

WELLSTON COAL COMPANY STORE
4 West Broadway
Wellston
Jackson County
Ohio

HABS No. OH-2356

HABS
OHIO
40-WELLS,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
Northeast Region
Philadelphia Support Office
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106

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OHIO
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HISTORIC AMERICAN BUILDINGS SURVEY

WELLSTON COAL COMPANY STORE

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Location: 4 West Broadway
Wellston, Jackson County, Ohio

U.S.G.S. Wellston, Ohio Quadrangle
Universal Transverse Mercator Coordinates:
17.367180.4331360

Present Owner: Leo Blackburn (et al)
2333 Micklewaite Road
Portsmouth, Ohio 45662

Present Occupants: Southeastern Business College

Present Use: Business college located on first floor of
original building with remainder of first and
all of second floors mostly vacant.

Significance: This building is significant because of its
historical association with the Wellston Coal
Company, a major mine operation in the Wells-
ton, Ohio area at the turn of the century.

PART I: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: c. 1890. A smaller building appears on the 1888 Sanborn Insurance Map and this building appears on the insurance map of 1892.
2. Architect: The architect for this building and subsequent additions is not known.
3. Original and subsequent owners: The following is a complete chain of title to the land on which the building stands. Reference is the Recorder's Office of the county of Jackson, Ohio.

1874 Deed January 29, 1874 recorded in Deed Book 8, Page 82.

A. Hegler to Wellston Coal and Iron Company.

1884 Deed November 10, 1884 recorded in Deed Book 19, Page 243.

Wellston Coal and Iron Co. to Wm. McClintick and Smith.

1884 Deed December 6, 1884 recorded in Deed Book 19, Page 251.

Wm. McClintick to Wellston Coal and Iron Co.

1906 Deed July 28, 1906 recorded in Deed Book 61, Page 56.

Wellston Coal Co. to Dayton Coal and Iron Co.

1940 Deed March 1, 1940 recorded in Deed Book 114, Page 455.

Dayton Coal and Iron Co. to Joseph P. Gallagher.

1944 Deed April 11, 1944 recorded in Deed Book 125, Page 274.

Allen J. Frick to Joseph P. Gallagher.

1948 Deed December 27, 1948 recorded in Deed Book 137, Page 128.

Joseph P. Gallagher to Frick-Gallagher Mfg. Co.

1983 Deed June 15, 1983 recorded in Deed Book 249, Page 686.

Frick-Gallagher Mfg. Co. to Leo Blackburn (et al).

WELLSTON COAL COMPANY STORE
HABS No. OH-2356 (Page 3)

4. Original Plan and Construction: No original plans or information concerning the construction of this building have been located. No older historic photographs have been located that would provide information concerning the detail of the first floor storefront or interior.
5. Alterations and additions: The original brick building has had several large scale wood frame additions added before 1942 that functioned as storage areas. The first floor of the original building was extensively altered in 1984 when a small business college began to utilize this space. They partitioned off classrooms and offices for their needs and, in the process, have blocked off many of the first floor windows from the inside and blocked off the exterior bays of the storefront.

B. Historical Context:

This building was once part of the Wellston Coal Company, one of several local coal companies that operated in the Wellston area. The company, organized in 1873 as the Wellston Coal and Iron Company, dug a mine shaft in close proximity to the building. The principal investor in the company, Harvey Wells, sold land to the company on which the mine was located. At the same time, he platted the town of Wellston which incorporated the mine and its operations within its village limits. The official village plat was adopted in 1874.

The company operated two furnaces nearby in order to smelt local ore into iron using the coal from their mine. Following a short recession in which the furnace operation was closed from 1876 to 1879, the company was back in operation, however this time the emphasis was on the mining and shipping of coal by rail to other smelters and to various industrial needs. In order to accommodate this, several local railroads built tracks to the mine. In 1884, the operation was reorganized as the Wellston Coal Company and consisted of two mines opened in 1874 and 1881, warehouses, offices, a general store and several associated buildings.

By 1890, the present general store building was constructed and served the needs of approximately 175 miners and their families. Additionally, the general store sold products to the community and became an important part of community life.

The Wellston Coal Company went out of business in 1906 and

all property was sold to the Dayton Coal and Iron Company. The general store building remained with this ownership until 1940. During this period, the most active use of the building was as a wholesale grocery operated by the firm of F. D. McKinniss Co. This company served the needs of various retail groceries in the community and surrounding area. It used the building primarily for warehouse and storage purposes. They leased this building until the company ceased operation in the late 1930's.

In 1940, Joseph P. Gallagher of Flick-Gallagher Manufacturing Co., purchased this building and several other buildings from the Dayton Coal and Iron Company. Manufacturers of metal display stands and industrial bins, this company is located southwest of the building and used it primarily for storage. During various periods, they leased part of the building for a variety of uses, mostly industrial oriented.

The building remained in the ownership of the Flick-Gallagher until 1983 when it was sold to be used as the Southwestern Business College. The first floor of the original building is used for offices and classrooms associated with the college and the remainder of the first floor and all of the second floor is mostly vacant. At times, space is leased on a short term basis for general storage.

Because this is the sole surviving building associated with the Wellston Coal Company, it represents the last tangible link to a company and industry that played an important part to the industrial development of Wellston.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This brick building is two stories in height and accentuated by recessed bays and a decorative bracketed metal cornice. Because of its scale, materials of construction and level of architectural details, it is representative of the type of industrial/commercial construction that was experienced in Wellston during the 1890's. Several frame additions dominate the west and south side facades.
2. Condition of the fabric: The storefront of the original building has been covered over at an unknown date and it is not possible to determine how much of the original detail remains. The brick masonry walls of the original

building are in good condition as are the wooden frame walls of the additions.

B. Description of Exterior:

1. Overall dimensions: The original building is 48' wide and 100' deep and basically rectangular in plan with a small cut-out at the rear. It is two stories high with a low pitched asphalt roof. The additions vary in size from a small one story concrete block addition with a width of 13' and a depth of 21', a more moderate one story frame addition exhibiting a 39' width and 73' depth to a larger asymmetrical, two story frame addition with various wall dimensions.
2. Foundations: The foundation of the original building is rock faced ashlar stone and poured concrete in the additions.
3. Wall construction: Common bond brick forms the walls of the original building that are three courses thick. A six bay main facade and ten bay east side facade exhibit several different details. Six of the first floor east side bays are recessed with brick and accentuated with a large circular motif. One bay incorporates a 1/1 wooden sash window and glass and panel door with lighted transom. The remaining three bays are enframed by four cast iron square columns with rectangular motifs. Original details have been lost with the alteration of the bays that now are composed of contemporary small aluminum windows and a modern door. The small addition is constructed of concrete block and the two larger additions are constructed of wood frame. No significant architectural details adorn the additions.
4. Windows and doors: The second floor exhibits window bays on the main and east side facades with 1/1 wooden sashes windows in fair condition. Several blind window bays at the rear of the east side facade accentuate this facade. Window bays at the second floor west side been blocked off at the exterior but retain the original 2/2 wooden sashes at the interior. Windows on the additions are large multi-light steel casement at irregular placement. One important detail is a light well enframed by two additions at the first floor. The doors of the original building, with one exception, lack significant details and are of recent installation. Doors at the additions are large dock doors composed of wood or aluminum. Sev-

WELLSTON COAL COMPANY STORE
HABS No. OH-2356 (Page 6)

eral are highlighted by a row of small square windows.

5. Roof: Roof is low pitch hip composed of roll asphalt at the original building and low pitch gable at additions.
6. Storefront: Older storefront detail and materials is covered over by incompatible materials.
7. Structural systems: A load bearing wall extends down the center of the original building at the first floor. All other original walls or partitions have been previously removed. The smaller addition is incorporated into the first floor plan and because of its small size, does not exhibit any interior walls. The second floor of the original building has also had all interior walls and partitions removed. The smaller of the two remaining additions exhibits an open floor plan with 12" by 12" wood beams supporting the braced wooden roof trusses. These beams are incorporated into the exterior frame walls. The larger of the additions has 12" by 12" wood columns 16" on center supporting the 12" by 12" floor beams above. The floor beams in turn support 2" by 12" joists below the second floor that are 12" on center. At the second floor is found a similar column and beam arrangement, however the 12" by 12" braced roof trusses spring from the beams.

C. Description of Interior:

1. Floor plan: The original building has been divided into numerous office, classroom and corridor spaces at the first floor. No elements of the original remain. The additions are rectangular in plan.
2. Significant interior details: Because of alterations to the first floor of the original building, no significant interior detail remains. The second floor of this building does contain decorative window detail accentuated by beaded wooden lintels, surrounds and sills. Below each sill, the bead molding outlines a small rectangular panel. Within the various additions, no significant detail is exhibited. Architecture is functional in design. A plain staircase is found at the rear of the larger addition leading from the first to the second floor. A freight elevator exists within this addition.
2. Interior walls and floor material: The original building exhibits a wood floor covered by a subfloor and vinyl

floor covering at the first floor. Walls have all been covered with drywall and ceilings have been lowered. The second floor is composed of wood with walls and ceiling covered with plaster that is in poor condition. The additions exhibit concrete floors and plaster covered walls.

3. Mechanical equipment:

- a. Heating: A gas furnace, located in the basement, supplies the first floor of the original building. No heat is furnished to the second floor. The additions have heat supplied through ceiling mounted gas fired space heaters.
- b. Plumbing: New plumbing has been added to the first floor of the original building to meet code and the needs of the business college. This includes separate toilet facilities and a small kitchen area used by the staff. The larger addition contains a partitioned off area housing one toilet and sink. All areas have been sprinklered to meet fire code.
- c. Lighting: All new lighting contained within the dropped ceiling exists at the first floor to meet the needs of the business college. No fixtures exist at the second floor of the original building. The additions have limited functional lighting.

D. Site:

1. General setting and orientation: The building is found immediately west of the Wellston central business district. The north or main facade is on the south side of West Broadway. On the north side of Broadway is found a mix of commercial buildings constructed at various period of time. On the east, the building is separated from the central business district by a railroad track. South of the building is a large open field and on the west is found a one story small rectangular building that is functional in detail and previously used as a freight station by the railroad. The passenger railroad station is found southeast of the Coal Company Store. The land is flat in all directions and a parking lot used by the business school is found immediately east of the building.

PART III. SOURCES OF INFORMATION

A. Bibliography:

Interstate Publishing, History of Lower Scioto Valley, Ohio, Chicago, Illinois, 1884.

Morrow, F. C., A History of Industry in Jackson County, Ohio, Wellston, Ohio, 1956.

Ohio Historic Preservation Office, Wellston Coal Company Inventory Sheet (No. JAC 22-6), Columbus, 1979.

Ohio Inspector of Mines, Annual Reports: 1883, 1889, 1897 and 1902, Columbus, Ohio.

Sanborn Map Co., Sanborn Insurance Map: Wellston, Ohio, Volumes published: 1888, 1892, 1904, 1911, 1921, 1942.

Titus, Simmons and Titus, Atlas of Jackson County, Ohio, Philadelphia, Pa., 1875.

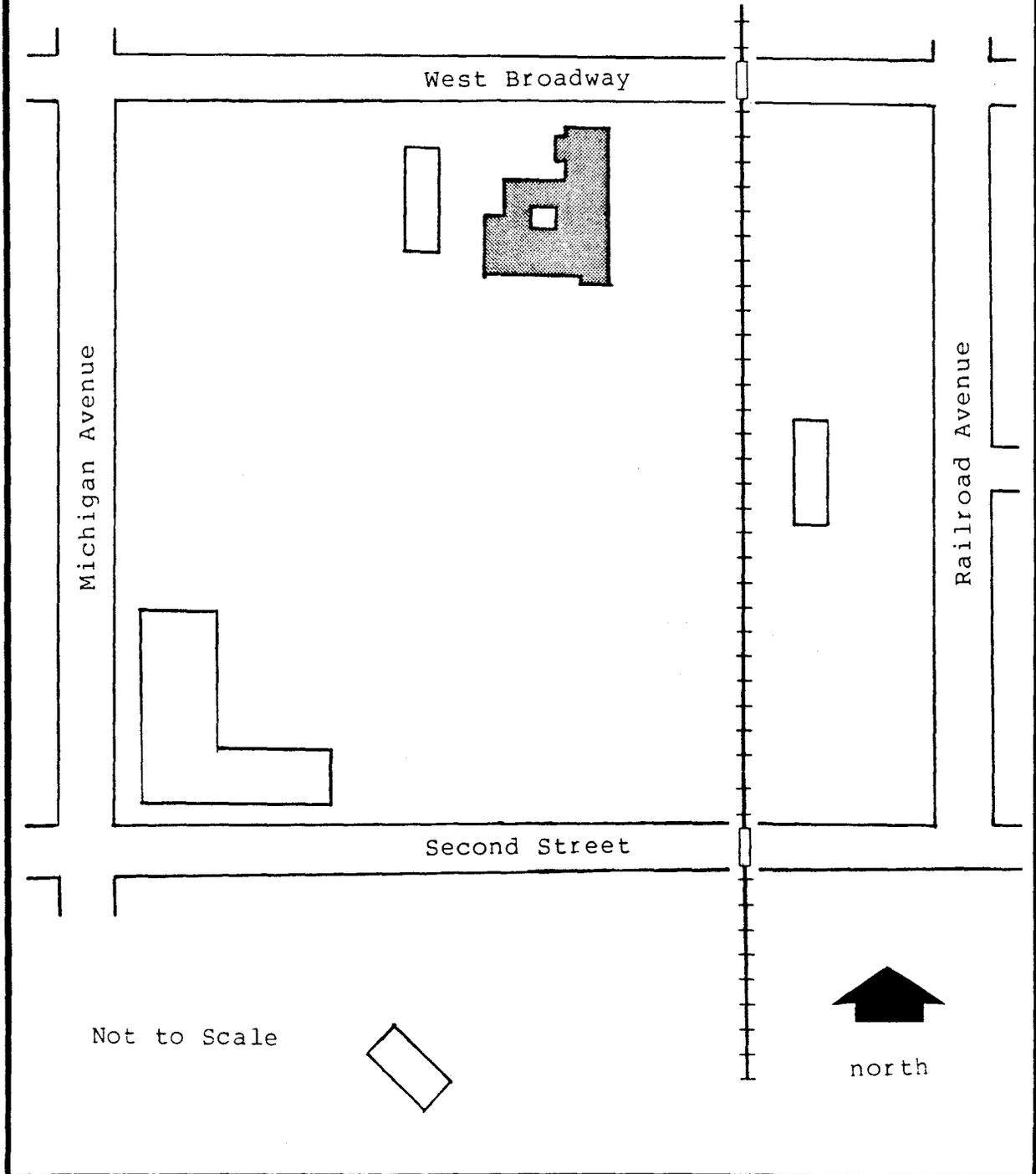
Williams and Co., Williams Ohio State Directory for 1888-1889, Williams and Company, Cincinnati, 1888.

PART IV. PROJECT INFORMATION

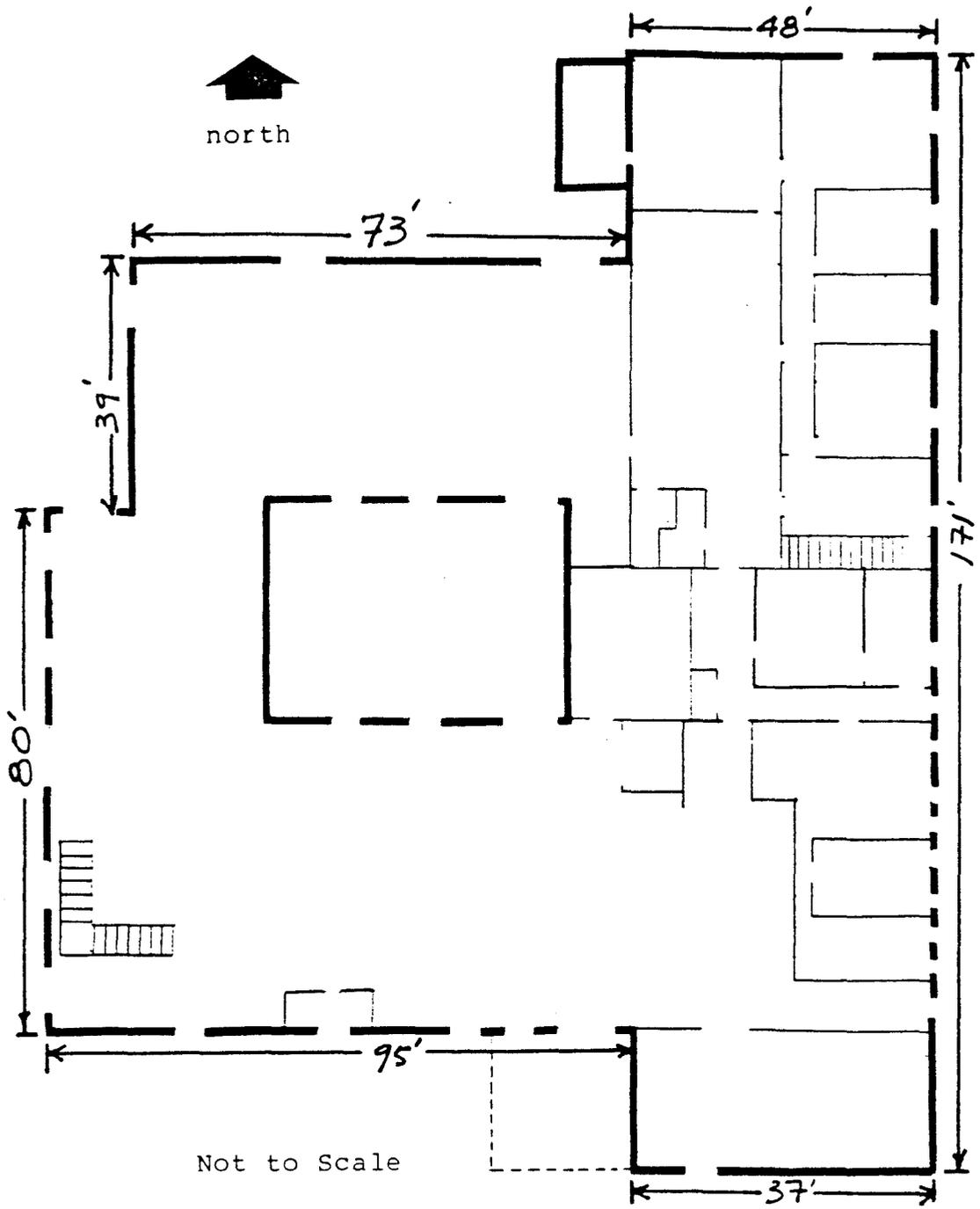
This documentation has been prepared as part of stipulations incorporated within a Memorandum of Agreement between the Farmers Home Administration (FmHA) and the Ohio Historic Preservation Office relating to the development of the Elderly Housing Project, Wellston, Ohio as part of FmHA's compliance with Section 106 of the National Historic Preservation Act. Documentation was prepared during June and July, 1989.

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Date:	July 24, 1989

Site Plan



First Floor



Second Floor



north

Not to Scale

