

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only

received APR 9 1981

date entered MAY 12 1981

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Seip House

and/or common Ohio Department of Natural Resources, District Five Headquarters

**2. Location**

street & number 345 Allen Avenue not for publication

city, town Chillicothe vicinity of congressional district 6th

state Ohio code 039 county Ross code 141

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property**

name State of Ohio, Department of Natural Resources

street & number Fountain Square

city, town Columbus vicinity of state Ohio 43224

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Ross County Recorder's Office

street & number Ross County Courthouse

city, town Chillicothe state Ohio 45601

**6. Representation in Existing Surveys**

title has this property been determined eligible?  yes  no

date \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records \_\_\_\_\_

city, town \_\_\_\_\_ state \_\_\_\_\_

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Seip House is a Queen Anne residence which has been used as offices by the State of Ohio Department of Natural Resources since 1953. The house is basically square in plan, 2 1/2 stories high with a central hip roof. The house is brick laid in stretcher bond, and with a foundation of and trimmed in coursed sandstone.

The original red slate roof, with its rectangular and hexagonal slates, and red metal cresting and flashing, is still intact. Chimneys have corbelled caps, and the roofline is further accentuated by 2 pedimented gabled dormers. The one on the facade has a semi-circular attic vent and central 1/1 windows with 2 smaller flanking windows. The dormer on the west side contains a pair of 1/1 windows. The cornice is boxed, with small rectangular brackets, and dentils on the otherwise plain frieze.

The exterior of the Seip House is marked by a central round bay at the facade topped by a stone balustrade, a round 4-window bay on the east side, and a polygonal bay on the west side. The visual liveliness is further accentuated by a variety of window treatments. Windows at the facade are in pairs of 1/1 with common stained glass panel above, and trimmed with segmental red sandstone label. Tower windows are single, 1/1, with stained glass transom panel, and stone belt course forming a continuous lintel. Windows on the west side are similar, but have both round and segmental stone arched lintels with keystones. The coursed, light-colored, rock-faced ashlar foundation contrasts with the belt courses and window trim. The contrasting colors of stone are used again on the front veranda porch, which has a stone base supporting round wooden classical columns set in pairs. The house also has 2 small frame porches at the rear, one with turned Eastlake porchposts, the other with small round classical columns.

The interior of the Seip House has been modified somewhat to accomodate offices-- fireplaces were closed and mantels removed, some doorways altered, and upper portions of the 2 stairways enclosed --but most of the original fabric has been left intact. The elaborate parquet floors have a different inlay in each of the main rooms downstairs. All woodwork is quarter-sawn oak, with baseboards, door and window frames left intact. Probably the most striking feature of the house is the main stairway, with its paneled oak wainscoting, intricate railing and the richly carved newel posts. Another handsome feature is the large round-arch stained glass window at the stairway landing. Woodwork of the backstairs, kitchen, and back bedrooms is less elaborate "bull's-eye" type. All interior doors have working transoms. The main entrance consists of double wooden doors, small tiled foyer, and another <sup>set</sup> of double doors with beveled glass windows. Finally, the house retains one very unusual feature--all windows (except those in the attic) have interior wooden shutters which slide up from the bottom, inside, below the sash, rather than closing from both sides.

Also included within the nominated area is a small garage at the rear of the lot which appears to have been built ca. 1920. It is rectangular, 22' x 30', of faced concrete blocks with a hip roof, shed dormer, and wide overhanging eaves. The lot that both structures lie on is large and shaded by several tall old trees.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1895–98      **Builder/Architect** John Cook, builder

**Statement of Significance (in one paragraph)**

The Seip House is significant primarily for its excellent Queen Anne architecture and for its historical association with the Seip family. The house is a fine example of Queen Anne styling and typifies the excellent buildings being erected in Chillicothe in that time period. Other Queen Anne houses still exist, but this was one of the grandest and remains one of the best preserved. As mentioned above, further significance is derived from the house's association with the Seip family. Charles Seip, who had the house built when he was nearing 80 years of age, was a butcher who came from Germany in 1845. By 1853 he was settled in Chillicothe, married, and had begun his own business on this site. The business prospered, finally moving into the commercial district on West Water Street, and Mr. Seip was able to acquire nearby farmland, enough that at his death in 1902 he owned seven farms. His son, John, was a well-traveled, colorful, and somewhat eccentric personality. According to a descendent of the family, it was John who talked his father into building this house and through his constant enlargement and alterations of the plans, caused construction to drag on over three years and the finished product to cost over \$40,000. John Seip was an enthusiastic amateur archaeologist and historian, and an early member of the Ohio Historical Society. He later donated to the Society his artifact collection and 10 acres of land upon which Seip Mound, a National Register property, lies. John Seip was involved in several local business enterprises, including a wholesale shoe business and a hat store. But it was <sup>through</sup> a large and mainly unsuccessful venture, The Carolina Land and Lumber Company, that he finally lost the major portion of the family fortune. Of the six Seip children, only one married; the others lived together in this house until 1952 when Miss Elizabeth Seip, the last remaining, died, and the State of Ohio acquired the house for its District Five offices.

# 9. Major Bibliographical References

Chillicothe Gazette, Dec. 30, 1952.

Interview with Ms. Mary Ann Schlegel, Chillicothe, June 19, 1980.

Ross County Recorder's Office, Ross County Courthouse, Chillicothe, Ohio

# 10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property less than one

ACREAGE NOT VERIFIED

Quadrangle name Chillicothe East

Quadrangle scale 1:24000

### UMT References

A 117 32821010 4135631810  
Zone Easting Northing

B                    
Zone Easting Northing

C                        

D                        

E                        

F                        

G                        

H                        

**Verbal boundary description and justification** The nominated property occupies lots 1, 2, and 3 of the Subdivision of Outlot 1 of Bonser and Barman's Addition, as recorded in the Deed Record of Ross County, Vol. 274, page 568.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

# 11. Form Prepared By

name/title Lois J. Rock, Regional Preservation Officer

organization Regional Preservation Office date 8/5/80

street & number Shawnee State Community College  
940 Second Street telephone (614) 353-7157

city or town Portsmouth state Ohio 45662

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title    date 3/30/81

**For HCRS use only**

I hereby certify that this property is included in the National Register

Delores Byers Entered in the National Register date 5/12/81

for Keeper of the National Register

Attest:    date   

Chief of Registration

Property

*Seip House*

State

*PA, Ross*

Working Number

*4/9/81/115*

*DUE  
5/6/81 - 5/24/81*

**TECHNICAL**

Photos

Maps

4  
1

**CONTROL**

**HISTORIAN**

**ARCHITECTURAL HISTORIAN**

**ARCHEOLOGIST**

**OTHER**

**HAER**

Inventory \_\_\_\_\_

Review \_\_\_\_\_

**REVIEW UNIT CHIEF**

**BRANCH CHIEF**

**KEEPER**

National Register Write-up

2.2.82

Send-back

\_\_\_\_\_

Entered

**MAY 12 1981**

Federal Register Entry

Re-submit

\_\_\_\_\_



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross County,  
Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. of Natural Resources, Dist. 5  
Hdqtrs., Chillicothe, Ohio
6. Facade & west side; camera facing NE
7. #1 of 6

APR 9 1981

MAY 12 1981



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross County,  
Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. of Natural Resources, Dist. 5  
Hdqtrs., Chillicothe, Ohio
6. Facade; camera facing N
7. #2 of 6

APR 9 1981  
MAY 12 1981



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross  
County, Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. Of Natural Resources, Dist.  
5 Hdqtrs., Chillicothe, Ohio
6. Rear of house; camera facing S
7. #3 of 6

APR 9 1981

MAY 12 1981



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross  
County, Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. of Natural Resources, Dist.  
5 Hdqtrs., Chillicothe, Ohio
6. East side & rear of House; camera  
facing SW
7. #4 of 6

APR 9 1981

MAY 12 1981



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross County,  
Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. of Natural Resources, Dist.  
5 Hdqtrs., Chillicothe, Ohio
6. Interior, front hall stairway
7. #5 of 6

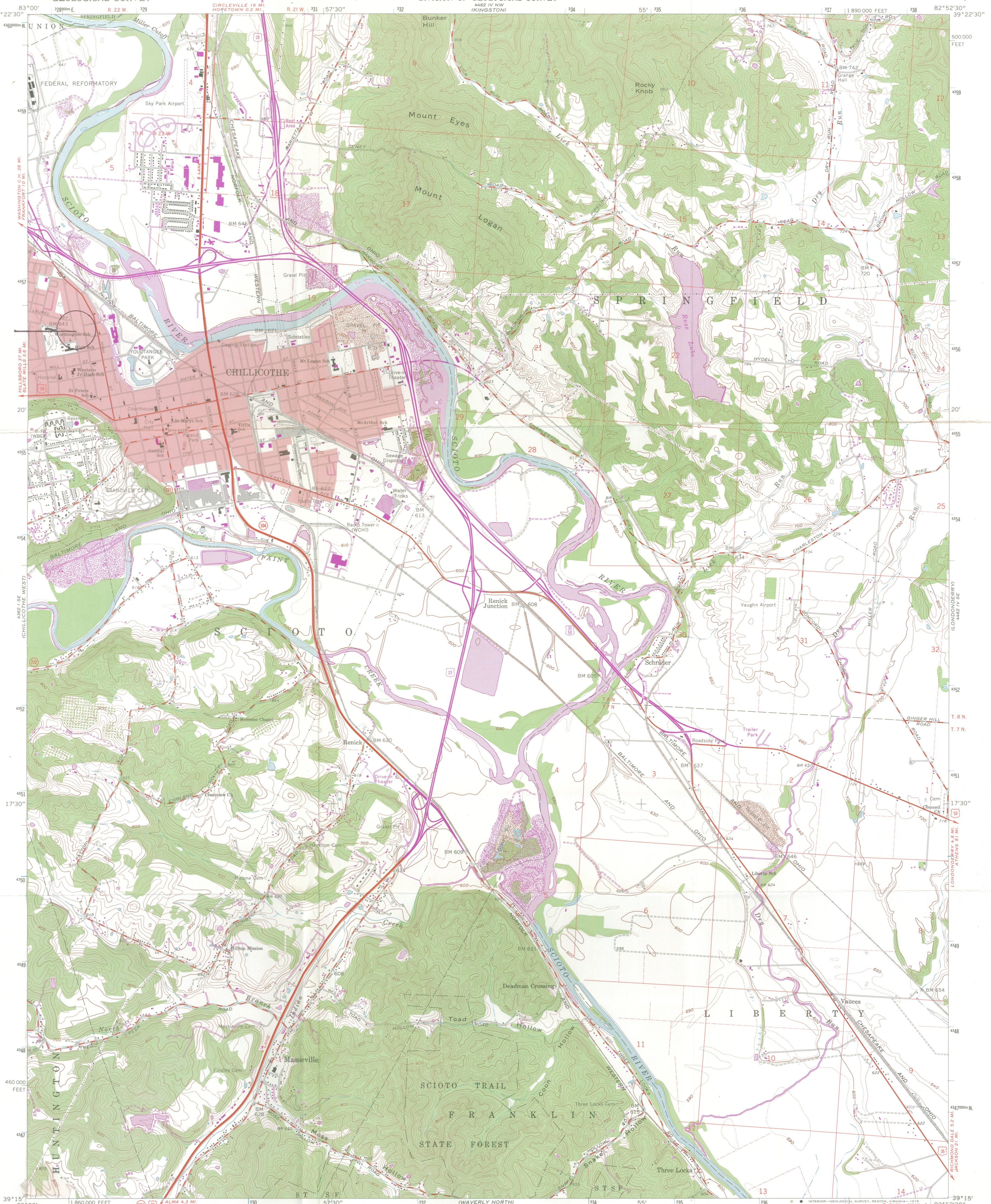
APR 9 1981  
MAY 12 1981



1. Seip House
2. 345 Allen Ave., Chillicothe, Ross  
County, Ohio
3. Richard Leister
4. 6/80
5. Ohio Dept. of Natural Resources, Dist.  
5 Hdqtrs., Chillicothe, Ohio
6. Interior, stairway light
7. #6 of 6

APR 9 1981  
MAY 12 1981

Seip House  
Chillicothe, Ross  
County, Ohio  
Zone: 17  
Easting:  
328200  
Northing:  
4356380



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1960. Field checked 1961

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Ohio coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue

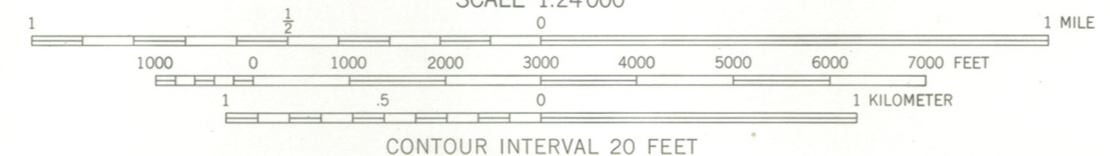
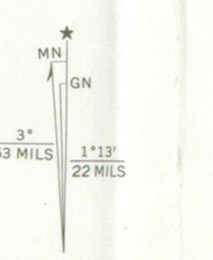
Red tint indicates area in which only landmark buildings are shown

Area west of the Scioto River lies within the Virginia Military District

Area east of the Scioto River lies within Congress Lands east of the Scioto River

Land lines based on the Ohio River Base

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 20 FEET

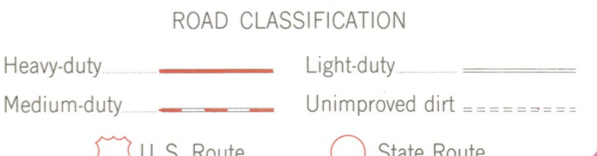
DOTTED LINES REPRESENT 10-FOOT CONTOURS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple compiled in cooperation with State of Ohio agencies from aerial photographs taken 1971 and 1975. This information not field checked



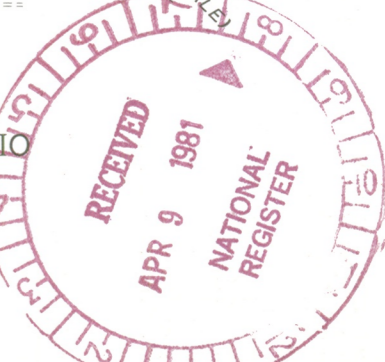
CHILlicothe EAST, OHIO

N3915—W8252.5/7.5

PHOTOREVISED 1971 AND 1975

AMS 4462 IV SW—SERIES 1982

MAY 12 1981



ENTRIES IN THE NATIONAL REGISTER

STATE **OHIO**

Date Entered **MAY 12 1981**

Name

Location

**Seip House**

**Chillicothe  
Ross County**

Also Notified

**Honorable John Glenn**

**Honorable Howard M. Metzbaum**

**Honorable Bob McEwen**

Lake Central Region, HCRS

**State Historic Preservation Officer**

**Mr. W. Ray Luce**

**Ohio Historical Society**

**1982 Velma Avenue**

**Columbus, Ohio 43211**

NR

Eady/bjr/5/14/81

For further information, please call the National Register at (202)343-6401.