

## Difficulties Determining When a Terrace Park House Was Built

By Carol C. Cole and Esther H. M. Power

Results of a recent update of the Terrace Park Building Survey ([www.tpsurvey.org](http://www.tpsurvey.org)) indicate questionable building dates for some houses. For example, the building date given for 111 Terrace Place on the Hamilton County Auditor's site is 1881. A focus on the original subdivisions in the pre-incorporation period, deeds and census information will provide a method of determining at least a limited range of dates if not the exact date of when an early house was built.

It is well known that the Village of Terrace Park was incorporated in 1893. But before that there were several attempts in Columbia Township to establish independent communities: Ziegler in 1817, Montauk in 1840, Camden City in 1857 and Gravelotte in 1873. The Terrace Park name appears on a Hamilton County map as early as 1877, but it was not an incorporated area. However, by the 1880s it became clear that something would succeed because more people were buying land, building and settling. The opportunity was apparent for developers to subdivide the land. Terrace Park resident, Lewis Gatch practiced real estate law and helped Pattison and Luen lay out streets in Lots 1 and 2 of Camden City to create their subdivision. They claimed it was "the most desirable location for a home to be found in the county" and they offered home builders "a free pass for one year" on the Little Miami Railroad to downtown Cincinnati.

On November 10, 1885 Mary A. Cowen had sold to John M. Pattison 38.60 acres of land, for their subdivision, established May 27, 1886. They built homes on Oxford Avenue for the Breiling and Rauscher families and two others on Miami and Terrace Place – or could there already have been a home on Terrace Place before the subdivision was established? It seems unlikely since the Cowen family lived in Clermont County where the father was a Probate Judge. On May 2, 1892 Pattison and Luen sold lots 36, 39 and 40 to Carl Floto, now 111 Terrace Place. He was a partner in the pig iron business with Sumner P. Bacon who had before 1870 built a house just across the railroad tracks from Floto on New Street. Both Floto's and Bacon's homes show on the 1892 map of Terrace Park, the "territory of the proposed corporation of Terrace Park."

A petition signed by C. Floto and his son, Julius, along with 46 other men and no women led to the incorporation of Terrace Park in 1893. Carl Floto was elected the first mayor, a position he held until 1898 when he sold his land and home back to John B. Luen. The men responsible for the early subdivisions did not live long after the incorporation. John B. Luen died August 1, 1904. John Pattison died of Bright's disease on June 8, 1906.

Based on this information it appears that 111 Terrace Place was built sometime between 1886 and 1892, rather than in 1881. In many instances it is difficult to determine the exact date when a house was built. Deeds tell us when land was bought, not when a house was built – but there may be clues. It is hoped that in time the gap between conjecture and fact will be closed.



Pattison & Ijen Subdivision



111 Terrace Place - 1912