

4755 GUERNSEY STREET (House)
48th and Guernsey Streets
Bellaire
Belmont County
Ohio

HABS No. OH-2380

HABS
OHIO
7-BEL,
7-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

Northeast Field Area
Chesapeake/Allegheny System Support Office
National Park Service
U.S. Custom House
Philadelphia, PA 19106

HISTORIC AMERICAN BUILDINGS SURVEY
4755 Guernsey Street (House) HABS No. OH-2380

HABS
OHIO
7-BEL,
7-

Location: 4755 Guernsey Street (House)
(northwest corner of 48th Street and
Guernsey Street Bellaire, Belmont
County, Ohio. U.S.G.S. Wheeling
W.Va.-Ohio Quadrangle, Universal
Transverse Mercator Coordinates
17.522370.4430900

Present Owner: State of Ohio
Department of Transportation
25 S. Front Street
Columbus, Ohio 43215

Present Occupant: None

Present Use: Vacant, Structure will be
demolished.

Significance: Constructed in an area of
residential structures in an elite
section of the City of Bellaire.
The 4755 Guernsey Street (House) is
significant for its impressive
architectural and details. This
well designed structure exemplifies
the architecture of late nineteenth
century. The distinctive details of
4755 Guernsey Street (House) is
indicative of the once solid
neighborhood in which it is
situated along Guernsey Street.

PART 1: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: circa 1870; This date is based on the Appraiser's Report, Ohio Historic Inventory forms and architectural characteristics.
2. Architect: Not known
3. Original and subsequent owners: The following is an incomplete chain of titles to the land on which the structure stands. The parcel is described as Lot Twelve in Block L in Cummins Fourth Addition, City of Bellaire, Ohio. The lot measures 40' wide, and an average of 145.50' deep. References to the Chain of Title to the land upon which the structure stands are in the Office of the Recorder of Deeds, Belmont County Court House, St. Clairsville, Ohio.

1877: Deed, May 16, 1877, recorded June 25, 1877 in
Volume 69 Page 18
Thomas A. Cummins [Executor of James and Mary
Cummins, deceased]
to
Mary J. Baker

1903: Deed, April 18, 1903, recorded May 6, 1903 in
Volume 144 Page 344
Mary J.C. Baker et al.
to
Sebastian Wimmer

1903: Deed, April 30, 1903, recorded May 2, 1903
Volume 144 Page 326
Sebastian Wimmer [unmarried]
to
Mary E. Wimmer

1946: Deed, August 5, 1946, recorded August 6, 1946
Volume 353 Page 394
Estate of Mary Wimmer [deceased, testate 12-15-
1945 by Blanche Wimmer, Executrix]
to
Blanche Wimmer

1969: Deed, July 8, 1969, recorded July 9, 1969
Volume 512 Page 93
Estate of Blanche Wimmer [deceased, testate 1-
10-1969 by Paul Wimmer, Executor]
to
Paul Wimmer

1977: Deed, September 6, 1977, recorded September 13,
1977
Volume 571 Page 843
Blanche L. Gallagher [Executrix of Will of Paul
Wimmer, deceased under power in Will]
to
George William and Maureen A. Predragovich

4. Builder, contractor:

a. Builder: Not known

b. Contractor: Not known

5. Original plans and construction: Original plans not
available. Original cost not available.

6. Alterations and additions:

Based on physical evidence ornate fireplace mantels
were installed at the parlor, living room and dining
room fireplaces. The ghost of the earlier mantel
suggests that the replacement mantels are larger in
height.

Based on physical evidence and architectural
elements front porch was added circa 1900.

Based on physical evidence rear two story addition
was added to the structure at an unknown date.

Based on physical evidence a closet with four panel
door was added to each bedroom in the core
structure. The closet encloses the space between
the fireplace and exterior wall.

Based on physical evidence north bedroom was reduced
in width to create a hallway and access to the rear
addition at a date unknown.

Based on physical evidence modern replacement
windows in northeast bedroom and dressing area were
added to the structure at an unknown date.

Based on physical evidence all fireplace mantels were removed circa 1993.

- B. Historic Context: Structure is located on a parcel of property described as Lot Twelve in Block L in Cummins Fourth Addition, Bellaire Ohio. The 1914 city directory for Bellaire lists Sebastian Wimmer, V.P. Bellaire Brewing Company as resident. Also listed in the household is Miss Blanche, Miss Clara and Paul (student). The 1960 Bellaire city directory lists Paule and Blanche Wimmer as residents. The directory notes one as employed as a book keeper.

PART II: ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Constructed in an area of large elegant homes which was once an elite residential section in the City of Bellaire, the 4755 Guernsey St. (House) is an excellent architectural example of the mid-late 19th century with an impressive view of the Ohio River. Architecturally the structure features decorative hood molds, exterior brackets, and interior art glass transoms. The structure features intact exterior architectural elements representing the Italiante Style. In comparison to other structures within the neighborhood the massing of 4755 Guernsey St. (House) is of a smaller scale however, architectural details representing its period of construction were not compromised. The interior ornamentation was upgraded at least once by the addition of ornate mantels in the first floor parlor, dining and living rooms.
2. Condition of fabric: The stone foundation under the structure is in fair condition. The bricks, brick chimneys and double hung windows are in good-fair condition. The soffits and fascia show signs of deferred maintenance and are in poor condition.

B. Description of Exterior:

1. Overall dimensions: The two story brick house is cross shaped, 28'5" across x 46'deep, this overall measurement does not include two open one story porches. The total square footage of living area is 2, 250'. Front porch is 8' x 27'5" with inset (north) of 6'x 15'; rear (south) porch 5'x 10'. The partial basement extends under south center portion of house, 12'x13'2" square feet.
2. Foundations: The coursed stone foundation is 19" thick. The only access is located south side, exterior.
3. Walls: The brick walls are composed of a seven stretcher, one header pattern, except east walls which are running bond.
4. Structural system, framing: floor joists exposed in partial basement are 16' on center, running east to west.
5. Porches: The full width front porch (east) is supported by stone piers, the shed roof and gablet are supported by Tuscan Columns which set on painted blue tongue and groove wood flooring. The porch features brackets and decorative gable inset. There are two concrete steps from sidewalk to porch. The porch services the primary entrance (east) and a northeast entrance. The inset flat roof porch (south) is supported by square columns connected by lattice. Decorative brackets, which compliment the roof line and decorative cutwork at the apex of the column and fascia board. Two wooden steps service porch. The porch flooring and ceiling are painted narrow tongue and groove wood.
6. Chimneys: Two interior end rectangular brick chimneys located south side.
7. Openings:
 - a. Doorway and doors:

Front entrances: Principal entrance faces east, features single half glass door with single light fixed arched transom. There is also a modern wood four light storm door. The opening measures 2'6" x 6'8" x 7"; transom 1'7" x 2'6".

Northeast entrance: opening faces east, features single half glass door with single light fixed arched transom. Opening measures 2'6" x 6'8" x 7"; transom 1'4" x 2'6".

Southwest: faces west, five panel wood door, single light side hinged rectangular transom. Opening 2'6" x 6'8" x 7"; transom is 1'4" x 2'6".

- b. Windows and shutters: The windows include two over two double hung and one over one double hung windows all with plain stone sills. Decorative wood hood molds are featured on the facade (east). The north, south and west windows feature a one course brick arch. The windows in the living room (north), north bedroom, and dining room (south), are two over two double hung with segmental arch top light. The first floor east, and second floor southeast windows are one over one double hung; the top light is a segmental arch. The south, and west windows are one over one double hung with rectangle top light; north windows and one west (dining room) window are two over two segmental arch double hung. The rear extension (kitchen, rear bedroom, laundry room and bathroom) are rectangular one over one double hung. The second floor east windows and one southeast window are modern one over one sash windows (NuSash).

8. Roof:

- a. Shape covering: Roof has asphalt shingles, hipped with ridge; porches are covered with tar paper.
- b. Cornice, eaves: Wide overhanging eaves supported by paired decorative brackets. The fascia board had decorative sawtooth pattern. The decorative brackets and fascia board are used on north side of house. The box gutters and metal downspouts are in good condition.
- c. Dormers, cupolas, towers: There are no dormers, cupolas or towers

C. Description of Interior:

1. Floor plans: The total square footage of living space is 2,250 square feet with 196 square feet of cellar area, 376 square feet of open porch area. Please refer to floor plan drawings.
2. Stairways: The main stairway is an open stairway located in foyer and leads to second floor. The stairway features fifteen steps, a 4" oval dark stained wood railing with 4' newel at base of curved stairs, and a railing that continues to connect with north wall in hallway to provide a railing around the stair well. Stairway features two turned dark stained wood balusters on each step, step brackets; 3'3"x 8"x 7".

There is a curved boxed stairway which leads to the second floor in rear of house (west wall) 2'8"x 7"x 8", sixteen steps; no banister.

The steps serving the cellar area are located at the south side of porch. There are total of nine wood steps 2'8" x 9" x 8"

3. Flooring:
 - a. Basement: Poured concrete floor
 - b. First floor-All flooring is covered with deep pile modern wall to wall carpeting. The kitchen floor has modern indoor-outdoor carpeting.
 - c. Second floor-Flooring in the bedrooms is covered with pile modern carpeting. The bathroom floor has modern indoor-outdoor carpeting. Hallway flooring is wide tongue and groove wood flooring that is painted brown.
4. Wall and ceiling finish:
 - a. Basement-Walls are stone rubble. The 10'x 2' floor joists on center are exposed, approximately 6' vertical clearance.
 - b. First floor-The walls are plaster covered with various types and ages of wall paper. The foyer/hallway and northeast room are papered with large size floral print with plaster ceiling covered with textured paint. The parlor (southeast) has modern floral wall paper with acoustic tile ceiling. The dining room (south) modern floral wall

paper with decorative pressed tin ceiling featuring ivy leaf pattern, medallion with shell pattern, and egg and dart crown molding. The kitchen and laundry room is painted with 3'1" tongue and groove dark stained pine wainscoting. Ceiling height in all the first floor rooms except kitchen is 10'. The drop ceiling in the kitchen reduces ceiling height to 8'9".

- c. Second floor-The walls are plaster covered with various types of wallpaper. The hallway is papered with wallpaper with a large size grayed floral print and has a plaster ceiling covered with white textured paint, a continuation of the foyer. The east bedroom and dressing area have plaster walls covered with floral wallpaper and paint. The separation of paint and wallpaper is located 1'6" from the ceiling and is highlighted by a narrow molding. The molding is a floral design in plaster applied to wood (3"). The ceiling is covered with white wallpaper. South bedroom have plaster walls covered with floral wallpaper with narrow crown molding. Ceiling height for hallway, east, south, southwest bedroom and southwest closet is 9'8". The north bedroom ceiling is 8'7", with drop ceiling.

5. Openings:

a. Doorway and doors:

1) First floor-The wood molding around the exterior entrance doorways measures 6"x 2" with a 4" band separating the transoms. The exterior doorway located in the kitchen features plain 7"x 1" wood molding with plain corner blocks.

The dining room features two doorways 2'7"x 6'8" doorways (west to kitchen 7" deep, north to living room 12" deep) each with an artglass transom (1'4"x 2'7"). The transom features green grape leaves and purple grapes on a black grid with pale yellow background which compliments the ivy pattern of the tin ceiling. Three inch plain molding separates the transom from the door opening, surround trim is 6"x2". The opening into the dining room from the parlor is 5'5"x 6'10"x 1'; trim plain 6"x 2" molding. There is a set of hinge marks on each side of opening.

Also of note is the doorway from the dining room to the kitchen segmental arch molding (7"x1") which is slightly hidden by the drop ceiling, opening is 2'6"x 6'6" x 7". The artglass transom, which is visible from the dining room is covered with wood and not visible from the kitchen.

2) Second floor- Doorways servicing bedrooms in the core structure have side hinged single light rectangle transoms (1'2" x 2'8" x 4") above four panel doors. Doorway opening measures 2'8"x 6'x 4"; doorway from dressing area (northeast room) measures 2'3" x 6'5" x 4". The molding is 6"x2".

The southeast bedroom-dressing room feature a semi-circle arch opening which measures 6'5"x 5'6" x 6". The painted molding measures 6"x 2".

Doorway to addition from core structure on second floor measures 2'7"x 6'5" x 7". Addition doorways to bathroom and bedroom measure 2'8"x 6'6"x 5".

b. Windows:

1) First floor-Parlor east one over one double hung (2'6"x 7') with panel box below (1'2"), dining room east window is narrower one over one (1'8" x 7'); dining room south, living room north two over two (2'7"x7'), all windows are located 1'2" from floor. Molding surrounding these windows is 6"x 2". The dining room window east features wood panel shutters. All kitchen windows are one over one double hung (6'6" x 2'8") located 1'6" from floor and laundry room are also one over one (4'5" x 2'8") located 3'3" from floor.

2) Second floor- One over one double hung (2'6"x 7'), south bedroom east window is narrower one over one (1'8" x 7'); south bedroom south, bedroom north two over two (2'7"x7'), all windows are located 1'2" from floor. Molding surrounding these windows is 6"x 2". The south bedroom's east window features wood panel shutters. Rear bedroom windows are one over one double hung (6'6" x 2'8") located 1'6" from floor. The windows in east bedroom and dressing area are modern sash windows (NuSash).

6. Decorative features and trim: The baseboards in the core structure measure 10" x 1", and 5"x 1" in kitchen, laundry, rear south bedroom. The fireplaces feature decorative metal insets to accommodate stove pipe.
7. Hardware: The doorknobs on interior doors are fired clay door knobs. The majority of the historic elements have been removed.
8. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: Gas heaters located in each room and vented through the fireplaces, except the kitchen, laundry room and bathroom are the current heat source. There is a gas jet located in the foyer.
 - b. Lighting: There are no original light fixtures.
 - c. Plumbing: The original plumbing fixtures had been removed due to modern remodeling.
9. Original furnishings: There are no original furnishings.

D. Site:

1. General setting and orientation: The rectangular shaped lot is slightly elevated above Guernsey Street and overlooks the Ohio River and Wheeling, West Virginia. The lot measures 40' wide and 145.50' deep; a total of 5,820 square feet. There is a level vacant house lot on the south side and residence to the north Apple Alley bounds the property on the west.
2. Historic landscape design: The front and rear yards contain lawn, stone retaining wall supports front yard (east). The yard is at a higher elevation than the concrete sidewalk. Four concrete approach steps from Guernsey Street to 5' concrete sidewalk which leads to front (east) porch, and one concrete approach step. South porch is serviced by 3' concrete sidewalk. There are three concrete approach steps from Guernsey Street to the concrete sidewalk and there are two wood approach steps to porch.

3. Outbuildings: There is a frame 25'x 26' gable roof, two car garage, located west of residence. Vehicle access is from Apple Alley. Based on physical evidence the core structure has been enlarged by shed roof additions to south and east sides. The structure was constructed circa 1920.

PART III: SOURCES OF INFORMATION

- A. Architectural drawings: Original drawings unavailable.
- B. Historic views: Circa 1900 streetscape of Guernsey Street facing north. Photo features 4755 Guernsey Street. Other structures visible 4763 Guernsey Street and 4805 Guernsey Street. Private ownership, George Wm. and Maureen A. Predragovich, Ohio.
- C. Bibliography:

1. Primary and unpublished sources:

- a. Deed Books

Office of the Recorder of Deeds, Belmont County, Belmont County Court House, St. Clairsville, Ohio.

- b. Plat Book

Office of the Recorder of Deeds, Belmont County, Belmont County Court House, St. Clairsville, Ohio. Plat Book

- c. Appraisal Report

State of Ohio, Department of Transportation, Title Report for Parcel 555WL-BEL 7-16.66. Includes a description of property prepared by appraiser in 1993 (typewritten). Office of Right of Way, 25 S. Front Street, Department of Transportation, Columbus, Ohio 43215.

- d. Ohio Historic Inventory Forms

State Historic Preservation Office, Ohio Historic Center, 1985 Velma Avenue, Columbus, Ohio 43211. Ohio Historic Inventory Form (OHI-BEL-591-8) for 4755 Guernsey St. Prepared by M.A. Peters-Reeves, Southeast Ohio Historic Preservation Office, 1988.

e. National Register Nomination Form

State Historic Preservation Office,
Ohio Historic Center, 1985 Velma Avenue,
Columbus, Ohio 43211. Nomination form prepared
by David Simmons and Jim Addington.

f. Survey Report

Report Prepared for the Ohio Department of
Transportation "An Architectural and Historical
Survey, Study, State Route 7, Bellaire, Ohio."
Prepared by Bel-O-Mar Regional Council and
Instate Planning Commission, Bellaire, Ohio,
1976. (typewritten). On file at Bureau of
Environmental Services, Ohio Department of
Transportation, 25 S. Front Street, Columbus,
Ohio.

2. Secondary and published sources:

a. Books

Atlas of Belmont County, Ohio. Philadelphia. H.C.
Mead and Company, 1888.

Caldwell, J.A.. History of Belmont and Jefferson
Counties, Ohio. Wheeling, West Virginia: The
Historical Publishing Company, 1880.

Howe, Henry. Historical Collections of Ohio. 2
Vols. Cincinnati: C. J. Krehbiel and Company,
1908.

McAlester, Virginia and Lee. A Field Guide to
American Houses. New York: Alfred A. Knopf,
1984.

McKelvey, A.J., ed.. 1903 Centennial History of
Belmont County, Ohio and Representative Citizens.
Chicago: Biographical Publishing Company 1903;
reprint ed., Knightstown, Ind.: Bookmark, 1977.

Phillips, Steven J. Old House Dictionary. Lakewood,
Colorado: American Source Books, 1989.

Sanborn Map Company. Fire Insurance Maps for
Bellaire Ohio 1884-1924. Pelham, New York:
Sanborn Map Publishers, N.D..

- E. Likely sources not yet investigated. Additional information is available in the Archives Library at the Ohio Historical Center, 1985 Velma Avenue, Columbus, Ohio. Information includes census records, newspapers, and local histories for Belmont County and local historical societies.

PART IV: PROJECT INFORMATION

The Federal Highway Administration proposes to widen a 3.4 mile segment of SR. 7 through the City of Bellaire (BEL-7-14.32) Federal Project No. F-1(). This two-lane segment represents a bottleneck in the approximate 60 mile length of SR. 7 which has previously been improved to a four-lane highway. The problems associated with traversing an urban area with a freeway are further complicated in this area by the narrow confines of the Ohio River Valley, with the Ohio River on the east and the steeply rising hills on the west. Other historic buildings in the area are situated such that minor alterations in the alignment to save a particular building would create involvement with one or more other historic buildings. Minor variations in the alignment were mitigated in an attempt to avoid as many of the historic buildings as possible. The optimum variation would save The Guernsey Street Historic Grouping but would cost an additional \$1,600,000(circa 1980 est.) and would cause the taking of 34 additional residences. This alignment would also cause this grouping to be isolated in a small area between the freeway and railroad facility and lead to further neglect.

Prepared by: Amy J. Toohey
Title: Senior Historian

Field Assistants: Bill Hunter
Historian
Craig Keener
College Co-Op

Drawing Preparation: Tony Lamey
Graphic Specialist
CADD Operator

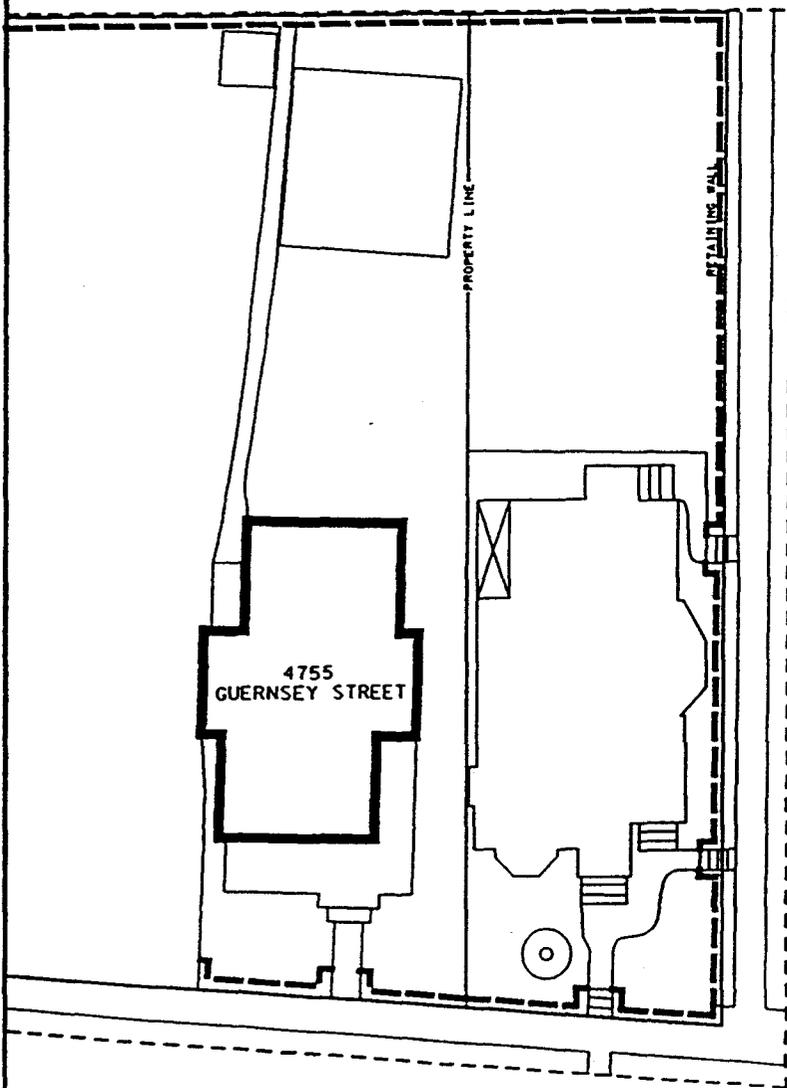
Affiliation: Ohio Department of
Transportation

Date: March 1, 1995

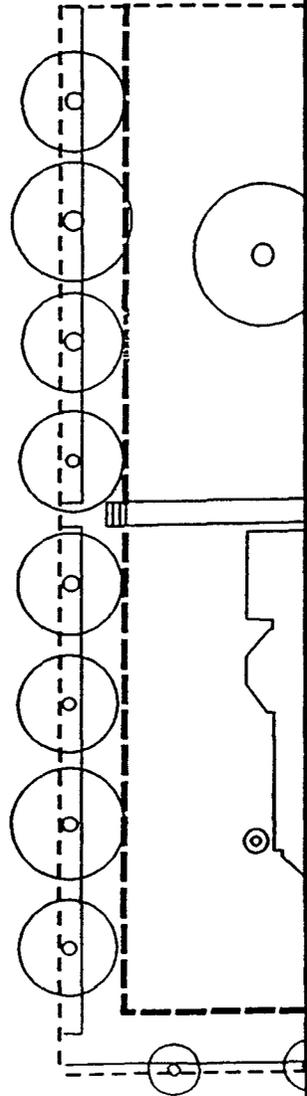


4755 GUERNSEY ST (HOUSE)
HABS NO -0H-2380
8-22-95 (PAGE 14)

APPLE ALLEY



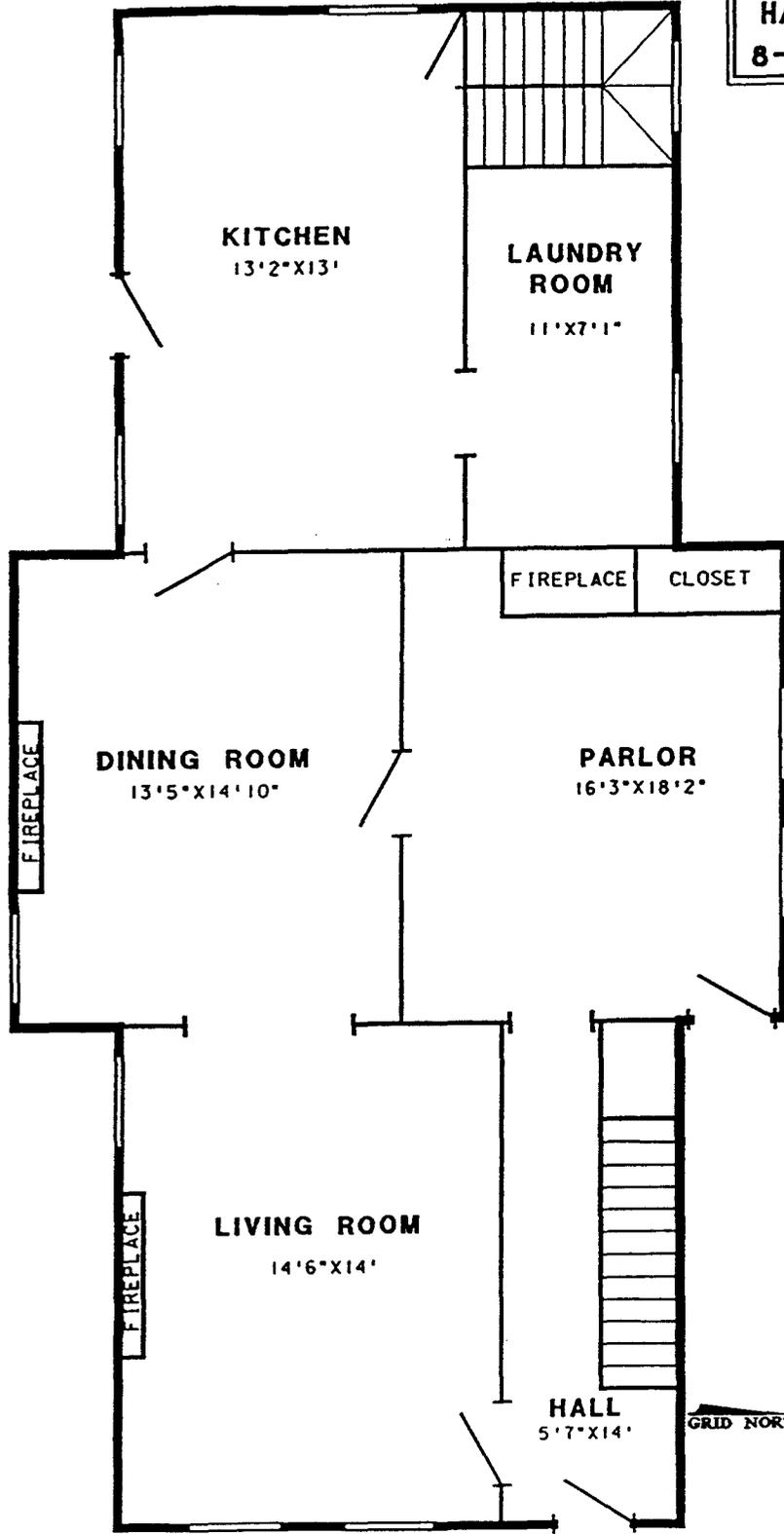
48TH STREET



GUERNSEY STREET

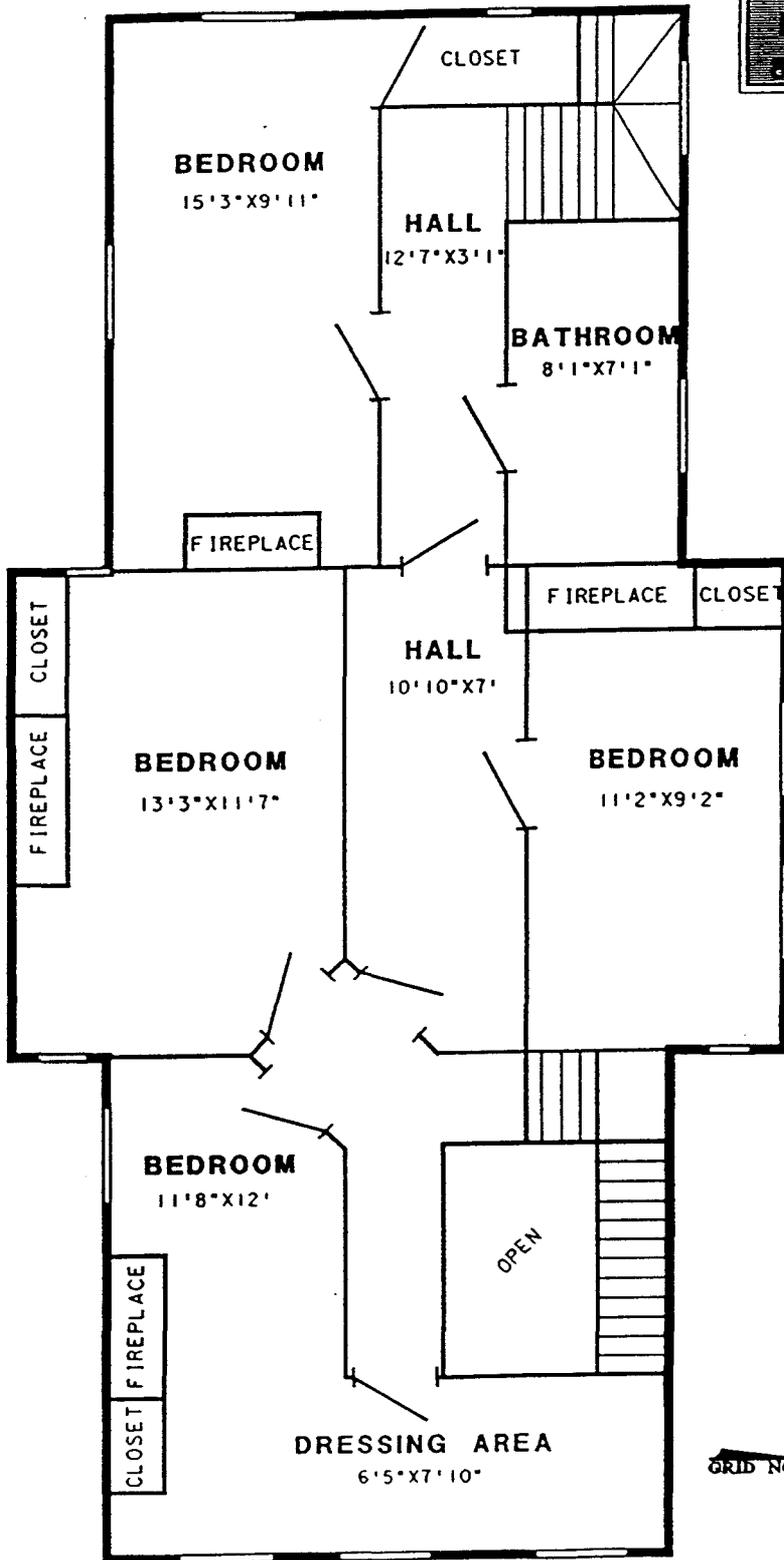
0 5 10 15
SCALE OF FEET

4755 GUERNSEY ST (HOUSE)
HABS NO -OH-2380
8-22-95 (PAGE 15)



FIRST FLOOR

4755 GUERNSEY ST (HOUSE)
HABS NO -08-2380
8-27-95 (PAGE 16)



SECOND FLOOR

