

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received APR 9 1987
date entered MAY - 8 1987

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

1. Name

historic Landes, Samuel House

and/or common A.F. Maxwell House

2. Location

street & number 590 Hibbs Road

N/A not for publication

city, town Jackson Township
Lockbourne

vicinity of

state Ohio

code OH

county Franklin

code 049

3. Classification

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

4. Owner of Property

name A. F. Maxwell

street & number 590 Hibbs Road

city, town Lockbourne

vicinity of

state Ohio 43137

5. Location of Legal Description

courthouse, registry of deeds, etc. Franklin County Administration Building

street & number 440 South High Street

city, town Columbus

state Ohio

6. Representation in Existing Surveys

title Ohio Historic Inventory

has this property been determined eligible? yes no

date 1986

federal state county local

depository for survey records Ohio Historic Preservation Office

city, town Columbus

state Ohio

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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 Samuel Landes House located at 590 Hibbs Road, Franklin County, is a five bay common bond brick building which rests upon a coursed stone foundation. Constructed ca. 1848 for the Landes family by an unknown builder, the building is an excellent example of the I-house building type as it was practiced in Franklin County in the late 1840s. The house and barn retain integrity with primarily 19th century alterations comprising the major changes to the structures.

The house was built in two sections, the main house and a short ell being first. The exterior of the building features paired interior chimneys, an entrance with paneled door, sidelights and transom. The original windows are double hung with 6 X 6 lights. Several were replaced with single sash panes. Each is surrounded by plain stone lintels and sills.

The main house consists of a parlor and a dining room downstairs, and an entry hall with a curved stairway leading upstairs to two bedrooms. The ell consisted of an additional bedroom upstairs and a kitchen below connecting ladder-like stairs. A double galleried recessed porch completed the ell. Near the house is a chimney and large fireplace which is probably part of a detached summer kitchen during this period.

The addition lengthened the ell and consisted of both a two story section, containing a keeping room downstairs with two additional small bedrooms above, and a one-story section which was a summer kitchen. The two-story section also extended the recessed double galleried porch so that it now included four sections. There is a curved staircase from the keeping room to the smallest of the two bedrooms above. There is no indication of a door between these two small bedrooms which is separated only by a wall of beaded boards one board thick. The curved staircase continues from this small bedroom up to a attic room with low ceiling. It is possible that this small bedroom and the attic storage could have been used by a hired man. There are five chimneys and five fireplaces downstairs. There were no fireplaces upstairs, but in restoring the upstairs room, shadows of mantles were found in three of the original five bedrooms. Because of the similarity of the brick and the architectural compatibility of the two parts of the house it appears that not much time elapsed between their construction.

Lewis Bunn "updated" the house in the 1870's by the addition of a small decorative Italianate porch and brackets under the eaves on the front. The porch had long ago been removed, but the footer was found to be of poured concrete. This confirms that it was a later addition since there is no other poured concrete about the house. The brackets, which have since been removed, extended down over the lintels which indicates a later addition.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Landes, Samuel, House, Lockbourne vic., Franklin County, Ohio

Section number 7 Page 1

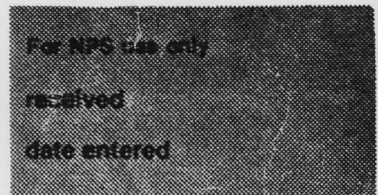
In the 1950's two of the four porches were converted to baths. The board wall separating the two small bedrooms had been removed. The beaded boards used in this wall had been salvaged and will be used in the restoration of the attached summer kitchen. With these exceptions, the house is in original, if neglected condition. It is being restored as faithfully as an actual residence can be. This means that electric lights, plumbing, telephone and forced air heat have been added. Window sashes have been reproduced to match four original 6 X 6 sashes. A badly deteriorated tin roof covering cedar shingles has been replaced with a new cedar shingle roof and round downspouts have been added. Incoming electric and telephone lines have been buried so as not to compromise the original exterior appearance. Landscaping is patterned after period styles and plants of the period are being used.

Gilbert
new tech
25% COTTON

**United States Department of the Interior
National Park Service**

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

Jackson Township, Franklin County, Ohio



Continuation sheet Samuel Landes House

Item number 7

Page 2

A 40' x 40' barn is located behind the house. It is as pictured in the etching from the 1880 History of Franklin and Pickaway Counties, Ohio with the exception of the shed roof on the left end. It is constructed with hand hewn beams. A fireplace and chimney which was part of a summer kitchen is also located on the property.

Contributing buildings: 2 (house and barn)

Contributing structure: 1 (fireplace and chimney ruin of former summer kitchen)

Total: 3

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 c. 1848 Builder/Architect unknown

Statement of Significance (in one paragraph)

The Samuel Landes house is being nominated to the National Register of Historic Places under Criterion C based on its architectural significance. It is an excellent example of a vernacular building type. Although this type of farmhouse is somewhat common in Franklin county and central/southern Ohio, this property is unique in Jackson Township as the only I-house with a double galleried recessed porch and five bays. Two three bay federal houses with recessed porches can be found in the township on Holton Road and SR 104 but both have lost their architectural integrity through alterations.

The 1200 acres of land on which the house is located was part of a federal land grant on April 14, 1800 to Cornelius Baldwin, a Virginia surgeon, for his services during the Revolutionary War. An additional 100 and 107 acres were acquired by Samuel Landes on November 30, 1840 situated south of the farm.

According to property abstracts, Landes mortgaged 207 acres in 1845 for \$3,306.17, most likely in order to pay for the construction of the present house. In the October 1850 census Landes estimated the value of his real estate at \$8,225. At that time he owned almost 327 acres of which 117 acres had been purchased in July of that year at a cost of \$15.45 per acre. Thus 327 acres totals \$5,052 which is \$3,173 less than the value of his total real estate, suggesting that a house worth approximately \$3,000 was on the property at that time. The house appears on the Jackson Township map of 1854 on land shown to be owned by Samuel Landes.

The house remained in the Landes family until the death of Nancy Landes in 1875, five years after her husband who bequeathed to her the house and one third of his land. The farm and house was acquired soon after by Lewis and Sallie Bunn. In 1880 an illustration of the Bunn's residence was prominently displayed in History of Franklin and Pickaway Counties, Ohio facing page 387.

Samuel Landes was a prominent farmer in southern Franklin County. The 1850 census, taken soon after his house was constructed, lists Landes as a 41 year old farmer with two children. The farm at that time consisted of more than 300 ares. On March 20, 1851 he became one of the directors of a group incorporated to establish the Franklin and Jackson Turnpike, currently know as State Route 104, or Jackson Pike. This road ran from the Columbus and Harrisburg Turnpike, south of Franklinton, to the Cottage Mills and Harrisburg Pike (now State Route 665).

In summary, the Samuel Landes house is a locally distinctive example of the prototypical I-house with side gallery variant. The building displays distinct characteristics of this vernacular house type through its plan, design and architectural features, particularly its simple 5 bay facade with flat stone lintels and delicate 6/6 windows, sidelights and transom with thin muntins reminiscent of the Federal style.

9. Major Bibliographical References

History of Franklin and Pickaway Counties, Ohio (1880)
Property abstract
Franklin County Censu 1850
Jackson Township map, 1854

10. Geographical Data

Acreage of nominated property 7.2

Quadrangle name Commercial Point

Quadrangle scale 1:24000

UTM References

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Verbal boundary description and justification

The nominated property coincides with the parcel of land described in Vol. 3537, Page 436, Recorder's Office, Franklin County, Columbus, Ohio. The nominated property is part of a much larger, app. 150 acres, tract of land and includes only a small portion of land

List all states and counties for properties overlapping state or county boundaries surrounding the house, barn and site of summer kitchen (see enclosed copy of deed)

state N/A code county

state code county

11. Form Prepared By

name/title A.F. Maxwell/ Sandra Davies, Regional Coordinator

organization Central South Central OHPO

date August 19, 1986

street & number 22 North Front Street

telephone 614-221-0227

city or town Columbus

state Ohio 43215

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 National Park Service.

State Historic Preservation Officer signature

W. Ray Juce

title SHPO

date 3/24/87

For NPS use only

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

J. Alan Byer
Keeper of the National Register

Entered in 1987
National Register

date 5-8-87

Attest:

Chief of Registration

date

87000688

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Landes, Samuel, House
Franklin County
OHIO

APR - 9 1987

Working No. _____

Fed. Reg. Date: 2/2/88

Date Due: 5/8/87 - 5-24/87

Action: ACCEPT 5-8-87

RETURN

REJECT

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent deteriorated
- good ruins
- fair unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at CSCOHPO, 22 N. Front St.
Columbus, Ohio 43215
Photographer: A.F.Maxwell, March 1986
Front elevation

APR 9 1987



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file CSCOHPO, 22 N. Front St.
Columbus, Ohio 43215
Photographer: A.F.Maxwell, March 1986
Side elevation



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at CSCOHPO, 22 N. Front St.
Columbus, Ohio 43215
Photographer: A.F.Maxwell, March 1986
Rear elevation



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file CSCOHPO, 22 N. Front St.
Columbus, Ohio 43215
Photographer: A.F. Maxwell, March 1986
Kitchen



Samuel Landes House

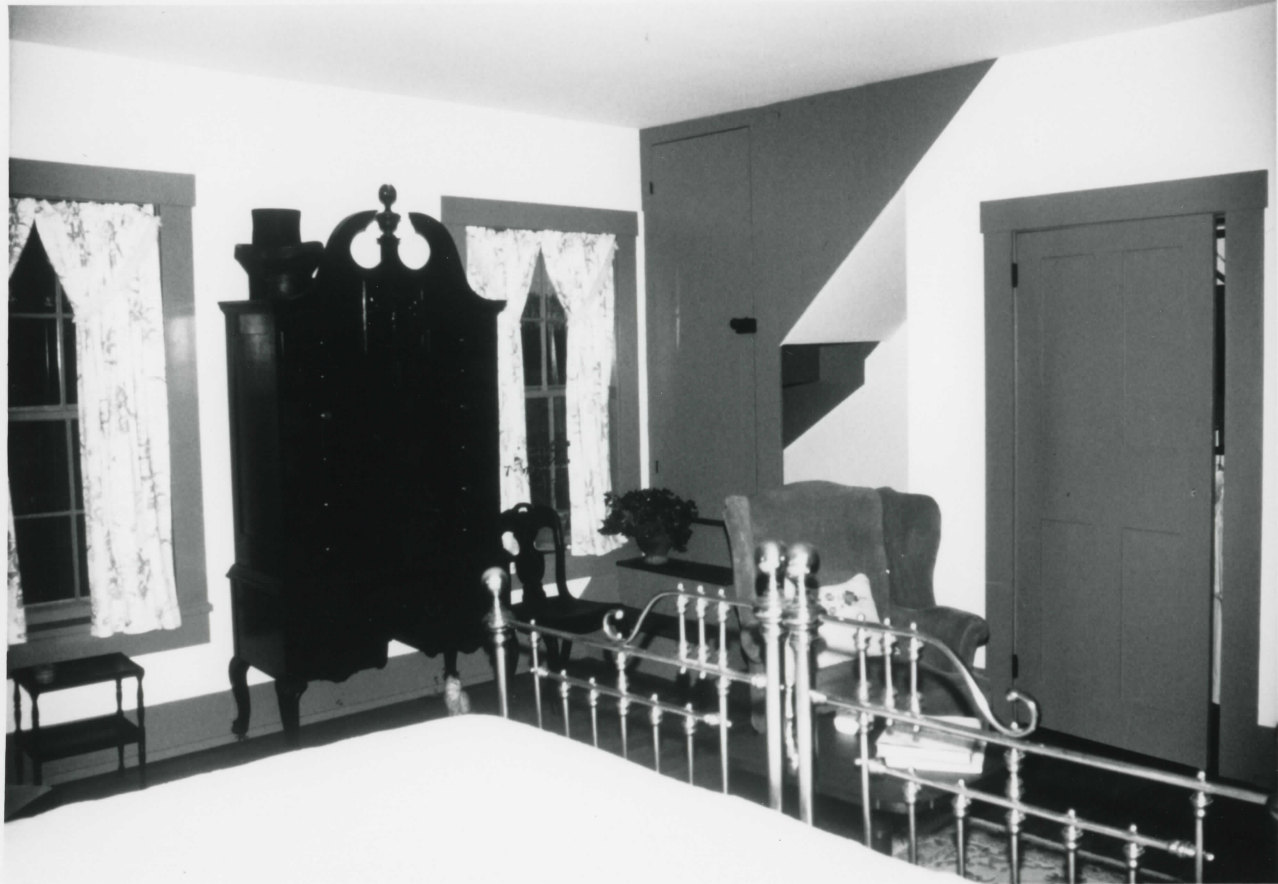
590 Hibbs Rd., Lockbourne vicinity

Negative on file CSCOHPO, 22 N. Front St.

Columbus, Ohio 43215

Photographer: A.F.Maxwell, March 1986

Living room



Samuel Landes House

590 Hibbs Rd., Lockbourne vicinity

Negative on file CSCOHPO, 22 N. Front St.
Columbus, Ohio 43215

Photographer: A.F.Maxwell, March 1986

Bedroom



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at above address
Photographer: A.F.Maxwell, August 1986
Staircase

2580 N 1-1-1 219



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file CSCOHP0, 22 N. Front St.
Columbus, Ohio 43215
Photographer: A.F.Maxwell, March 1986
Staircase

APR 9 1987



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at above address
Photographer: A.F.Maxwell, August 1986
Summer Kitchen

25 80

25

25 80 N N N N 2 19



Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at above address
Photographer: A.F.Maxwell, August 1986
Barn interior

2580

25

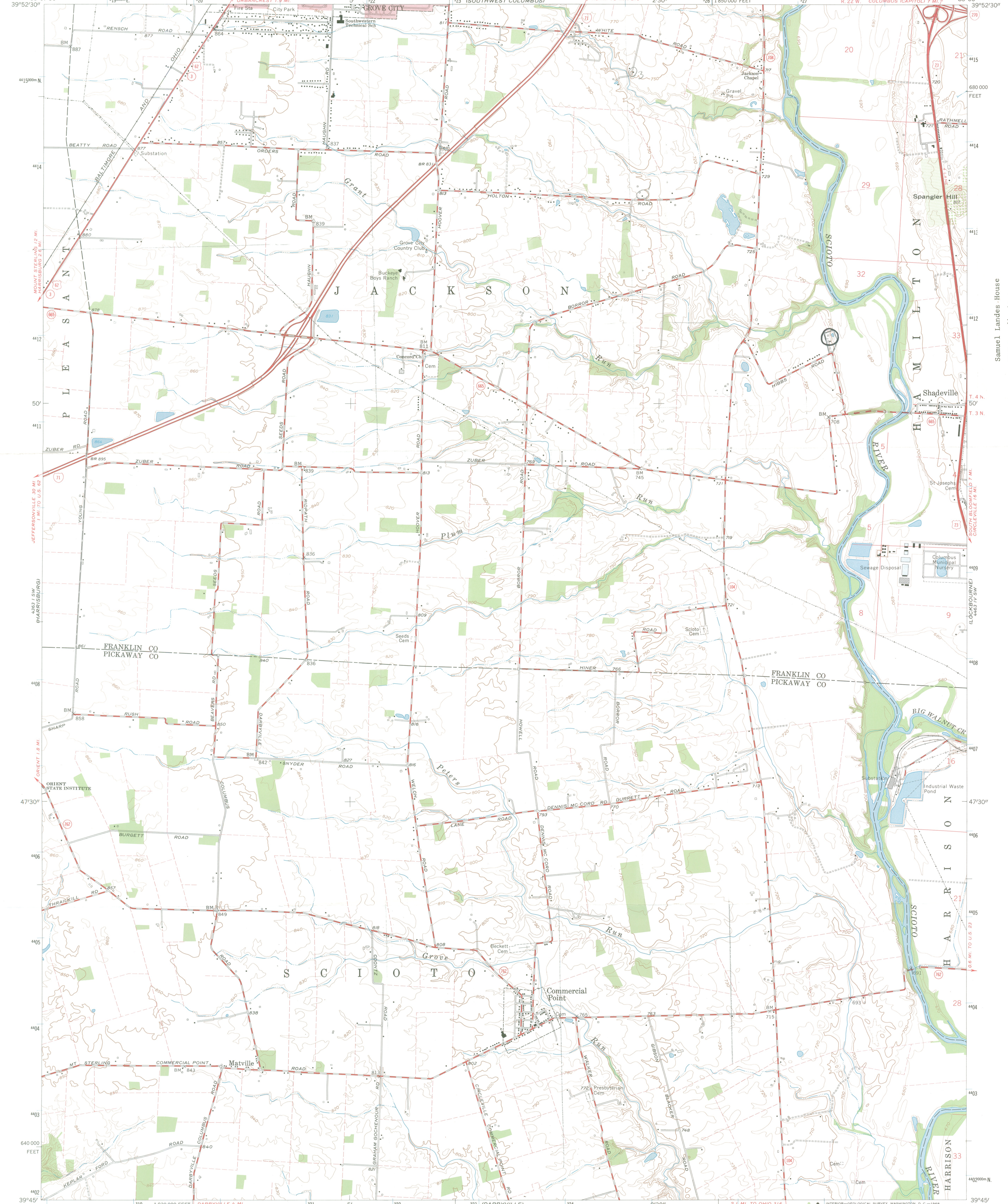
2580 N 1-1 1219



25 80

Samuel Landes House
590 Hibbs Rd., Lockbourne vicinity
Negative on file at above address
Photographer: A.F.Maxwell, August 1986
Barn

25 80 N 1-1 N 2 19



Mapped, edited, and published by the Geological Survey
 Revised in cooperation with State of Ohio agencies
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial photographs
 taken 1953. Field checked 1955. Revised 1966
 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
 Fine red dashed lines indicate selected fence and field lines where
 generally visible on aerial photographs. This information is unchecked
 Red tint indicates areas 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 Scioto River Base

SCALE 1:24 000
 1 1000 2000 3000 4000 5000 6000 7000 FEET
 1 5 10 20 30 40 KILOMETER
 CONTOUR INTERVAL 10 FEET
 DATUM IS MEAN SEA LEVEL

ROAD CLASSIFICATION
 Heavy-duty ——— Light-duty ———
 Medium-duty ——— Unimproved dirt - - - - -
 Interstate Route (I) U.S. Route (U) State Route (S)

OHIO
 QUADRANGLE LOCATION

COMMERCIAL POINT, OHIO
 N3945—W8300/7.5
 1966
 AMS 4363 I SE—SERIES V852

UTM GRID AND 1966 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
 2° 36 MILS 1° 19' 23 MILS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Maple Point 1.2 MI. TO U.S. 30
 Mount Sterling 1.2 MI. TO U.S. 30
 Jeffersonville 3.9 MI. TO U.S. 30
 Orient 1.8 MI.
 Columbus (City Hall) 9 MI.
 Columbus (Capitol) 7 MI.
 Columbus (City Hall) 7 MI.
 1.5 MI. TO INT. 270
 2.1 MI. TO OHIO 316
 Chillicothe 30 MI.
 0.6 MI. TO U.S. 23
 0.6 MI. TO U.S. 23

UTM Coordinates:
 17 327280 4411720
 APR 9 1987

Samuel Landes House

5 Copies

Ohio Historic Preservation Office

1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470



OHIO
HISTORICAL
SOCIETY
SINCE 1885

1 April 1987

Ms. Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Carol:

Enclosed are 6 new National Register nominations. All of the appropriate notification procedures have been followed for these new submissions.

New Submissions

Landes, Samuel House
Laurel Homes Historic District
Franklin College Building #5
Valentine Theater Building
First National Bank Building
"Boom Town" Historic District

County

Franklin
Hamilton
Harrison
Lucas
Stark
Wood

Please contact me if you have any questions.

Sincerely,

W. Ray Luce
State Historic Preservation Office

WRL:bp
Enclosures

ESTATE by the ENTIRETIES with SURVIVORSHIP DEED*

47918

LEWIS J. MERZ and BONITA J. MERZ, Husband and Wife,

(1), of Franklin County,

for valuable consideration paid, grant(s)(2) with general warranty covenants, to

ABE F. MAXWELL and ELLADENE J. MAXWELL husband and wife,

for their joint lives, remainder to the survivor of them, whose tax-mailing address is

the following REAL PROPERTY: Situated in the County of Franklin in the State

of Ohio and in the Township of Jackson (3)

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AS THOUGH FULLY REWRITTEN HEREIN.

Subject to all future taxes and assessments, all legal highways, and restrictions, conditions and easements, if any, of record.

TRANSFERRED JUN - 5 1984 ROGER W. TRACY AUDITOR FRANKLIN COUNTY, OHIO

FRANKLIN COUNTY, OHIO JUN 5 - 1984 Recorded: Time: 7:35 P.M.

PALMER C. McNEAL, Recorder

Parcel Number: 160-139 0-30

Recorder's Fee \$ 10.00

Prior Instrument Reference: Vol. Page of the Deed Records of Franklin

County, Ohio. LEWIS J. MERZ and BONITA J. MERZ (x) wife (x) husband of the

Grantor(s) releases all rights of dower therein. Witness their hand(s) this 16th day of May, 1984

Signed and acknowledged in the presence of:

Witness: B. D. Mishiner

Lewis J. Merz (5)

Witness: Mark W. Keller

Bonita J. Merz

State of Ohio County of FRANKLIN ss.

BE IT REMEMBERED, That on this 16th day of May, 1984, before me, the subscriber, a Notary Public in and for said county, personally came, LEWIS J. MERZ and BONITA J. MERZ the Grantor(s) in the

foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal this day and year aforesaid.

Notary Public: James A. Magnuson

This instrument was prepared by MARK D. KELLER CO., L.P.A. NOTARY PUBLIC STATE OF OHIO P.O. BOX 29427 COLUMBUS, OHIO 43229 Telephone (614) 885-5164

- (1) Name of Grantor(s) and marital status. (2) See Sections 5302.05 and 5302.06 Ohio Revised Code. (3) Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments if any. (4) Delete whichever does not apply. (5) Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

CONVEYANCE TAX \$86.00 ROGER W. TRACY FRANKLIN COUNTY AUDITOR

01900100

LOFTHEP N Title 134

MAB

86 8789

Situated in the County of Franklin, State of Ohio, Township of Jackson, and being located in Virginia Military Survey No. 478 and being part of a certain 150.616 acre tract as recorded in Vol. 3537, Page 436, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at a railroad spike found at an angle point in the centerline of Hibbs Road and in the southerly line of said Virginia Military Survey No. 478, being the northerly line of Virginia Military Survey No. 1105, and said railroad spike being also the north westerly corner of a 89.478 acre tract conveyed to John S. Delibera by deed of record in Deed Book 3404, page 356;

Thence with the centerline of Hibbs Road and the southerly line of said Virginia Military Survey No. 478, South $63^{\circ} 46' 47''$ West, a distance of 62.41 feet to a railroad spike;

Thence North $10^{\circ} 13' 13''$ West, a distance of 303.00 feet to an iron pin;

Thence North $26^{\circ} 13' 13''$ West, a distance of 499.06 feet to an iron pin;

Thence North $63^{\circ} 46' 47''$ East, a distance of 400.00 feet to an iron pin;

Thence South $26^{\circ} 13' 13''$ East, a distance of 755.32 feet to an iron pin;

In the northerly line of a 35 foot easement, said line being 35 feet north of said southerly line of Virginia Military Survey No. 478;

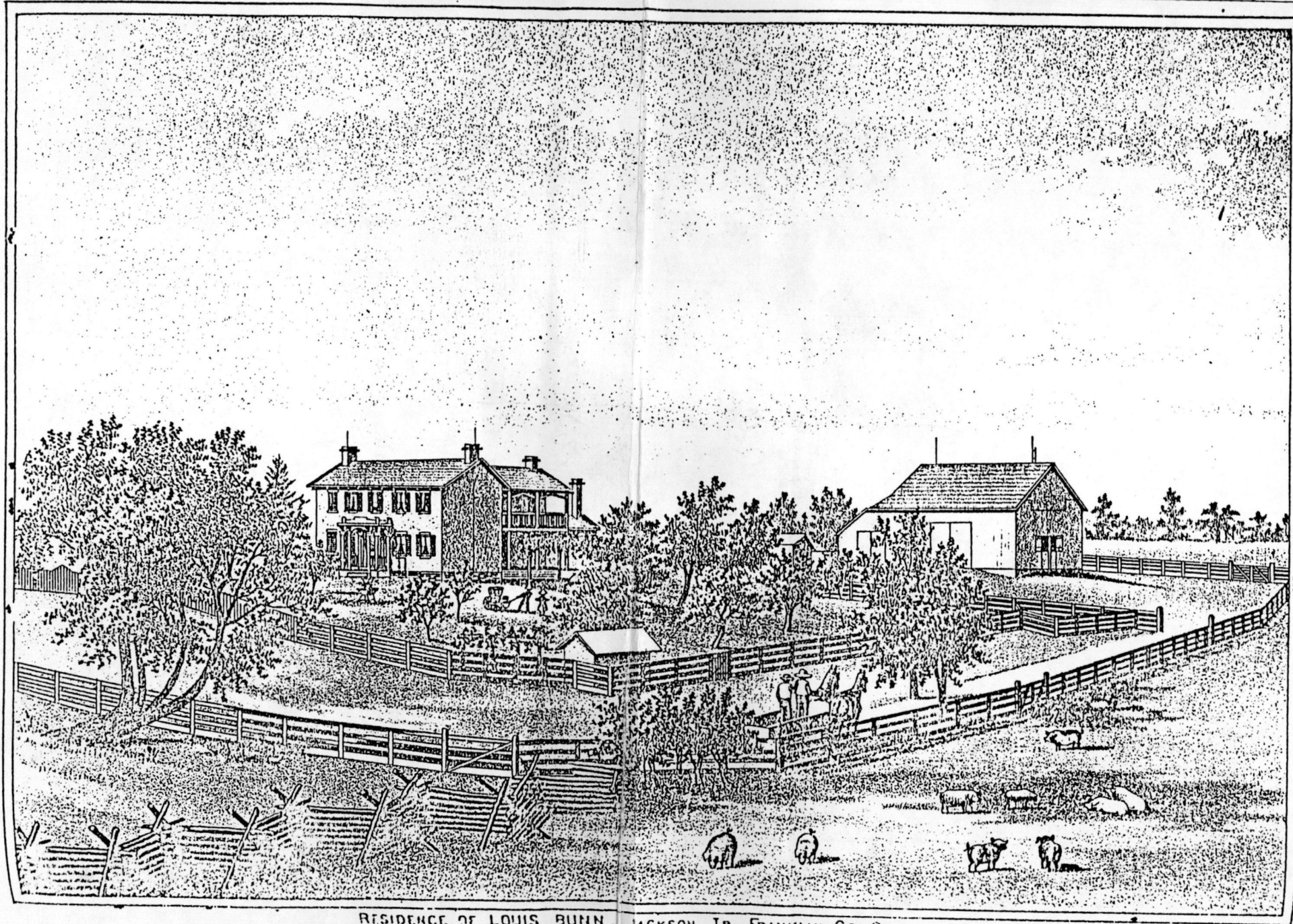
Thence on a line parallel to said Virginia Military Survey Line South $63^{\circ} 46' 47''$ West, a distance of 411.07 feet to an iron pin;

Thence South $10^{\circ} 13' 13''$ East a distance of 36.41 feet to the place of beginning and containing 7.202 acres, more or less.

0-30-B
ALLOP
139
JACKSON
TWP.
J.M.L.
5/14/84

Landes, Samuel, House
Jackson Twp., Franklin County, Ohio

From: History of Franklin and Pickaway Counties, Ohio, 1880



RESIDENCE OF LOUIS BUNN, JACKSON TP, FRANKLIN CO OHIO

