

**HISTORIC AMERICAN BUILDINGS SURVEY  
DOCUMENTATION OF  
DELASHMUTT - LANE RESIDENCE /  
OSU SHEEP FARMHOUSE  
(OH HABS No. \_\_\_\_\_)**

**COLUMBUS,  
FRANKLIN COUNTY, OHIO**

**May 2024**

Delashmutt - Lane Residence / OSU Sheep Farmhouse  
Columbus  
Franklin County  
Ohio

OH HABS No. \_\_\_\_\_

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service

Ohio State Historic Preservation Office  
800 East 17<sup>th</sup> Avenue  
Columbus, Ohio 43211

May 31, 2024

HISTORIC AMERICAN BUILDINGS SURVEY

DELASHMUTT - LANE RESIDENCE / OSU SHEEP FARMHOUSE

HABS NO. OH- \_\_\_\_\_

Location: 2425 West Case Road, Columbus, Franklin County, Ohio.

Significance: The Delashmutt-Lane Residence is one of the oldest remaining residences in northwest Columbus. It is constructed in a simple Federal style with three rooms on the first floor and three rooms on the second floor. It was built for Edwin Ruthven Delashmutt when he married Eva McColley in 1875. It remained the Delashmutt home until 1887, when Edwin's father passed away and he moved his family to his father's farm on Fishinger Road. Delashmutt retained ownership of the property and leased it out to tenant farmers. It passed to his daughter Esther upon her marriage in 1912 and then was sold to William and Maude Lane in 1915. The Lanes made it their family home until 1954, when the property was acquired by The Ohio State University and used for their sheep farm program with tenants living in the house. When the Sheep Farm program moved to the Wooster campus, the property was conveyed to the City of Columbus in 2019 to develop into a public park.

Description: When originally constructed, the farmhouse consisted of three rooms on the first floor and three rooms on the second floor in an L-shaped footprint. The wider and longer leg of the L is on the east side and contains the living room and stair to the second floor. The north-south leg originally contained two smaller rooms. At the rear of the house was an original kitchen. All of these rooms were built of solid brick masonry walls with wood floor members, topped by an asphalt-shingle hip roof on the two-story portion and a low-slope modified bitumen shed roof (likely originally raised seam metal) over the kitchen. The original front entry door faces West Case Road and is protected by a simple shed roof supported by the brick wall of the west wing and a wood wall bracket on the east side. There likely was an original walkway to the street that has since been removed and overgrown with grass.

The living room has a fireplace centered on the east wall flanked by double-hung windows that originally had multi-pane sashes, possibly 2-over 2, and now have 1-over-1 sashes that appear to date to the mid-20<sup>th</sup> century. The living room also has a window centered on the front (north wall) and what was likely a window centered on the south (rear) wall that was later enlarged into a door opening. The west rooms have a window centered on each exterior wall. The original access into the rear room appears to be the arched opening on the west side of the stairs, so that one of the west rooms likely functioned as the original dining room. The door to the rear addition on the east side of the stairs may have been added at a later date with wood trim to cover the edges of the cut opening. The rear room has a flat ceiling at the north that angles down at the south rear wall when it meets the bottom of the rafters.

The original rear kitchen room has a door on the west wall that leads to a rear porch with original wood detailing and a window centered on the south rear wall. The east wall features a chimney and a door opening that may have been added when the wood frame addition was constructed in the early-mid 20<sup>th</sup> century to house a modern kitchen. It appears that when the new kitchen was added, the rest of the house was renovated with new windows, bedroom closets, and a bathroom and corridor inserted into the southwest room on the first floor. The original kitchen was converted into a dining room.

The frame addition sits flush with the east brick masonry wall and extends a few feet beyond the rear wall of the original masonry kitchen and wraps a portion of the south wall to form a small square room that houses a washer and dryer. The wood frame addition is built over a crawl space while the original masonry farmhouse sits on a stone foundation that contains a full basement under the living room and crawl spaces under the remaining three rooms.

On the exterior, the second floor windows are placed directly over the first floor windows. These are now all 1-over-1 double hung units but likely were also originally multi-lite sashes. The stairs turn toward the east via winders to access a narrow hall created by a wood stud wall running the full length of the building. The stairs terminate at the door to the main bedroom, which also runs the full length of the living room below with a chimney bump out centered on the east wall. A simple board half wall surrounds the stair opening. There are windows on the north and south walls but none flanking the chimney. In the early- to mid-20<sup>th</sup> century, a closet was constructed in the northwest corner.

Access to the other two bedrooms is through the brick masonry wall on the west side of the second floor hall. The smaller front bedroom has a closet in the northwest corner and a window on the north and west walls. The south bedroom also has a closet in the northwest corner and a window on the west and south walls. Access to the attic is through a roof hatch in the center of the second floor hall. Another closet was added in the early-mid 20<sup>th</sup> century in the northeast corner of the second floor hall.

Interior walls and ceilings are plaster on brick or plaster on lath for the frame partition walls. The first floor finish is carpet throughout except in the kitchen, bathroom, laundry room, and dining room/former kitchen, which are covered with vinyl composition tile. The original wood floor boards can still be seen in the dining room and are likely still present under the carpet and vinyl tile. The second floor bedrooms are also covered with carpet but stairs to the second are original wood and the floorboards are also visible in the second floor hall.

History:

Franklin County was surveyed in 1796 and divided into townships 6 miles square, each of which then subdivided into 1-mile square sections totaling 640 acres each. These sections were often subdivided again into more affordable square parcels of 160 acres each. Perry Township in Franklin County was organized in 1820 from sections of Liberty Township (now part of Washington Township) to the north and Norwich Township to the south that lay on the east side of the Scioto River. The new township was named Perry in honor of Commodore Oliver H. Perry. The eastern part of the township was occupied first by settlers from Worthington and Columbus. The northern part of the township was not settled until the late 1800s when out-of-state owners finally decided to sell their land. The township consisted of rural farms and did not have a village or post office until 1878.

Case Road appears to have been named for Orlando Case, who was born in Connecticut in 1794 and died in Perry Township in 1870. According to the federal census, he was living in Sharon Township in 1830 but had moved to Perry Township when his estate was worth \$3,500 in 1850 and \$8,900 in 1860. Historical atlases indicate that he and other family members owned land on both sides of what is now Case Road. The parcel in question is the southwest section of the intersection of Case Road and Sawmill Road, which was named on atlases by 1872. Most of the property in the area consisted of long narrow lots with frontage on Sawmill Road that stretched across two parcels.

An 1842 atlas shows A. Everett as the owner of the two parcels east of Sawmill Road along with two parcels west of Sawmill Road and a small tract that connected the two. The Everett family likely lived in a house fronting Sawmill Road. By 1856, Zepheniah Everett owned the two parcels east of Sawmill Road and more property west of Sawmill Road. The east side is shown as being “occupied by” J. Riley, who may have been a tenant farmer. By 1872, Zepheniah Everitt (Everett) had acquired more property on the south side of Case Road to create a contiguous tract of land totaling 383 acres. Three buildings are shown on the Everitt land in the 1872 atlas; none are located where the house is today. There may have been a house at the end of long dotted drive south of the project site in the 1872 map that is also present on the 1856 map.

In August 1872, after the atlas was created, Zepheniah Everitt passed away and his considerable estate was broken up and conveyed to multiple entities. The parcel in question was inherited by Zepheniah’s two eldest children, daughters Sarah and Esther. Sarah had married Ele. W. Tuller and Esther was married to James Trammell Miller. Tullers and Millers owned land in this area and it does not appear that either sister lived on the property they inherited. By the 1880 census, the Tullers are shown living in Dublin. The Millers are listed as living in Perry Township in the 1880s census and the 1883 map does show a “J.H. Miller” as owner of the parcel fronting Sawmill Road.

The 1883 atlas shows the property owned by Edwin Ruthven Delashmutt (1842-1926). Edwin was unmarried and still living on his father's farm on Fishinger Road in the 1870 census. He married Eva McColley in 1875 and may have acquired this property from one of the Everitt sisters and constructed the farmhouse for his new family. Edwin's father William Trammel Delashmutt passed away in 1887 and Edwin appears to have moved his family to the Fishinger Road property and likely leased this property to a tenant farmer. In 1912, Edwin's daughter Esther married Harvey Matters, whose family owned the parcel to the west that fronted both Case Road and Sawmill Road, so the property may have been a wedding gift from her father when he transferred it to her in 1911.

In 1915, Esther and Harvey Matters sold the property to William and Maude Lane. William Lane (1886-1957) and Maude Wilson Lane (1889-1946) were married in 1911. William listed his profession as a self-employed farmer and they raised five children here, one of whom passed away in infancy. After Maude Lane passed away in 1947, William married Arla Elliott (1888-1970) and the kitchen addition and other renovations may have been completed at this time. They continued to live and farm the property until 1954, when William retired and sold the property to The Ohio State University, who used it as a sheep farm. When the sheep farm program moved to the Wooster campus, the university transferred the land to the City of Columbus in 2019 to create a new park. The City has agreed to mothball and retain the house for future use, possibly by the Columbus Metropolitan Library, who expressed an interest in constructing a new branch library on this site in the future.

Sources:

- *1796 – 1880 History of Franklin & Pickaway Counties, Ohio, with Illustrations and Biographical Sketches of Some of the Prominent Men and Pioneers.* Williams Bros. 1880.
  - Ancestry.com marriage and death records.
  - Federal Census Records for 1830, 1850, 1860, 1870, 1900, and 1910
  - Franklin County deed records 1872 – 2019.
  - Maps of Perry Township in the Franklin County Atlas, 1842, 1856, 1872, 1883, and 1914.
  - Taylor, William Alexander. *Centennial History of Columbus and Franklin County, Ohio.* Chicago-Columbus, The S.J. Clarke Publishing Company, 1909.
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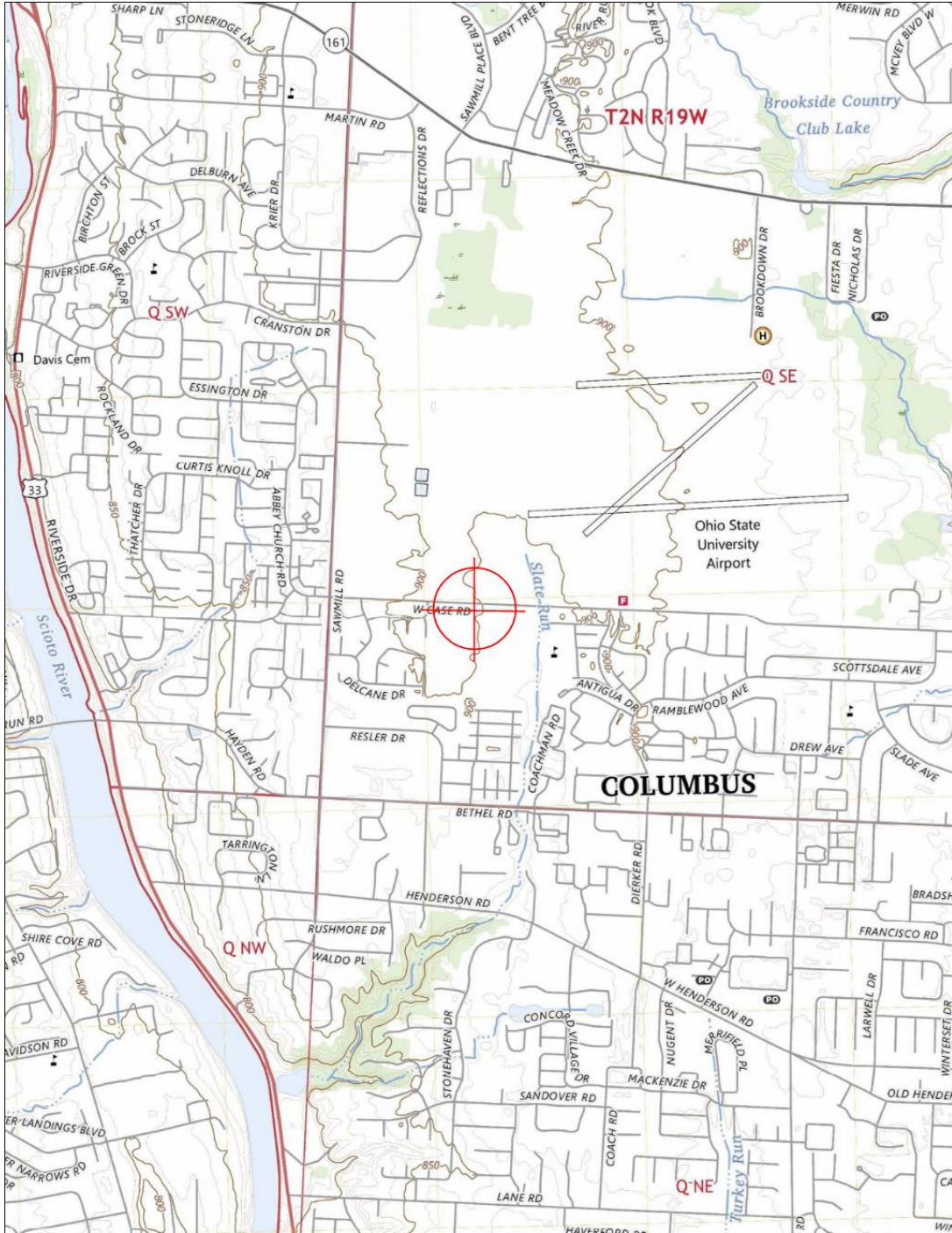
Architectural Historian:

Charissa W. Durst, Hardlines Design Company, 2024

Project Information:

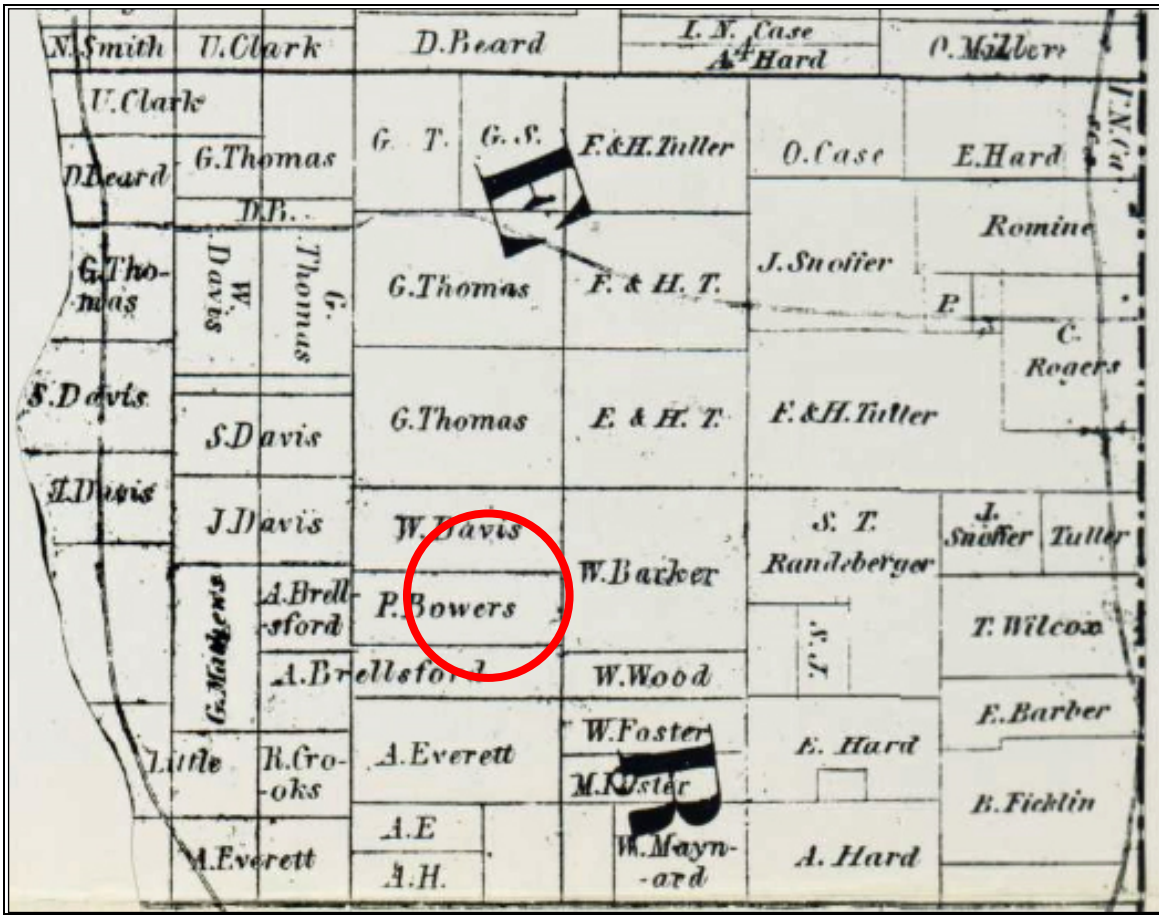
This project to document the history and significance of the vacant farmhouse at 2425 West Case Road was initiated because of plans to demolish the structurally unsound frame kitchen addition and mothball the main house for possible future use. MKSK prepared design documents for the new park and Hardlines Design Company (HDC) prepared the building mothballing documents. HDC also completed the HABS historic and photographic documentation of the building. Charissa W. Durst, historic architect and architectural historian, served as project manager for the project, as well as researcher and prepared this document. Jeff Bates was the project photographer. The level of documentation includes:

- Twenty (20) large-format black and white digital photographs of the building.
- A HABS short form written report that describes the structure and documents its history and significance.
- Floor plans were updated by Charissa W. Durst with original files provided by Columbus Landmarks Foundation.



7.5 Minute Northwest Columbus, Ohio, USGS Quad Map,  
with location of 2425 West Case Road  
(Circle and cross hairs added by HDC)

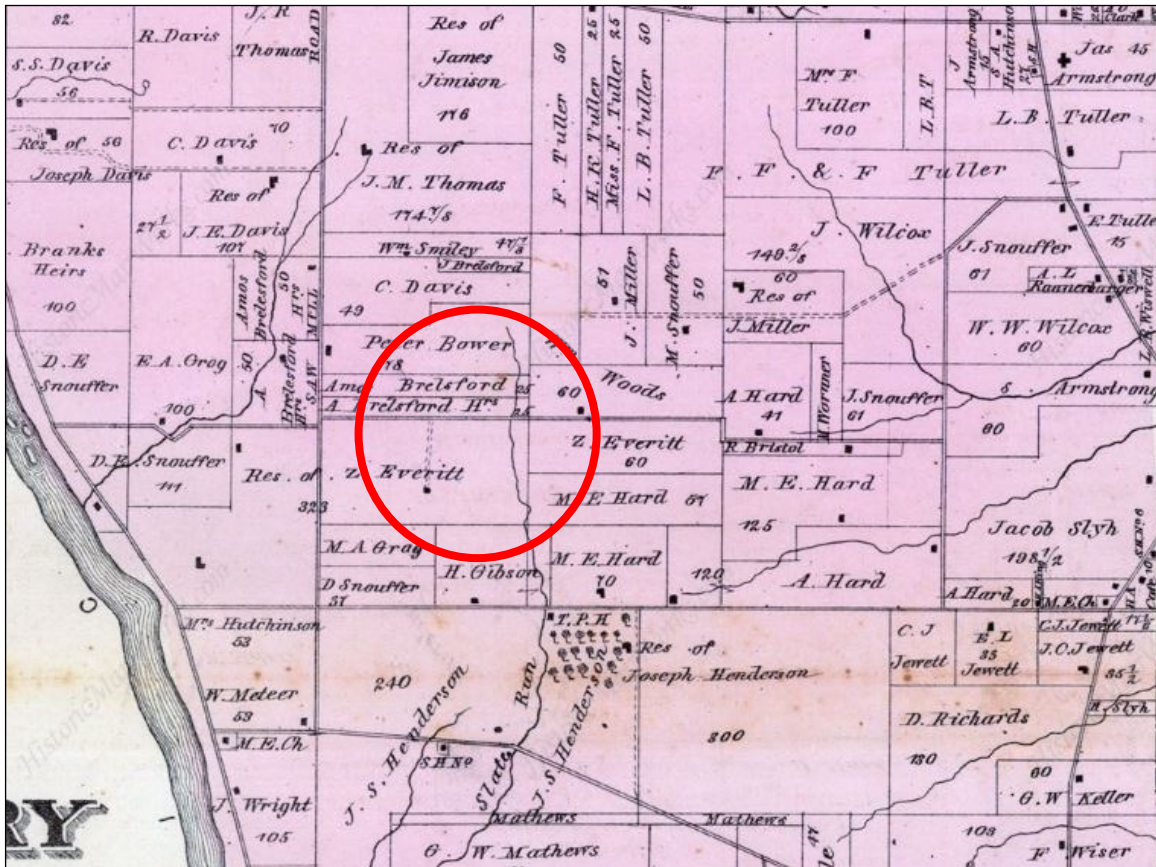




Portion of 1842 Map of Perry Township, with circle indicating the location of the future house  
 (Circle added by HDC)



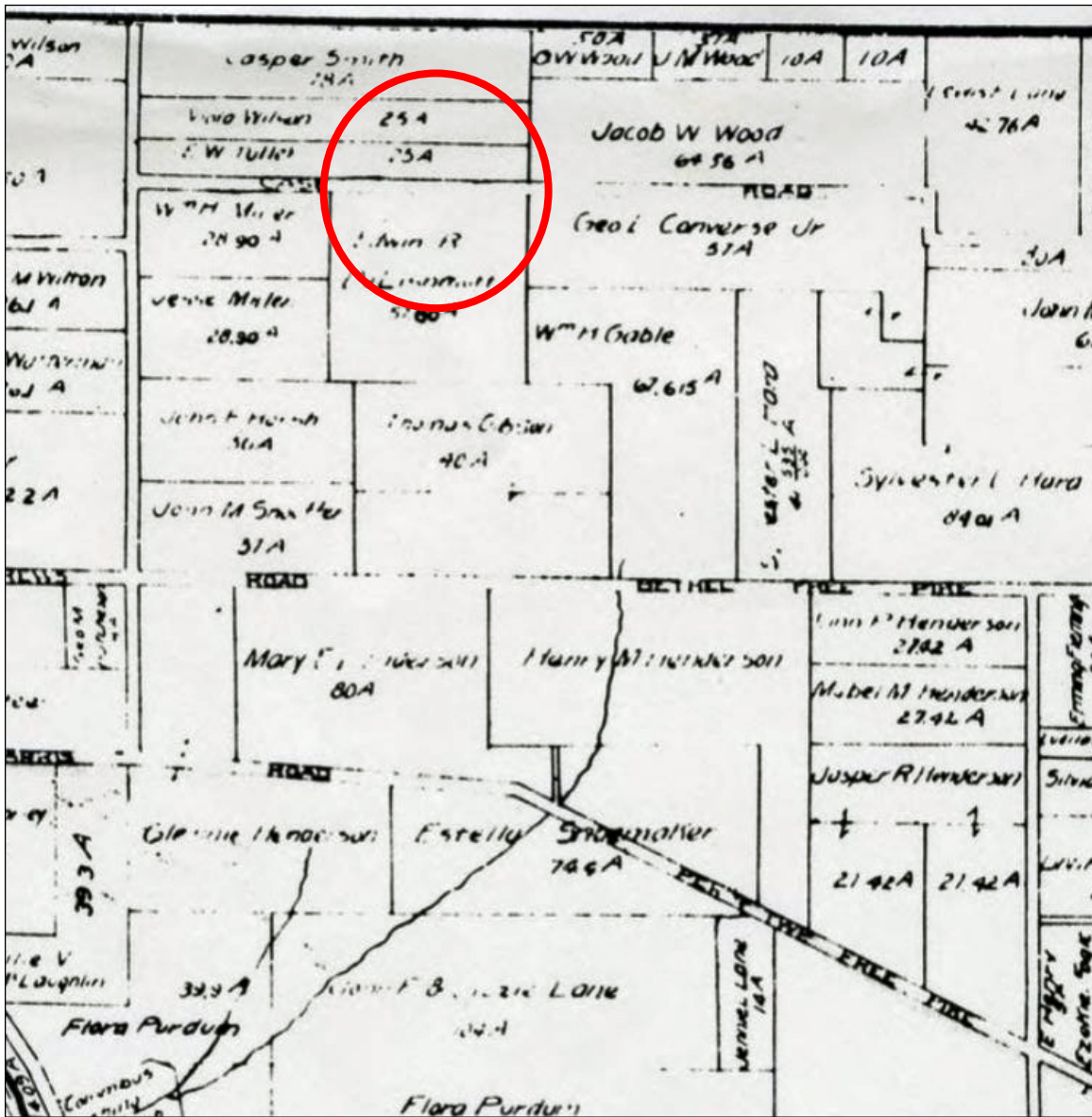
Portion of 1856 Map of Perry Township, with circle indicating location of future house  
(Circle added by HDC)



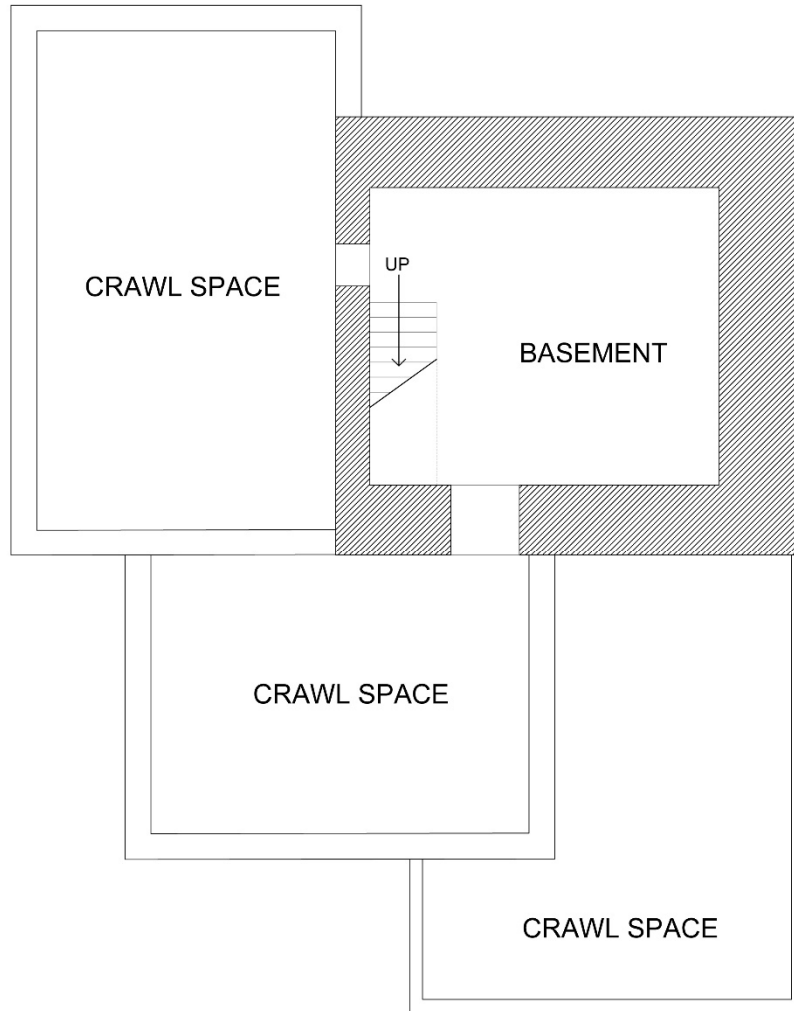
Portion of 1972 Map of Perry Township, with circle indicating location of future house  
(Circle added by HDC)



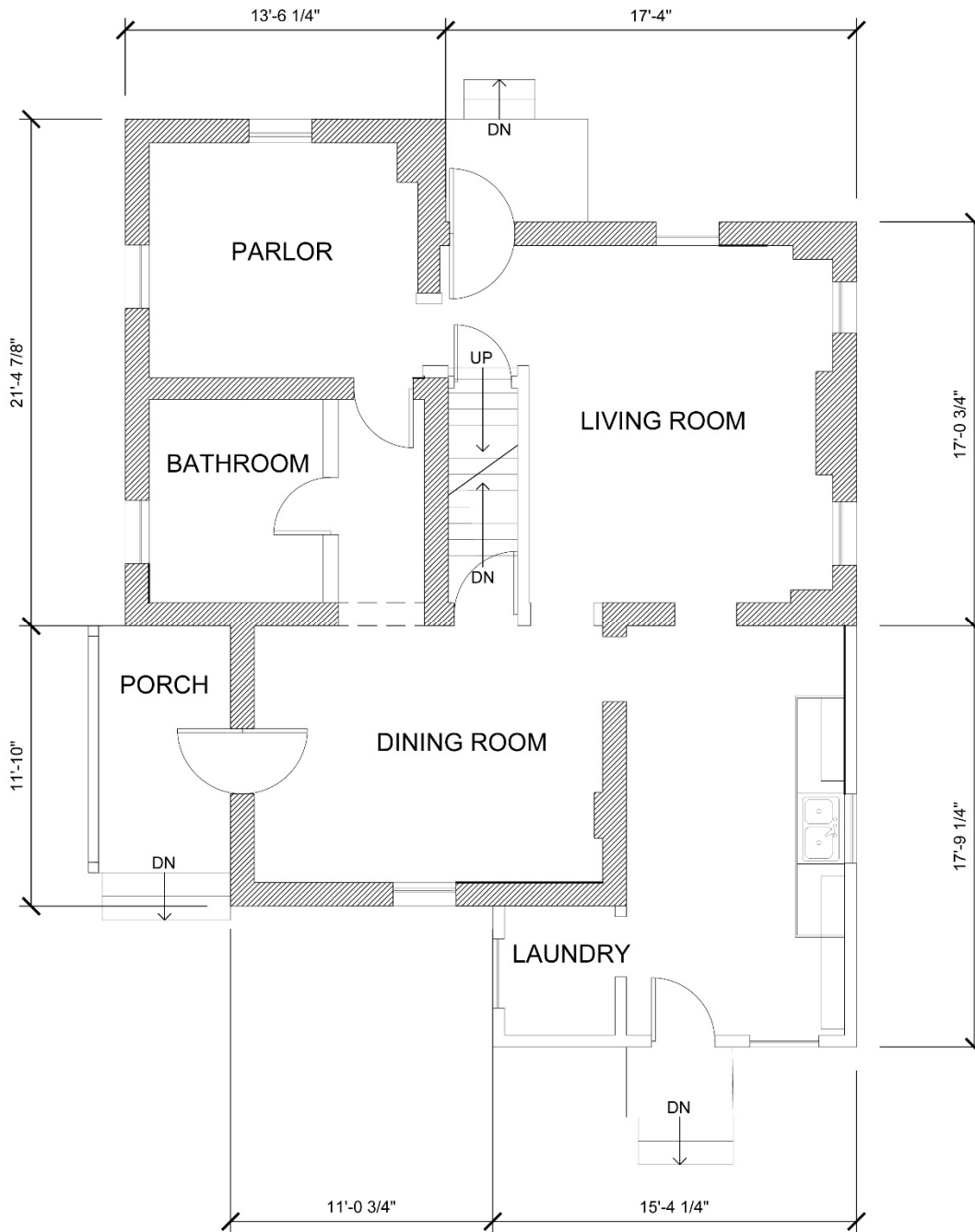
Portion of 1883 Map of Perry Township, with circle indicating location of house  
(Circle added by HDC)



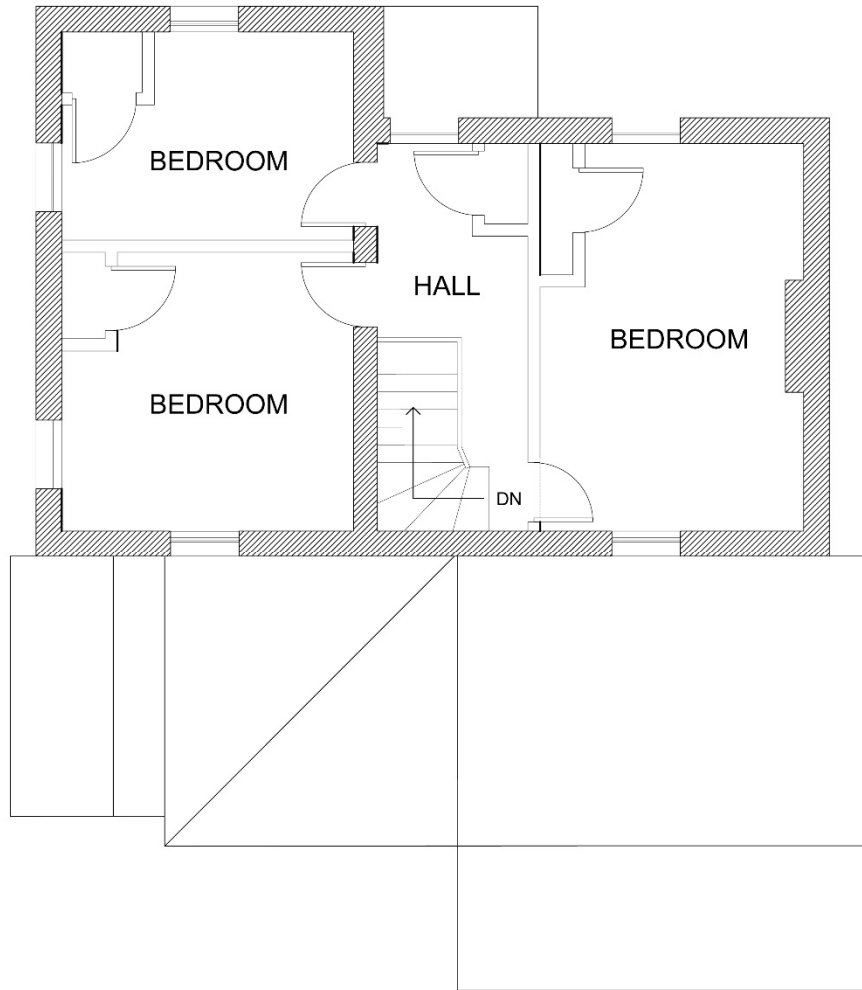
Portion of 1914 Map of Perry Township, with circle indicating location of house  
(Circle added by HDC)



2425 West Case Road Basement Floor Plan  
↑North

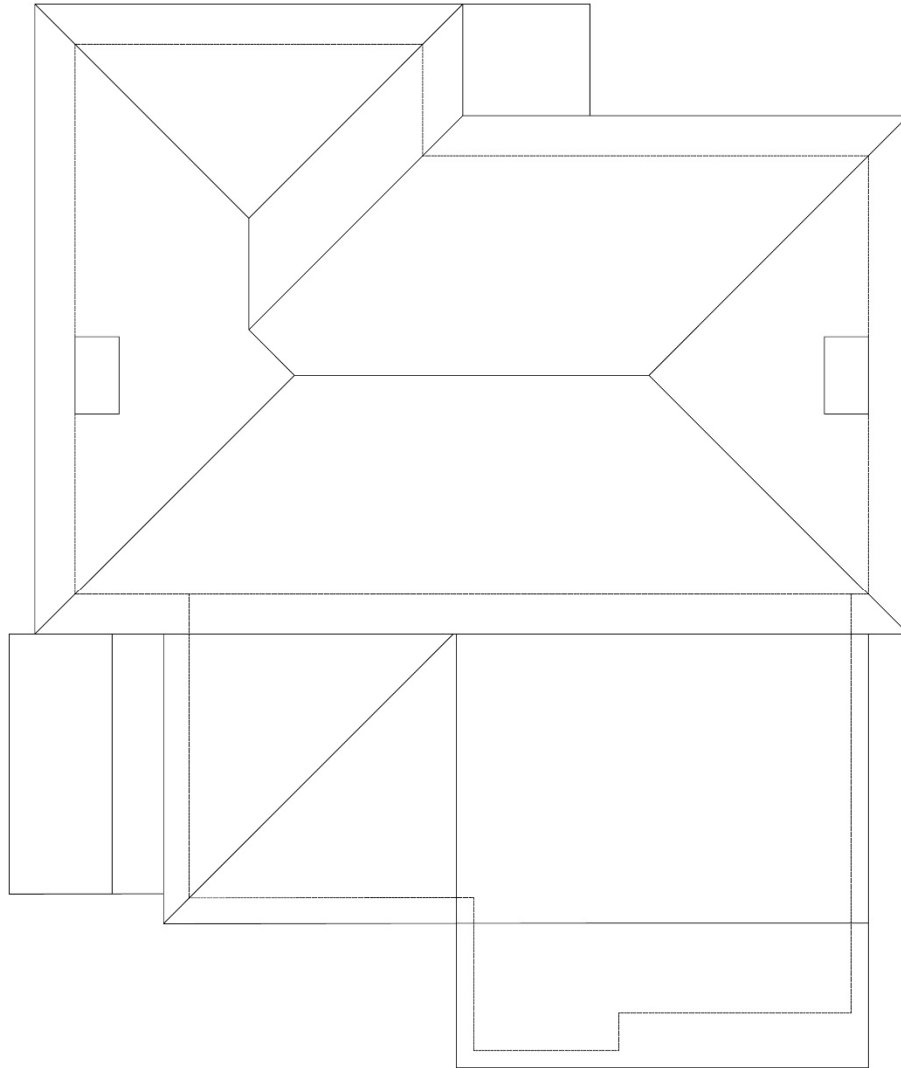


2425 West Case Road First Floor Plan  
↑North



2425 West Case Road Second Floor Plan  
↑North





2425 West Case Road Roof Plan  
↑North

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Jeff Bates, Hardlines Design Company Photographer, February 26, 2024

- 1 NORTHWEST CORNER WITH FRONT ENTRY UNDER THE PORCH ROOF AT LEFT
- 2 SOUTHWEST CORNER WITH DOOR TO ORIGINAL KITCHEN AT LEFT AND DOOR TO MODERN KITCHEN AT RIGHT
- 3 SOUTHEAST CORNER SHOWING KITCHEN ADDITION AT LEFT
- 4 NORTH ELEVATION
- 5 SOUTH ELEVATION
- 6 MULTI-PURPOSE ROOM IN BASEMENT LOOKING NORTHWEST WITH KITCHEN AT LEFT.
- 7 DETAIL OF ROOF EAVES ALONG NORTH ELEVATION
- 8 DETAIL OF WINDOW ON NORTH ELEVATION
- 9 BASEMENT LOOKING SOUTHEAST
- 10 LIVING ROOM LOOKING NORTHEAST
- 11 LIVING ROOM LOOKING SOUTHWEST
- 12 DINING ROOM LOOKING NORTHWEST WITH DOOR TO PORCH AT LEFT AND DOOR TO BASEMENT AT RIGHT
- 13 DINING ROOM LOOKING SOUTHEAST WITH DOOR TO MODERN KITCHEN AT LEFT
- 14 NORTHWEST ROOM LOOKING SOUTHEAST AT STAIR TO SECOND FLOOR

- 15     ARCHED OPENING ON NORTH WALL OF DINING ROOM TO MODERN  
CORRIDOR CREATED TO ACCESS BATHROOM AT LEFT
- 16     SECOND FLOOR HALL LOOKING NORTH
- 17     SECOND FLOOR HALL LOOKING SOUTH
- 18     STAIR ON FIRST FLOOR OF CLASSROOM ADDITION LOOKING EAST.
- 19     PRIMARY BEDROOM LOOKING NORTHWEST
- 20     SOUTHWEST BEDROOM LOOKING NORTHWEST



1. Northwest corner with front entry under the porch roof at left



2. Southwest corner with door to original kitchen at left and door to modern kitchen at right



3. Southeast corner showing kitchen addition at left



4. North elevation



5. South elevation





6. Detail of roof eaves along north elevation



7. Detail of window on north elevation



8. Basement looking southeast



9. Living room looking northeast



10. Living room looking southwest with modern kitchen at left



11. Dining room looking northwest with door to porch at left and door to basement at right



12. Dining room looking southeast with modern kitchen at left



13. Northwest room looking southeast at stair to second floor





14. Modern kitchen looking northwest with door to laundry room at left



15. Arched opening on north wall of dining room to modern corridor created to access bathroom at left



16. Stair to second floor looking south



17. Second floor hall looking north



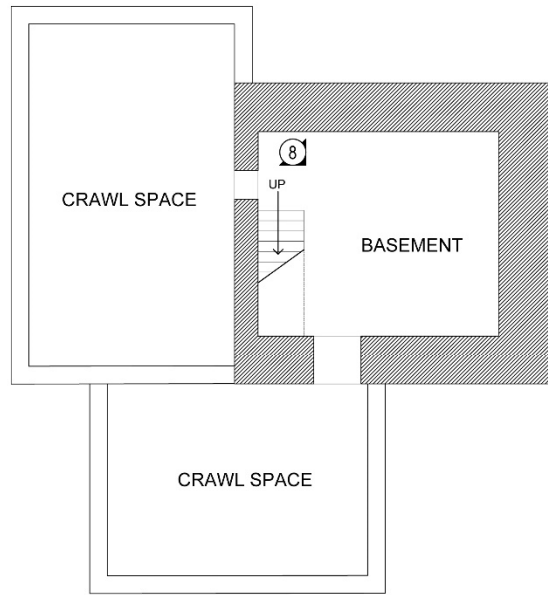
18. Second floor hall looking south



19. Primary bedroom looking northwest



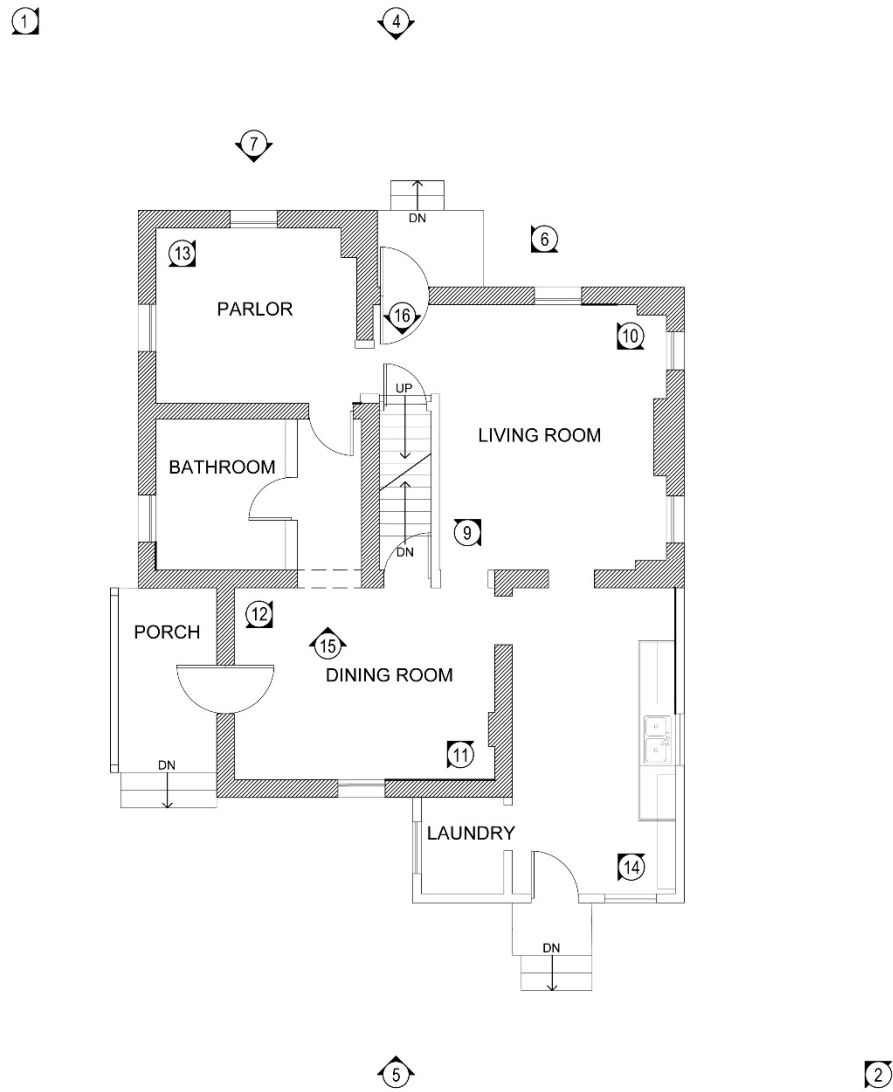
20. Southwest bedroom looking northwest



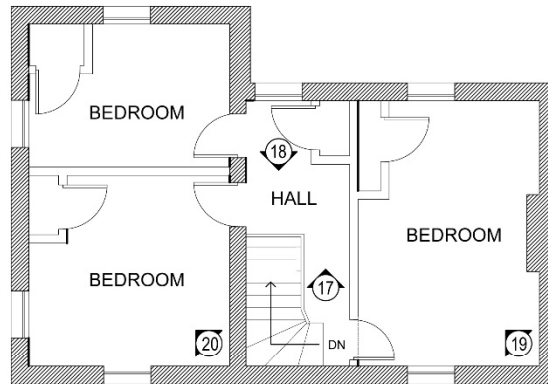
Key to photograph views, basement level

↑North





Key to photograph views, first floor  
↑ North



Key to photograph views, second floor

↑ North