NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Emerson Coulson House

other names/site number 041-0020-0030

2. Location

street & number 813 North Olive ☐ not for publication

city or town Abilene ☐ vicinity

state Kansas code KS county Dickinson code 041 zip code 67410

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Ramon Powers SHPO January 31, 1995
Signature of certifying official/Title Date

Kansas State Historical Society
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Emerson Coulson Hou

Name of Property

Dickinson, Kansas

County State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic; single dwelling

Current Functions
(Enter categories from instructions)

Domestic; single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Dutch Colonial Revival Style

Materials
(Enter categories from instructions)

foundation Stone: limestone

walls Wood: clapboard siding
shingle

roof Wood: shingle

other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

Commerce

Politics and Government

Period of Significance

c. 1904-05

Significant Dates

c. 1904-05

Significant Person
(Complete if Criterion B is marked above)

Emerson E. Coulson

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibilography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Emerson Coulson House
Name of Property

Di. .inson, Kansas
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	14	655200	4309600
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Michele Risdal, National Register Special Projects Assistant

organization Kansas State Historical Society date February 20, 1995

street & number 120 West 10th Street telephone (913) 296-5264

city or town Topeka state KS zip code 66612-1291

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bill and Nanc Scholl

street & number 813 North Olive telephone

city or town Abilene state KS zip code 67410

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

The Emerson E. Coulson House (c. 1904-05) is located at 813 North Olive Street in Abilene, Dickinson County, Kansas (pop. 6,200). The two-and-a-half story, Dutch Colonial Revival style house sits on a rusticated limestone block foundation and is surmounted by a new cedar shingled, copper flashed, ridge hip roof with two gambrel projections. The limestone foundation recently has been repaired. The building has a western facade orientation with overall measurements of fifty-five feet from east to west and thirty-four feet north to south. A c. 1932 photograph indicates a one car, wood frame, gable roof garage to the northeast of the house. The garage is non-extant.

The overall rectangular form of the house is surmounted by a ridge hip roof that becomes the projection point of two asymmetrical gambrel roofs, a multi-sided conical roof and two hip roof dormers. Decorative detailing is not emphasized on doors, windows, porches or wall surfaces. Remnants of the Victorian period appear in the house with its projecting bays, the leaded bevelled glass windows and a pergola with a conical roof on the southwest corner. The porch was originally balanced by another pergola with a conical roof on the northwest corner but this component was removed c. 1932 based on other changes made to the house at that time.

Wooden clapboard siding sheathes the building's first story. On the second story fish scale shingles cover the two north and south gambrel projections while plain wooden shingles cover the two north and east dormers. A brick chimney rises from the southwest corner of the hip roof.

A full width porch spans the western facade's first level. Five Tuscan order, wooden columns placed on brick pedestals support a gently sloping roof. A wooden balustrade composed of two horizontal rails terminated by columns, with a row of turned vertical balusters between the rails spans the space between each brick pedestal. Brick lattice work supports the porch. Four poured concrete steps, date unknown, form the approach to the porch. A c. 1932 photograph indicates that the original steps and abutments were wooden. A tongue and groove ceiling surmounts the porch.

A cut-away back porch is located on the northeast corner of the house. One column placed on a brick pedestal supports the corner of the hip roof. The porch is presently screened-in but originally it was open. The entrance door of the screened porch was originally the back screen door. One concrete step and three wooden steps lead up to the door.

Fenestration is comprised primarily of 1/1 double hung sash in singular and double groupings. A bay window projection fenestrates the western bay of the northern elevation on the first floor. The center window was taken out of the bay c. 1932 to install a fireplace. Another bay window is located on the first and second level of the western elevation's southern bay. The bay window projection is surmounted by a conical roof with overhangs that create a porch. Five columns placed on the porch floor support the roof. The porch is not accessible, but it's shape is outlined by a railing exactly like the one below it on the main, western porch.

A leaded bevelled glass window fenestrates the living room's south wall. A cottage window

fenestrates the dining room's north wall, it has an upper sash composed of leaded bevelled glass with a lower sash of clear glass. One pivot window is located on the upper section of both gambrel projections. Pivot windows are located in the attic for ventilation and lighting.

Two unique turn-of-the-century features are still present on the house. An ice box window pierces the eastern bay on the south elevation. This window is where the iceman came with his wagon to put the ice through into the kitchen ice box. The other feature is the coal chute on the eastern elevation next to the back porch. The cast date on the chute door indicates that the chute was probably installed when the house was built. "BOENIUS WOOD & COAL CHUTE NO 2 PAT'D - NOV 7 1905 MANUFACTURED BY GRAND RAPIDS FOUNDRY CO GRAND RAPIDS WISCONSIN."

The interiors of the first and second floors retain their original floorplan and detailing, reflecting the Colonial Revival styles. Pine woodwork is employed for all treatments on the first and second levels. All hardwood floors were replaced c. 1932. The first and second floorplans are aligned around the center staircase, which is placed in the southeast corner of the north front parlor. The first floor circulation patterns of the house revolve around a central staircase which gives the north front parlor multiple functions: an entryway, a staircase, a hallway, and parlor. The second floor is reached by an ell-shaped staircase which turns 90 degrees at a landing halfway up. All rooms on the second floor are accessed by an ell-shaped hallway.

Three parlors compose the first floor, creating flowing public space. The northwest parlor features the entry door, staircase and living space. Entry occurs through an oval bevelled door with an ornate door plate. The plain surrounds flanking the door have round push button lights switches on the door frame.

The quarter turn staircase, aligned directly across from the door, is defined by a bracketed stringer. The open stringer has brackets cut into the steps so that the treads overhand the stringer. The main square newel post is ornately carved with four incised floret panels grouped vertically on three sides of the post. An incised fruit motifs with stippling decorates the top of the main newel post. Though the same shape, the landing newel post is not decorated. Paneling covers the wall beneath the stringers and under the risers.

On the north wall of the northwest parlor is a bay window. The center window was removed c. 1932 to install a false fireplace. This fireplace dominates the room and becomes the main focal point of the room. An egg and dart picture molding circles the room. The molding is placed below the cap trims on the window. The original wooden interior trim surrounding the windows and doors has no design. It is defined by thin plain wooden pilasters rising from the sill to meet a head casing that slightly overhangs. Underneath all the windows are the original pine baseboards that have a rounded top with a bead-and-cove band at the top. The window surrounds and baseboards throughout the house have the same design.

A wooden pedestal colonnade divides the northwest parlor from the southwest parlor. The colonnade divides the floor space into rooms, but as a doorless portal it gives the impression of a flowing, open area without walls. The colonnade is composed of two fluted, Ionic columns placed on paneled pedestals. The southwest parlor has a bay window on the west wall. A leaded bevelled glass window is located high on the south wall. An egg and dart picture molding circles the room at the same level as in the northwest parlor. Directly behind the southwest parlor is another parlor and a bathroom. The third parlor has a egg and dart molding defining the ceiling line.

The dining room is located behind the northwest parlor. A cottage window on the dining room's north wall has an upper sash composed of leaded bevelled glass. A single doorway in the south wall leads to the kitchen The kitchen was extensively remodelled in the 1930s. Originally there was an ice room off the kitchen. The floor was removed c. 1960 to place a larger "U" shaped staircase leading to the basement. Located in the northwest corner of the basement is a storm cellar. The room was built into the foundation and was sealed c. 1920. It was opened by the present owners in the 1990s.

The staircase turns at ninety degrees and rises to the second floor hallway. Two square newel posts with four incised floret panels grouped vertically on three sides of the post with an incised fruit motifs stand on the landing. An ell-shaped hallway connects four rooms, a bathroom and a trunk room. The trim surrounding the doors starts at the base blocks and rises to the head casing. The baseboards, which carry throughout the second floor, have a rounded top with a bead-and-cove band at the top. All doors have their original locksets and knobs. The rooms off the corridors all have the same molding and trim for the doors.

The interiors of the first and second floors of the building have a great deal of visual continuity. The front two parlors, though, have more detailing with the egg and dart picture molding and colonnade. This detailing expresses the two front parlors as the most important rooms of the house. These rooms, used for social and business entertaining, showed Emerson E. Coulson's place in Abilene society.

The Emerson E. Coulson House (c. 1904-05) is being nominated to the National Register under criteria B for its historical association with Emerson Coulson, and under criteria C for its architectural significance as a Dutch Colonial Revival house. The property maintains a high degree of interior and exterior architectural integrity.

The two-and-a-half story, Dutch Colonial Revival style house was the home of Emerson Coulson (b. 1874) from 1904 until he sold the property in 1923 to retire in California. Coulson was born in Adams County, Pennsylvania, the third of four sons born to Jackson and Mary Starry Coulson. The family moved to Dickinson County, Kansas in 1876 and homesteaded in Cleaver Township. The family finally settled in Abilene in 1900.

Early in his business career Coulson was a traveling salesman. At the time of his marriage to Alfreda Reedstrum on June 7, 1899, he worked at the Salina Union as a reporter. In 1903, Coulson and his wife returned to Abilene and he worked for the land agents Farley, Speer, and Menor. This was also the year that Coulson purchased property at 813 North Olive to build a house.

Coulson and his family were members of the Abilene community for twenty-three years. During this time Coulson established himself as a vital member of the community through real estate and automobile sales, but he was especially known for street improvements while serving on the city council for 17 years. Coulson retired in the early 1920s and left Abilene for California, but his lucrative real estate sales, humorous automobile advertisements, and a desire for improved road conditions left a memorable and lasting mark on the Abilene community.

The Coulson house is an example of a Dutch Colonial Revival style home, with Queen Anne influences. A ridge hip roof with two asymmetrical gambrel projections covers the house. The main body of the house is covered with narrow clapboard siding, but the two gambrels are sheathed with fish scale shingles. The building sits on a rusticated limestone base. Remnants of the Late Victorian period appear in the house with its projecting bays, leaded windows and pergola with a conical porch projection on the southwest corner.

The most noticeable feature of the early twentieth century Dutch Colonial house is the gambrel roof. "The lower slope of the roof often flared beyond the front and rear of the house forming a deep overhang" (Blumenson, 16). "A full-width porch may be included under the main roof line or added with a separate roof...From about 1895 to 1915 the most common form has a front-facing gambrel roof occasionally with a cross gambrel at the rear. These are influenced by the typical gambrels of the Shingle style" (McAlester, 322).

Distinctive gambrel, exterior chimney and spacious veranda are all elements of the Dutch Colonial Revival style. This style based on "seventeenth century Dutch trading settlements that grew at each end of the region's principle navigation route, the Hudson River," (McAlester, 112) became popular

in 1908 with Aymar Embury article *International Studio*. In this article he praised " the 'genuine' old farmhouses for their 'picturesqueness' and 'old-time intimate air.'" (Gowans, 128) "The early appeal of Dutch Colonial derived from the visual effects of its Dutch gambrel roof and the porch that could be created by extending it and some romantic regional association with roots and the solid virtues of sturdy God-fearing pioneers." (Gowans, 129) The main building period of the Dutch Colonial Revival style occurred between 1910 and 1930 and was always most popular in its geographic birthplace, the old territories of the Netherlands.

In March 1905, Coulson purchased the real estate business of J.H. Speer. One week later Speer returned as a partner in the business. "The firm is a strong one and a winner. Nobody is more popular than Mr. Speer and no one has a better knowledge of land value. Mr. Coulson is a hustler and a young man who is making a success in whatever he undertakes." (Daily Reflector March 16, 1905). Their business prospered and on August 18, 1905 the Daily Reflector reported "Speer and Coulson have sold over $15,000 worth of real estate sales in the past 30 days."

The Daily Reflector reported on January 2, 1907 that Coulson bought out Speer's real estate partnership and became the sole proprietor. This decision proved to be very lucrative for Coulson. The March 9th Daily Reflector reported that "E.E. Coulson sold $24,690 of real estate this week to include 500 acres of farm land, a house, and two lots." Coulson's real estate business continued until his retirement in 1923, but it lost its economic importance due to his growing automobile business.

After establishing himself as a solid member of the community with his real estate business, Coulson decided to run for city council. September 20, 1905 marked the day of Abilene's city council elections. Coulson ran on the Republican ticket for the fourth ward and received 75% of the votes cast. Coulson was re-elected to city council in April 1906.

In 1906 Coulson's civic activities placed him at the forefront of the Abilene community. The April 7, 1906 Daily Reflector reported that "Mr. Coulson was named to Streets, Alleys and Public Building Committee; Finance and Claims; Police, Sanitation and Health" as part of his duties as councilman. His first duties on the Streets, Alleys and Public Building Committee was to give Olive Street 3rd class sidewalks. The sidewalks were on the east side from 7th to 9th. Coulson coincidently lived at the corner of 9th and Olive.

As Coulson continued to serve on the city council, he became more active in upgrading city streets and roadways. This is reflected in an article in the May 1908 Daily Reflector where Coulson received all of the credit for street repairs. The city was inadequately upgrading the main streets and the community was very displeased. Coulson and twenty-eight others, though, took initiative and contributed the funds for the harrow and drag of main streets of the city. The next year, Coulson became a member of the Good Roads Committee of the Commercial Club, the forerunner of the Chamber of Commerce (Daily Reflector February 19, 1910). As an active council member

until 1922, Coulson upgraded paved road conditions for major streets and paved important side roads benefiting better safer, quicker automobile transportation for the inhabitants of Abilene.

Following his success into politics and with land sales continuing to be extremely successful, Coulson was hit with automobile fever in 1906. It started when Speer and Coulson purchased a 14-horse power automobile (Daily Reflector December 1, 1906), but two days later Coulson went to Kansas City on business and 7 days later "Speer, Coulson, and C.L. Brown have received new Ford automobiles and are just hankering for good roads to show the town how to ride in style" (Daily Reflector December 10, 1906).

In 1907 Coulson opened his Buick agency. Business prospered, and by December advertisements were reminding you "that we teach you how to run and care for your car. Our garage is always open for the convenience of our patrons. Experienced man in charge. Full line of auto supplies carried in stock. Compressed air free to patrons" (Daily Reflector December 10, 1907).

As sales continued to rise, Coulson's advertising schemes got more creative. The May 2, 1908 Daily Reflector carried an article about E.E. Coulson's 5 year old daughter Bessie. Bessie drives her father's 2-cylinder touring car almost every day, and maneuvers it from the west side of the house to the north side and parks it in the garage. The article tactfully points out that if a child not 6 years of age can drive the Buick touring car, than any grown up can also master the art of driving. The campaign continued when Bessie became one of the attractions at the county fair for running the touring car several times around the track. The paper stated that "she is the youngest motor car driver in America" (Daily Reflector August 7, 1907). In addition to unique advertisement campaigns, Brown and Coulson opened an automobile livery. "They will have two touring cars and two run-abouts and are ready for business" (Daily Reflector August 11, 1908).

To show his agency handled the finest automobile of the day, E. E. Coulson's firm "challenges any car in the county to match it in hill climb or speed. It is a fine machine and sells for $1750" (Daily Reflector May 19, 1909). The challenge was accepted by the Dowling Brothers of Chapman, who handled Rio automobiles. Publicity was so great that the day of the race, May 31, 1909, citizens from all over the county came. The Daily Reflector reported "over 100 cars were on the fair grounds the day of the race; the automobile bunch from Salina to Junction City being out in force for the fun" (Daily Reflector June 1, 1909). Coulson's Buick won the 50 mile race that lasted 1 hour, 24 minutes, and 16 seconds.

In June of 1909, Coulson installed Abilene's first self measuring and self filtering Bower gasoline tank at his new garage (Daily Reflector June 11, 1909). Recognizing the importance of automobiles in America's future, Coulson opened the first hands on automotive repair school on December 20, 1909. The school was taught by Earl Stillie, who had "no superior in Kansas for thorough knowledge of an automobile" (Daily Reflector December 20, 1909). A five-week term was offered at the cost of $25.00.

The Daily Reflector reported on August 9, 1911 that Coulson sold the garage to P.C. Redman. Coulson, though, still retained his Buick agency. Also this year the Buick company honored Coulson's excellence in the automobile industry by inviting him to the plant. He spent a week at the Buick plant at Flint, Michigan as a guest of the company (Daily Reflector September 18, 1911).

Between the years of 1909 and 1916 Coulson's businesses in real estate and automobile sales continued to thrive and he continued to be a steady member on the city council. Following a business trip to Kansas City on July 16, 1916, Coulson placed a large advertisement on page 3 of the July 26th edition of the Daily Reflector. It stated, "we will not handle Buick cars next year." Coulson's agency switched to selling Oakland automobiles. Despite the shift in merchandize and the war, Coulson was able to sell automobiles. Oakland automobile sales came in 3rd, though, at $2,668 compared to Buick at $10,874 (Daily Reflector December 13, 1917). Coulson business continued steadily, though not as prosperously, from 1916 to 1920.

The year of 1921 marks the beginning of no automobile advertisements from E.E. Coulson. By 1923 Coulson retired as a member of the Abilene city council, both businesses are sold, and the home on 813 North Olive was sold to Matt Guilfoyle in August. Alfreda Coulson was in Los Angeles, California, having acknowledged the sale of the property before a Notary Public of that county (Abstract of property, entry No. 72). The house was sold several times after this, and always retained its single family status. In 1989, the present owners bought the house and are in the process of restoring it.

BIBLIOGRAPHY

Abilene Daily Reflector; 16 March 1905, 18 August 1905, 9 September 1905, 7 April 1906, 1 December 1906, 10 December 1906, 2 January 1907, 10 December 1907, 2 May 1908, 7 August 1907, 17 March 1908, 12 May 1908, 11 August 1908, 19 May 1909, 1 June 1909, 11 June 1909, 20 December 1909, 19 February 1910, 9 August 1911, 18 September 1911, 16 July 1916, 1 December 1916, 13 December 1917.

Abilene City Directories; 1904-1923.

Blumenson, John J.-G. Identifying American Architecture. Nashville: American Association for state and Local History, 1981.

Gowans, Alan. The Comfortable House. Cambridge: The Massachusetts Institute of Technology, 1986.

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

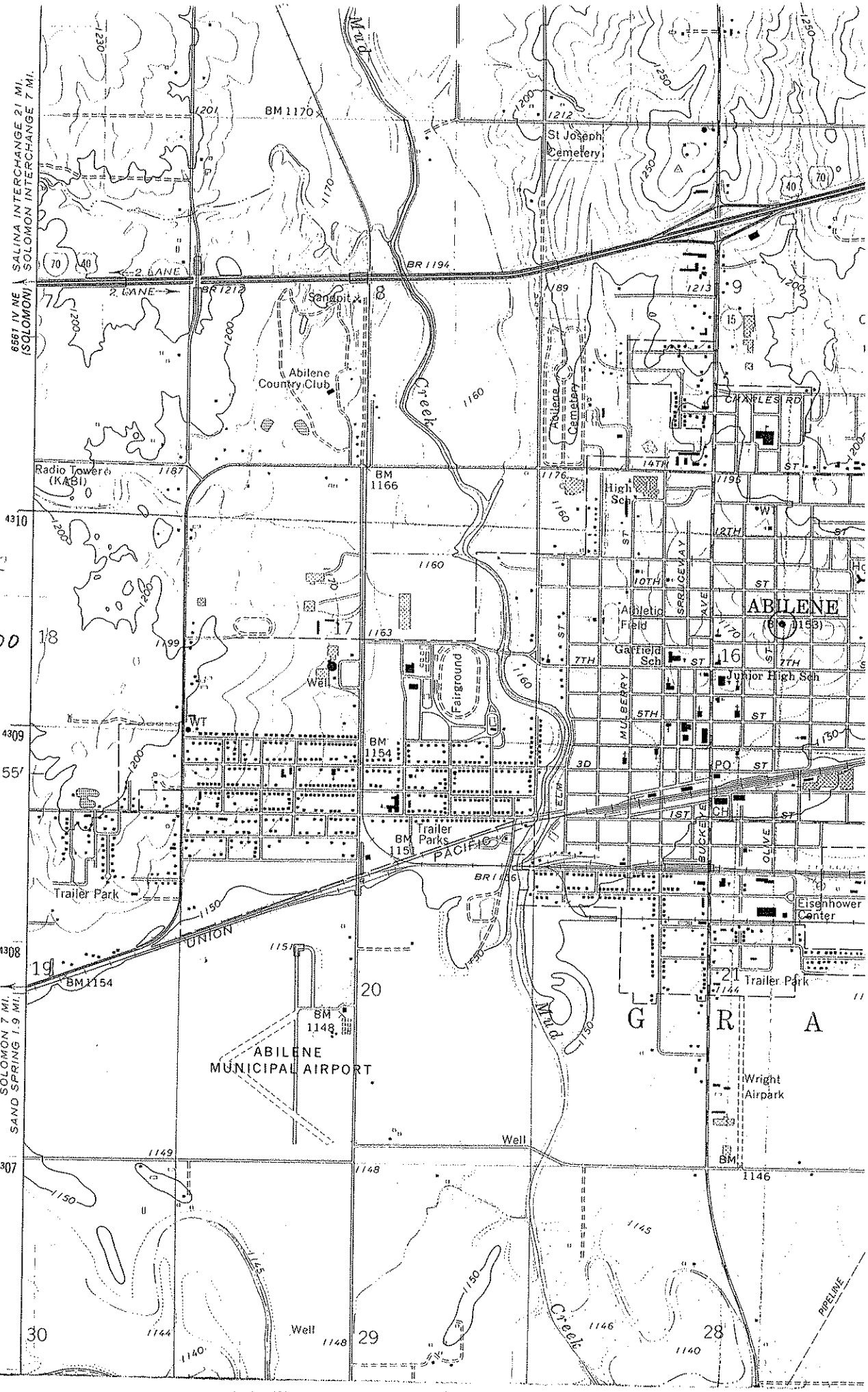
Scholl, Nanc. "Coulson House." National Registration nomination drafts, December 1992.

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on the west one hundred and ten feet of Lot Two, Block Sixteen, Kuney and Hodge's Addition to the City of Abilene, Kansas. The property is bounded to the north by North 9th Street, to the west by Olive Street, and to the east and south by adjacent property lines.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the nominated property. A one-story garage stood at the north side of the property, to the east of the house; this structure is non-extant.



Transmission line
Abilene Quadrangle
UTM coordinates
14 655200 4309600