park Avenue) and the Columbus-Worthington Pike (today's North High Street), Alonson Bull was a director in the company that built the plank road from Columbus to Worthington. The road was completed in 1850.¹⁴ Through his wife's family, he was also a trustee of the educational institution in Blendon Township that became Otterbein College.¹⁵ Alonson's son, James Bull, was twice elected mayor of Columbus, Ohio. He served from 1865 to 1868 and again from 1871 to 1874.¹⁶

¹⁰ Pendleton, p. 22.

¹¹ Pendleton, pp. 37-38.

¹² Pendleton, p. 57.

¹³ *History of Franklin and Pickaway Counties*, p. 408.

¹⁴ Pendleton, p. 51.

¹⁵ Pendleton states on p. 47 that Abiah Leonard, the sister of Alonson's wife Hannah Leonard Bull, was married to Matthew Westervelt, one of the founders of the town that was later called Westerville. Matthew Westervelt gave 25 acres to the Methodist Episcopal Conference in 1839 that was used for the establishment of the Blendon Young Men's Seminary which later became Otterbein College.

¹⁶ Pendleton, p. 46 and p. 54.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

The 1842 hand-drawn map of Clinton Township shows the land owned by Jason Bull and Dr. Nathan Thompson Bull by including rectangles labeled “J. Bull” and “T. Bull”, but does not show land owned by Alonson Bull (Figure 3).

The 1856 map of Clinton Township (Figure 4) shows Jason Bull’s land as encompassing 128 acres (from the shore of Whetstone Creek, today’s Olentangy River, to the north-south road known today as Indianola Avenue), and including three structures. The Clinton Chapel was on the east side of the Columbus-Worthington Pike, and two other structures were on the west side of the road. Dr. Nathan Thompson Bull’s land also encompassed 128 acres, and showed two structures, both on the east side of the road. One was his residence, which was built in 1846 (Figure 18). The other is no longer standing.

Jason Bull and his first wife, Delia Matoon Bull, had five daughters and three sons. After Delia died in 1843,¹⁷ Jason married Sarah Sawyer, and they had one son, Charles. When Jason died in 1861, Sarah and her son Charles moved to Illinois, and the land in Clinton Township was divided among the five daughters. The first three sons did not outlive their father.¹⁸

Chloe Bull Wilson, the eldest daughter, who was married to Andrew Wilson, the owner of 170 acres south of Jason Bull’s farm, received 23 acres on the riverfront. Sylvia Bull Coe, the second daughter, received 29 acres, which fronted on the Columbus-Worthington Road. The rest of the land was divided among the other sisters. Cynthia Bull Spurgeon, who had moved to Illinois, apparently sold her 31 acres to J. M. Wilson. The youngest sisters, Lucy and Amelia, each received two lots, one each fronting on the west side of the Columbus-Worthington Road, and one each between their sister Sylvia’s land and the road that became Indianola Avenue.¹⁹

The 1872 map of Clinton Township (Figure 5) showed the same three structures on the land that had been Jason Bull’s, as the 1856 map. The Clinton Chapel is now called the “M. E. Ch.,” specifying its affiliation with the Methodist Episcopal Church. The two houses on the west side of the road were on land owned by “L. C. Weaver” (the former Lucy Bull)²⁰ and “A. [Amelia] K. Bull.”

¹⁷ Pendleton, p. 33.

¹⁸ Pendleton, p. 33.

¹⁹ J. A. Caldwell, *Caldwell’s Atlas of Franklin County and the City of Columbus*, Clinton Township, p. 43. Also reproduced in Pendleton, p. 153.

²⁰ The house’s abstract includes a list of marriages by the five daughters of Jason Bull (Items 12 to 17 on page 8 of the Abstract). Lucy C. Bull was married November 27, 1844 to Daniel Bacon (Item 15). Widowed, she was married again on March 30, 1854, to Hiram Weaver (Item 16).

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The next township map, dated 1883 (Figure 6), showed names of owners and acreage, but not structures. Dr. Nathan Thompson Bull was still listed as owning his 128 acres, though he died in 1880,²¹ and four of the Bull daughters still owned their tracts. Cynthia's 32-acre tract next to the church belonged in 1883 to D. B. Walcutt.

In 1903, the first topographic map of the area showed several streets in the Clintonville area, and numerous structures (Figure 7). In addition to the cluster of commercial and residential buildings on North High Street near what is now Oakland Park Avenue, there was a community of three streets and thirty-one structures south of the Clintonville center. Today these streets are called West and East Como Avenues, West and East Lakeview Avenues, and West Pacemont Road.

In 1910, the Clinton Township map (Figure 8) shows numerous streets and subdivisions that correspond, to a great degree, to the current layout of Clintonville (Figure 10). The first large subdivision in Clintonville was the Crestview Addition, a grid of five streets (Kelso, Crestview, Tulane, Tibet, and Weber) between North High Street and Indianola Avenue. This was formed from the eastern half of Andrew and Chloe Bull Wilson's farm. Numerous smaller "additions" were formed from the landholdings around the Crestview Addition.

Clintonville was a bustling rural community in the late nineteenth century after the dirt road from Columbus to Worthington became a plank road and then a paved road. Gradually, the early settlers' land holdings were subdivided for new generations and later settlers. The city of Columbus crept northward with the improvement of roads and the construction of trolley-car lines. In 1897 an outdoor amusement center called Olentangy Park opened at the southern edge of Clintonville and drew thousands of visitors past the northern border of the city. The 1903 topographic map shows numerous structures along the roads. While the area today is filled with dense residential and commercial development, a few of the nineteenth-century structures can still be seen, although several of them have been altered.

Architectural Context

The architectural context for the Coe House is twofold. First, it is the emerging Eastlake and Queen Anne styles, whose popularity in Ohio began around 1880.²² Second, it is the nineteenth-century community of Clintonville, of which only a few representative structures remain.

²¹ Pendleton, p. 37.

²² Stephen C. Gordon, *How to Complete the Ohio Historic Inventory*. Columbus, Ohio: Ohio Historical Society, 1992, p. 90-91.

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The Eastlake style, which was used from about 1880 to 1890, exploited new woodworking machinery to create decorative three-dimensional ornament for frame houses. The use of the recently invented power lathes and spindle-shapers "resulted in distinctive, fanciful decorations and turned porch posts."²³

Also, beginning about 1880, the Queen Anne style achieved wide acceptance in the United States and continued as the dominant style until 1900. "Its popularity was inspired by the British buildings for the Centennial Exposition of 1876 in Philadelphia and by the designs of English Victorian architect Richard Norman Shaw, whose early work was widely publicized in architectural journals."²⁴

According to Brent Hull, an expert on historic construction methods:

The biggest stylistic change in the Late Victorian period occurred after 1880, when the Queen Anne style grew in popularity and the Queen Anne sash emerged. On a Queen Anne window, the upper sash is ornate and divided into numerous patterns while the lower sash is plain and simple.....In 1880, the predominant styles were still the one over one and two over two, but the introduction of more varied light patterns resulted in a significant increase in design options.²⁵

The windows on the Coe House are one-over-one, and are made with the earliest type of check rail, a plain check rail. This is where the upper and lower sashes come together in their separate tracks at a vertical angle. Later windows were built with beveled or rabbeted check rails, so that the sashes met at an angle that was stronger and more resistant to wind and water. The earliest pattern of lights (one over one) and the simplest pattern of sash alignment indicate that the Coe House was built early in the style's period of use.

Within the house, the style of the woodwork and the hardware offer additional clues as to the date that the house was built. The woodwork in the house is elaborate, with wide baseboards, oak mantels in the living room and dining room, and carved floral decoration on the door and window headblocks. The presence of the floral motifs shows the new taste in decoration that was widely used in the 1880s.

The hinges, doorknobs, window locks, and pocket-doorplates in the Coe House use floral elements and curvilinear patterns that show the owners' preference for the style that was considered new and exotic in the 1880s. According to antique hardware expert H. Weber Wilson, the Stick Style, which began to be popular in 1860, "set the stage for the next significant

²³ Gordon, p. 90.

²⁴ Gordon, p. 91.

²⁵ Brent Hull, *Historic Millwork, a guide to restoring and re-creating doors, windows, and moldings of the late nineteenth through the mid-twentieth centuries*. Hoboken, N. J.: John Wiley & Sons, Inc., 2003, p. 61.

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decorative events: the emergence of eclectic or Queen Anne buildings and the Aesthetic or Anglo-Japanese style of interior design. Both of these building styles were introduced to Americans at the Philadelphia Centennial of 1876.”²⁶

“The American Aesthetic Style”, he continued, “was the dominate [sic] decorative influence for most of the 1880s. Design elements such as sunbursts, potted plants, diagonal and chevron stripes, daisies and sunflowers were borrowed from Japan. American manufacturers also found inspiration from other exotic cultures, especially the Middle East, Egypt and even old Gothic. American companies created a huge and delicious variety of Aesthetic hardware that is actively sought by collectors today.”²⁷

The house’s wide front door has a stylish doorknob and double-keyhole backplate hardware that was pictured in H. Weber Wilson’s book.²⁸ This set was manufactured in the mid-1880s.²⁹

In the local architectural context, the Coe House is one of the few older houses that still exist in Clintonville and retain their nineteenth-century appearance. The 1903 topographical map, which was based on a survey done in 1901, shows the Coe House and numerous structures in its vicinity.

Many of the recorded buildings that remain are of the two-story gabled-ell type. Experts say that this type of house was used most frequently between 1865 and 1885,³⁰ or from around 1870 to 1910.³¹ Map and census data indicate that the earliest gabled-ell houses in Clintonville were built after 1880.³² Later examples of this type were built in the twentieth century.³³ There are about twenty gabled-ell type houses that are indicated on the 1903 topographic map (Figure 16). Many of these modest houses retain their original form and appearance, though they blend with the

²⁶ H. Weber Wilson, *Antique Hardware Price Guide*. Iola, Wisconsin: Krause Publications, 1999, p. 36.

²⁷ Wilson, p. 90.

²⁸ Wilson, p. 196.

²⁹ In an e-mail message to the owner, Mr. Wilson identified the set as having been manufactured in the mid-1880s.

³⁰ Gordon, p. 136.

³¹ Virginia and Lee McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2002, p. 309.

³² The 1903 topo map shows a cluster of eight buildings on West Como Avenue that corresponds to the houses at Numbers 116, 120, 126, 129, 132, 135, 146, and 162. The Auditor dates these houses from 1890 to 1915. These would have been built before 1900, but after 1880 because they do not appear on the 1872 Clinton Township map, and because their occupants were not listed in the 1880 Census in this area.

³³ There are five gabled-ell houses on the north side of East Lakeview Avenue, across from the Coe House, at Numbers 54, 60, 66, 72, and 76. The Franklin County Auditor’s records say that they were built between 1918 and 1920. The 1903 topo map shows four structures on the north side of East Lakeview Avenue, but they don’t correspond to Numbers 54 through 72; the turn-of-the-century buildings are spread out from near the corner of North High Street to east of the Coe House. The five gabled-ell houses appear on the 1922 Sanborn Fire Insurance map of the area, but not on the 1903 topo map, confirming their twentieth-century construction.

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bungalows and Colonial Revival-style single-family and duplex residences that were built among them in the 1920s.

Other examples with high degrees of integrity include:

- the Queen Anne-style house at 489 East North Broadway (Figure 14), built in 1892,³⁴
- the gabled-ell house at 71 East Como Avenue (Figure 17), and
- the Jacob Weisheimer House at 286 West Weisheimer Road (Figure 21), built in 1897.³⁵

Some examples of extant nineteenth-century buildings which have been altered include:

- the Clinton Chapel, built in 1838 but enlarged and remodeled over the years (Figure 19);
- the home of Dr. Nathan Thompson Bull, built in 1846, but moved up the street in the early twentieth century and enlarged in the late twentieth century (Figure 18);
- the James Chestnut House at 3338-40 Wall Street (Figure 20), which may have been moved from its original location; and
- the Queen Anne-style farmhouse located at 3319 Calumet Street (Figure 15).

The Coe House, probably built between 1880 and 1885, is distinguished by its location and its style. It is situated on an uphill slope east of North High Street, and it is more elaborate than the nearby gabled-ell type houses. It blends with its twentieth-century neighbors, to the extent that it has the same setback, orientation, and lot size, but it stands out as a late-nineteenth-century residence built with a modest interpretation of the Queen Anne-Eastlake style. While not as elaborate as some versions of Queen Anne in Columbus – it has no tower – the Coe House today is different in style from most other Clintonville houses.

Truman and Sylvia Bull Coe

Truman H. Coe (1819-1911) was described in the *Centennial Biographical History of Columbus and Franklin County* as a “well known retired business man of Clinton township [who] is an honored representative of the early pioneers of this county, and a true type of the energetic, hardy men who have actively assisted in developing and improving his locality.”³⁶

³⁴ Franklin County Auditor.

³⁵ Franklin County Auditor, and Bill Arter, *Columbus Vignettes IV*. Columbus, Ohio: Nida-Eckstein Printing, Inc., 1971, p. 12.

³⁶ *A Centennial Biographical History of the City of Columbus and Franklin County Ohio, illustrated, embellished with portraits of Many Well Known People of Franklin County, who Have Been and Are Prominent in Its History and Development*. Chicago: The Lewis Publishing Company, 1901, p. 383.

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The grandparents of Truman Coe had also been early settlers of Clinton Township, coming to Ohio from Vermont in 1807.³⁷ Truman Coe's parents purchased farmland in neighboring Mifflin Township and raised a family of ten children, of whom he was the firstborn.³⁸ Mr. Coe's primary occupation was in the lumber and timber industry. He had been one of the builders of the plank road from Columbus to Westerville (known before 1840 as Westervelt³⁹). The *Centennial Biographical History* described Mr. Coe's enterprising career as:

After his marriage [in 1847] Mr. Coe made a purchase of two hundred and five acres of land in Blendon township, all in green timber, paying ten dollars per acre for it. He built a frame house on the new purchase and moved into it. He never engaged in agricultural pursuits to any extent, his energies being devoted to the lumber and timber business. At the time that Mr. Coe made this purchase of land in Blendon township a plank road was planned and stock taken at once to build the road from Columbus to Westervelt, he taking five hundred dollars worth of stock in the road. The contractor of the plank road had a steam sawmill put on Mr. Coe's land and Mr. Coe furnished the timber in logs at the mill and the contractor sawed out for him one and a half million feet of plank, which he delivered on the line of the new road. After the road was finished the price of land along the route rose greatly in value and Mr. Coe soon sold his purchase of land at forty dollars per acre.⁴⁰

After living in Blendon Township during the construction of the road, Mr. and Mrs. Coe bought a 200-acre property northeast of the town of Worthington and built a house for their family, which included a daughter and three sons. After five years they moved into Worthington for a few years and then moved to Delaware, Ohio, so that the children could attend college at Delaware University,⁴¹ which is known today as Ohio Wesleyan University. During the Civil War, Truman Coe and his son S. M. Coe operated a spoke factory in Hardin County, Ohio.⁴²

After the Civil War, Mr. Coe, then aged forty-five, returned to Franklin County.⁴³ The *Centennial Biographical History* said that he then built "what is now the Coe residence on North High Street

³⁷ Truman Coe's grandfather, Denman Coe, was profiled in the 1880 history of Franklin County as coming from Connecticut to Ohio (via Pennsylvania) in 1807, p. 403. In the *Centennial Biographical History*, the Coes' arrival date was given as 1802, p. 384.

³⁸ *Centennial Biographical History*, p. 384.

³⁹ http://www.wpl.lib.oh.us/library/overview/loc_hist/2wv_wh.html

⁴⁰ *Centennial Biographical History*, p. 384.

⁴¹ *Centennial Biographical History*, p. 384. Correspondence from Catherine "Kay" Schlichting, Curator of the Ohio Wesleyan University Historical Collection, on March 23, 2005, states that Lucy Coe attended the preparatory Academy there in 1866 to 1868, and that she completed the college's rigorous freshman year in 1868 to 1869. Her brother, Irwin Trimble Coe, attended the Academy in the 1871-1872 school year.

⁴² *Centennial Biographical History*, p. 384.

⁴³ *Centennial Biographical History*, p. 384.

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on the Worthington Road, and has made this his permanent residence."⁴⁴ No date was given for the construction of the Coe house.

There are no records that specify the date that the Coe House was built, nor even that the Coes built it. It was built, however, on land that they owned during the lifetimes of Mr. and Mrs. Coe, and so it can reasonably be assumed that they were the original owners. By extrapolating information from census records, the 1880 agricultural census, mortgage records, city and county directories, maps, and the construction and stylistic evidence, we can infer that the house appears to have been built between 1880 and 1885.

The 1860 Census listed Truman and Sylvia Coe as residents of Orange Township in Delaware County. This correlates to the *Centennial Biographical History* statement that the Coes moved to Delaware, Ohio, so their children could attend "the Delaware University." The 1870 Census listed them as residents of Hale Township in Hardin County, Ohio, which correlates to the statement that Mr. Coe and his son Safford operated a spoke factory in Hardin County during the Civil War.

In 1870, the Coes mortgaged the 29 acres in Clinton Township, that is, they used it as security on two loans, totaling \$1,600. They paid back \$300, but took out a new mortgage to pay off the rest. When the mortgagee died in 1879, they renewed the mortgage with his widow. The mortgage was not paid off until after Mrs. Coe's death in 1891.⁴⁵ While there is no documentation as to the purpose for which the money was used, the Coes may have used it to build the house at 75 East Lakeview Avenue.

The 1878 directory of Clinton Township listed five men named Coe (Almon, George, Alvin, Irwin, and Jonathan),⁴⁶ but none of them are from the family of Truman and Sylvia Coe. The Coes' son Irwin was listed in the Columbus city directory as working as a clerk, and boarding at 560 East Long Street. By 1880, however, Mr. and Mrs. Coe had moved back to the Clintonville area.

In the 1880 Census, they were listed in Clinton Township, Franklin County, living in the same household with their son John, and son and daughter-in-law, Erwin (Irwin/Irvin) and Aggie Coe. In the next household, the Census listed the Coes' daughter and son-in-law, Lucy and E. L. Hendrix (Hendrickson) with their daughters, Bertha, age six, and Anna, age one. Truman and John listed their occupations as farmer. Irwin was a bookkeeper and E. L. Hendrickson worked for a liquor store.

⁴⁴ *Centennial Biographical History*, p. 385.

⁴⁵ *Index to Mortgages, from 1850 to 1888, Mortgagors*, p. 46.

⁴⁶ *Wiggins & McKillop's Annual Columbus Directory*. Columbus, Ohio: Wiggins & McKillop, 1878, p. 95. This volume includes a directory of Franklin County Townships.

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In the 1880 Agricultural Census, which was based on farm production in 1879, Sylvia Coe's 29 acres were listed as being 15 acres of tilled land and 14 acres of woodland and forest. The value of the "farm including land, fences, and buildings" was 4,000 dollars, plus the value of the "farming implements and machinery" (200 dollars) and the value of the livestock (300 dollars). The prosperity of the farm ("value of all farm production in 1879") totaled 200 dollars. The livestock included two cows, two calves, three horses, two head of cattle (one was sold), fifteen swine, and fifteen poultry. Three acres were planted with apple trees. Production included 100 pounds of butter, fifty dozen eggs, fifty bushels of potatoes, twenty-five bushels of apples, and fifty cords of wood.

A comparison of twenty Clintonville farms in the 1880 Agricultural Census, including twelve farms north of Sylvia Coe's farm and seven south, reveals that the value-per-acre ratio is higher closer to Columbus and lower further from the capital city. Joseph Guitner, for example, who farmed 59 acres directly north of the city border, valued his farm at \$40,000 or \$678 per acre. The Columbus Sewer Pipe Company, which formed and fired ceramic sewer pipes on the land facing Mock Road (today's Arcadia Avenue, on land where today's North High School is located), had seven tillable acres, which the company valued at \$2,400 or \$343 per acre. Andrew Wilson, owner of the farm south of Jason Bull's land, owned 224 acres which he valued at \$34,000 or \$152 per acre. Sylvia Coe's land, at \$138 per acre is in line with her sisters' farms, which were valued at \$112 and \$152 per acre. North of the Bull sisters' farms, the twelve farms were valued at an average of \$98 per acre.

The 1872 Clinton Township map (Figure 5) showed that Sylvia's sister's farms both had structures that might have been farmhouses, while hers had no structures. The value of her 29 acres was higher than theirs, \$4,000 versus \$3,000 and \$2,460. Her production was higher in every category, except her sister Lucy's Indian corn production, which was 320 bushels, and wheat production, which was 20 bushels. Sylvia's livestock was significantly higher than the other sisters', offsetting the value of the structures on their land. This suggests that in 1879 the Coe House had not yet been built.

Five years later, Truman Coe was included for the first time in a Columbus city directory. His listing said that he was employed as a laborer and resided on the west side of North High Street. In the next edition of the city directory, Mr. Coe was listed as a farmer living on the east side of North High Street. It is not clear whether there was a move from a residence on the west side of the road to the east side, or whether the "w" abbreviation listed in the first entry was a typographical error that was corrected with an "e" the following year. In either case, the 1885-86 directory listed the Coes as living "at the east side of the Columbus and Worthington Turnpike

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north of the corporate line of North Columbus.”⁴⁷ (The Columbus and Worthington Turnpike is known today as North High Street.)

Since Sylvia Coe’s land had no structures on the 1872 map and since Truman Coe was absent from the 1878 township directory, the Coe House was probably not built before 1880. Since the Coes appeared in the Clintonville area for the 1880 Census and were listed in the 1885-86 city directory as living on the east side of High Street, they were probably installed in the Coe House by 1885. The house was designed in the Queen Anne style, that was becoming popular in the early 1880s, and the house’s hardware is typical of the floral “Aesthetic” style that was also popular in the 1880s. The house’s impressively wide front door also had a decorative doorhandle set, which was manufactured in the mid-1880s. While, again, there is no documentary evidence as to when the Coe House was built, it was probably built between 1880 and 1885.

The family’s interests in lumber may have influenced Mr. and Mrs. Coe’s selection of a house design of the wood-featuring Queen Anne-Eastlake style and their embellishment of the house’s interior with elaborate woodwork. Mr. and Mrs. Coe’s son, Irvin T. Coe, was active in several lumber businesses in Columbus. City directories show that Irvin T. Coe was clerk at the Door, Sash, & Lumber Company in 1883-1884, and that he resided at 25 Say Avenue.⁴⁸ In 1885-1886, he was superintendent of the company’s lumberyard on the northeast corner of Spring and Front Streets. Two years later, the 1887-88 directory listed him as manager of the Door Sash and Lumber Company’s branch yard, and showed that he resided at 65 Smith Place (Figure 11).⁴⁹

After Sylvia Coe died in 1891, the Coe house and land were jointly owned by her husband and children. The house’s real estate abstract lists several transactions that year that divided the 29-acre tract among three of the children. Truman sold for one dollar his share of the property to the four children. Youngest brother John sold for one dollar his share to his three siblings, Safford, Irwin, and Lucy. In three transactions on October 5 and 6, 1891, Safford, Irwin, and Lucy each bought portions of the 29-acre tract. Safford M. Coe owned the 12.066-acre northern strip of the farm. Lucy Hendrickson owned the 6.148-acre center portion. Irvin T. Coe owned the 12.40-acre southern strip.

The Hendrickson family was the primary occupant of the house at 75 East Lakeview Avenue in the 1890s. In the late 1880s, they had been living with Irvin Coe’s family at 65 Smith Place Avenue.⁵⁰ The 1893 Columbus city directory listed Irvin Coe as owning the house at 60 West Northwood Avenue, a residential street north of the Ohio State University campus, and Truman

⁴⁷ *Williams Columbus Directory*, 1886, p., 213-4.

⁴⁸ *Williams Columbus City Directory for 1883-84*, p. 160.

⁴⁹ *Wiggins Columbus City Directory*, 1887-88, p. 188.

⁵⁰ R. L. Polk & Co.’s *Columbus Directory*, 1889/90, p. 266.

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Coe as boarding there. Safford Coe was listed as a partner in the lumber firm, Coe & Zinn, and both living and working at the firm's address of 2552 North High Street. E. L. Hendrickson is listed as selling cigars, and owning the "house on the east side of High one mile north of the corporation line,"⁵¹ which corresponds to the location of the Coe House.

In the 1898-99 Columbus city directory, Irvin Coe is listed as residing at 65 Smith Place Avenue, and Truman Coe, apiarist, is listed as a boarder there.⁵² The Hendricksons are listed at the Coe House on Lakeview Avenue.⁵³

In the 1900 Census, Truman Coe is listed as living in the north precinct of Clinton Township in the household of his son-in-law and daughter, E. L. and Lucy Hendrickson. Other members of the household included Hendrickson daughters Ethel, age seventeen, and Marie Hatton, age nineteen, and her husband Robert Hatton, Truman Coe, age eighty, and two African-American employees (a servant and a coachman). No addresses are specified in the township's census listings.

The 1901 Columbus City Directory listed the Hendrickson family as "Hendrickson, L. P., h e s High 1 s Lake View av."⁵⁴ The key indicates that this means that they were living in a house that they owned (not boarding or renting) on the east side of High Street, the first house on the south side of Lakeview Avenue.

In the 1906-07 city directory, Lucy P. Hendrickson, now a widow, was listed at the same address. Her father, Truman, now 86 years old, was listed as a boarder who sells bees. In 1907, Lucy sold to Vinton Pace the 6.148 acres of land south of the Coe House that had been hers after the she and her brothers divided the 29-acre tract.⁵⁵

In 1905, Safford Coe still owned his 12-acre share of the tract, which included the Coe House, and tried to subdivide 5.50 acres of it into residential lots. He and Lucy met opposition from H. H. Stillwagen, who filed a suit in 1905 for an unpaid debt. Lucy recovered payment from Safford for \$2,814.57 to pay off the debt to Mr. Stillwagen. Safford forfeited the Lot 12 property (the Coe

⁵¹ 1893 Columbus City Directory lists: "Hendrickson, Elliott L, cigars, 176 E Town, h e s High 1 mile n corporation line," p. 384.

⁵² 1898-99 Columbus City Directory, p. 226.

⁵³ 1898-99 Columbus City Directory, p. 437.

⁵⁴ 1901 Columbus City Directory, p. 455.

⁵⁵ Members of the Pace family formed the Federal Realty and Improvement Company in 1916 and created a residential subdivision called the Pacemont Addition. The Pacemont Addition included ninety-nine lots on the north and south sides of East Pacemont Avenue, from North High Street to Calumet Street.

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House) to the Sheriff, who advertised it and sold it at public auction in 1910 to the highest bidder, Lucy Hendrickson, for \$1,500.⁵⁶

Lucy Hendrickson was listed in the 1910 Census as living in Detroit, Michigan, with her daughter and son-in-law, Bertha and Ernest Hassenzahl, their daughter Sylvia, and Lucy's widowed daughter Marie. Truman Coe appeared in the 1910 Census as a boarder in the home of a widow and her four children in Jerome Township, Union County, Ohio. Truman died at the age of 91 on July 6, 1911, at St. Anthony Hospital in Columbus. He was buried in Union County.⁵⁷

In the 1910-11 city directory, no members of the Truman Coe family were listed. Lucy Hendrickson re-appeared in the 1911-12 city directory, living on the east side of a double house at 49 West Duncan Avenue, a mile south of Lakeview Avenue.⁵⁸ Lucy continued to own the Coe House, but rented it to tenants from 1910 to 1920, when she sold or transferred it to her daughters Bertha Hassenzahl and Ethel Phillips, who owned it until 1936.⁵⁹ The property was included as Lot 12 in E. J. Swerer's North High Street Subdivision. This plat included thirty-six lots on the south side of East Lakeview Avenue between North High Street and Calumet Street.

In just over a century, the Ohio land that early settlers purchased, tamed, farmed, and divided among their descendents, became the burgeoning neighborhoods of the capital city. Thomas Bull's 1814 purchase of 687 acres became the nucleus of Clintonville. His granddaughter's 1880s home, the Coe House, standing now amid twentieth-century neighbors, retains its original appearance, location, and association with the early settlers.

⁵⁶ Franklin County Sheriff's Deed on Order of Sale, No. 3096, finalized May 26, 1910.

⁵⁷ State of Ohio Certificate of Death, filed July 10, 1911.

⁵⁸ R. L. Polk & Co.'s *Columbus Directory*, 1911-12, p. 837.

⁵⁹ Census records show that E. L. and Lucy Hendrickson had four daughters. In 1880, their household included six-year-old Bertha. In 1900, 17-year-old Ethel lived with them.

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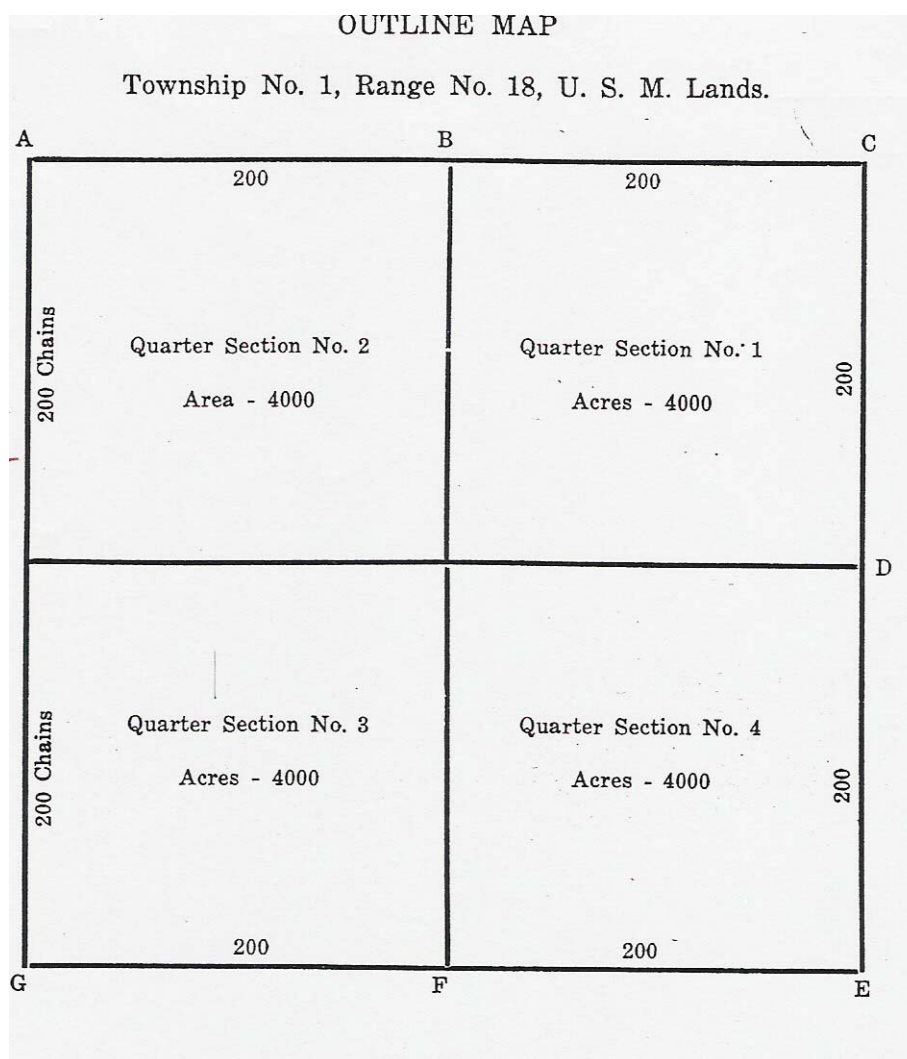
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Figure 1:

Outline Map of Township No. 1, Range No. 18, U.S. Military Lands.⁶⁰ Jonathan Dayton owned Quarter Sections Number 1 and Number 3. John Rathbone owned Quarter Section Number 2. George Stephenson owned Quarter Section Number 4.⁶¹



⁶⁰ Item Number [3] in the abstract for 75 East Lakeview Avenue.

⁶¹ *History of Franklin and Pickaway Counties, Ohio*, p. 401.

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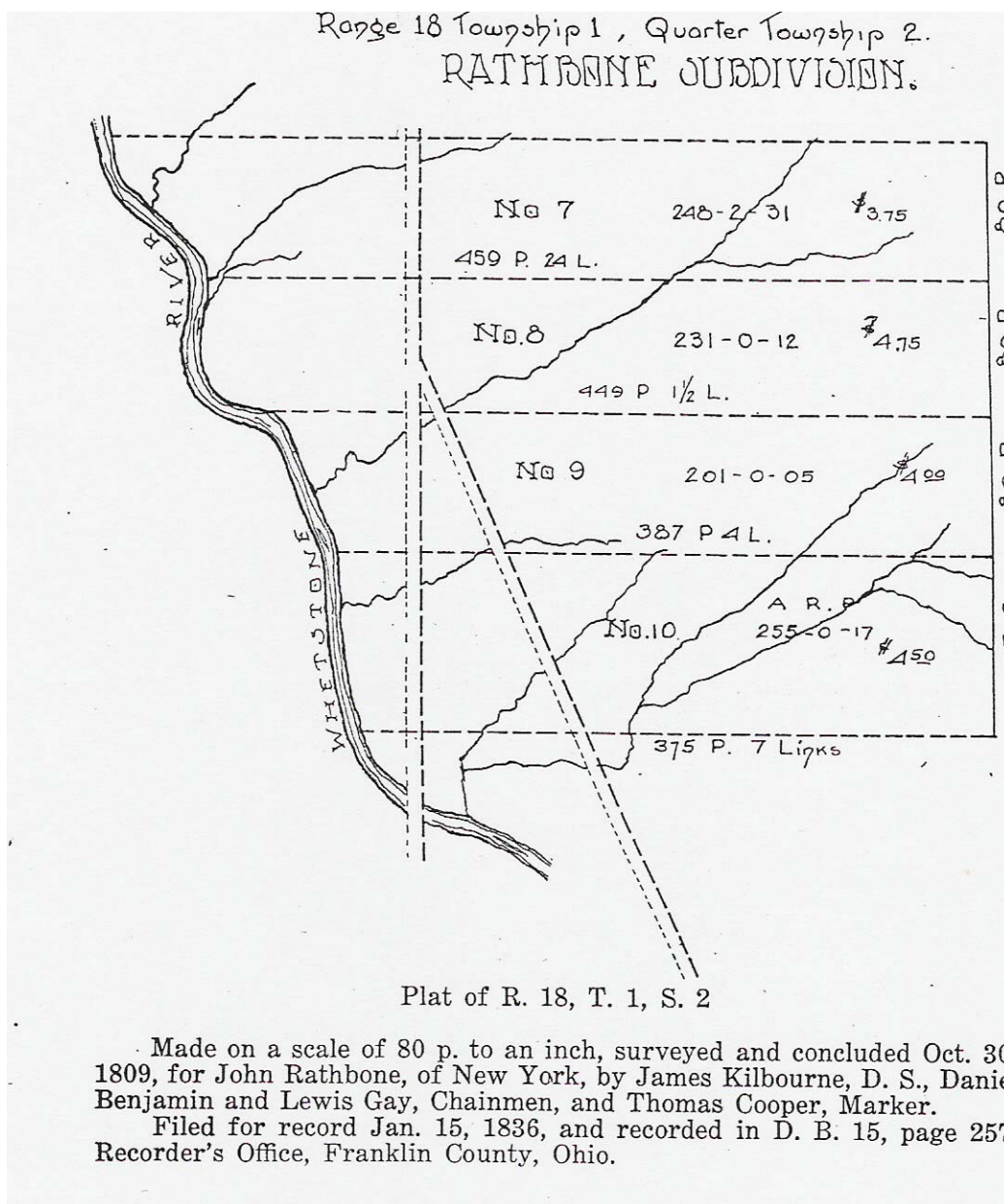
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Figure 2:

Thomas Bull purchased Lot Numbers 8, 9, and 10 of the Rathbone Subdivision in 1814.⁶²

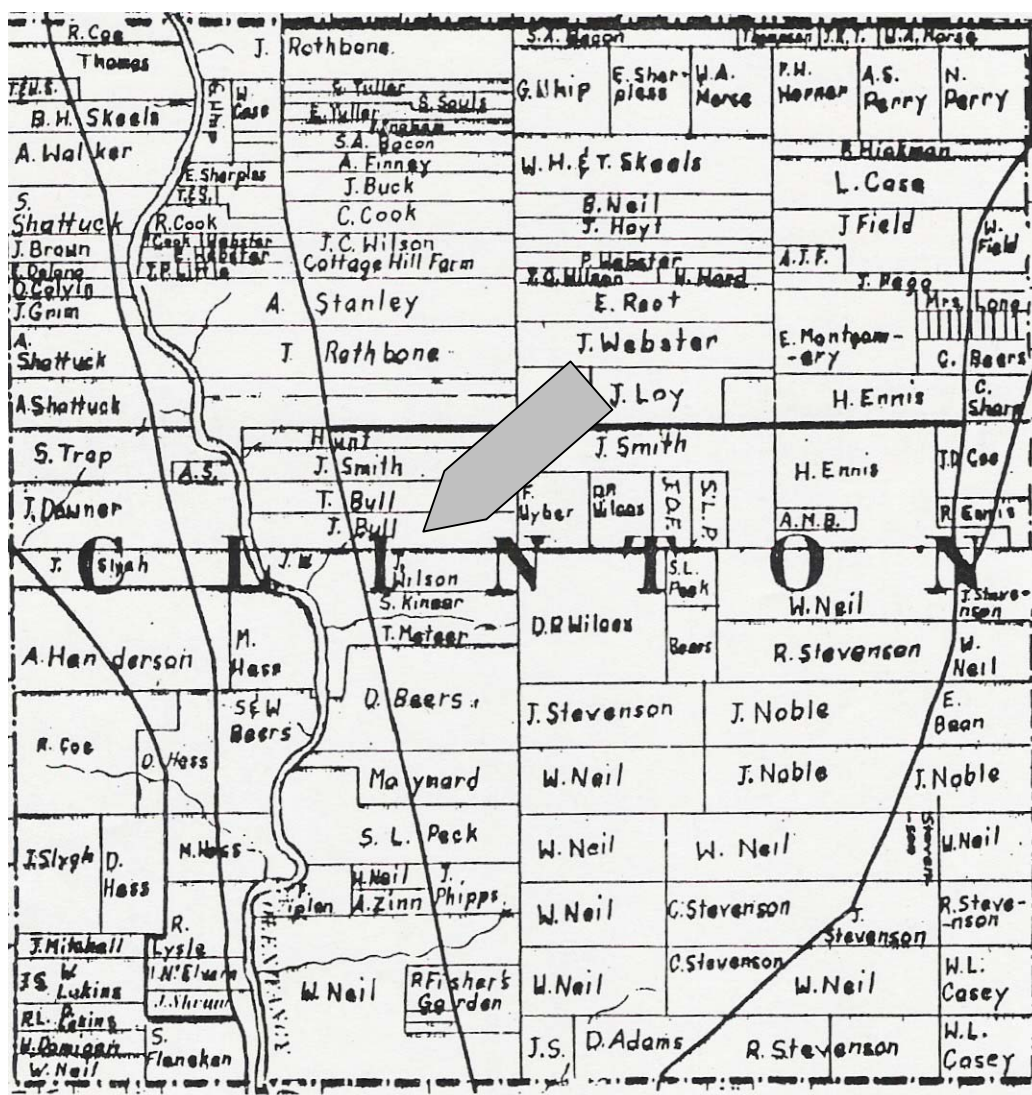


⁶² Item number [5] in the abstract for 75 East Lakeview Avenue.

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Figure 3:
Map hand-drawn in 1842:



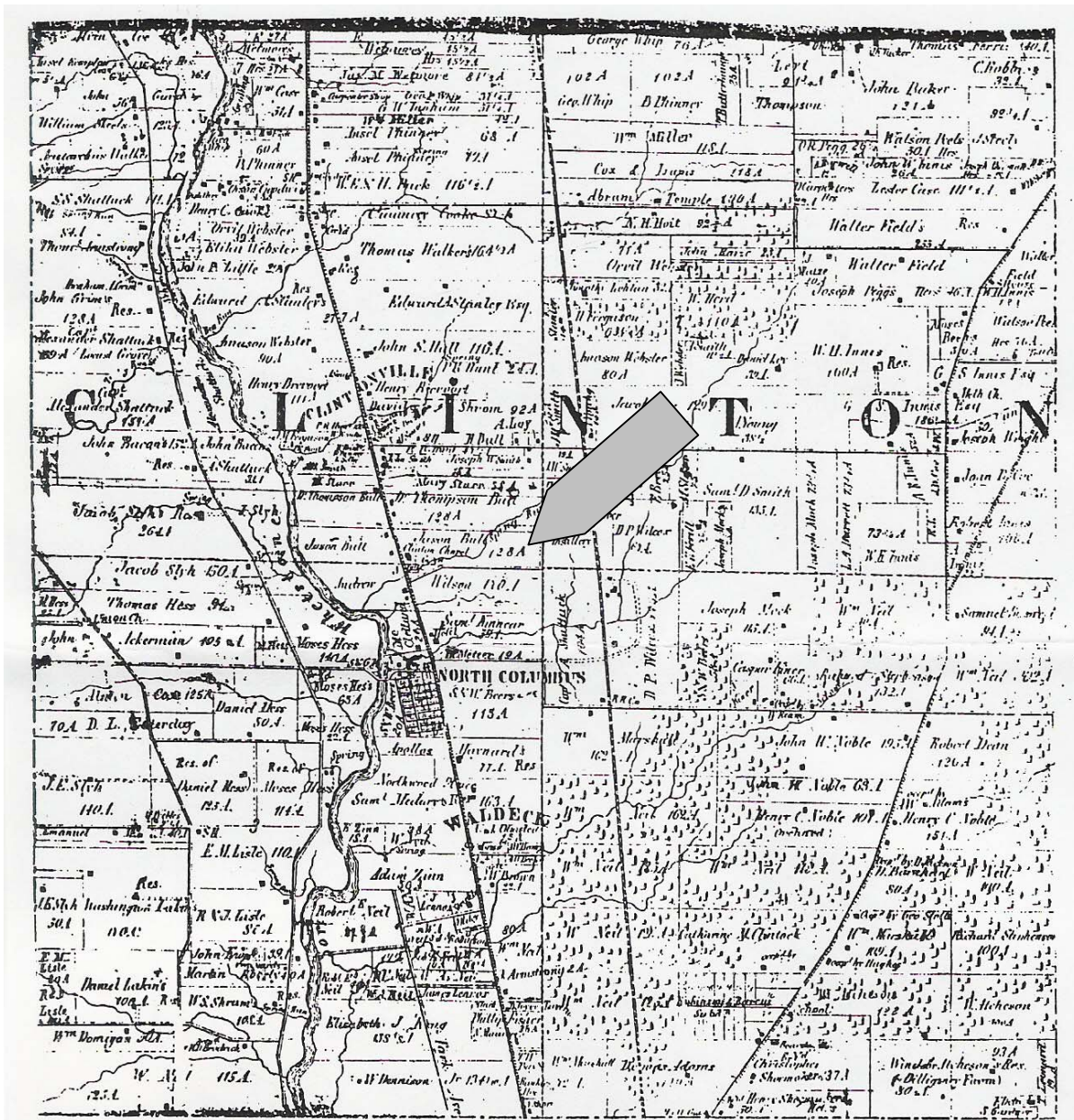
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Figure 4:
Clinton Township map from 1856:



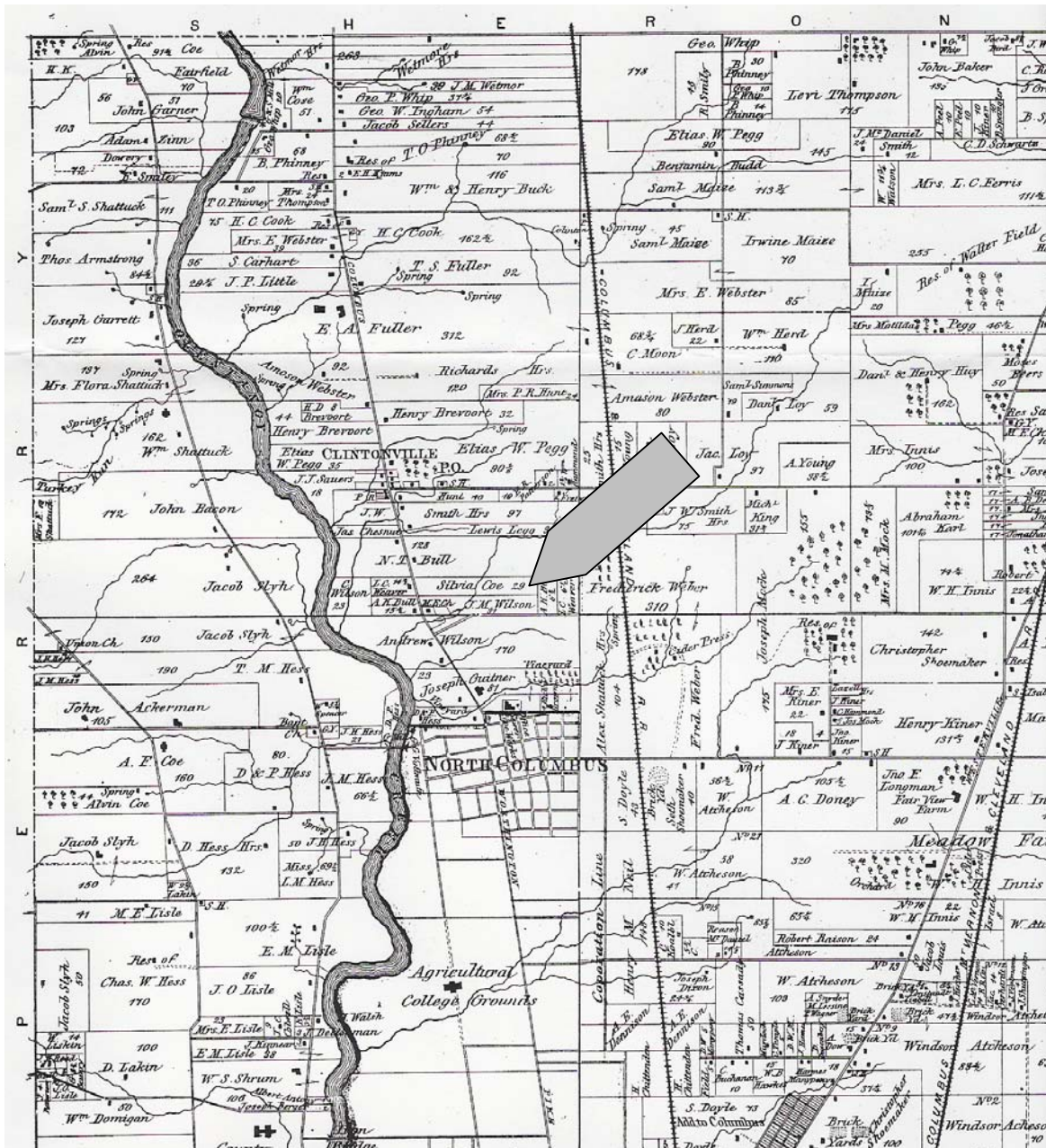
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Figure 5:
1872 Clinton Township map:



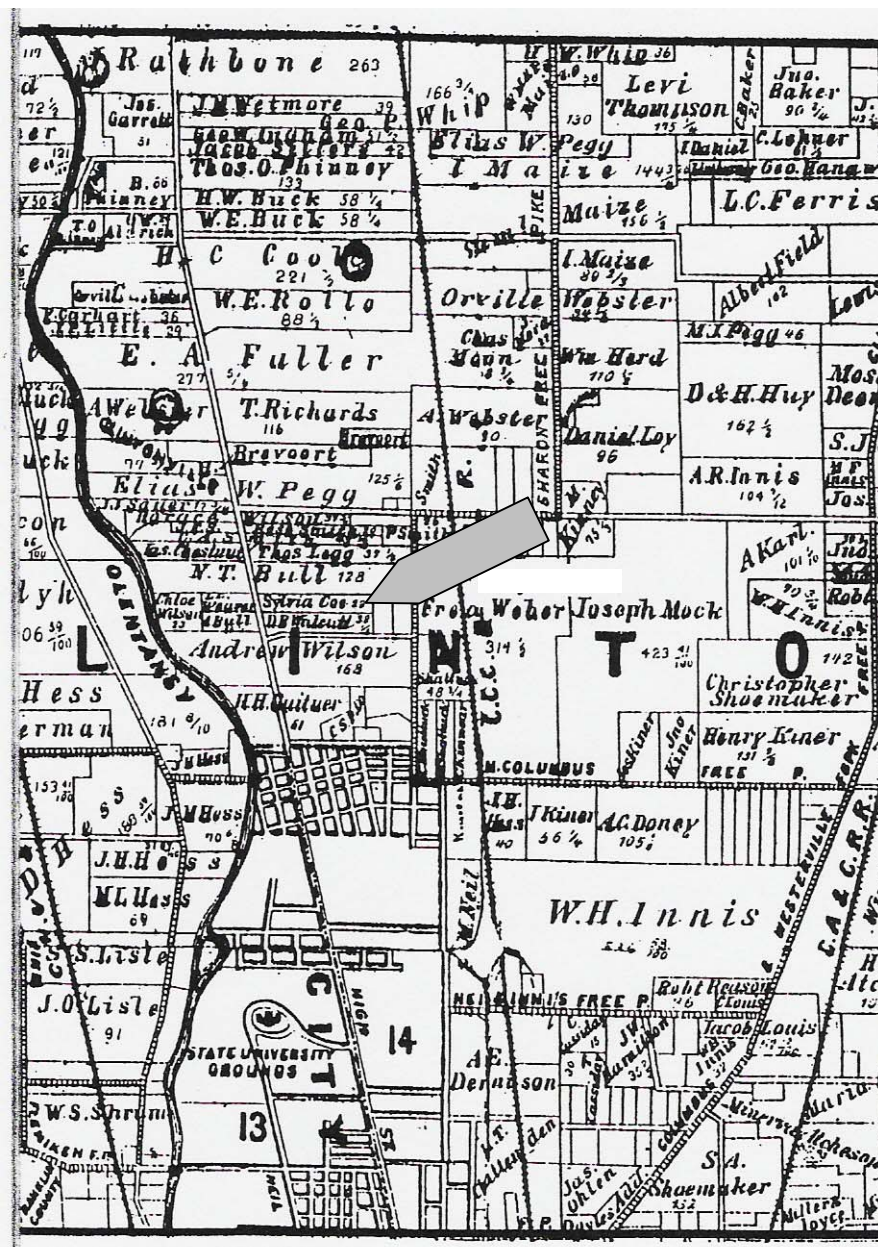
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Figure 6:
1883 Map of Clinton Township:



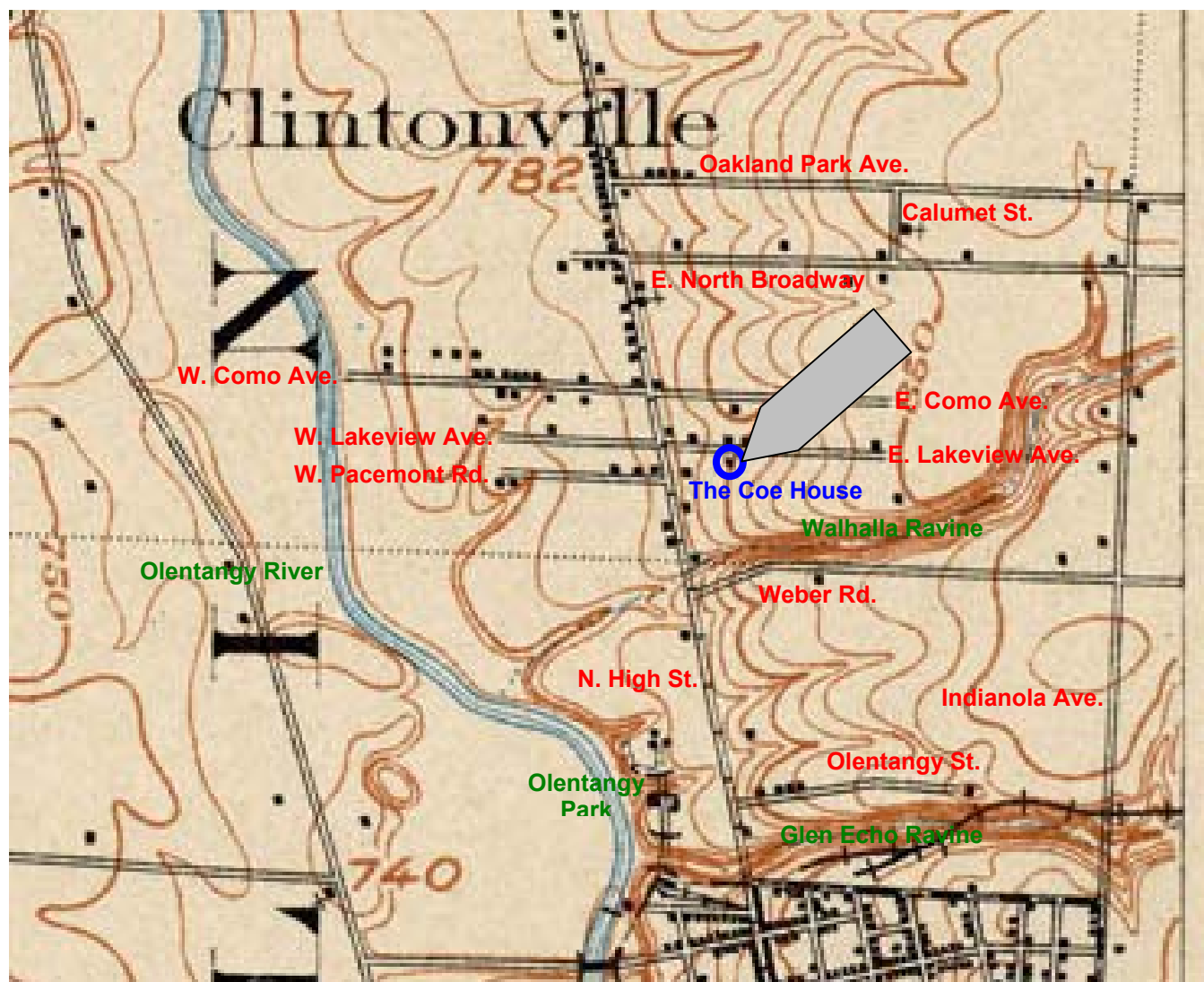
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Figure 7:
1903 Topographic Map – Detail of 1903 Dublin Quadrangle



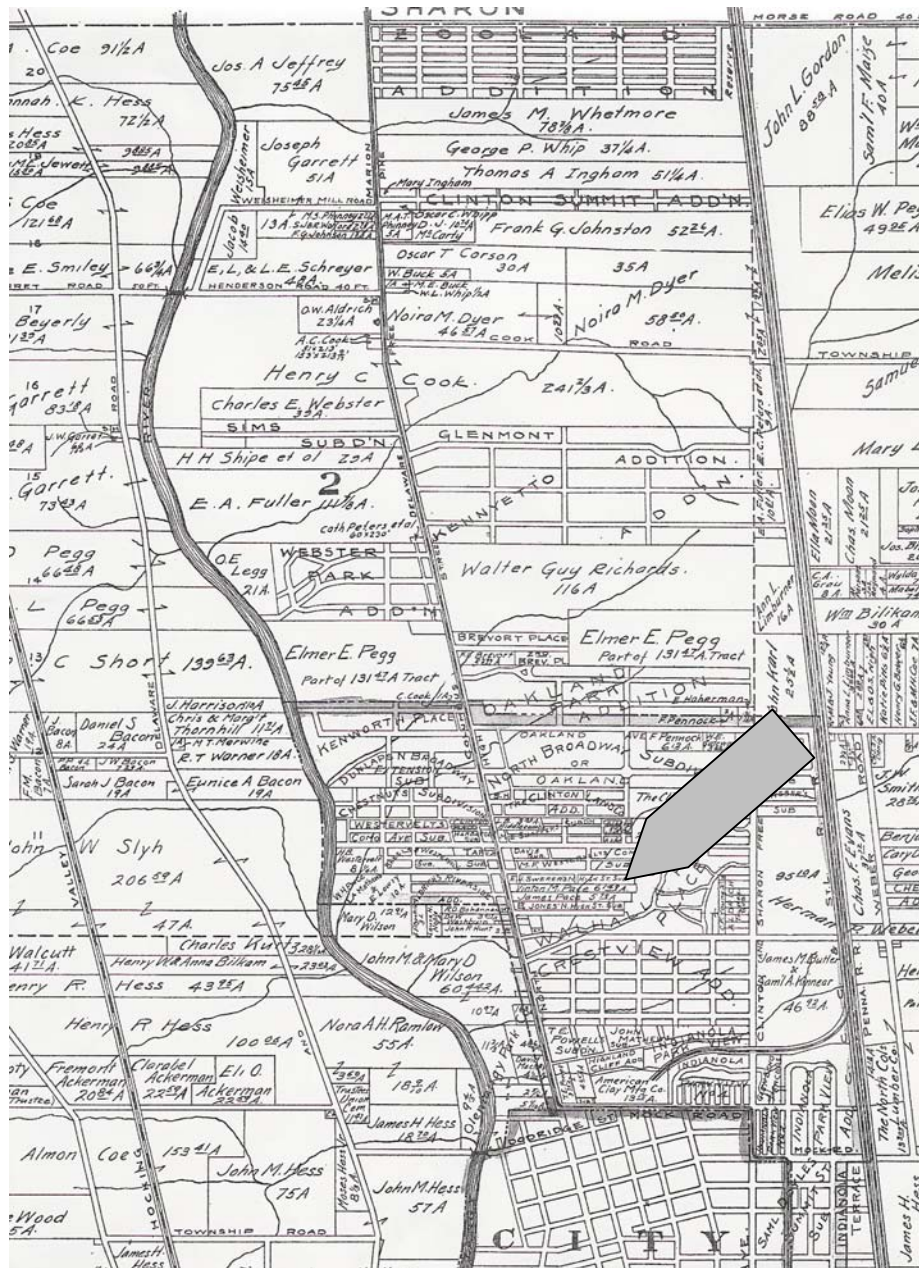
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Figure 8:
1910 Map of Clintonville and environs:



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Figure 9:
1922 Sanborn Fire Insurance Map, showing the neighborhood of 75 East Lakeview Avenue.



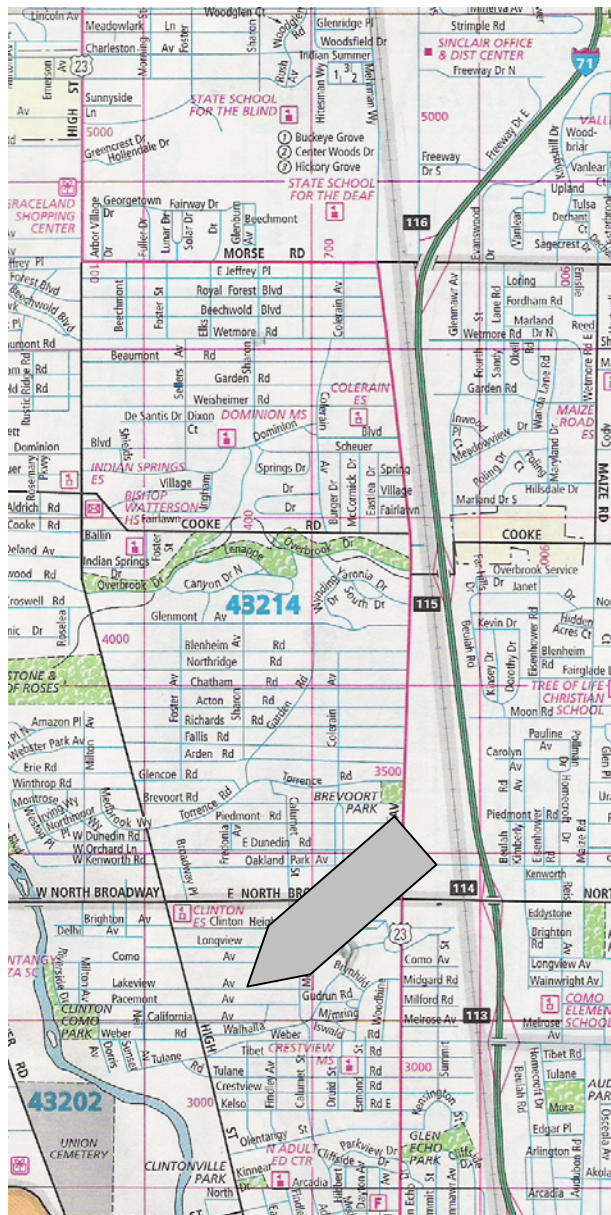
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Figure 10:
Contemporary street map of Clintonville neighborhood in Columbus, Ohio.⁶³



⁶³ Rand McNally, *Columbus & Vicinity Streetfinder*. [Chicago?]: Rand McNally, 2002, p. 37.

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Figure 11:

Irvin T. Coe's house at 65 Smith Place Avenue, Columbus, Ohio



The house at 65 Smith Place Avenue, Columbus, Ohio, is located one block west of North High Street, between Fifth Avenue and McMillan Street, in the area of Columbus that is known today as the "Short North." The two-story brick Italianate-style house was built in the mid-1880s. Between 1885 and 1900, the Columbus city directories listed it as the residence of various Coe family members. It was primarily the home of Irwin T. Coe (1886 directory). In the 1886-87 directory, Lucy Coe Hendrickson and her husband were also listed as living there. The two families apparently continued to live there through 1891. In March 1891, Sylvia Bull Coe died and a private funeral was held at "the residence of her daughter, Mrs. E. L. Hendrickson, No. 65 Smith Place."⁶⁴

⁶⁴ *Columbus Dispatch*, March 14, 1891, p. 7.

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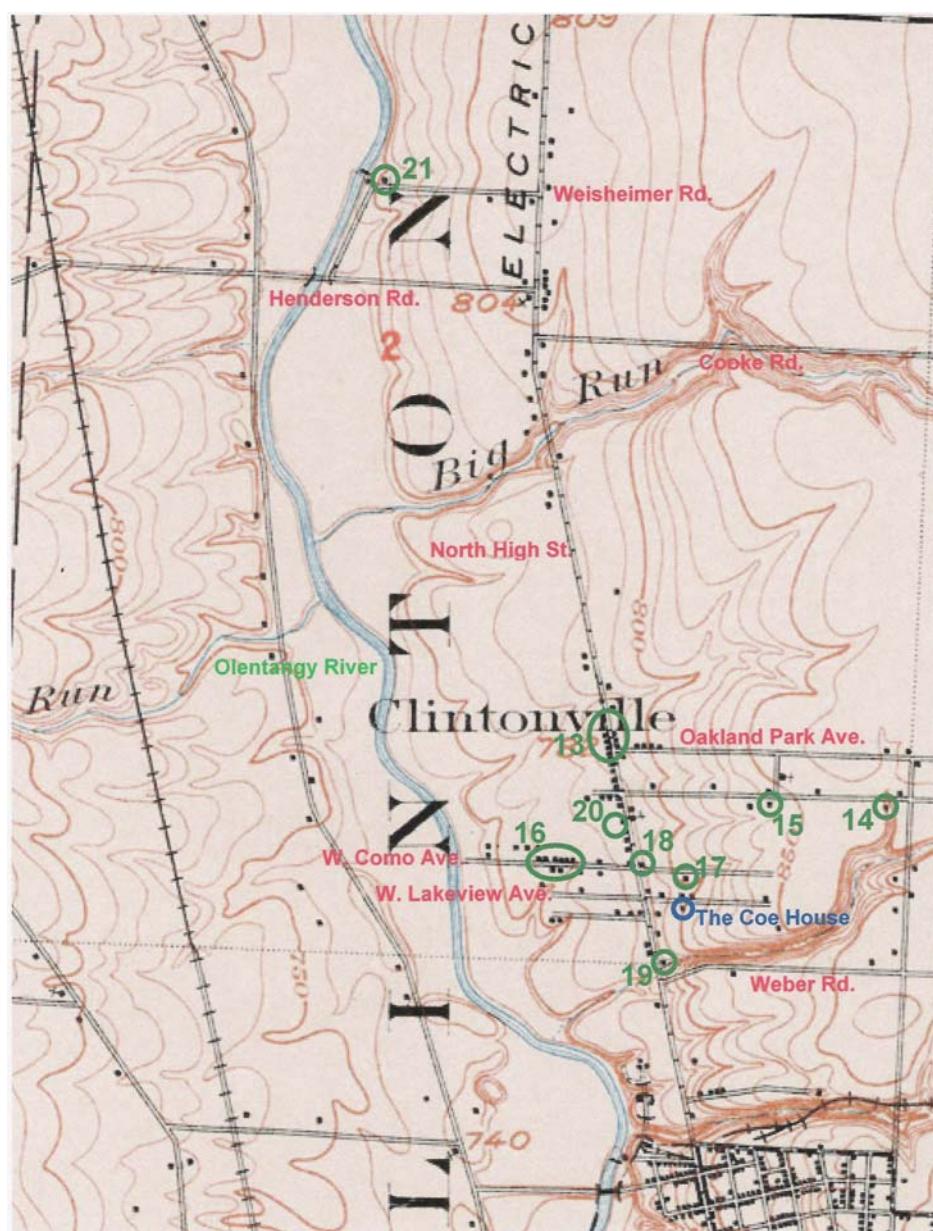
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Figure 12:

The following map is a detail of the 1903 topographical map with present-day street names noted. The circles and numbers refer to some of the nineteenth-century structures that are still standing and correspond to the photographs and captions in Figures 13 to 21.



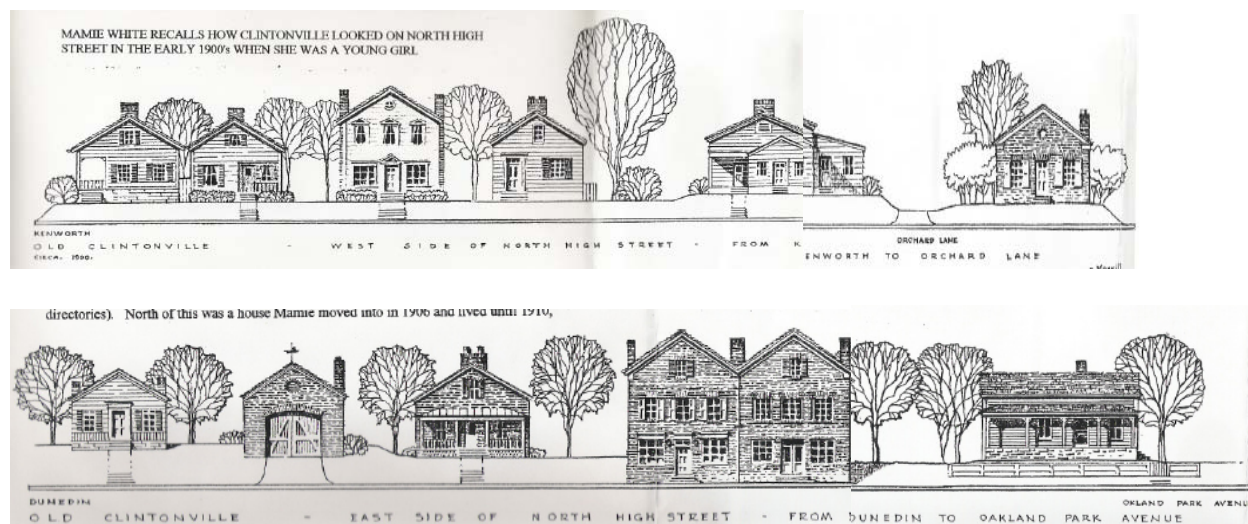
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Truman and Sylvia Bull Coe House, Franklin County, Ohio

Figure 13:
Turn-of-the-century buildings at Clintonville commercial center.⁶⁵



The buildings referred to in this area on the 1903 map are sketched in Nancy Pendleton's history of Clintonville, based on the memories of turn-of-the-twentieth-century resident Mamie White. The one-story, one-and-one-half-story, and two-story buildings may be some of the structures that the "mechanics" began building there around 1850. Ms. Pendleton wrote, "Mamie said that all the buildings depicted on both sides of the street were built before 1900 and most were torn down by 1910."⁶⁶

⁶⁵ Pendleton, p. [159].

⁶⁶ Pendleton, p. [159].

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Figure 14:

The large frame residence at 489 East North Broadway was built in 1892, according to the Franklin County Auditor. Like the Coe House, it used the Queen Anne-Eastlake style.



Figure 15:

The frame residence at 3319 Calumet Street was built in 1903, according to the Franklin County Auditor. It used modest elements of the Queen Anne style.



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Figure 16:
Gabled-ell houses on West Como Avenue

116 West Como Avenue (right) was built in 1895,
according to the Franklin County Auditor.



120 West Como Avenue, which is “Old”
according to the Auditor, has had some
alterations, including new siding and an enclosed
porch. It retains its original front window.



129 and 135 West Como Avenue – According
to the Franklin County Auditor, the house on
the left was built in 1890, and the house on the
right is “Old.”

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Figure 17:

The house at 71 East Como Avenue is listed in the Franklin County Auditor's records as "Old." Its presence on the 1903 topo map and its similarity to the two-story gabled-ell houses on West Como Avenue, however, confirm its nineteenth-century vintage. This house differs in embellishments like its gabled-hip roof lines and the multi-light Queen Anne-style upper sash in the first-floor front window.

This was the residence of Howard B. Westervelt, a minister, farmer, and descendent of Dr. Nathan Thompson Bull. He was listed in the 1898-99 Columbus city directory as owning the first house on the south side of Como Avenue east of High Street.



The 1903 topo map shows two buildings directly north of the Coe House. This house corresponds to the location of one of them. The structure between this house and the Coe House may have been the home of Frank Westervelt, who was listed in the 1898-99 Columbus city directory as owning the second house on the north side of Lakeview Avenue east of North High Street.⁶⁷ Marcia Westervelt, a daughter of Dr. Nathan Thompson Bull boarded at this address. The three houses were apparently residences of Jason and Nathan Bull's descendents. The house in the center appears to have been razed in the twentieth century.

⁶⁷ R. L. Polk & Co.'s *Columbus Directory*, 1898-99, p. 960.

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Figure 18:

Dr. Nathan Thompson Bull's house was built in 1846 and located on land that became the northeast corner of North High Street and East Como Avenue. The house was built of walnut.

The top photograph was taken in 1897. In the 1930s, as more and more of Clintonville was developed, this house was moved about 700 feet east to a lot at 83 East Como Avenue.⁶⁸



It has been enlarged and modernized and, except for the irregular fenestration pattern in which the two windows on the left side of the façade are closer to each other than the two windows on the right side, is unrecognizable as a nineteenth-century house.

⁶⁸ Pendleton, p. 38.

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Figure 19:

The Clinton Chapel building that Jason, Nathan, and Alonson Bull built in 1838 was used as a church building for 44 years.⁶⁹ It has been enlarged and remodeled over the years. It is currently the Southwick-Good & Fortkamp Funeral Chapel building, and it is a designated Historic Underground Railroad Site.

⁶⁹ The drawing of the early Clinton Chapel and the photograph of the building today appear on the Southwick-Good & Fortkamp Funeral Chapel web site (www.southwick-good.com).

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Figure 20:

James Chestnut's brick house, located at 3338-3340 Wall Street, faces west on the alley behind the commercial buildings that face east on North High Street between West Longview Avenue and Brighton Road. It has a brick foundation, and was built in 1890, according to the Franklin County Auditor.

James Chesnut/Chestnut appeared as a landowner in this section of Clintonville beginning with the 1872 map, and later on the 1883 map.⁷⁰ There is no house on Mr. Chestnut's property on the 1872 map, although the Chestnut family is included in this area in the 1880 Census. While the house's Italianate style with its hipped roof, round-arched windows and square massing indicates a construction date between 1840 and 1885, this house does not appear in this location on the 1903 topographic map. This suggests that it may have been built between 1872 and 1903, but later moved to its west-facing location.

⁷⁰ James Chestnut bought the 20-acre property in 1863, according to Nancy J. Pendleton, p. 98. The photograph on the left appears in Pendleton, p. 98.

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Figure 21:

The Jacob Weisheimer House, located at 286 West Weisheimer Road, is about two miles north of the Coe House. It is an imposing brick residence that used elements of the Richardsonian Romanesque style, including the hipped roof, round arches over the windows, and a broad tower. It was built in 1897, according to the Franklin County Auditor and to Columbus historian Bill Arter. It is an individually listed property on the Columbus Register of Historic Properties, but is not listed on the National Register of Historic Places.

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Truman and Sylvia Bull Coe House, Franklin County, Ohio

SECTION 9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Bill Arter, *Columbus Vignettes IV*, Columbus, Ohio: Nida-Eckstein Printing, Inc., 1971.

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Map of Clinton Township, by John Graham, Esq., surveyor and civil engineer. Columbus, Ohio: R. C. Foote, Jr., publisher, 1856.

J. A. Caldwell, *Caldwell's Atlas of Franklin County and of the City of Columbus*, 1872.

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Map of Clinton Township, Franklin County, Ohio. Columbus: G. J. Brand & Company, 1883.

Map of Clinton Township, from notes and surveys furnished by Jennings & Lindsey, civil engineers and surveyors. Columbus, Ohio: Modie and Kilmer, compilers and publishers, 1910.

1903 Topographic Map, Dublin Quadrangle.

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

The nominated property forms a rectangle measuring 60 feet on the north and south ends and 118 feet on the east and west sides. The parcel encompasses approximately one-sixth of an acre, and is identified as parcel number 010-021126-00 in Franklin County. It was Lot 12 in E. J. Swerer's North High Street Subdivision.

Boundary Justification

The boundary relates to the tract purchased by Brad A. Schwartz and his wife Coleen K. Schwartz on October 1, 1990, and defined as Conveyance Number 199000016978.

17/328308/4432485





MAP ACCURACY STANDARDS
BOX 25286, DENVER, COLORADO 80225
AND SYMBOLS IS AVAILABLE ON REQUEST


1	2	3	1 Shawnee Hills 2 Powell 3 Galena
4		5	4 Hilliard 5 Northeast Columbus 6 Galloway
6	7	8	7 Southwest Columbus 8 Southeast Columbus

ROAD CLASSIFICATION

_____ highway _____ surface _____ primary highway _____ surface	_____ Light-duty road, hard or improved surface _____ Unimproved road
--	--

 Interstate Route

 U.S. Route

 State Route

NIMA 4364 H SE-SERIES V852

