

# Historic and Archaeological Research for the COhatch Riverview Village Development, City of Dublin, Franklin County, Ohio

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### 1.0 INTRODUCTION

Between March and July of 2025, the Cultural Resources Division of EMH&T conducted historic research and archaeological survey for 62 North Riverview Street and neighboring Tuller property near the proposed COhatch Riverview Village Development in the City of Dublin, Franklin County, Ohio. The goals of the work were focused on determining the history of the properties, the age and prior use of the remnants of a stone structure, and confirming the location of a tannery depicted on historic maps. The investigations utilized historic mapping, newspaper archives, local museum examinations, county histories, historical societies, cultural resource reports, county auditor information, digital collections, historic directories, and field investigations.

# 2.0 ENVIRONMENTAL SETTING

# 2.1 Current Land Use

Both 62 North Riverview Street and the Tuller property are located in an undeveloped young growth forest. Riverview Street bounds the properties to the west and the Scioto River to the east (Figure 1). The Dublin Link foot bridge is located approximately 130 feet north of 62 North Riverview Street and a mixture of new commerce development and early twentieth-century house lots bound the parcels on the west side of North Riverview Street. A steep slope descends from North Riverview Street to the floodplain of the Scioto River on both parcels. An abandoned two-story house built into the slope sits at the frontage of 62 North Riverview Street. A stone outbuilding is associated with the house to the south at 62 North Riverview Street.

### 3.0 HISTORIC SETTING

# 3.1 Dublin's 19th Century Industrial History

The first European settlers arrived in Washington Township in 1801, settling on the western high bank of the Scioto River, roughly where Dublin would later be founded. From Huntingdon County, Pennsylvania, Ludwig (Ludwick) Sells and his four sons, Samuel, Peter, Benjamin, and William, were among the early settlers. The Sells had initially settled in Franklinton in 1800, where Ludwig operated a tavern, but they saw opportunity farther north along the riverbank and began purchasing property there. Ludwig's oldest son, John, arrived later in 1808. At this point, the Sells family had acquired over 800 acres in Washington Township.

John Sells built a cabin for his family near a spring above the river's edge, immediately following it with another log building that he operated as the Black Horse Tavern, and the stopping point was soon known by travelers as the Sells Settlement. In early 1818, he established Dublin, which he advertised for sale in the Columbus Gazette in March of that year. Under the heading 'A New Town For Sale,' John Sells wrote that 200 town lots would be for sale beginning on April 10<sup>th</sup>, and he described Dublin as having the "best quality of building stone, lime, sand and excellent clay for brick or Potter's ware... two excellent saw mills and a grist mill adjoining, and conveniences for a great number of other water works." Sells hired John Shields to survey and plat the new town. Shields asked to name the new settlement, and he nostalgically dubbed it Dublin after his birthplace

<sup>&</sup>lt;sup>1</sup> Sells' advertisement was included in Bob Waldron's article "Almost Ohio's Capital" (Columbus Dispatch Magazine, June 12, 1960, p.8-14).



in Ireland. Dublin has remained the only settlement in Washington Township until the present day. The settlement promptly had shops, taverns, and a few early nineteenth century industrial pursuits, such as mills.

In the early 1800s, Dublin was strategically placed with respect to transportation routes. Indian Run, just outside the village to the north, flows into the Scioto River, and the two waterways provided a good source of waterpower. The settlement was near the crossroads of a post road heading north from Franklinton and Columbus and an east-west stagecoach road from Worthington, an 1803 New England settlement. The stagecoach route connected Dublin to Granville, farther to the east in Licking County, and Greenville to the west. Established in 1797 on the west side of the Scioto River, Franklinton was the first European settlement in what would become central Ohio. It was quickly an important pioneer community within its first year, becoming a center of population and influence in the region. Upon Franklin County's formation in 1803, it was the county seat until 1824. However, Columbus, which was founded in 1812 across the river from Franklinton, became more established in its first dozen years, and it rapidly eclipsed Franklinton in prominence and growth.

Prior to the 1820s, the Scioto River was crossed by boat or forded at a shallow point, which was just below South Street in Dublin and at a point in line with present-day Martin Road on the east side of the river.<sup>2</sup> In the 1820s, a crib bridge was constructed across the river. Lower in elevation than later bridges, it likely suffered periodic flood damage.

Circa 1812, John Sells built the first sawmill in the area on Indian Run, and the lumber was rafted down river to Franklinton and Columbus. He operated it until the timber supply was diminished. He then built another mill at a different location on the run, which operated for several years and was demolished about 1850. He also started a distillery in 1812, located near the eventual location of the bridge over the Scioto River, but it only operated for two years. A hat factory, near the distillery and under the hill, was another of John Sells' business ventures. His sons, Charles and Eliud, learned the trade and later opened a hat shop within Dublin's commercial center.

George Ebey and his family arrived in Dublin in 1806, shortly after the Sells. A miller by trade, he established a flouring mill with John Sells in 1812. It was the first mill in the township, and it also contained a sawmill component. Joseph Corbin next owned the mill, rebuilding much of it in stone in 1855, and he operated it until 1898, when the building was demolished. Other early industries in Dublin included a pottery, started about 1813-14 by John Ashbaugh and operated for a few years before he left the village. About 1818, Henry Shout constructed a sawmill on Indian Run, which was powered by an overshot wheel. As John Sells did with his sawmill, Shout floated the cut lumber down the Scioto to Franklinton and Columbus. An oil mill founded by Daniel Wright, operated in Dublin 1820-1830. William Kilbourne added a carding machine at the oil mill, and both operations were powered by horses on a tread mill. Quarrying was an important local industry into the twentieth century. The Artz Quarry was established c.1850 north of the village, near Indian Run, and it operated for more than one hundred years.<sup>3</sup> The Snouffer family also operated a quarry, which was at the south edge of Dublin, and two more quarries (Shawnee and Coffman) were in the vicinity of Dublin, but quite a bit to the north of the village center.

<sup>&</sup>lt;sup>2</sup> A map showing the river ford location can be found in *Dublin, Ohio Business Directory, October, 1957*, p.7.

<sup>&</sup>lt;sup>3</sup> The Artz quarry operated for over 100 years, per a display at the Dublin History Museum (observed on May 23, 2025).



In the 1830 census, Dublin had 96 inhabitants and was recorded to contain "one store, and several mills, built upon the river." But, by the early 1830s, "when the National Road and the Ohio Canal were completed to Columbus, the population of central Ohio swelled and Dublin, too, entered upon a quarter century of growth and prosperity. During this period the village boasted flourishing industries, producing lumber, flour, whiskey, hats, leather and chemical products." Another likely contributor to Dublin's growth was the construction of a better bridge across the Scioto River, which more readily connected the hamlet to Worthington and other points east. It was a wooden covered bridge, completed c. 1847, and it was at a higher elevation than the earlier bridge, connecting at Riverview Street. By the 1850 census, Dublin's population had increased to 274.

Among the new arrivals during the early nineteenth century period of growth was Holcomb Tuller, who settled in Dublin in 1836. He was born December 25, 1809 in Worthington, Ohio, his parents being early pioneers in that settlement, immigrating from Connecticut. Holcomb Tuller lived at 76-78 S. High in Dublin and was a prosperous local merchant. In 1840, he established an ashery, north of the bridge and east of present-day Riverview Street, which produced bicarbonate of soda, potash for glass and lye processes, and black salts. The 1880 county history described the business as,

There he made black salts, some four or five years, when he commenced the manufacture of saleratus. He carried on the business ten or twelve years, and made a good start in business, selling his goods in Cincinnati. A part of the time Isaac N. Wells was a partner in the business.<sup>6</sup>

Asheries were important early nineteenth century industries in pioneer settlements that had hardwood forested areas. Individuals could earn income by selling their fireplace ashes or the ashes from burning trees on their land, and a "careful farmer could usually pay for the clearing of his land from the sale of potash" to a local ashery. "An ashery is basically a chemical factory designed to produce alkali from wood ashes and process it into potash. Potash is a solid form of potassium hydroxide or, in common terms, lye – an alkali (the exact opposite of an acid) ... In the 19th century, potash was an important ingredient in manufacturing alum, saltpeter, soap, glass, tanned leather, gunpowder, paper, bleached cotton textiles and woolen goods." An ashery's production of potash or black salts could be sold to local manufacturers or exported in barrels to other countries. "As new hardwood lands were opened and as village asheries using the Hopkins methods under license began to replace processing by individual farmers, 'the United States remained the world's leading producer of potash,' until the 1860s, after which mined deposits in Europe made Germany the leader."9

<sup>&</sup>lt;sup>4</sup> Kilbourn, John. The Ohio Gazetteer, Eleventh Edition (Columbus: Scott and Wright, 1833), p.183.

<sup>&</sup>lt;sup>5</sup> Klimoski, Gretchen. Washington Township Historic Resources National Register Nomination, NRHP Ref#64000655, 1979, p.2-3.

<sup>&</sup>lt;sup>6</sup> History of Franklin and Pickaway Counties (Cleveland: Williams Bros., 1880), p.372.

<sup>&</sup>lt;sup>7</sup> Koch, Robert G. "Potash in Early Western New York," The Crooked Lake Review, October 1992.

<sup>&</sup>lt;sup>8</sup> Larsen, Milt. "The Early American Ashery," Our Mission in Kirtland, August 1, 2017.

<sup>9</sup> Koch, Robert G. "Potash in Early Western New York," The Crooked Lake Review, October 1992.



In essence, ashes were a cash crop, and local merchants purchased them, sometimes placing newspaper ads in search of ashes. Indeed, "there were entrepreneurial storekeepers accepting ashes in payment for their goods, and operating an ashery in conjunction with their stores." Holcomb Tuller appears to be an example of this combined business enterprise. Holcomb Tuller's two sons, E.W. (Ele Woodbridge) and Woodruff, followed in his footsteps, with E.W. (sometimes known as Eli) taking over the mercantile business upon Holcomb's death in 1868. Woodruff operated a separate mercantile business.

In 1832, John Swain purchased William Sells' mill site on the Scioto River, just south of Dublin. Swain built an oil mill and installed a carding machine, and later a cloth-fulling machine was added. Operated until 1855, John Swain sold the oil and carding mill to Lorenzo Tuller. Tuller discontinued the oil and carding business, converting the property to a flouring mill, which he sold to Holcomb Tuller c.1858. Upon Holcomb's death, E.W. Tuller operated the mill a few more years before ceasing the business, and the frame building was torn down in 1877.

By publication of an 1858 county history, Dublin had 300-400 residents and was described as "a pleasant and healthy village," and "a place of considerable business, with a... fair proportion of stores, taverns, and mechanics, and a good mill in the immediate vicinity." Dublin reached its nineteenth century population high point of 314 in the 1880 census, and thereafter it remained between 200-300 until 1960. In 1881, Dublin was incorporated as a village, and in 1885, a steel bridge replaced the old covered bridge. When the railroads were established across Franklin County beginning in the mid-nineteenth century, they bypassed Dublin. That, combined with changing industrial processes as the 1800s progressed, stunted Dublin's industrial growth in subsequent decades, and the community remained a small agricultural commercial center until the mid-1900s. After World War II, Dublin began to develop as a popular suburban enclave.

# 3.2 Riverview Street - Overall Development

Known as Riverview Street since c.1936, the street name has changed many times. It was first labeled as Water Street on early plat maps, and it was the first developed street within the early Dublin settlement, containing residences, industry, and commerce, such as John Sells' Black Horse Tavern. An 1856 map dubs it as Front Street, and by that time, it still contained mixed uses, but much of the village's commercial and residential development had shifted up to High Street. By at least 1881, the street was known as Lower Street, which remained its name for several decades. Both the c.1847 and 1885 bridges were constructed at the level of Lower Street, which allowed it to remain a primary north-south street within the village, even as commerce shifted away from it. However, the 1935 replacement bridge was configured to land at the higher elevation of High Street, which severed Riverview Street below the bridge and removed its continuous north-south access.

<sup>&</sup>lt;sup>10</sup> Quote from Ralmon Jon Black, Colonial Asheries, found in: Austin, Lori, "Well, That's One Fine Kettle...!" Plainfield Historical Society, November 17, 2020.

<sup>&</sup>lt;sup>11</sup> History of Franklin and Pickaway Counties (Cleveland: Williams Bros., 1880), p.372.

<sup>&</sup>lt;sup>12</sup> Martin, William T. History of Franklin County (Columbus: Follett, Foster & Company, 1858), p.202-203.



Riverview Street's closure to through traffic created two separate residential neighborhoods. South of Bridge Street, Riverview is characterized by houses on both sides of the street, including some of the earliest houses constructed in the village. North of Bridge Street, Riverview contains houses on the west side and a single house on the east side (62 North Riverview), where the road dead ends at North Street (historically known as Darby).

A 1988 community master plan describes Riverview Street as all traces of industrial and commercial activity having disappeared and "despite its proximity to High Street and Bridge Street, topography and vegetation tend to insulate the area from the more commercial traffic activity on those streets." The street's appearance has changed little since this description.

# 3.3 Narrative Description – 62 North Riverview St.

An 1842 wall map of Franklin County landowners indicates that the land surrounding the Dublin plat to the west, north, and east, including the subject property, was still owned by John Sells (Figure 2). An 1856 Franklin County map is the earliest map that shows the roughly one-acre, rectangular parcel corresponding to present day 62 North Riverview, then owned by W.B. Hays (Figure 3). The land to the south of the 62 North Riverview parcel, on the east side of the street, has never had a designated address. Between publication of the 1842 and 1856 maps, Holcomb Tuller acquired the property bounded by the river on the east, Bridge Street on the south, Riverview Street on the west, and 62 North Riverview on the north.

Village maps from 1872 and 1881 illustrate that 62 North Riverview and the land to its south remained two separate parcels with two different owners (Figures 4 and 5). By 1895, a county map shows that Matilda Artz owned all of the acreage on the east side of North Riverview Street, from Indian Run south to Bridge Street, which included both of these parcels (Figure 6). A c. 1940 map of the township shows that Harry Artz next owned the acreage on the east side of North Riverview Street, from Indian Run south to Bridge Street (Figure 7).

Totaling 3.8 acres, descriptions of 62 North Riverview in the mid-1900s indicate that it and the land to the south continued to remain under the same ownership, although they remained two separate parcels. Historically a single parcel, the land to the south of 62 North Riverview was divided into three parcels in the 1980s (273-005564-00, 273-003513-00, and 273-005566-00).<sup>14</sup>

Situated close to the street, a frame house is on the 62 North Riverview parcel (#273-005565-00), and the Franklin County Auditor provides a construction date of 1900. The c. 1900 construction date is consistent with observation of historical materials on the house's exterior. It is unknown if either Matilda Artz or Harry Artz constructed the current house at 62 North Riverview. Harry Artz lived a block away at 56 North High Street, and conceivably, he could have constructed it as an investment rental house. The house is clearly visible on a 1929 aerial photograph (Figure 8), and it has the same footprint and rough configuration as today.

<sup>13</sup> Frank Elmer Associates. Old Dublin Master Plan - Phase One: Identification of Planning Issues, October 1988, p.15.

<sup>&</sup>lt;sup>14</sup> Conversation between Nathalie Wright and Franklin County Auditor's Office, June 25, 2025.

<sup>&</sup>lt;sup>15</sup> Field investigation completed by Centennial Preservation Group, June 16, 2025.



The two-story house is built into the hillside of the sloped parcel. Due to the terrain, from Riverview Street, the house appears to be only one story, but a lower level and basement are below grade and visible on the side and rear elevations. The house features wood drop siding, plain wood board window surrounds, a side gable roof, and a large chimney on the façade. The façade is three bays wide with a slightly off-center front door to the south of the chimney. An early 1930s image shows that a wood front porch once extended the width of the house (Figure 9). By 1947, the porch was removed, and a garage addition that projected forward of the façade was built onto the northernmost bay of the house (Figure 10). The brick chimney was refaced with exposed random ashlar stone, likely at the same time. The one-bay garage addition was eventually removed c.2000, and the opening was infilled with a fixed multi-light window, but the concrete apron is still present.

The north and south side elevations are two bays wide with small window openings on the upper level and an attic vent in the gable peak. Coursed rubble stone foundation walls are visible at the front of the house, and a door opening is within the stone wall on each side elevation. Behind the exposed stone portion of the foundation, there is a two-story frame section on a concrete foundation. A shed-roof rear porch is at both of the upper levels across the rear elevation. The two-tier porch is supported by five square wood posts situated on a poured concrete floor. The rear porch creates a covered porch at the basement level, which is now mostly enclosed. The rear porches were enclosed by 1963.

Associated with the house, a small stone outbuilding is at the north end of the abutting parcel (#273-005564). It was constructed at an unknown date, but estimated to be from the early 1900s based upon investigation of materials. 16 Due to the extensive wooded nature of the property, it is not clearly visible in historical aerial views until 1963 (Figures 8 and 10-12). Constructed of coursed rubble stone walls in two sections, it is one-bay wide and both sections had a low-pitch gable roof. The eastern section facing the river was taller, and it had window openings in the upper level. At the lower level of the eastern section, there was a single window opening on the north and south elevations and a door on the east elevation. Now in ruins, only a portion of the stone walls remain intact, and remnants of wood framework with iron hinges indicate that the east facing door was a double-leaf garage door. The original function of the outbuilding is unknown, but it was intact enough that it was indicated on a 1988 planning map. 17 However, the roof was missing by the early 2000s, per county auditor aerial views (Figure 13).

By 1947, a swimming pool had been installed behind the house, and low stone walls had been constructed, defining the backyard (Figure 10). Neither landscape feature was present on the 1929 aerial view of the property (Figure 8). Running east-west, the stone wall was above the north end of the pool, and at its eastern end, the wall turned south for several feet, where it then curved westward to meet the northeast corner of the outbuilding. Remnants of the stone wall are still on the property, including at the outbuilding where an opening for a previous gate is present.

# 3.4 History – 62 North Riverview St.

In 1842, this land belonged to town founder John Sells. By 1856, a rectangular parcel, corresponding with the current 62 North Riverview parcel, had been established, and it belonged

<sup>&</sup>lt;sup>16</sup> Field investigation completed by Centennial Preservation Group, June 16, 2025 and EMH&T Engineers, Surveyors, Planners, Scientists, July 2025.

<sup>&</sup>lt;sup>17</sup> Frank Elmer Associates. Old Dublin Master Plan - Phase One: Identification of Planning Issues, October 1988, p.8.



to W.B. (William B.) Hays (Figure 3). In 1858, Hays was on the organizing committee to establish the Odd Fellows' Cemetery. Federal census records show that in 1860 William B. Hays lived in Perry Township, on the east side of the Scioto River, and by 1870, he and his family had relocated to Missouri. The 1856 county map also showed that Almon & Snook's Tan Yard was present on the parcel, which included a small square building near the front of the parcel close to the street and a larger one in the middle of the parcel. Due to the change in grade at the site, the larger building would have been lower in elevation, more level with the river. A hand drawn map of the Historic Village of Dublin by Newton Dominy (c. 1950) depicts the Almon & Snook's Tan Yard near the northeast corner of the 62 North Riverview parcel near the river (Figure 14).

The 1872 county map shows that an A.J. McCan owned the parcel, and a rectangular building parallelled the street (Figure 4). This building has a different footprint and position on the site than the square 1856 building, and thus, is likely not the same building. The tan yard building which had been depicted in the middle of the parcel was removed by 1872. An 1881 plat map indicates that W.B. Hays again owned the property (Figure 5).

Matilda Artz owned eight acres on the east side of North Riverview Street in 1895, from Indian Run south to Bridge Street, which included 62 North Riverview. Her entire property extended for another 49½ acres north and west of Bridge and High streets, except for the village parcels. According to a c. 1940 map of the township, <sup>18</sup> Harry Artz owned the acreage on the east side of North Riverview Street, from Indian Run south to Bridge Street (Figure 7). The Artz family established the first major quarry in Dublin, <sup>19</sup> on the west bank of the river just north of the village, and it was still a key industry at the turn of the twentieth century. According to documents in the Dublin Historical Society archives, the Artz family also contributed to a continued agricultural presence within the village well into the 1900s. Known as Ethel's Bottom, Ethel Artz grazed her cows in the grassy area abutting the northern edge of the 62 North Riverview parcel. She was known to herd three or four cows from her Riverview Street pasture, bringing them up the hill and past the area where the library now stands, then southward onto Darby (North) Street, and finally into a barn at the rear of the Union 76 lot. One resident reminisces that during the years 1940-1955, "I remember Ethel Artz milking cows within 100 feet of the square." <sup>20</sup>

Per Franklin County Recorder's records, Willis and Nancy Herdman acquired the property at an unknown date, and in 1942, they sold it to Victor and Ruth Stiver.<sup>21</sup>

# Victor and Ruth Stiver

The Stivers were well known commercial artists in Columbus. They met at The Ohio State University, and immediately following graduation, they were married in June 1931. After their wedding, they relocated to Chicago, where Victor Stiver was employed as a commercial artist. Victor had studied art at Ohio State, and while residing in the Windy City, he also studied at the Chicago Academy of Art. Additionally, he designed artwork for the Century of Progress exhibition, held in 1933. By 1934, Ruth and Victor had returned to Columbus, living in her mother's home in the western end of

<sup>&</sup>lt;sup>18</sup> The map is on display at the Dublin History Museum (observed on May 23, 2025).

<sup>&</sup>lt;sup>19</sup> https://cdm16802.contentdm.oclc.org/digital/collection/p16802coll39/id/3/rec/22, Accessed June 19, 2025.

<sup>&</sup>lt;sup>20</sup> Termeer, Richard. "Do you remember Dublin from 1940 to 1955?" Dublin Historical Society newsletter, c.1980s.

<sup>&</sup>lt;sup>21</sup> Conversation between Nathalie Wright and the Franklin County Recorder's Office, June 25, 2025. Due to a fire in 1920, property records before that year were destroyed, making it difficult to trace ownership transfers. Additionally, Sanborn Fire Insurance Maps do not cover Dublin.



the Franklinton neighborhood (64 Dana Ave), until purchasing the house at 62 North Riverview Street in 1942. The Columbus City Directory for 1943, the last year that Stiver Studios is listed, did denote that the Stivers resided in Dublin.<sup>22</sup>

During the 1940s, Ruth and Victor Stiver remodeled the house. A 1949 article about the couple's artistic careers noted that they "had bought an old, rundown house on the river bank at Dublin and converted it into an ultra-modern home with little money but lots of imagination, ingenuity and getin-and-dig." Although it is not known for certain, it is highly probable, given Victor's design expertise, that the Stivers installed the landscape features at the property, including the swimming pool and stone walls.

Serving as president, Victor Stiver established Stiver Studios in early 1935, specializing in commercial art and display advertising. Working out of 663 West Broad Street, the firm quickly had a national clientele, designing storefront displays for national chains like Nisely Shoe Co.; large department stores like F&R Lazarus & Co.; and manufacturers like Federal Gas & Fuel Co. and the H.C. Godman Shoe Co. Stiver Studios also specialized in company displays for industrial clients, which were set up during conferences and conventions. The firm's growth was so rapid that it relocated to a larger building in July 1935.

Additionally in the late 1930s, working with Ivan Pusecker, another OSU fine arts graduate, Victor created murals for several movie theaters, including The Cleve, opened in 1938, in Columbus and in Oxford, Ohio, as well as murals for a 1941 remodel of the Shawnee Hotel in Springfield. Stiver Studios also created Christmas displays in 1939-41, featuring a different design each year, that were installed on lampposts for several blocks along High Street in downtown Columbus. In 1938, Stiver purchased a competing display manufacturer, Karl Roth and Associates of Findlay, Ohio.

Due to material shortages, World War II caused the closure of Stiver Studios around 1943, and Victor then worked for Jaeger Machine Co. during the latter years of the war. He also took on freelance commercial art projects. Ruth worked for the Columbus Chamber of Commerce in 1943 and then returned to school teaching. In July 1945, Victor was hired by the Kroger Grocery & Baking Co. as its advertising manager for the central Ohio region of 207 stores (Figure 15). The same year, he was elected to Dublin's City Council.<sup>24</sup>

While teaching third grade at the Dublin School, Ruth had the idea of improving the "drab" walls of her classroom and dramatizing the children's coursework with murals. Upon the advice and "enthusiastic encouragement" of her OSU graduate school professor, she spent "many weeks in research to tie in the mural subjects most effectively with the lessons taught in each of the six grades." Victor agreed to create the murals, and the couple received permission from the Dublin Board of Education to paint them, spending the summer of 1947 on the project. Over the next two years, the couple was in demand to produce murals for other grade and high schools (Figure 16).

 $<sup>^{22}</sup>$  This is the only year that the Stivers are included in the Columbus City Directory once they relocated to Dublin, and the village was never included in the Columbus Suburban Directory, first published in the mid-1950s.

<sup>&</sup>lt;sup>23</sup> D.B., "Education Goes Mural," Columbus Sunday Dispatch Magazine, February 6, 1949, p.2.

<sup>&</sup>lt;sup>24</sup> "Winners Of Municipal Contests In County," Columbus Dispatch, November 8, 1945, p.A3.

<sup>&</sup>lt;sup>25</sup> Axline, William, "Lessons on the Classroom Walls," Columbus Sunday Dispatch Magazine, February 6, 1949, p.4-5.



In 1948, the Stivers sold their home and were living at 5671 Rings Road by February 1949. When the house was listed for sale and the real estate agent poetically described it as a bucolic oasis, reflecting the Stivers' imprint on the property.

An Adventure in Living ... for the Young in Heart ... It's not the lovely ultra-modern home, nor the five beautiful acres of river frontage that are being offered to discriminating buyers. It is the idea of a way of life ... quiet and serene, in suburban semi-seclusion; here for those whose hearts are in tune with the glories of nature's springtime, is gracious living at its zenith. Not for bankers, brokers or other prosaic souls who cannot thrill to its age-old trees and rocky ledges. Its flood-lit swimming pool, mellow paneled game room, all-electric kitchen, storybook bedrooms, or the expansive view from its sun porch windows. A completely new and different way of life, all yours and ready to be lived to its fullest... follow signs to 62 N Riverview Drive.<sup>26</sup>

The local power couple went on to produce a Saturday television show for WTVN, called Fun With the Stivers, which was expanded to be a Monday-Friday show in April 1951, renamed Stivers' Fun Fair. The show was written by Ruth and Victor, featuring singing, dancing, and comedy, and they also created their stage sets.

# Later Occupants

Mr. and Mrs. Karl Larson lived in the house by 1955. A newspaper article reported that the couple would be hosting the two-week visit of Mrs. M.M. Huntington.<sup>27</sup> During her stay, she was the guest of honor for a party celebrating the early days of the Symphony Club of Central Ohio, of which she had previously served as president. Mrs. Karl Larson was the widow of John W. P. Huntington, and in 1959, the *Dispatch* reported that her son, Peter Perit Huntington, had married Sylvia Kay Phillips. Peter P. Huntington was in medical school at the time, and an article announcing his licensure in 1961 indicates that he was still living in his mother's Dublin house at 62 North Riverview.<sup>28</sup>

The Larson family appears to have lived in the house until mid-1963, when it was listed for sale. As before, the real estate agent waxed poetic about the house.

First time open to view this unusual home nestled on a hill overlooking its own swimming pool and the river beyond-over 3 acres of land running rampant with trees. This home developed from the owner's needs and love of life - we warn you, when you enter the pink door, a new, exciting experience awaits you - artist created and decorated throughout. From the first floor to the "offbeat" downstairs bedrooms and family room – if you're looking for something out of the ordinary do "experience" this home.<sup>29</sup>

The Thomas Deffet family lived in the house in 1971. Phillip A. Wade later owned the property until 1990. The property transferred to Thomas and Priscilla Bassett in 1990 and remained in the Bassett family until 1999. It has been owned by the City of Dublin since 2021.

<sup>&</sup>lt;sup>26</sup> "Open 2-6 On the Scioto at Dublin," Columbus Dispatch, May 2, 1948, p.47.

<sup>&</sup>lt;sup>27</sup> Addison, Eleanor B. "Mrs. Huntington Will Be Honored," Columbus Dispatch, December 22, 1955, p.10.

<sup>&</sup>lt;sup>28</sup> "324 Doctors Licensed In Medicine," Columbus Dispatch, August 24, 1961, p.4.

<sup>&</sup>lt;sup>29</sup> "Open 2-5, 62 N. Riverview St. Dublin, Ohio, Artist's Paradise – Overlooking River," Columbus Dispatch, June 16, 1963, p.57.



# 3.5 History – Holcomb Tuller Property, North Riverview Street (no address)

The land on the east side of North Riverview Street, to the south of the 62 North Riverview parcel, has never had a designated address. It was divided into three parcels in the 1980s, but historically, it was a single parcel. In 1842, this land still belonged to town founder John Sells, and by 1856, Holcomb Tuller owned the property (Figure 3). On the village's edge, this is the property associated with Tuller's ashery, established in 1840.<sup>30</sup> Asheries, like other early 1800s industries, required a great deal of water in the manufacturing process, and this property was bisected north to south by a tributary stream of the river. In 1856, a small square building was present, near the southwest corner of the property at the foot of the bridge.

Upon Holcomb's death in 1868, his son Ele Woodbridge Tuller (Figure 17) inherited the property, and he owned it until at least 1881 (Figures 4 and 5). Ele Tuller continued his father's mercantile business, and he was also active in law, admitted to the bar in 1861, and politics. First elected to the position in 1875, he served as justice of the peace for forty years. Tuller was instrumental in Dublin's 1881 incorporation as a village.

In the 1880's Dublin was known as the roughest town in the area.... Because the people who lived there were rough, Dublin soon became known as the city of "river rats." This was dangerous and embarrassing for the wealthy people of Dublin and those who wanted to make an honest living. E.W. Tuller, a wealthy land and business owner, who wanted to be important to Dublin knew that before anything could be done to put these rough people in jail a real town with a government had to be created. So in September of 1881 Dublin became an incorporated village.... E.W. Tuller, who owned half of Dublin, was elected Treasurer.<sup>31</sup>

Since 1895, this land appears to have been under the same ownership with the abutting 62 North Riverview. It was transferred to the City of Dublin in the 1990s. Other than Tuller's small building on this property in 1856, which was gone by 1872, there don't appear to have been any houses or any other large-scale buildings at the location, until the stone outbuilding was constructed c.1900.

#### 4.0 FIELD WORK AND INTERPRETATION

# 4.1 Fieldwork Methodologies

Archaeological fieldwork was conducted at 62 North Riverview Street and the Tuller property to supplement historic documentation of standing and mapped structures. The fieldwork consisted of visual inspection, geophysical survey, and shovel test pit excavations.

# 4.1.1 Visual Inspection

Visual inspection was utilized to document structures and above ground features at 62 North Riverview Street and the Tuller property. All above ground structures and features were mapped

<sup>&</sup>lt;sup>30</sup> Confirmation of the ashery's location comes from a sketch created in the mid-twentieth century by Newton Dominy. Dominy was a Dublin historian and Washington Township clerk and personally knew descendants of the Tuller family.

<sup>31</sup> https://hilliardhistoryexpress.org/map/dublin.php



utilizing a sub-meter accuracy GPS receiver. Visual inspection was also utilized to assess the construction material and methods of the stone structure remnants associated with 62 North Riverview Street to attribute a construction date.

# 4.1.2 Geophysical Survey

Geophysical survey is an effective and non-invasive manner to investigate sub-surface cultural deposits. There are numerous instruments and techniques for which to conduct geophysical prospection in archaeology; all of which depend upon the nature of soils, characteristics of the archaeological site, and the conditions of the environment surrounding the archaeological site. Typical geophysical techniques at the archaeologist's disposal include, but are not limited to, soil resistivity, ground penetrating radar, and gradiometry. All of these techniques electrically measure soil characteristics in some manner which in turn indicates the presence or absence of archaeological features.

EMH&T utilized gradiometry for the geophysical survey portion of the investigations to attempt to confirm the location of the tannery depicted at 62 North Riverview on historic maps. Gradiometry is a method for measuring and mapping magnetic fluctuations in soils using a handheld or cart towed device. Archaeological features often manifest as magnetic anomalies in the data due to a difference in magnetic field compared to the surrounding soil matrix.

Gradiometry is spatially controlled utilizing survey grids at predetermined dimensions and locations to collect data. Six 20-x-20 meter (65.6-x-65.6 ft) survey grids were established at 62 North Riverview. The location of survey grids was established based on the suspected location of the tannery as identified on historic maps.

The gradiometer data is downloaded and processed in software and displayed as a graphic representing spatial location of magnetic field strengths. The strength and pattern of magnetic signatures may then be analyzed to infer subsurface features. Since gradiometry relies on magnetic fields, one detriment to this method of survey is the presence of iron objects which present very strong magnetic fields which may obscure target data in the vicinity.

Field conditions presented some limitations to geophysical survey. Gradiometry survey requires the traverse of virtually straight paths on an accurately spaced grid. As previously mentioned, the surveyed parcels are located in young growth forest. There were instances where forest vegetation was too thick to allow for the establishment of accurate or straight paths. In these situations, the location is assigned a "dummy value" or zero reading as a place marker.

# 4.1.3 Shovel Test Pit Excavations

Shovel test pit excavations were utilized in an attempt to recover artifacts potentially associated with the historically mapped tannery. Shovel test pits were excavated at (5-foot) intervals in the form of a grid system across the suspected location of the historically mapped tannery. These shovel test pits measured 20-x-20 inches and extended into sterile subsoil. All soil from each test pit was screened through 0.25-x-25 inch hardware cloth to identify artifacts.



### 4.2 Fieldwork Results

# 4.2.1 Property Description

Visual inspection of 62 North Riverview Street and the Tuller property was conducted prior to geophysical survey and shovel test pit excavations (Figure 18). The western portion of the properties consists of approximately 80 feet of steep slope descending from North Riverview St. The house and associated stone building ruins are built into the slope. The house is located on the 62 North Riverview Street parcel while the ruins are approximately 50 feet southeast of the house on the Tuller property. Additionally, a large storm drain discharges from near the top of the slope adjacent to North Riverview Street and south of the stone building remnants (Figure 19). Modern debris resulting from the storm drain discharge was evident throughout the western half of the two properties. A concrete encased cistern is positioned at the base of the slope between the house and stone building ruins (Figure 20). A dry laid stone wall lines the northern boundary of 62 North Riverview Street from the base of the slope to the bank of the Scioto River (Figure 21). Remnants of a second, concrete mortared, stone wall are located near the center of the 62 North Riverview Street parcel behind the house and running east-west then turning south (Figure 22). A large pile of stone is located at the northern end of the second wall which, based on historic aerial photographs, was apparently removed from further portions of the same wall. The eastern limits of both properties consisted of the densely vegetated slope of the Scioto River (Figure 23).

# 4.2.2 Stone Ruins Visual Inspection Results

Traditional archaeological methods to date the building are confounded by several factors. The soil on the slope is dark, loamy, and organic-rich. Most of the soil along the south wall of the building has been washed away by a storm drain that empties from North Riverview Street immediately south of the building remnants. Additionally, roadside debris and demolition debris from a recently removed house are abundant. These factors combined make discerning originally deposited archaeological materials, if present, from those introduced through other means, difficult.

Since the construction methods aren't temporally restricted and the cultural materials have been comingled through recent turbations, dating is best achieved by analysis of temporally diagnostic materials used in the construction of the building. The stone building remnants are approximately 30 feet in length and 10 feet in width, with the long axis oriented toward the Scioto River (Figure 18). The earliest aerial photographs of the area show that it was originally a two-story building (Figure 12). It is built of stacked, undressed tabular limestone (Figure 24 and 25). Visual inspection of the stone ruins was conducted on two separate occasions. The first visual inspection was conducted by a masonry specialist at the Centennial Preservation Group LLC and the second by EMH&T archaeologists.

The masonry specialist analyzed the mortar between the stone to estimate a date. The masonry specialist identified inclusions evident in the mortar indicating the structure was likely built with a lime putty mortar likely dating construction prior to the 1930's when autoclaved hydrated lime became available.

EMH&T archaeologists analyzed the remaining construction material and techniques of the stone ruins to further narrow a construction date. Dating stacked stone structures can be difficult because the methods of construction are similar over a long period of time.



The walls of the building were examined to determine if any temporally diagnostic materials had been incorporated into the building walls since expedient materials are often used in vernacular stone construction. No diagnostic material could be found. Nominal sized dimensional lumber was utilized in the construction of the window frames (Figures 26-28). They consisted of nominal sized 2"x4" pine horizontal elements and 1"x4" cedar vertical elements. Nominal size standards for lumber were established in the United States in 1924 (Smith and Wood 1964). Wire nails were used to construct the frames (Figures 27 and 28). Wire nails are well documented as a post 1890 occurrence at most historic sites (Nelson 1968). While these materials could have been added to an early building at a later date, they were mortared into place with mortar that was macroscopically not discernible from the mortar used to fit the stone that comprises the building walls. Based on the date ranges for these materials, the building is assumed to post-date 1890.

# 4.2.3 Geophysical Survey Results

Six 20-x-20 meter (65.6-x-65.6 ft) geophysical survey grids totaling 2,400 m<sup>2</sup> (0.59 ac) were established at 62 North Riverview Street in an attempt to confirm the location of the tannery as identified on historic maps. Portions of five grids were not subject to geophysical survey due to dense vegetation and debris piles and therefore assigned zero values. Iron objects presenting very strong magnetic fields were evident in the data, particularly in the western portion of the properties; this is likely owing to the debris scattered by the aforementioned storm drain (Figure 29).

Very strong metallic signatures were the most represented anomalies in the geophysical data. Low to medium intensity magnetic signatures were present in the northern geophysical grids. Several of these were able to be corelated to flood debris from recent events. A cluster of anomalies in the northeast survey grid could not be correlated to any existing above ground features (Figures 29 and 30).

The cluster of magnetic signatures in the gradiometry data in the northeast portion of the 62 North Riverview St. parcel consists of a series of magnetically positive anomalies that appear to form a corner to the southwest. The anomaly cluster measures approximately 25-x-30 ft. While this cluster of anomalies does not align with the depiction of the tannery on the 1856 Map of Franklin County, it does roughly correlate to the location of the tannery as depicted on the c.1950 map by Newton Dominy Map of Dublin (Figure 30). The 1950 Dominy map depicts a stone fence bounding the northern perimeter of the parcel running from North Riverview St. to the Scioto River. The Almon & Snook's Tan Yard is depicted immediately adjacent to the stone fence a short distance from the river. The identified anomaly cluster in the gradiometry data is adjacent to a standing stone fence identified during visual inspection in a similar relative position to that depicted on the 1950 map. This anomaly cluster also appears to have a similar position relative to the Scioto River as depicted on the 1950 map.

### 4.2.4 Shovel Test Pit Excavation Results

A series of shovel test pits measuring 20-x-20 inches and extended into sterile subsoil were excavated within and adjacent to the probable Tannery magnetic anomalies identified in the geophysical data. The soil from each test pit was screened through 0.25-x-25 inch hardware cloth to identify artifacts that may be associated with the historic tannery. Shovel test pit excavation



identified modern flood debris primarily consisting of plastic items; however, no artifacts definitively associated with the period of tannery use were identified.

#### 5.0 CONCLUSIONS

Between March and July of 2025, the Cultural Resources Division of EMH&T conducted historic research and archaeological survey for 62 North Riverview Street and the neighboring Tuller property near the proposed COhatch Riverview Village Development in the City of Dublin, Franklin County, Ohio. Archival research and archaeological fieldwork, including visual inspection, geophysical survey, and shovel test pit excavations, were utilized to determine the history of the properties, the age and prior use of the remnants of a stone structure located at 62 North Riverview Street, and confirming the location of a tannery depicted on historic maps at 62 North Riverview Street.

Archival research indicates that the parcel at 62 North Riverview Street changed ownership numerous times between 1842 and 1999. The earliest (1842) identified owner was town founder John Sells. The earliest identified structures on the parcel were from the 1856 Map of Franklin Co., Ohio and consisted of the Almon & Snook's Tan Yard and a small square building near the front of the parcel. The tan yard building was removed by 1872 and the former square building near the front of the parcel was replaced by a rectangular building. Subsequent owners erected and removed several outbuildings on the parcel.

The land south of the 62 North Riverview parcel (Tuller Property) also belonged to town founder John Sells in 1842. It was divided into three parcels in the 1980s, but historically, it was a single parcel and by 1856, Holcomb Tuller owned the property. The property was associated with Tuller's ashery, established in 1840. In 1856, a small square building was present, near the southwest corner of the property at the foot of the Bridge Street bridge. The property was inherited by Holcomb Tuller's son Ele Woodbridge Tuller in 1868. Since 1895 the property appears to have been under the same ownership with the abutting 62 North Riverview before being transferred to the City of Dublin in the 1990s.

Analysis of the stone ruins on the former Tuller property indicated that the structure was constructed between 1890 and 1930. This time period postdates both the ashery and tannery formerly located in the vicinity. This timespan overlaps the periods of ownership by Matilda Artz and Harry Artz which also seems to be the same period the associated house was constructed.

Historic mapping of the Almon & Snook's Tan Yard is inconsistent in the depiction of location and scale. Geophysical survey of the properties identified a cluster of anomalies possibly representing a former structure near the location of the tannery as depicted on the 1950 map of the Historic Village of Dublin. Shovel testing within and adjacent to the location of possible tannery did not yield artifacts definitively associated with it.



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# **FIGURES**

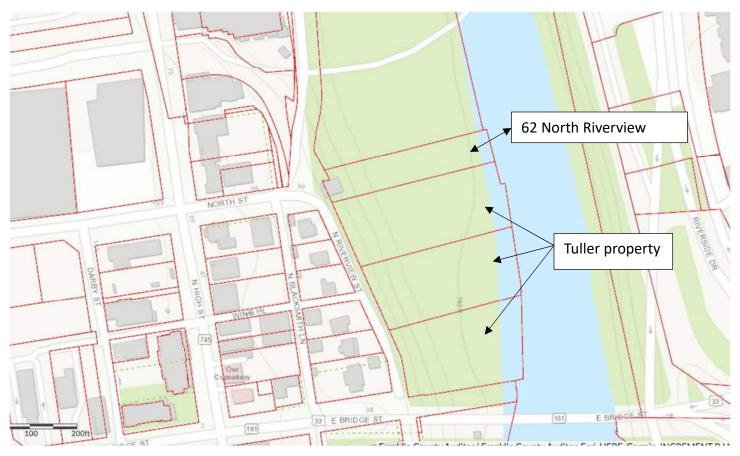


Figure 1. Franklin County Auditor's map, 2025.

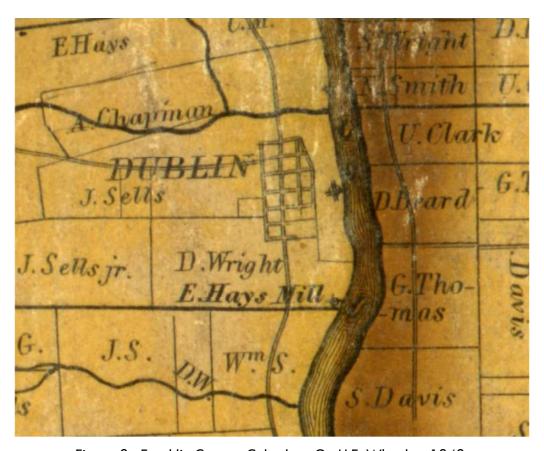


Figure 2. Franklin County. Columbus, O.: H.F. Wheeler, 1842.

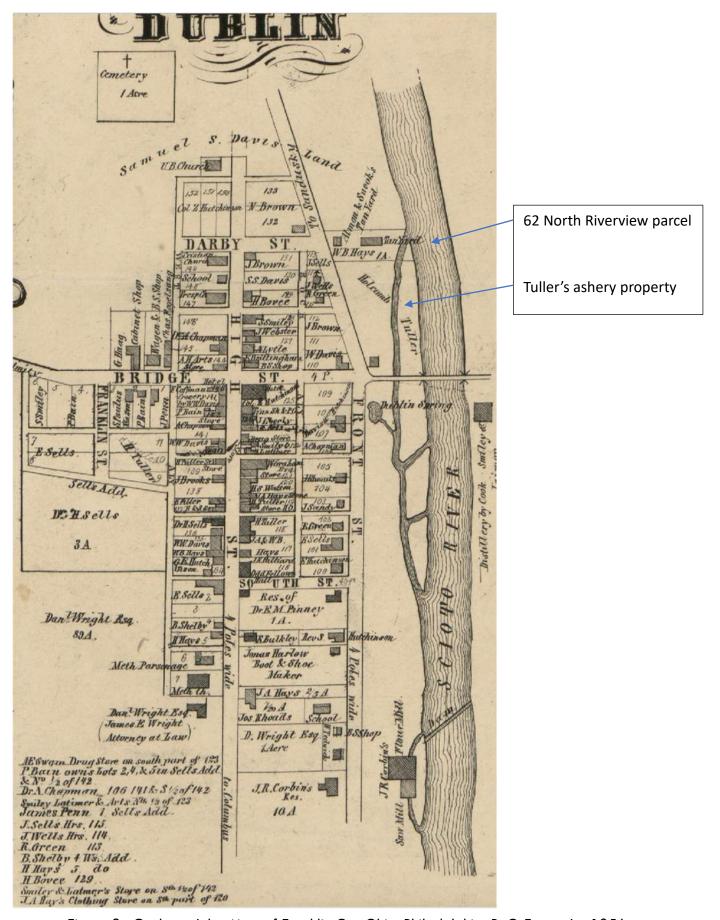


Figure 3. Graham, John. Map of Franklin Co., Ohio, Philadelphia: R. C. Foote, Jr., 1856.

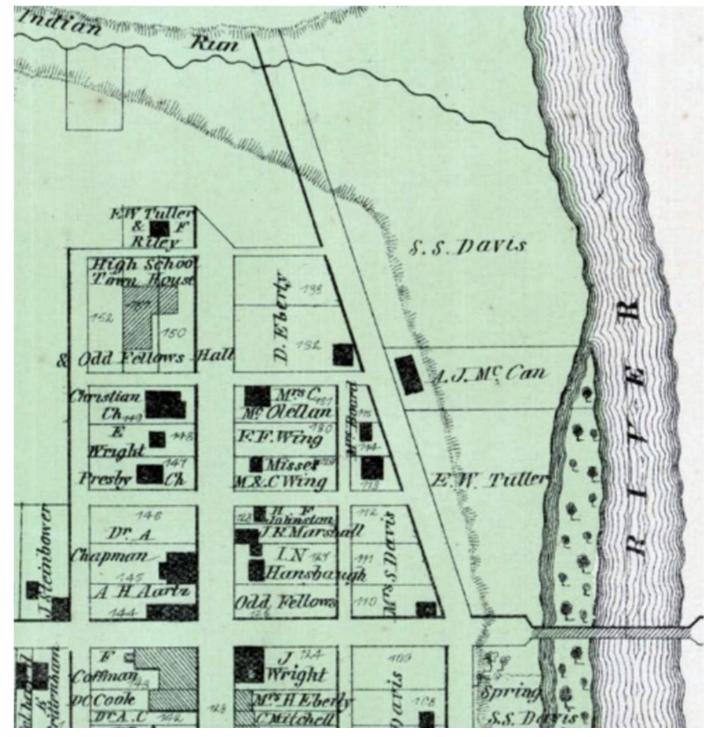


Figure 4. Caldwell, J. A., Atlas of Columbus and Franklin County, Ohio, Columbus: J. A. Caldwell & H.T. Gould, 1872.

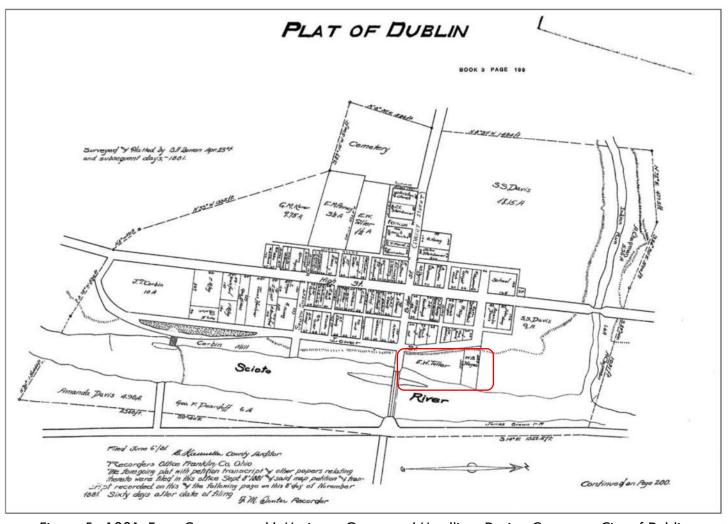


Figure 5. 1881, From Commonwealth Heritage Group and Hardlines Design Company. City of Dublin Historical and Cultural Assessment, May 12, 2017, p.35.

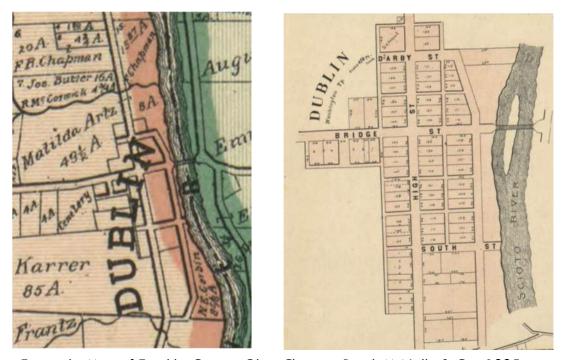


Figure 6. Map of Franklin County, Ohio, Chicago: Rand, McNally & Co., 1895.

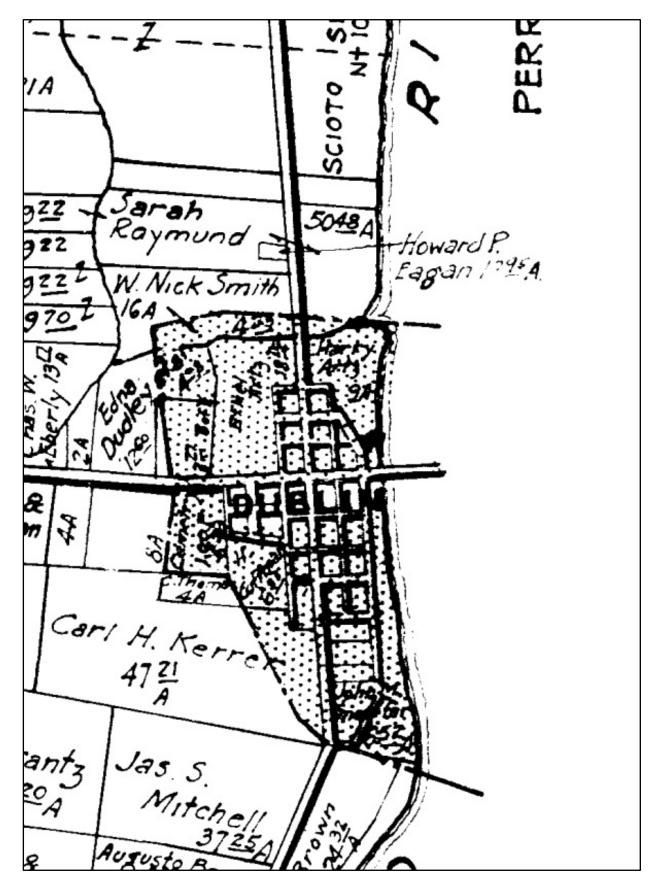


Figure 7. Portion of c. 1940 Franklin County Township Maps.



Figure 8. 1929 Aerial View Detail Showing 62 North Riverview.



Figure 9. Circa 1930 View of 62 North Riverview.



Figure 10. 1947 Aerial View Detail Showing 62 North Riverview.



Figure 11. 1956 Aerial View Detail Showing 62 North Riverview.



Figure 12. 1963 Aerial View Detail Showing 62 North Riverview.



Figure 13. December 2007 Aerial View Detail, Franklin County Auditor.

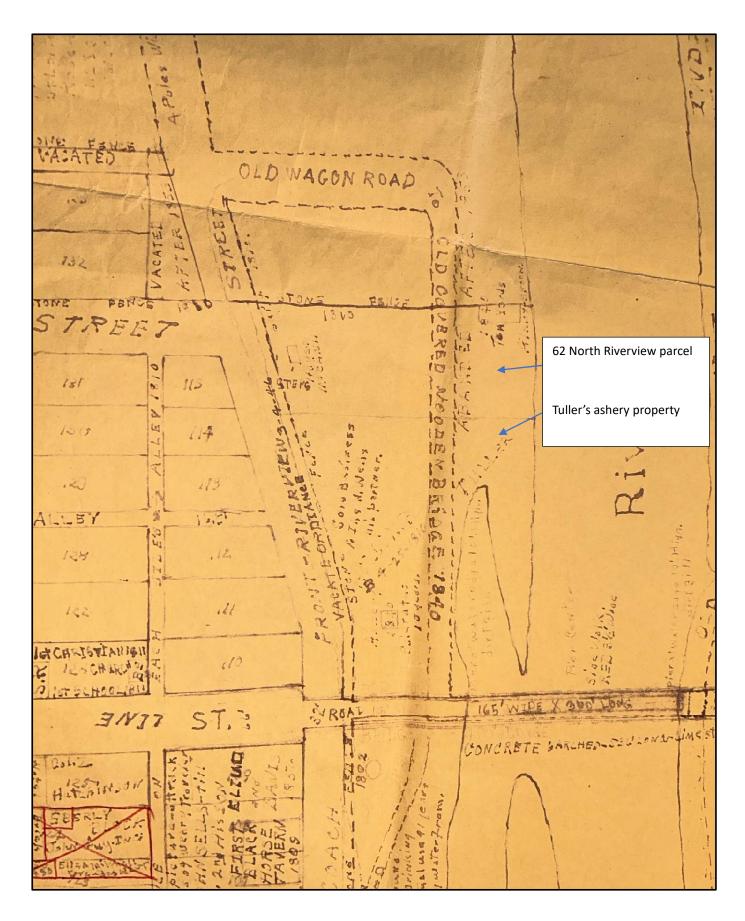


Figure 14. Newton Dominy map of the Historic Village of Dublin (c. 1950).



Stiver

Figure 15. Victor A. Stiver, From "Kroger Names New Advertising Manager," Columbus Dispatch, July 24, 1945, p.B3.



Figure 16. Ruth and Victor Stiver, From D.B., "Education Goes Mural," Columbus Sunday Dispatch Magazine, February 6, 1949, p.2.

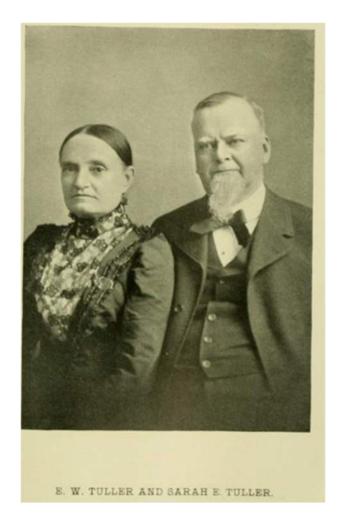


Figure 17. Ele Tuller, From A Centennial Biographical History of The City of Columbus and Franklin County Ohio, Chicago: The Lewis Publishing Company, 1901.

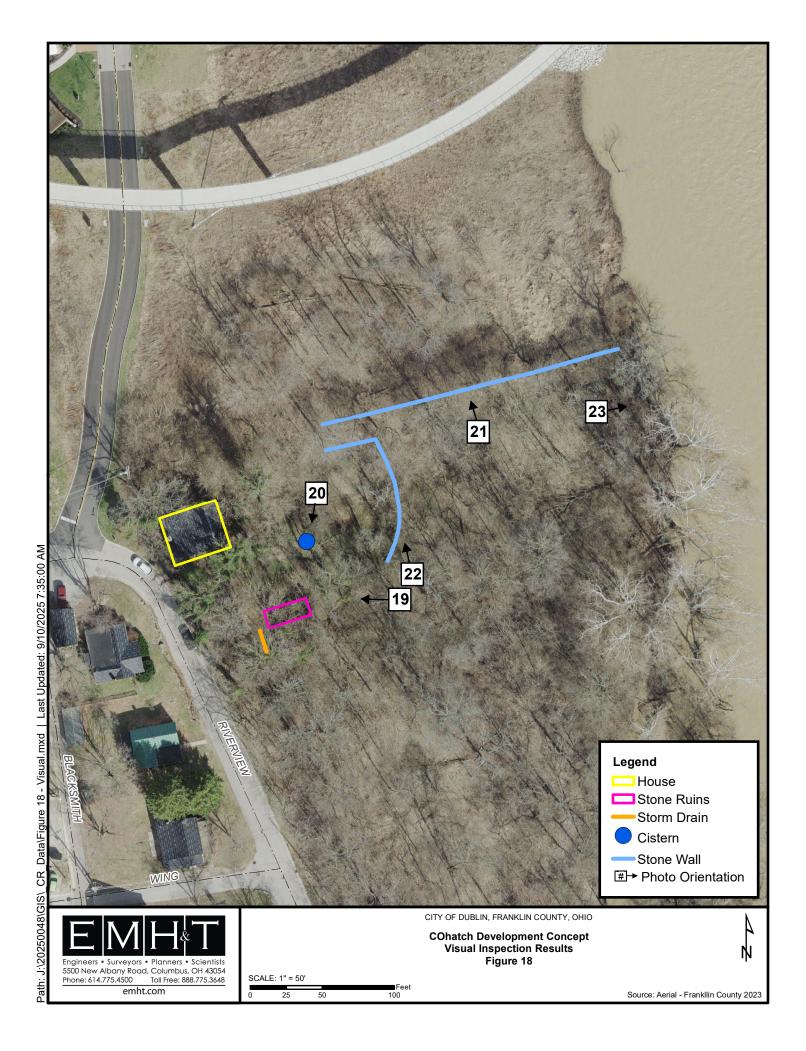




Figure 19. House, stone ruins, and storm drain built into slope.



Figure 20. Cistern and stone ruins.



Figure 21. Stone wall lining northern boundary of 62 North Riverview Street.



Figure 22. Mortared stone wall located near the center of the 62 North Riverview Street.



Figure 23. View of dense vegetation toward riverbank.



Figure 24. Walls and interior of stone ruins.



Figure 25. Closeup of ruins showing stone and mortar in wall.



Figure 26. Closeup of ruins showing lumber incorporated into wall.



Figure 27. Closeup of dimensional lumber and wire nail utilized in stone ruins.



Figure 28. Closeup of wire nails in dimensional lumber utilized in stone ruins.

