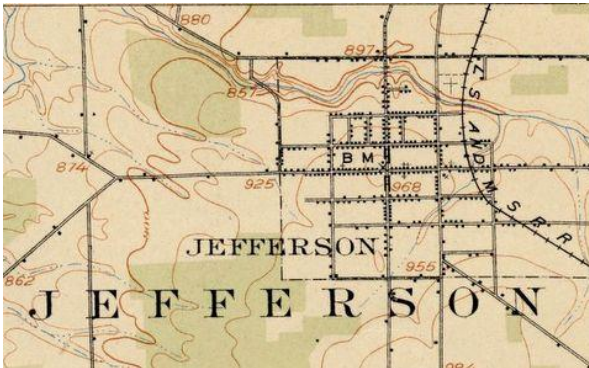


HISTORIC ARCHITECTURAL SURVEY REPORT

JEFFERSON LOCAL HISTORIC PRESERVATION DISTRICT SOUTHEAST AND SOUTHWEST QUADRANTS



Village of Jefferson Ashtabula County, Ohio

July 9, 2014

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Abstract

This Historic Architectural Survey was conducted in 2013-2014 and is comprised of forty (40) identified residential properties located in the southeast and southwest quadrants of the Village of Jefferson Local Historic Preservation District, as the first step towards documentation of all properties within the District.¹ The purpose of the Survey is to assist the Jefferson Design Review Board in administering the Jefferson Local Historic Preservation District Ordinance with the stated historic preservation goals of economic vitality and preservation of Village character. Specifically the Survey will be used as an information database for the Jefferson Design Review Board; to encourage preservation of the local historically significant architecture and cultural heritage of Jefferson; and, also provide an information database for on-going historic preservation planning decisions within the Jefferson Local Historic Preservation District.² Residential homes located within the Survey Area were recorded at an intensive level with the completion of Ohio Historic Inventory forms for each of forty (40) survey properties. The surveyed properties were evaluated for historic and architectural significance, National Register eligibility and recommendations were made for future surveys.

¹ Village of Jefferson Request for Proposal (RFP) for Survey and Inventory of Buildings in the Jefferson Local Historic District dated May 1, 2013.

² Ibid.

Acknowledgements

This project was conducted to support the Village of Jefferson and the local Jefferson Design Review Board in their efforts to administer the Jefferson Local Historic Preservation District Ordinance.

The records, documents, guidance and assistance of the Village of Jefferson, the Jefferson Historical Society, the Ashtabula County Recorder's Office and the Ashtabula County Auditor's Office were essential to the successful completion of this Survey project.

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I. Introduction

The Village of Jefferson, Ohio received a Certified Local Government (CLG) grant from the State Historic Preservation Office of the Ohio History Connection (SHPO) to undertake a Historic Architectural Survey of forty (40) historically residential buildings contained in the Jefferson Local Historic Preservation District, as the first step towards survey documentation of all properties within the District.³ Information from this Historic Architectural Survey (the “Survey”) will assist the Jefferson Design Review Board in administering the Jefferson Local Historic Preservation District Ordinance with the stated historic preservation goals of economic vitality and preservation of Village character. Specifically the Survey will be used as an information database for the Jefferson Design Review Board; to encourage preservation of the local historically significant architecture and cultural heritage of Jefferson; and, also provide an information database for on-going historic preservation planning decisions within the Jefferson Local Historic Preservation District.⁴

A Survey boundary was designated in the Request for Proposal and by the Village of Jefferson as the southeast and southwest quadrants of the Jefferson Local Historic Preservation District.⁵ Location and Boundary Maps indicating the Survey Area are included as Appendix C. A Survey & Methodology Technical Report dated August 15, 2013 was submitted and approved by the Village of Jefferson and SHPO, attached as Appendix A. An Identified List of Forty (40) Historic Properties dated August 15, 2013 was submitted to and approved by the Village of Jefferson and is attached as Appendix B, as stated in the Survey & Research Methodology Technical Report. Field work was ongoing throughout the Survey process which proceeded from August 2013 through March 2014. The Survey, all Survey documentation and the Survey Report were prepared by Wendy Hoge Naylor and Diana Wellman, principals of Naylor Wellman, LLC, a historic preservation consulting firm with offices located in Northeast Ohio. Together, both consultants meet the National Park Service’s Professional Qualifications in the areas of Architectural History, History and Historic Preservation Planning.

This Village of Jefferson Historic Architectural Survey Report presents the research design including survey objectives, field techniques, research methods and expected results. The setting and historic context are presented including the project boundary, environmental setting, transportation routes, historical development/historic contexts and previous historic resource surveys. Results of the field investigation are then presented using the Survey Area historic context and property architectural styles and types for the most architecturally significant houses contained within the Survey Area. The determination was made by placing each house within its relative historic era including: Settlement 1800-1840; Pre-Civil War 1840-1860; Post-Civil War 1865-1875; Industrialization 1875-1900; Progressive Years 1900-1915; and Post World War 1918-1930. A Jefferson Master Table of all Survey Properties organized by historic era is included herein as Appendix D. A Summary and Recommendations are made including Historic District Potential and Recommendations in light of the goals and objectives of the overall survey.

³ Village of Jefferson Request for Proposal (RFP).

⁴ Ibid.

⁵ Ibid.

II. Research Design

A. SURVEY OBJECTIVES

The Village of Jefferson, Ohio, received a Certified Local Government (CLG) grant from the State Historic Preservation Office of the Ohio History Connection (SHPO) to undertake a Historic Architectural Survey of forty (40) historically residential buildings contained in the Jefferson Local Historic Preservation District, as the first step towards survey documentation of all properties within the District.⁶ Information from this Survey will assist the Jefferson Design Review Board in administering the Jefferson Local Historic Preservation District Ordinance with the stated historic preservation goals as follows:⁷

Goal 1: Economic Vitality: Maintain and enhance economic vitality in the downtown district by emphasizing the unique character of Jefferson.

- Encourage businesses to locate in historic buildings.
- Initiate a storefront renovation program.
- Build on historic uses and character as a niche market.
- Market Jefferson as a place to hold cultural events.
- Support creation of B&B or inn for tourists.

Goal 2: Village Character: Enhance and create a historic aesthetic quality that supports economic vitality and sense of community.

- Maintain downtown as a focal point for civic and cultural functions.
- Support maintenance and encourage the use of existing historic buildings for retail and other desired uses.
- Maintain and enhance traditional scale, density and design of buildings in downtown retail district with new construction.
- Identify design guidelines for buildings and for national chains.
- Maintain historic character of residential and commercial buildings.
- Identify financial assistance for restoration/maintenance of historic homes.
- Develop formal criteria for assessing historic merit of residential structures use.

The Village of Jefferson contracted on June 28, 2013, with Naylor Wellman, LLC, historic preservation consultants to undertake the project. Naylor Wellman, LLC principals Wendy Hoge Naylor and Diana Wellman have been responsible for all aspects of the project. Together, both consultants meet the National Park Service's Professional Qualifications in the areas of Architectural History, History and Historic Preservation Planning.

⁶ Village of Jefferson Request for Proposal (RFP).

⁷ Village of Jefferson Request for Proposal (RFP); *The Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, Cleveland State University, Center for Planning Research and Practice, 2008.

The Village of Jefferson Intensive Level Historic Architectural Survey began with **Community Input & Interaction** through a Local Project Team meeting to determine the Survey boundary, focus, goals and objectives, local resources and a plan for public engagement. A Village of Jefferson Local Project Team Meeting held at the Town Hall Administration Office on July 17, 2013, at 2:30 PM. Attending the meeting were:

- ❖ Terry Finger, Village of Jefferson Administrator
- ❖ Roni Guerini, Village of Jefferson Administrative Secretary
- ❖ Pat Bradek, Chair, Village of Jefferson Design Review Board
- ❖ Julie Lindner, Village of Jefferson Planner
- ❖ Wendy Hoge Naylor, Historic Preservation Consultant
- ❖ Diana Wellman, Historic Preservation Consultant

At this meeting, the following items were discussed and agreed upon and the following Goals and Objectives were determined:

- ❖ To create a Survey that will serve as an information database for the Jefferson Design Review Board in administering the Jefferson Local Historic Preservation Ordinance.
- ❖ To assist the Jefferson Design Review Board in their efforts to protect, preserve, enhance and encourage preservation of the local historically significant architecture and cultural heritage of Jefferson.
- ❖ To provide an information database for on-going historic preservation planning directives within the Jefferson Local Historic Preservation District.
- ❖ To create community awareness about the important architectural and cultural heritage of Jefferson and to educate the community on the benefits of historic preservation which aims to stabilize and increase property values, strengthen the local economy by protecting the rights of owners whose property lies within the Local Historic Preservation District, and enhances the Village's attractions to prospective residents, businesses and tourists.
- ❖ It is also hoped that this Survey will encourage development of vacant properties within the Local Historic Preservation District that are compatible with local historic character.
- ❖ Create a Press Release for posting on Village of Jefferson website to inform the community of the Survey and partnership with the SHPO.

The Survey process continued with a **Preparation for Survey** phase which included examination and assessment of previous existing historical documentation and survey information. Existing archival historic research materials were also compiled along with research on the social and architectural history of the Village of Jefferson. Research for the Survey involved primary and secondary sources in connection with the social and architectural history of the Village of Jefferson to establish historic context within the history of the Western Reserve, Ashtabula County and Ohio including the original village plan, patterns of settlement, transportation routes, economic base, and local topography. Survey research began with examination of the existing historical documentation and survey information including:

- ❖ Village of Jefferson National Register Nominations:
 - ♦ Joshua Reed Giddings Law Office, 1823 (NR# 74001396)
 - ♦ Ashtabula County Courthouse Historic District (NR# 75001316)
 - ♦ Jefferson Town Hall (NR# 81000428)
 - ♦ Lake Shore & Michigan Southern Railroad Station (NR# 82001357)
 - ♦ Griggs Grange Hall #1467 (NR# 95001414)
- ❖ *Jefferson Historic District Survey*, conducted by Norma Waters, Jefferson Historical Society.
- ❖ *The Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, Cleveland State University, Center for Planning Research and Practice, 2008.

Four (4) Ohio Historic Inventory (OHI) Forms for the Village of Jefferson are currently on file with SHPO documenting buildings not located within the boundary of this Survey:

- ♦ 173 West Jefferson St. (OHI ATB0001411)
- ♦ 192 West Jefferson St. (OHI ATB0001511)
- ♦ 137 West Jefferson St. (OHI ATB0001611)
- ♦ Ashtabula County Courthouse (OHI ATB002411)

The entirety of the Jefferson Local Historic Preservation District encompasses approximately 200 properties on 144.2 acres and includes the central business district as well as residential areas three blocks to the north, three blocks to the south and two blocks to the east of the central intersection of Jefferson and Chestnut Streets.⁸ The boundary for the Jefferson Historic Architectural Survey was selected by the Village of Jefferson and encompasses 82.3 acres of the Jefferson Local Historic Preservation District located south from the center line of Jefferson Street, and following the District on both sides of South Chestnut Street as in the southwest and southeast quadrants as indicated on the Jefferson Zoning Map adopted June 2011.⁹ The Jefferson Local Historic Preservation District is

⁸ Village of Jefferson Request for Proposal (RFP).

⁹ Village of Jefferson Request for Proposal (RFP).

zoned for commercial use, but contains historically residential properties. These residential properties within the District were viewed as a logical starting point for survey, as the most vulnerable to existing commercial development pressure.

B. FIELD TECHNIQUES & RESEARCH METHODS

An itemized list of forty (40) of the most historically and architecturally significant residential structures was created as **Identified Survey Properties** within the designated Survey area and submitted for review and approval by the Local Project Team. A windshield survey of the Jefferson Local District was conducted to identify the most historically and architecturally significant residential structures for Survey located within the Survey Area. An itemized Identified Survey List was created and submitted for review and approval by the Local Project Team and is attached as Appendix B.

After approval of the identified Survey List by the Local Project Team, Naylor Wellman proceeded to **Conduct an Intensive Level Field Survey** for collection of architectural data necessary for completion of an Ohio Historic Inventory form through the I-Form system for each approved Survey property. **Digital Photography, Site Map and UTM Reference Points** were created and compiled for each Survey property. All data and research was then prepared for **Recordation of Information on OHI forms in I-Form.**

Field work for this project was straight forward. The consultants made numerous trips to the Survey Area to photograph, map and note architectural details and site features for each of the forty (40) designated properties. Individual Field Survey Worksheets were used to compile and record data on of the OHI form. Digital photos, site maps and designated UTM Reference points were created and compiled for each Survey property in compliance with the I-Form Digital Imagery and Mapping Standards as set forth by the SHPO.

Intensive Level Archival Historical Research was conducted using local and regional repositories and materials:

- ♦ Jefferson Historical Society Archives and Photo Collections
- ♦ Village of Jefferson Ashtabula County Atlas, Birdseye, Panoramic & Topographical Maps
- ♦ Sanborn Fire Insurance Co. Maps
- ♦ Ashtabula County, Village of Jefferson City Directories
- ♦ Ashtabula County Recorder's Office Deed Records
- ♦ Ashtabula County Auditor's Office Tax Plat Maps and Records
- ♦ Ashtabula County Engineer's Office and GIS Mapping
- ♦ Ohio Genealogy Express, Ashtabula County
- ♦ *Ancestry.com*
- ♦ *History of Ashtabula County, Ohio with Illustrations and Biographical Sketches of its Pioneers and Most Prominent Men.* Philadelphia: Williams Brothers, 1878.

- ♦ Udell, Cornelius, *Condensed History of Jefferson, Ashtabula County, Ohio*. Jefferson: J.A. Howells & Company, 1878; *Biographical History of Northeastern Ohio*, Chicago: Lewis Publishing Co., 1893.
- ♦ Local newspapers including the *Jefferson Gazette*, *Ashtabula Sentinel*, *Ashtabula Star Beacon*
- ♦ Ohio Birth, Death and Marriage records
- ♦ US Federal Population Census

Final Survey documentation includes **forty (40) completed and electronically on-line submitted OHI forms** and preparation of one (1) electronic copy of a **Final Survey Report** based on analysis and evaluation of the findings from the Survey. Evaluation of potential eligibility for the National Register of Historic Places was based upon National Register criteria and application to the Village of Jefferson as a northeast Ohio Western Reserve Village and Ashtabula County seat.

C. EXPECTED RESULTS

As an early nineteenth century Connecticut Western Reserve settlement, the consultants expected to find Western Reserve Pre-Civil War Greek Revival architecture, with strong pioneer and settlement history. During the Pre-Civil War years houses and homeowners related to the abolitionist history of the Village of Jefferson, Senator Benjamin Wade and Congressman Joshua Giddings as residents of Jefferson who were active in the Abolitionist Movement, were viewed as a possibility. It was expected that the Survey would relate to the history of Jefferson as the county seat of Ashtabula County providing the everyday commercial needs and governmental services to the surrounding largely rural and agricultural community. It was expected that the history and architecture would be especially significant along East Jefferson and Chestnut Streets due to their proximity to the main public square and governmental center at the intersection of these two main through fares of the Village.

III. Setting and Historic Context

A. SURVEY PROJECT BOUNDARY

The project boundary was determined by the Village of Jefferson and includes the southeast and southwest quadrants of the Jefferson Local Historic Preservation District along East Jefferson and South Chestnut Streets encompassing 82.3 acres. The Jefferson Local Historic Preservation District is zoned for commercial use, but contains historically residential properties. These residential properties within the District were viewed as a logical starting point for survey, as the most vulnerable to existing commercial development pressure.¹⁰ In the interest of time and economy, this survey boundary was selected as a starting point contemplating future surveys within the Jefferson Local Historic Preservation District. Location and Survey Boundary maps are attached as Appendix C.

The consultants conducted an initial windshield survey to identify forty (40) properties within the Survey area. Buildings built after 1930 were excluded from the prevue of this Survey which instead focuses on the historical significance of residential architecture within the Village related to the early Connecticut Western Reserve settlement years, strong abolitionist history and founding of the Village of Jefferson as the County seat of Ashtabula County through to Post World War I.

B. ENVIRONMENTAL SETTING

The Village of Jefferson is located approximately 56 miles east of Cleveland, 14 miles south of Lake Erie and 10 miles west of the Pennsylvania state border.¹¹ The village plan is a classic grid pattern with originally public squares modelled after the City of Philadelphia. The proximity to Lake Erie lends the topography to remain predominantly flat and ideal farmland. Jefferson and Chestnut Streets comprise the main intersection featuring village and county governmental institutions serving as the county seat of Ashtabula and as the commercial center for the surrounding rural and agriculturally based community. Within the Survey Area, tree lined streets and sidewalks lead to the village center largely with houses on smaller lots, which span with dates of construction from ca. 1814 up until the 21st century including various styles and types. The Survey Area incorporates the originally residential homes that were re-zoned to include commercial use. South Chestnut Street has had the more recent intervention of new commercial development with the construction of Autozone, Discount Drug Mart, and a Chevrolet Car Dealership on South Chestnut set back with parking lots along the street, with corporate architecture and signage, replacing earlier historic houses and interrupting the original village layout.

C. TRANSPORTATION ROUTES

The main transportation routes within the Survey Area include State Route 46 (Chestnut Street), a two lane road which runs from Ashatabula North/South to US Route 6 at New Lyme and south of Mill Creek which runs through the east and north of the village, partially parallel to State Route 307/167 (Beech Street), a two road lane which runs West/East from Interstate 90 at Austinburg to

¹⁰ Village of Jefferson Request for Proposal (RFP).

¹¹ Henry Howe. *Howe's Historical Collections of Ohio*. Norwalk, Ohio: The Lansing Printing Company, Public Printers, 1896, 261,266.

State Route 7 near Pierpont. Historically, the intersection of the village main through fares was where Chestnut Street meets Jefferson Street, which continues to serve as the center as the county seat of Ashtabula. The main transportation east/west route has shifted to the north at the intersection of State Routes 307 and 46 which has diminished large fleet traffic through the village.¹²

In 1872, the Jamestown and Franklin Railroad was completed and trains started running from Jefferson.¹³ The Jefferson Depot was constructed in 1872 as the result of the decision to build a branch line of the Cleveland, Painesville & Ashtabula railroad to connect with the Jamestown and Franklin Railroad at the Pennsylvania State line.¹⁴ The Lake Shore & Michigan Southern became part of the New York Central System in 1914. In 1957, this route was known as the Lake Division High Grade Subdivision. At the time, there were only two trains using the route, the northbound Pittsburgh Buffalo Express 272 and the southbound Buffalo Pittsburgh Express 281; both were limited to night travel. The remaining passenger trains were diverted onto the low grade line and the track south of Jefferson which was abandoned and the station closed in 1961. The line to Jefferson was designated as the Jefferson Industrial Track as part of the Youngstown Division, and remained in use by Penn Central and later Conrail, until the line was put up for abandonment by Conrail in 1984. Since 1991 the railway is active as the Ashtabula, Carson and Jefferson Scenic Line, with seasonal operation. In addition, the line provides limited industrial hauling and bulk commodities from rail car to truck for local shipment with approximately 1200 cars annually.¹⁶

D. HISTORICAL DEVELOPMENT/HISTORIC CONTEXTS

The Village of Jefferson is located in northeast Ohio within the Ohio Connecticut Western Reserve, and has served as the county seat for Ashtabula County since its organization in 1811.¹⁷ Ashtabula County is the first settled county in the Western Reserve and also in the whole of northern Ohio.

Settlement of the Western Reserve, including Jefferson, was largely by interstate migration from New England beginning with the formation of the Connecticut Land Company in 1795 whose ownership encompassed an estimated three million acres of un-surveyed and undivided Ohio territory spreading 120 miles west of the Pennsylvania state line and south of Lake Erie - referred to as the "Connecticut Western Reserve".¹⁸ The State of Connecticut had released most of their western land claims by 1786, but retained or "reserved" these Western Reserve lands west of the Pennsylvania state line.¹⁹ Yet, not until the signing of the Treaty of Greenville in 1795, which removed the threat of Indian attack from the Reserve, was Connecticut motivated to legislate a plan for the survey and sale of this land. Seven directors were chosen to manage the newly formed Connecticut Land Company including Moses Cleaveland, Oliver Phelps, Samuel Johnson, Ephriam Kirby, Samuel Mather Jr., Roger Newberry and Henry Champion, II.²⁰ Surveyors and agents were

¹² Jefferson, Ohio Quadrangle, United States Historic Topographical Map, 1907.

¹³ *Lake Shore & Michigan Southern Railroad Station*. National Register (NR# 82001357).

¹⁴ Ibid.

¹⁶ Ashtabula, Carson & Jefferson Railroad. Available at <http://www.trainweb.org/chris/13asj.html>.

¹⁷ *History of Ashtabula County, Ohio with Illustrations and Biographical Sketches of its Pioneers and Most Prominent Men*, 329.

¹⁸ Hatcher, Harlan. *The Western Reserve*. Kent: Kent State University Press, 1991, 14-15, 20, 56.

¹⁹ Hatcher, 10-11.

²⁰ Whittlesey, Col. Charles. *Early History of Cleveland, Ohio*. Cleveland: Fairbanks, Benedict & Co. Printers, 1867, 168; Harlan, 14-15.

then hired to set out and explore this new Connecticut Western Reserve territory dividing it into townships and ranges ready for sale in 1796.²¹

Connecticut Land Company Director Oliver Phelps and Gideon Granger drew parcels of land that would become Jefferson, Wayne, Harpersfield and Lenox, and through an exchange, Mr. Granger became the sole owner of the Jefferson tract.²² Granger was Postmaster General under President Thomas Jefferson serving as a member of his cabinet, and named the town tract after his beloved president.²³ He set out with big plans of laying the town plan after Philadelphia and selling Jefferson to New Englanders of the east as a thriving and rapidly growing city. In the Spring of 1807, Granger induced the first families to arrive Jefferson for the purpose of establishing a tobacco colony. These families were sorely disappointed upon arrival, with a vast forest to be cleared and the tobacco crop poorly suited to the clay soil, and did not stay long. By 1808, there were 20 families in Jefferson Township. Through Mr. Granger's influence, Jefferson was named the county seat of the newly formed Ashtabula County in 1811 and modelled after the American capital of Philadelphia. A courthouse was erected on the northwest corner of the intersection of Jefferson and Chestnut Streets which became an important icon of justice and development of the fledgling town. Important jurists were drawn to Jefferson as a center of justice.²⁴ The hamlet of Jefferson was incorporated as a Village in 1836 and began to thrive as a center for government and for the surrounding agricultural community, and also serving the basic needs of the community through commercial and merchant trades. Prominent citizens of Jefferson included Congressman Joshua Giddings and Senator Benjamin Wade, who became law partners in 1831 and well known abolitionists. Also included are A.G. Riddle, publisher Wm. C. Howells and Rufus Ranney who studied law with Wade and Giddings, became a partner with Mr. Wade and was twice Supreme Judge, a member of the Constitutional Convention, US District Attorney for Northern Ohio and was Democratic candidate for governor in 1859.²⁵

The Pre-Civil War years in Jefferson were characterized by a strong anti-slavery movement as the home of two famous Republican abolitionists Congressman Joshua Giddings and Senator Benjamin Wade. These men formed a law practice in 1831 in Jefferson and worked together until Joshua Giddings was elected to Congress in 1838. Wade successfully ran for Ohio Senate in 1837 and won a seat in the US Senate in 1851. Wade and Giddings were instrumental in the founding of the Republican party and infamous for their defiance of the Gag Rule which barred the discussion of slavery prior to the Civil War. Jefferson attracted important abolitionists including John Brown who spoke in the Village, and several houses in Jefferson acted as stations for the Underground Railroad.

Ashtabula County and Jefferson encompassed a prosperous farming district with agricultural products including butter and cheese, wheat, corn and oats and remained so during the industrialization of America.²⁶ In 1872, the Jamestown and Franklin Railroad was completed and trains started running from Jefferson.²⁷ The major effects of completion of a railroad through

²¹ Hatcher, 22.

²² Large, Moina W., *History of Ashtabula County, Ohio*, Jefferson Township. Topeka Indianapolis: Historical Publishing Company, 1924, 323.

²³ Large, 324; Overman, William, D. *Ohio Town Names*. Akron, Ohio: Atlantic Press, 1959, unnumbered.

²⁴ *History of Ashtabula County, Ohio with Illustrations and Biographical Sketches of its Pioneers and Most Prominent Men*. Philadelphia: Williams Brothers, 1878, 147-48.

²⁵ Howe, 267.

²⁶ *Ibid.*, 261.

²⁷ *Lake Shore & Michigan Southern Railroad Station*. National Register (NR# 82001357).

Jefferson were the provision of frequent local service, increasing accessibility of the county seat and linking the village to other parts of Ohio and nearby states. A flouring mill was constructed near the railroad line in 1875, but no large manufacturing concerns of the kind associated with railroad developments located in Jefferson. The Village remained the focal point of a predominately rural agricultural county.²⁹ In 1880, the population of Jefferson reached 1,952 and the County of Ashtabula had 36, 875 residents.³⁰

The Jefferson Depot was constructed in 1872 as the result of the decision to build a branch line of the Cleveland, Painesville & Ashtabula railroad to connect with the Jamestown and Franklin Railroad at the Pennsylvania State line.³¹ In 1879, 14,635 passengers departed from Jefferson and by 1902 there were 15 passenger trains stopping daily, along with freight trains. Most passengers were county residents coming to pay taxes and do county business, with one of the first sidewalks in town running from the train depot to the court house located at Public Square at the important intersection of Jefferson and Chestnuts Streets.³² Jefferson was noted for its rail freight and diary service as well as daily passenger transport to Cleveland and Pittsburgh. The Lake Shore & Michigan Southern became part of the New York Central System in 1914. The station remained in operation until 1961.³³ Jefferson remained a civic center after the turn of the twentieth century continuing to service the wider rural agriculturally based county during the Progressive Years in America.

During the Post-World War I years and by 1927, the Village included a diverse representation of churches, hotels, planning mills, saw mill, a basket factory, livery business, high school, jail, post office, library and merchants providing basic needs goods and services, in addition to being the center of county business.³⁴ The legal center of the community remains located at Public Square at the northeast corner of Jefferson and Chestnut Streets and encompasses the Probate Court Building, Ashtabula County Court House and Lawyers Row.³⁵ The Jefferson Town Hall is listed on the National Register of Historic Places and located in the northeast quadrant of Jefferson Public Square on East Jefferson Street³⁶

As of 2010, the Village population is 3,120, according to the US Census records. Jefferson has retained its village status and importance as the county seat for Ashtabula County.

²⁹ *Lake Shore & Michigan Southern Railroad Station*.

³⁰ Howe, 261.

³¹ Ibid.

³² *Lake Shore & Michigan Southern Railroad Station*; Sanborn Fire Insurance Company Maps, 1896-1927.

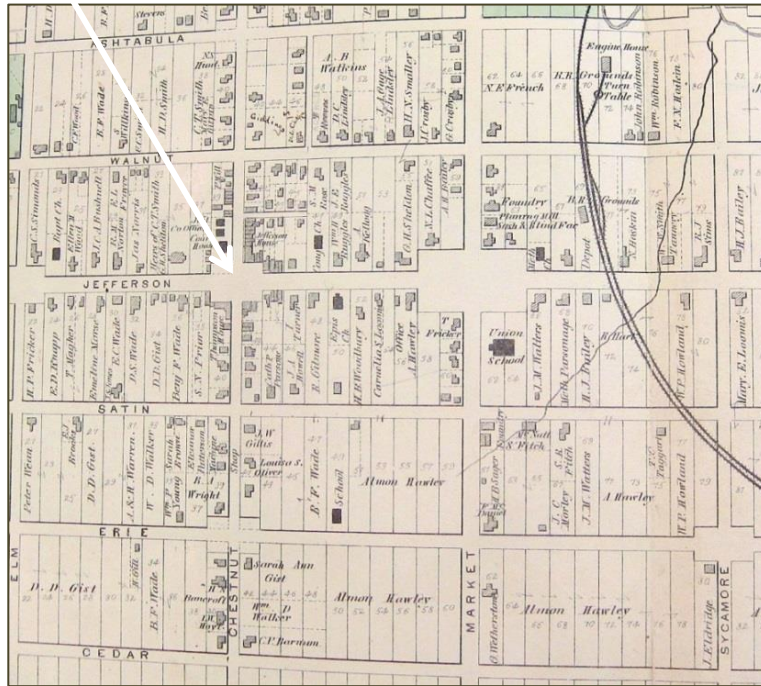
³³ Ibid.

³⁴ Sanborn Fire Insurance Co. Maps 1896, 1902, 1909, 1915, 1927, 1927-38.

³⁵ *Ashtabula Courthouse National Register District* (NR# 75001316).

³⁶ *Jefferson Town Hall National Register* (NR# 81000428).

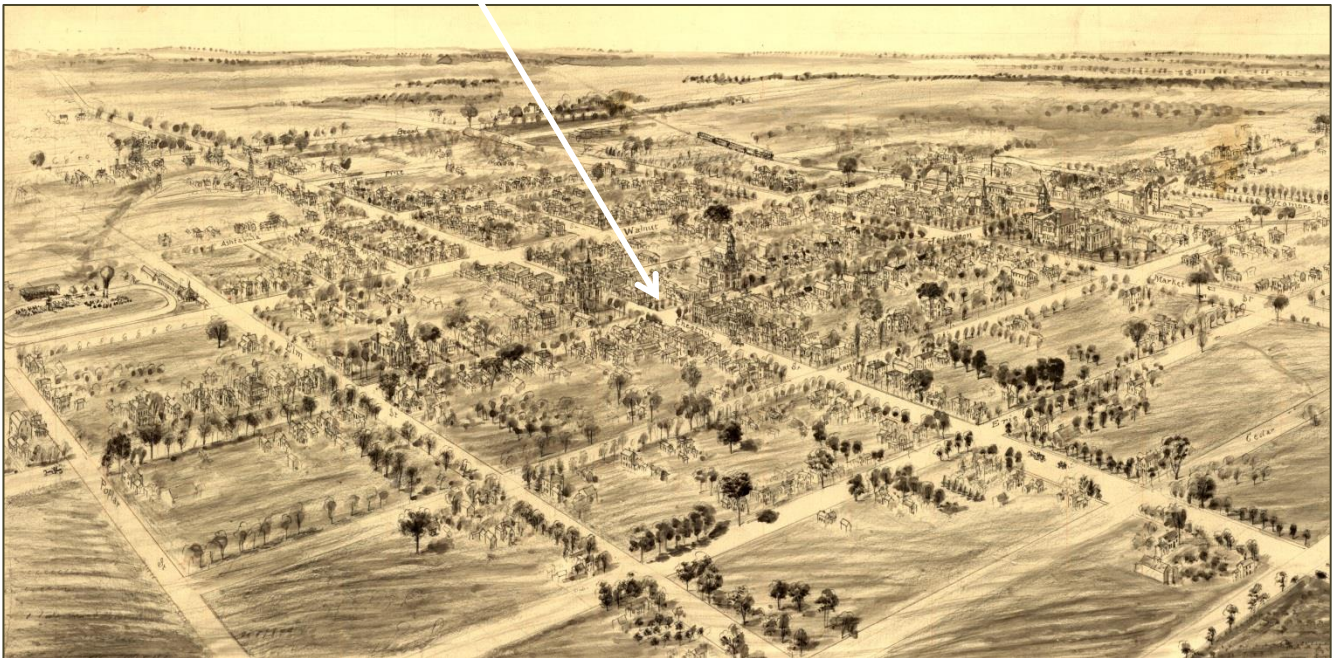
Town Square - Intersection of Jefferson and Chestnut Streets



Village of Jefferson Town Center, 1874.

Atlas Map of Ashtabula County, Village of Jefferson. Philadelphia: Titus, Simmons & Titus, 1874

Town Square Intersection of Jefferson and Chestnut Streets



Village of Jefferson Town Center, 1883. Panoramic View of Jefferson, County Seat of Ashtabula County, Birdseye Map, 1883.
Courtesy of Jefferson Historical Society

E. PREVIOUS HISTORIC RESOURCE SURVEYS

None of the properties in the Jefferson Historic Architectural Survey have been previously recorded for the Ohio Historic Inventory. None of the properties have been listed in the Historic American Buildings Survey (HABS), Historic American Engineering record (HAER), National Historic Landmarks (NHL), or National Register of Historic Places.

A historic survey was completed by Cleveland State University in 2008 entitled *Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, Cleveland State University, Center for Planning Research and Practice, *Jefferson Historic District Survey*, in conjunction with the *Jefferson Historic Survey* conducted by Norma Waters of the Jefferson Historical Society. In November of 2006, the Village of Jefferson contracted with the Center for Planning Research and Practice at the Levin College of Urban Affairs at Cleveland State University to assist with the development of a focused downtown business district plan. The overall purpose of the proposed Business District Plan was to establish focused policies and recommendations for future decision making about:

- 1) appropriate land uses within the district
- 2) zoning districts and uses
- 3) implementation of a historic district if appropriate

As stated in the report, rather than expending greater time and funding to pursue a full-blown Village Comprehensive Plan, the Village Council and Planning Commission elected to conduct a focused study to examine the specific interaction of historic resource value and commercially-oriented economic growth in the downtown district. The overall goal of the study was to arrive at a plan for zoning and decision making in the downtown district to allow continued prosperity and economic growth for the village, while protecting its quality of life and unique historic character. The results of the study included a recommendation for a detailed historic preservation survey.³⁷

For a list of historically recorded and documented properties throughout the entirety of the Village of Jefferson, see Section II, A herein.

³⁷ The *Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, 15.

IV. Results of Field Investigation - Survey Area Historic Context & Property Style/Type

Results of the Field Investigation are organized into six historical eras:

- A. Settlement 1800-1840
- B. Pre-Civil War 1840-1860
- C. Post-Civil War 1865-1875
- D. Industrialization 1875-1900
- E. Progressive Years 1900-1915
- F. Post World War I 1918-1930.

The themes, architectural styles and building types for each of the forty (40) homes within the Survey Area have been evaluated and the most historically and architecturally significant are summarized within each historical era, with an evaluation of the historically and architecturally significant homes noted within their historical context. Sixteen additional properties constructed between 1900 and 1964 are located within the boundary of the Survey Area but were not documented because of the limitation to forty (40) survey properties. Attached as Appendix D is a Jefferson Survey Master Table organized chronologically by historic era and including for each of forty (40) surveyed properties:

Photos	Architectural Style/Type
OHI Number	Historic Owner
Address	Date of Construction
Parcel No.	Builder if known
Significance - (Hist-Historically Most Significant)	
(Arch- Architecturally Most Significant)	

As part of the Connecticut Western Reserve, Jefferson within the Survey Area, showed a consistent theme of Interstate Migration which appeared from the Settlement era and through out to the Post World War I era including continued immigration from the New England states of Connecticut, Vermont, New York, Pennsylvania, and Massachusetts. The less prevalent theme of Foreign Migration documented a resident from Germany during the Pre-Civil War era, a resident from Ireland in the Progressive era, and a resident from Czechoslovakia in the Post World War I era.

Jefferson served as a government and commercial center providing basic needs and governmental services for the surrounding agriculturally based community. The establishment and evolution of Commerce as a consistent theme was evidenced by the trades of residents of the Pre-Civil War era who earned their living as a cabinet maker, tinner and land sales agent; the Post-Civil War era entry of professional doctor and professional photographer as well as newspaper publisher and carpenter; the Industrial era with a blacksmith, writer of an important Civil war book and farmer; the Progressive era with financial, commercial and professional trades including banker, painter, title

abstractor, travelling hardware salesman, travelling fertilizer salesman, farmer, businessman and doctor; and Post-World War I era professional trades, government service, general merchandise and grocery business.

Architecturally, the styles and house types found in the southeast and southwest quadrants of the Jefferson Local Historic District demonstrate a broad pattern of development consistent with styles and types found throughout the Western Reserve. Predominate styles include Greek and Colonial Revival with a spattering of late nineteenth century styles such as Italianate, Shingle, Stick, and Queen Anne. Early twentieth century styles are more prominent within the Survey Area with a greater emphasis on the Craftsman and Colonial Revival in part due to the Slabaugh Brothers leading the residential construction business in Jefferson. Early house types include Classic I-house, Hall and Parlor, Side Hallway with the Gabled Ell dominating during the nineteenth century and American Four Square and Bungalow prevalent in the early twentieth century.

Although the styles are not represented in high style in this area of the village, they can be found in other residential non-commercial parts of town, specifically along Walnut Street and West Jefferson Street. The Greek Revival elements which consistently remain include the cornice returns, multi-divided double hung sash, and classic ornamentation. The Colonial Revival characteristics include classic ornamented porches, Palladian and transom windows along with shutter treatment at the windows. The low-pitched roof and overhangs remain expressed in the Italianate style, along with bracketed cornices and porches. The Shingle and Stick style emphasis on frame construction, with asymmetrical design and ornamental detail at the fenestration and porches is noted. The Craftsman low pitched roofs and expressed rafters and knee bracing, along with battered wall treatment through a combination of shingle, stucco and board and batten represent a wide variety within the style. Below describes in greater detail the houses which best represent the styles located within the Survey Area.

A. SETTLEMENT 1800 -1840

- **THEMES:** City and Regional Planning
Interstate Migration from Connecticut
Governmental Administration
- **HISTORICALLY MOST SIGNIFICANT:**
Hawley House, ATB-00401-11, 78 East Jefferson St.
Benjamin B. Gaylord House, ATB-00397-11, 32 East Jefferson St.
- **ARCHITECTURALLY MOST SIGNIFICANT:**
Benjamin B. Gaylord House, ATB-00397-11, 32 East Jefferson St.

Three (3) dwellings were surveyed dating to the Settlement 1800-1840 period, and include the Hawley House, the Benjamin B. Gaylord House, and the Fanny Frost House, all located on East

Jefferson Street. Identified Historic Themes for the properties include: City and Regional Planning; Ethnic Migration from Connecticut; and, Governmental Administration with homeowners holding important positions within the early years of Jefferson Township and Ashtabula County government.

The most significant history centers on the Hawley family ownership of both the Hawley House and the Benjamin Gaylord House. The Timothy R. Hawley family was an important Connecticut Western Reserve and Jefferson pioneer family emigrating from Connecticut and building the house at 78 East Jefferson Street which remained in the Hawley family for 131 years. Timothy R. Hawley was an early pioneer who first came to Ohio in the Spring of 1801 from Connecticut as a surveyor for the Torringford Land Company and surveyed the township of Morgan. In that same year, he also cleared the road from Austinburg to Gustavus. At the request of Gideon Granger, Mr. Hawley surveyed and laid out Jefferson Village, the plan of which followed that of the city of Philadelphia with the streets named mostly for trees. Ashtabula County was formed from Trumbull and Geauga counties and organized in 1811. Timothy Hawley was appointed the first County Clerk in 1811 and moved to Jefferson where he held office until 1828. He also served as one of the first postmasters of Jefferson, appointed in 1812 by Gideon Granger. Timothy Hawley's son, Dr. Almon Hawley, was the first physician to settle in Jefferson where he practiced after graduation from the medical department at Yale College and studied under his uncle Dr. O.K. Hawley. Almon lived in the 78 East Jefferson house after his father's death until his death in 1876. Almon's son, Judge Theodore Hawley, then resided in this house followed by his daughter Ms. Ruth Moore until 1945.

The Benjamin Gaylord House was also originally constructed and owned by Thales Hawley, son of Timothy Hawley. Benjamin B. Gaylord served in political positions during the formative years of the Village of Jefferson and Ashtabula County as an early Recorder in 1838, alongside Trustees including Benjamin F. Wade. In 1839 and 1840 he served as a Trustee, and then as Mayor of Jefferson in 1842 and 1843. Benjamin Gaylord lived in his house at 32 East Jefferson Street from ca. 1843 until his death in 1853.

Two of the surveyed properties, the Hawley House and the Fanny Frost House, have diminished architectural integrity. The Fanny Frost House, built in 1829, was originally located on East Jefferson Street, but was moved to East Erie Street in 1895. The architectural integrity of the Hawley House has been impacted by many alterations to the house. The Fanny Frost house was moved within the period of significance of the District, but has been significantly altered as well and retains no historical or architectural significance.

The Benjamin Gaylord House remains the most architecturally significant house during the Settlement years retaining integrity as a Pre-Classic I-House. The symmetrical façade is five bays wide with picture windows having a transom light flanking the centrally located front door with sidelights. Five 1/1 double hung sash windows are evenly spaced on the second floor. The front porch was added ca. 1900 and has been slightly altered from the original porch design which had non-decorative wood posts bracketed at the roof line. The current porch has spindle columns, square balustrade and newel posts. St. Joseph's Roman Catholic Church purchased the house and lot

in 1870 and constructed a church building to the east using this house as a parsonage. The original church was demolished to make way for a new brick church in 1925 which remains to the east of this property.



Benjamin Gaylord House, 32 East Jefferson Street, 1911.

Courtesy of Jefferson Historical Society

B. PRE-CIVIL WAR 1840 – 1860

- **THEMES:** Interstate Migration from Vermont and Connecticut
Foreign Migration from Germany
Commerce with businesses as a cabinet maker, tinner, land sales/real estate
Religion: Methodist
- **ARCHITECTURALLY & HISTORICALLY MOST SIGNIFICANT:**
John Weaver House, ATB-00421-11, 215 South Chestnut St.

During the Pre-Civil War years, seven (7) houses were constructed on East Jefferson and Chestnut Streets in the Survey Area, by successful local merchants and businessmen as well as a parsonage for the Methodist Church located on the north side of East Jefferson. New arrivals continued to come to Jefferson from the New England states of Vermont and Connecticut as well as foreign countries including Germany. The commercial center of Jefferson grew out from the courthouse intersection of Jefferson and Chestnut Streets and expanded along Chestnut Street. Business owners and important early pioneer families built houses along East Jefferson and Chestnut Streets, close to their places of business and the governmental center of the county seat. They also built churches and parsonages close to the town center. Related themes are Interstate Migration from Vermont and Connecticut; Foreign Migration from Germany; and Commerce including home owners engaged in commerce with

businesses as a cabinet maker, tinner and in land sales/real estate. Also constructed during this era was a parsonage on East Jefferson Street for the local Methodist Church under the theme of Religion: Methodist.

All of the houses contained within the Survey Area during the Pre-Civil War Years and constructed between 1840-1860 are either predominantly Greek Revival or possess Greek Revival style elements, characteristic of the era within the Western Reserve. Western Reserve architecture was described by Ohio architectural historian Ihna T. Frary in 1936 as:

*[W]e find the old houses to be largely of the sort that were built throughout Connecticut and Massachusetts, simple frame buildings, the walls clapboarded, and often accented at the corners with flat pilasters, crudely adapted from the classic orders. The roofs are low pitch, and the gable cornice moldings return upon themselves.*³⁸

Western Reserve style has clear roots in the Greek Revival architectural style and the historic architecture that remains from the early establishment of the Western Reserve remains predominately Greek Revival. As the influx of settlers from New England and New York grew dramatically, so did the appearance of the Greek Revival style building which was already entrenched in the New England states. By 1840, the US Census reported 2,883 sawmills operating in Ohio, up from 170 mills in 1822. Timber was abundant, water powered sawmills were easily erected and sawn boards became the preferred material for covering hewn frames. After 1830, the planning machine provided flooring, molding and dimensional lumber for finish work. Circular saws for mortise and tenons, also came into use after 1820 as did machine cut nails. Builder's guidebooks also became more readily available and helped disseminate the notion of style to house joiners and lay people. Asher Benjamin's *The Architect or Practical House Carpenter* published in 1830, was the first guidebook of its kind to help bring the Greek Revival style into the American mainstream. Benjamin suggested that the Greek Revival "may very properly be used for rural purposes...or wherever magnificence is not required and expense is to be avoided." The Upright and Wing house type epitomized the understated dignity of the Western Reserve style with flexibility in plan. A modest Hall and Parlor plan home, could later have a "Greek Revival temple" style added. The Temple front or front gable attached to the Hall and Parlor was one of the most common Greek Revival style and types employed.³⁹

Greek Revival building types within the Village of Jefferson Survey Area dominate the Pre-Civil War era and include the Hall and Parlor plan James Norris-Lester McNutt House, 132 E. Jefferson Street and the Upright and Wing plan James Hoyt House, 247 S. Chestnut Street. Because of their age, many have sustained changes to incorporate the needs of each owner. The one-and-half-story T-shaped plan William Hunter House at 130 S. Chestnut Street was constructed in 1853 during the

³⁸ Frary, Ihna T. *Early Homes of Ohio*, Reprinted by New York: Dover Publications, Inc., 1971.

³⁹ Gordon, Steve. *Greek Revival Architecture in the Western Reserve*. Chagrin Falls Preservation, The Voice. Fall 1994.

Greek Revival era. The James Norris-Lester J. McNutt House, was a Hall and Parlor originally constructed in 1853 and moved in 1906 with alterations. The John Ducro House, 82 S. Chestnut Street is a Hall and Parlor type house which was re-sided with aluminum siding and received storm windows, obscuring the historic Greek Revival elements. James Hoyt House, 247 S. Chestnut Street is a one-and-a-half-story Upright and Wing house mostly unadorned, except that the gable returns at the roof line indicate Greek Revival origins. The house has been re-sided with vinyl; windows replaced; and a picture window has been introduced. The porch has been enclosed. The Greek Revival style John Weaver House, 207 S. Chestnut Street exhibits gable-end returns, frieze windows on the second floor, and elongated first floor windows enhanced with vinyl shutters. The porch was enclosed, and the windows are contemporary sliding windows. The Methodist Church Parsonage, 138 E. Jefferson Street is reminiscent of a Hall and Parlor house type as a simple rectangular plan dwelling, one and one-half story and three bays wide with a gable front roof.

The most historic and architecturally significant house within this era is the prominent John Weaver House at 215 South Chestnut Street which displays its Pre-Civil War Greek Revival origins, but also changes and modernization over the last almost 160 years. It is a two-story Gabled-El house exhibiting a full-width porch and a large rear wing with a south side porch originally constructed during the Greek Revival era.

C. POST-CIVIL WAR 1865-1875

- **THEMES:** Professional
Literature/Publishing
Commerce
- **HISTORICALLY MOST SIGNIFICANT:**
Milo & Cornelia Hawley Loomis House, ATB-00398-11, 62 East Jefferson St.
Joseph A. Howells House, ATB-00428-11, 15 East Satin St.
- **ARCHITECTURALLY MOST SIGNIFICANT:**
Milo & Cornelia Hawley Loomis House, ATB-00398-11, 62 East Jefferson St.
George Brown House, ATB-00427-11, 26 West Satin St.

Three (3) homes were built during this era by established families, descendants of Jefferson and Ashtabula County early settlers, who became successful and well known professional business men, including professional photographer Milo Loomis and publisher Joseph A. Howells. Themes of this era included Professional, Literature/Publishing and Commerce by home owner George Brown who was a carpenter.

Both the Milo Loomis House and the Joseph A. Howells House are historically significant for the professional roles of their owners within the community. Milo Loomis built his house at 62 East Jefferson Street especially with reference for the inclusion of “photographing rooms” to conduct his

business. Mr. Loomis was a widely known professional photographer who operated his business in Jefferson for nearly fifty years. He would later build a separate photo gallery building to the east of this house. His father Harrison Loomis came to Jefferson in 1823. Harrison and his brother cleared a road between Jefferson and Denmark, Ashtabula county, in return for the purchase of 80 acres of land in Jefferson at a reduced price from Gideon Granger. Harrison built a log cabin on his land in 1828 and married Harriet Spencer in 1831; together they had 12 children, among them Milo Loomis. Cornelia Hawley Loomis was the wife of Milo Loomis, daughter of Dr. Almon Hawley and granddaughter of Ashtabula county pioneer Timothy R. Hawley. Joseph A. Howells constructed a house at 15 East Satin Street. Joseph A. Howells was married to Eliza Howells Whitmore in 1856 and acquired the land for this house from her father James Whitmore in 1864. The house was constructed in 1870 fronting East Satin Street. "J.A." Howells took over operation of the *Ashtabula Sentinel* newspaper as publisher, from his father W.C. Howells and his partner J.L. Oliver.

Of the three houses contained within the Survey Area during the Post-Civil War Years and constructed between 1865-1875, two carry over the Greek Revival style from the Pre-Civil War era with one Vernacular home of George Brown at 26 West Satin Street, which he likely constructed adding his own design. The only identifiable Greek Revival building type is the Milo Loomis Side Hallway. A Side Hallway house is defined by the entrance located to the extreme right or left with a hallway directly beyond on the interior and most often the stairs leading to the second floor. Therefore, the most architecturally significant houses within this era are the prominent Greek Revival Side Hallway Milo Loomis House which has retained its integrity and Greek Revival characteristics and the Vernacular George Brown House.

D. INDUSTRIALIZATION 1875-1900

- **THEMES:** Interstate Migration from Connecticut and New York
Professional
Literature/Publishing
Civil War
Commerce
Blacksmith/Livery Stable
- **HISTORICALLY MOST SIGNIFICANT:**
SeCheverell-Sheats House, ATB-00410-11, 144 S. Chestnut St.
Oliver Atwell House, ATB-00424-11, 337 Chestnut St.
Riley S. Amsden House, ATB-00404-11, 144 East Jefferson St.
- **ARCHITECTURALLY MOST SIGNIFICANT:**
Fred Baldwin House, ATB-00407-11, 116 S. Chestnut St.
Mary M. King House, ATB-00396-11, 26 East Jefferson St.
Riley S. Amsden House, ATB-00404-11, 144 East Jefferson St.
Tilden House, ATB-00406-11, 112 S. Chestnut St.

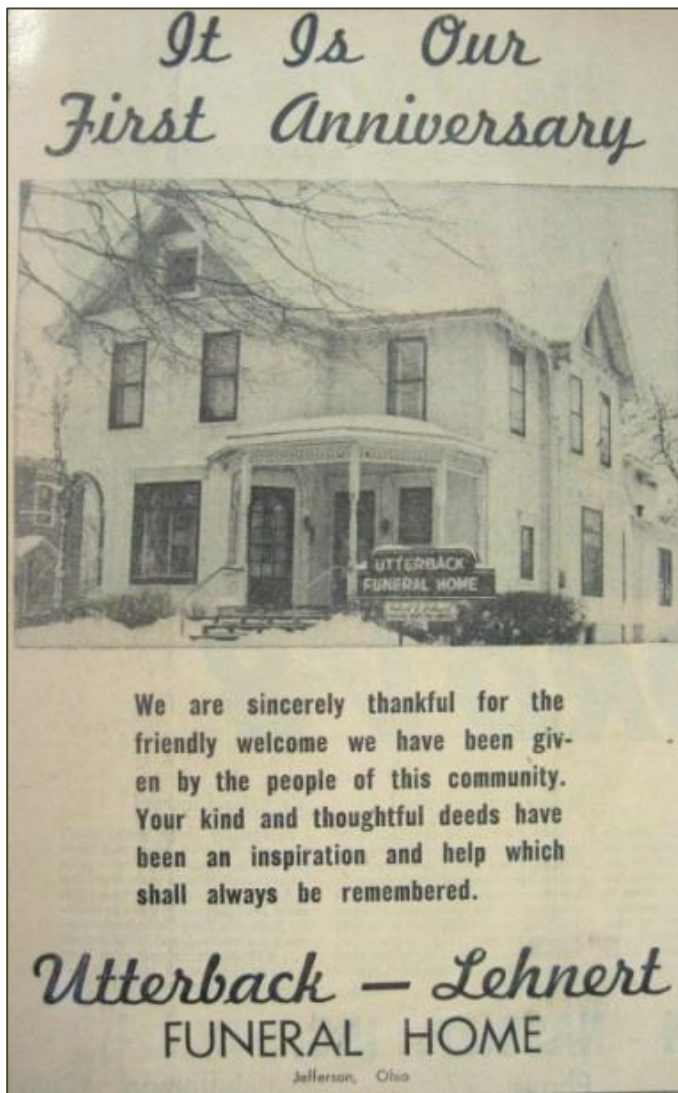
The railroads came to Jefferson in 1872 connecting the village with the surrounding Ashtabula County, as well as with other states. The Village of Jefferson was a center of commerce and government for the predominately agricultural Ashtabula county community. No major industrial manufacturing enterprises developed within the Village, which instead relied on an economy providing basic needs goods and services as well as professions related to county government. Within the Survey Area, descendants of early pioneer families including Oliver Atwell, remained in the Village with a family farm on South Chestnut between Cedar and Mulberry Streets. Others continued to build homes on Chestnut and Jefferson Streets close to their places of business with one house constructed during the era on West Satin Street. Themes of the era within the Survey area include: Interstate Migration from Connecticut and New York; Professional; Literature/Publishing; Civil War; Commerce; Blacksmith/Livery Stable.

The most historically significant homes within the Survey Area include the SeCheverell-Sheats House, 144 S. Chestnut Street which relates to Civil War history. J.H. Secheverell served as a drummer boy known as "Hamp" during the Civil War serving in Company B of the 29th Regiment Ohio. In the same year that Secheverell acquired this property, he wrote the history of the Ohio 29th entitled *Journal History of the Twenty-Ninth Ohio Veteran Volunteers, 1861-1865, its Victories and Reverses*, which was published in Cleveland in 1883. The Oliver Atwell House at 337 Chestnut Street is most historically significant for its association with the pioneer Atwell family which owned the farm on which this house is located from 1846 until selling it in 1924. Finally, the Riley S. Amsden House at 144 East Jefferson Street, whose family operated a blacksmith shop in Jefferson beginning in 1844 when Samuel C. Amsden, first came from Ashtabula to Jefferson. His sons Riley, Asa and Philo carried on the tradition. Riley operated his blacksmith and wagon shop in a barn located to the rear of his home until his death in 1937.

Within the Industrialization era in American history, construction methods and technology advanced allowing for the ease in construction, easier transport of construction materials by train and the entry of more defined architectural styles and types within the Village of Jefferson. This era saw ten (10) homes constructed within the Survey Area on South Chestnut, East Jefferson, and West Satin Street and the introduction of the more elaborate Stick, Italianate and Queen Anne style Victorian influences - all Gabled Ell types within the Survey area in the Village of Jefferson. The Italianate and Queen Anne styles were among the most popular 19th architectural century styles in Ohio. Italianate differentiated from the Queen Anne in that it has a low pitched roof with overhanging eaves employing heavy decorative ornamentation while the Queen Anne employed asymmetrical massing and roof lines and heavily ornamented through exterior finishes, stain glass and bay, oriel windows or wrap around porches. The Gabled Ell was a popular Post-Civil War house type defined by an intersecting gable roof and unlike the Upright and Wing, its cross gabled roof line is at the same level.

Also two Vernacular houses with similar configuration and likely constructed by the same builder are the Tilden House at 112 South Chestnut Street and the Elizabeth Bulfinch House at 138 South Chestnut Street and perhaps the Stephen & Lucretia McIntyre House at 85 S. Chestnut Street.

The most significant architectural styles and types within the Survey Area include the Stick style Gabled Ell Fred Baldwin House at 116 South Chestnut Street, and Shingle style Gabled Ell Mary M. King House at 26 East Jefferson Street, the Queen Anne Gabled Ell Riley S. Amsden House at 144 East Jefferson Street and the Vernacular Tilden House at 112 S. Chestnut Street. The Italianate Llewellyn Cornwall House has been impacted by the extensive application of modern siding, although the original materials likely reside underneath giving it the potential for architectural significance.



*Mary M. King House, 26 East Jefferson Street, 1956
Courtesy of Jefferson Historical Society*



*Llewellyn Cornwall House, 95 South Chestnut St., undated.
Courtesy of Jefferson Historical Society*

E. PROGRESSIVE YEARS -1900-1915

- **THEMES:** Financial
Commerce
Professional
Foreign Migration from Ireland
Interstate Migration from Pennsylvania, New York and Massachusetts
- **ARCHITECTURALLY MOST SIGNIFICANT:**
 - A. E. Bartholomew House, ATB-00411-11, 224 S. Chestnut St.
 - A.W. Frayer House, ATB-00395-11, 12 East Jefferson St.
 - Edward Walker House, ATB-00418-11, 145 S. Chestnut St.
 - Merton Chapin House, ATB-00412-11, 230 S. Chestnut St.
 - Dr. Charles Hawn, ATB-00419-11, 201 S. Chestnut St.
 - Ralph R. Bailey House, ATB-00429-11, 21 East Satin St.
 - Thomas Weatherston House, ATB-00432-11, 26 East Satin St.

Between 1903 and 1913 nine (9) houses were constructed during the Progressive years in Jefferson within the Survey Area. The Progressive years were the era of the expanding middle class in America. Immigrants from New England and Ireland were included with those constructing new homes along East Jefferson, South Chestnut and East Satin Streets within the Survey Area. Themes during the Progressive years within the Survey Area included not only Foreign Migration from Ireland and Interstate Migration from Pennsylvania, New York and Massachusetts, but also

evidence of the continued theme of jobs serving the professional, basic and service needs of the Village of Jefferson and the surrounding rural agriculturally based community. The theme of Financial for an assistant treasurer at the Jefferson Banking Co.; and also Commerce as a painter, title abstractor, dry goods and notions merchant, travelling hardware salesman, travelling fertilizer salesman, farmer and businessman; and also Professional, as a doctor. The history related to the houses of the era was typical middle class life at the turn of the century.

Brothers Freeman and Wallace M. Slabaugh built many homes in the Village of Jefferson between 1890 and 1928. Six (6) of the houses within the Survey Area during the Progressive years were constructed by local house carpenter/builders, the Slabaugh Brothers. Freeman in 1850 and Wallace in 1867 were both born in Lenox, Ohio. By 1870, Freeman was employed as a carpenter with Wallace joining him to create the Slabaugh Brothers. Freeman died in 1918 and Wallace continued in the business until his death in 1928. Homes constructed by them within the Survey Area reflected the architectural styles and types of the era including the Vernacular American Foursquare, Dutch Colonial style, Colonial Revival style and Craftsman Bungalow. The American Foursquare was a utilitarian and new style to American architecture at the turn of the twentieth century. Its boxlike shape and hipped roof provided ample space for a growing family. The style usually featured a dormer in the front of the roof as well as a full width front porch.⁴⁰ The Dutch Colonial is defined by its distinctive gambrel roof and became popular among middle class urban and suburban families at the turn of the twentieth century.

The most architecturally significant homes constructed during the Progressive years were those constructed by the Slabaugh Brothers including the Vernacular American Foursquare unadorned A. E. Bartholomew House at 224 S. Chestnut Street which has had the front porch enclosed after original construction; the Edward Walker House at 145 S. Chestnut Street which has largely retained its American Foursquare elements as well as leaded windows and teardrop oriel window over the side north entry; and the Dr. Charles Hawn at 201 S. Chestnut Street which has also retained its American Foursquare characteristics. Other architecturally significant houses include the Dutch Colonial A.W. Frayer House at 12 East Jefferson Street; the Colonial Revival Merton Chapin House at 230 S. Chestnut Street; and the Craftman Bungalow Ralph R. Bailey House at 21 East Satin Street; and Thomas Weatherston House, 26 East Satin Street.

⁴⁰ The Old House Journal. *Field Guide to Post-Victorian House Styles*. The Old House Journal Corporation, 1983.



*A.W. Frayer House, 12 East Jefferson St., 1915.
Courtesy of Jefferson Historical Society*



*East Jefferson Street, view facing east from Chestnut Street. 1907-1909
Courtesy of Jefferson Historical Society*

F. POST WORLD WAR I - 1918-1930

- **THEMES:** Private Social Services
Professional
Foreign Migration: Poland and Czechoslovakia
Interstate Migration: Pennsylvania
Governmental Administration
General Merchandise
Grocery
- **HISTORICALLY MOST SIGNIFICANT:**
Charles R. Sargent House, ATB-400-11, 74 East Jefferson St.
- **ARCHITECTURALLY MOST SIGNIFICANT:**
Smith Home for Aged Women, ATB-00415-11, 129 S. Chestnut St.
Milo Loomis Photo Gallery, ATB-00399-11, 68 E. Jefferson St.
Michael Marzalek House, ATB-00423-11, 325 S. Chestnut St.
Unknown, ATB-00434-11, 21 East Erie St.
Frank Jones House, ATB-00417-11, 143 S. Chestnut St.
Edward Walker House, ATB-00416-11, 139 S. Chestnut St.
Charles R. Sargent House, ATB-00400-11, 74 East Jefferson St.

Eight (8) houses constructed between 1920 and 1930 within the Survey Area on East Jefferson and South Chestnut Streets with one house each on West Satin and East Erie Streets were surveyed. The continuing historic themes associated with these properties include Foreign Migration from Poland and the Czechoslovakia; and Interstate Migration from Pennsylvania with homeowners engaged in commercial and business including a travelling hardware salesman, a dry cleaning business, carpenter, a grocery store and farming.

The most historically significant house of this era is the Charles R. Sargent House at 74 East Jefferson Street. The Honorable Charles R. Sargent was a Judge of the Ashtabula County Common Pleas court. Charles M. Case was the father of his wife Olive Case Sargent and operated Case's Drug Store beginning in 1883 on South Jefferson Street in Jefferson. Olive's nephew Stewart M. Case, took over operation of the store in 1950 finally selling the family run business in 1984 after 101 years of Case family ownership. Stewart M. and his wife Shirley M. Case acquired this house from Olive in 1958 and lived here until selling it in 2000.

The dominant architectural style and type of this era within the Survey Area is the Craftsman Bungalow which became popular because of its economy, answering the need for affordable housing. The standard Bungalow is a modest well-built house characterized by simple, horizontal and craft oriented natural materials. The word "bungalow" is derived from the Indian word "bangla" meaning house. Bungalows are square or rectangular cottages with one to one-and-one-half stories and large rectangular porches. They often followed the ideals of the Craftsman

movement of utility, simplicity and stylistic honesty.⁴¹ The most architecturally significant houses within the Survey Area in this architectural style and building type include: the Smith Home for Aged Women at 129 S. Chestnut Street; the Milo Loomis Photo Gallery at 68 E. Jefferson Street which was a conversion of the earlier Milo Loomis Photo Gallery constructed between 1874 and 1883; the Michael Marzalek House at 325 S. Chestnut Street; and, the House at 21 East Erie Street. Two basic bungalow subtypes in Ohio include the Dormer Front Bungalow as seen on the Smith Home for Aged Women-L.M. Finey House at 129 S. Chestnut Street and the Milo Loomis Photo Gallery at 68 E. Jefferson Street., and the Gable Front Bungalow as seen on the Michael Marzalak House at 325 S. Chestnut Street.⁴²

Architects often introduced elements of Craftsman, Spanish, Stick and even Japanese styles to create a unique building style. Two interesting and distinctive houses included in the Survey Area are the Frank Jones House at 143 S. Chestnut Street and the Edward Walker House at 139 S. Chestnut Street which were built during the era and each have several styles incorporated. The Edward Walker House exhibits a unique and unusual eclectic style with Tudor and Shingle elements with an imposing front porch with tapered and stepped side walls supporting the roof, along with Tudor arches at either end and along the front. The balustrade is tightly placed squared balusters with intermittent larger rectangular balustrades in the Craftsman style.

The Charles R. Sargent House at 74 East Jefferson Street is also architecturally most significant within the Survey Area as the last house constructed by Wallace Slabaugh and representative of the popular Colonial Revival style with its rectilinear symmetrical façade, gabled roof and classical detailing. The Colonial Revival style resulted from the desire of architects and builders to evoke America's past. Concerned with stylistic authenticity, they tried to restore order to what they perceived to be the Victorian excesses of American domestic architecture. The Colonial Revival style was one of the predominant architectural styles in Ohio during the early twentieth century. After 1925, the Colonial Williamsburg restoration greatly contributed to the popularity of the style and national magazine publications such as Ladies Home Journal and House Beautiful popularized the style.⁴³

⁴¹ Gordon, Stephen C. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historical Society, 1992.

⁴² Ibid.

⁴³ Ibid.

V. Summary and Recommendations

A. HISTORIC DISTRICT POTENTIAL

The house styles and types within the Jefferson Survey Area are reflective of typical Ohio Connecticut Western Reserve architecture evolving from Greek Revival, through Shingle, Italianate, Queen Anne, American Foursquare, Craftsman Bungalow and Colonial Revival. Steve Gordon's book entitled *How to Complete the Ohio Historic Inventory* is helpful for further in-depth explanation and determination of the architectural styles and types in Ohio, as well as corresponding architectural vocabulary. As is true in many towns, historic houses are changed over time to accommodate the owner's needs and the latest trends of the time. Many houses within the Survey Area have experienced alterations, especially with the addition of aluminum and vinyl siding covering the original house materials and the introduction of replacement windows. There are also significant gaps in the Survey Area, located within the Jefferson Local Historic Preservation District resulting from the entry of new retail chain store construction on South Chestnut Street. The loss of historic integrity of many homes and the intervention of new construction are likely to preclude listing the Survey Area itself as a National Register Historic District. A complete survey of all buildings in the locally designated District would be required to determine if a potential National Register Historic District is present and the potential boundary for National Register consideration. Historic research indicates that prolific Slabaugh Brothers, Village of Jefferson house builders, built over sixty-five (65) houses⁴⁴ in the Village of Jefferson between 1880 and 1928 creating the possibility of a Slabaugh Brothers Multiple Property National Register Nomination.

B. RECOMMENDATIONS

This Survey will assist the Village of Jefferson by highlighting the most historically and architecturally significant houses within the Jefferson Local Historic Preservation District Survey Area and within the period of study established for the project. It will serve as a tool for future planning and development decisions as well as a basis for design review and work towards the goals of economic vitality and preserving Village character by using historic preservation as a tool. The survey findings did not reveal any immediate threat to the resources surveyed.

The Jefferson Village ordinances indicate that the Jefferson Design Review Board has authority to recommend properties that contribute to the Local Historic Preservation District. This Survey will provide documentation to enable those recommendations and serve as a basis to determine historic integrity and designation within the Local District. Steve Gordon's book entitled *How to Complete the Ohio Historic Inventory* is a recommended reference book to be used in conjunction with this Survey for on-depth explanation of Ohio building types and styles.

Some of the most architecturally and historically significant houses within the Survey Area can also be highlighted for planning purposes. For example, the John Weaver House at 215 South Chestnut Street would be a good selection for a Bed & Breakfast, using its history as a marketing tool, while blending into the commercially zoned neighborhood which has retained its residential character.

⁴⁴ *Slabaugh Brothers Contractors*. Compiled from the *Jefferson Gazette* by the Jefferson Historical Society.

It is recommended that Design Guidelines be finalized and a demolition ordinance be adopted for the Jefferson Local Historic Preservation District for more immediate protection of vulnerable properties.

The Commercial District and Civic Buildings located at Jefferson and Chestnut Streets appear to include some of the most historic buildings in the Local Historic Preservation District and it is recommended that this area be surveyed and evaluated for National Register significance. Additional architecturally and historically significant buildings were noted along the fringe of the District for future survey, for either local or national significance, for example the Jefferson Milling Company building located by the railroad, east on East Jefferson Street.

It is also recommended that an additional survey be conducted for the residential buildings in the northeast and northwest quadrants of the Local Jefferson Historic Preservation District for the historically residential buildings now zoned commercial and vulnerable to development pressure. This will provide the Village with a complete study of the most threatened buildings within the District, a greater perspective for planning purposes, as well as a better determination of historic integrity for contributing resources to the Local Historic District and also for National Register eligibility. Although no houses related to Jefferson's strong abolitionist history were found in the southeast and southwest quadrants, this history may appear in research of the homes within the northeast and northwest quadrants of the District.

Additional survey and future survey projects should be conducted to determine and identify themes and properties associated with the historic time period 1930 to the mid-twentieth century. Established Secretary of the Interior and National Park Service programs and guidance identifies historic properties as those 50 years or older (1964).

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Griggs Grange Hall #1467 (NR# 95001414).

Jefferson Town Hall (NR# 81000428).

Joshua Reed Giddings Law Office, 1823 (NR# 74001396).

Lake Shore & Michigan Southern Railroad Station (NR# 82001357).

Appendices

- A. Survey & Research Methodology Technical Report dated August 15, 2013
- B. Identified Survey List of Forty (40) Historic Properties dated August 15, 2013
- C. Location and Survey Boundary Maps
- D. Jefferson Survey Master Table

SURVEY & RESEARCH METHODOLOGY TECHNICAL REPORT



INTENSIVE LEVEL HISTORIC ARCHITECTURAL SURVEY VILLAGE OF JEFFERSON Ashtabula County, Ohio

August 15, 2013

NAYLORWELLMAN, LLC
HISTORIC PRESERVATION CONSULTING

Historic Building Preservation ✎ Architectural History ✎ Historic Preservation Planning

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I. INTRODUCTION

The Village of Jefferson, Ashtabula County, Ohio elected to become a Certified Local Government (CLG) community in 2012. In furtherance of their CLG commitment, Jefferson applied for and received a Certified Local Government grant award in March, 2013 to conduct an Intensive Level Historic Architectural Survey of forty (40) buildings for documentation using the Ohio Historic Inventory (OHI) I-Form.

On June 28, 2013, the Village entered into a contract with Naylor Wellman, LLC (Naylor Wellman) to conduct an Intensive Level Historic Architectural Survey. Both Wendy Naylor and Diana Wellman of Naylor Wellman are qualified historic preservation consultants under the Federal Historic Preservation Professional requirements as described in the *United States Secretary of the Interior's Standards for Archeology and Historic Preservation* (48 FR 44716) and listed with the Ohio Historic Preservation Office.

This Survey and Methodology Technical Report sets forth the frame work and technical design to accomplish the proposed Village of Jefferson Intensive Level Historic Architectural Survey. A Timeline for submittal, approval and completion of all required documents under this Survey was submitted to the Ohio Historic Preservation Office (OHPO) for approval and is attached as Appendix A.

Resources for preparation of this Survey & Research Methodology Report include:

- ❖ *National Register Bulletin No. 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. United States Department of the Interior, National Park Service, 1985.
 - ❖ Ohio Historic Preservation Office Guidelines. *Certified Local Government Grant History/Architecture Survey Report, Intensive Level Survey*.
 - ❖ Stephen C. Gordon. *How to Complete the Ohio Historic Inventory*. Columbus: Ohio Historical Society, 1992.
-

II. HISTORICAL DEVELOPMENT

The Village of Jefferson is located in northeast Ohio within the Ohio Connecticut Western Reserve and has served as the county seat for Ashtabula County since its formation in 1811. Ashtabula County is the first settled county in the Western Reserve and also in the whole of northern Ohio. The Village of Jefferson is located approximately 56 miles east of Cleveland, 14 miles south of Lake Erie and 10 miles west of the Pennsylvania state border.¹ Founded in 1803 by Post Master General Gideon Granger under President Thomas Jefferson, the Village was named for Thomas Jefferson and incorporated in 1836.² Prominent citizens have included Congressman Joshua Giddings and Senator Benjamin Wade, who became law partners in 1831 and well known abolitionists. Also included are A.G. Riddle, Wm. C. Howells and Rufus Ranney who studied law with Wade and Giddings, became a partner with Mr. Wade and was twice Supreme Judge, a member of the Constitutional Convention, US District Attorney for Northern Ohio and was Democratic candidate for governor in 1859.³

Ashtabula County and Jefferson encompassed a prosperous farming district with agricultural products including butter and cheese, wheat, corn and oats.⁴ In 1872, the Jamestown and Franklin Railroad was completed and trains started running from Jefferson.⁵ In 1879, 14,635 passengers departed from Jefferson and by 1902 there were 15 passenger trains stopping daily, along with freight trains. Most passengers were county residents coming to pay taxes and do county business, with one of the first sidewalks in town running from the train depot to the court house located at Public Square at the important intersection of Jefferson and Chestnuts Streets.⁶ In 1880, the population of Jefferson reached 1,952 and the County of Ashtabula had 36, 875 residents.⁷

Jefferson remained a civic center after the turn of the twentieth century continuing to service the wider rural agriculturally based county. By 1927, the Village included a diverse representation of churches, hotels, planning mills, saw mill, a basket factory, livery business, high school, jail, post office, library and merchants providing basic needs goods and services, in addition to being the center of county business.⁸ The legal center of the community remains within the Ashtabula Courthouse National Register District (NR 75001316) located at Public Square at the northeast corner of Jefferson and Chestnut Streets and encompasses the Probate Court Building, Ashtabula County Court House and Lawyers Row. The Jefferson Town Hall is listed on the National Register of Historic Places and located in the northeast quadrant of Jefferson Public Square on East Jefferson Street (NR 81000428).

As of 2010, the Village population is 3,120, according to the US Census records. Jefferson has retained its village status and importance as the county seat for Ashtabula County.

¹ Henry Howe. *Howe's Historical Collections of Ohio*. Norwalk, Ohio: The Lansing Printing Company, Public Printers, 1896, 261,266.

² Overman, William, D. *Ohio Town Names*. Akron, Ohio: Atlantic Press, 1959, unnumbered.

³ Howe, 267.

⁴ *Ibid.*, 261.

⁵ Jean Dutton Eric Johannesen. *Lake Shore & Michigan Southern Railroad Station*. National Register Nomination No. 82001357, 1982.

⁶ Dutton, unnumbered; Sanborn Fire Insurance Company Maps, 1896-1927.

⁷ Howe, 261.

⁸ Sanborn.

III. METHODOLOGY

A. SUMMARY

The Methodology for the Village of Jefferson Intensive Level Historic Architectural Survey will begin with **Community Input & Interaction** through a Local Project Team meeting to determine the Survey boundary, focus, goals and objectives, local resources and a plan for public engagement.

The process will continue with a **Preparation for Survey** phase which will include examination and assessment of previous existing historical documentation and survey information including: Village of Jefferson National Register Nominations; the *Jefferson Historic District Survey*, conducted by Norma Waters, Jefferson Historical Society; and, the *Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, conducted by Cleveland State University in August 2008. Existing archival primary and secondary sources historic research materials will also be compiled along with research on the social and architectural history of the Village of Jefferson to establish historic context within the history of the Western Reserve, Ashtabula County and Ohio.

An itemized list of forty (40) of the most historically and architecturally significant residential structures will be created as **Identified Survey Properties** within the designated Survey area and submitted for review and approval by the Local Project Team. After approval, Naylor Wellman will proceed to **Conduct a Field Survey** for collection of architectural data necessary for completion of an OHI I-Form for each approved Survey property, as well as **Conduct Intensive Level Archival Historical Research** using local and regional repositories. **Digital Photography, Site Map and UTM Reference Points** will also be created and compiled for each Survey property. All data and research will then be prepared for **Recordation of Information on Ohio Historic Inventory (OHI) I-Forms**.

Final Survey documents will include forty (40) completed and electronically on-line submitted OHI I-Forms and preparation of three (3) hardcopy and one (1) electronic copy of a **Final Survey Report** based on analysis and evaluation of the findings from the Survey in accordance with the guidelines set forth by the Ohio Historic Preservation Office (OHPO).

B. COMMUNITY INPUT & INTERACTION

The Survey process commenced with a Village of Jefferson Local Project Team Meeting held at the Town Hall Administration Office on July 17, 2013 at 2:30 PM. Attending the meeting were:

- ❖ Terry Finger, Village of Jefferson Administrator
- ❖ Roni Guerini, Village of Jefferson Administrative Secretary
- ❖ Pat Bradek, Chair, Village of Jefferson Design Review Board
- ❖ Julie Lindner, Village of Jefferson Planner
- ❖ Wendy Hoge Naylor, Historic Preservation Consultant
- ❖ Diana Wellman, Historic Preservation Consultant

At this meeting, the following items were discussed and agreed upon:

1. Survey Boundary:

The Survey Boundary is determined to encompass the portion of the Jefferson Local Historic Preservation District located south from the center line of Jefferson Street and following the District on both sides of South Chestnut Street as indicated on the Jefferson Zoning Map adopted June 2011. Location and Survey Boundary maps are attached as Appendix B.

2. Focus:

Ohio Historic Inventory (OHI) I-Forms will document forty (40) of the most historically and architecturally significant residential buildings located within the Survey area which retain a high degree of integrity. Commercial architecture is not included in this Survey.

Naylor Wellman will identify the proposed Survey buildings and submit an itemized list for final approval by the Local Project Team. A list of residential buildings not surveyed in the proposed survey area will also be distributed.

3. Goals and Objectives:

The following Goals and Objectives were determined:

- ❖ To create a Survey that will serve as an information data base for the Jefferson Design Review Board in administering the Jefferson Local Historic Preservation Ordinance.
- ❖ To assist the Jefferson Design Review Board in their efforts to protect, preserve, enhance and encourage preservation of the local historically significant architecture and cultural heritage of Jefferson.
- ❖ To provide an information data base for on-going historic preservation planning directives within the Jefferson Local Historic Preservation District.
- ❖ To create community awareness about the important architectural and cultural heritage of Jefferson and to educate the community on the benefits of historic preservation which aims to stabilize and increase property values, strengthen the local economy by protecting the rights of owners whose property lies within the Local Historic Preservation District, and enhances the Village's attractions to prospective residents, businesses and tourists.
- ❖ It is also hoped that this Survey will encourage development of vacant properties within the Local Historic Preservation District that are compatible with local historic character.

Local Resources:

The following materials were presented by the Local Project Team:

- ❖ Jefferson Historical Society, Jefferson Historic District survey data base and research contact person Norma Waters
- ❖ Village of Jefferson Zoning Map, June 2011
- ❖ Jefferson Historic Preservation Ordinance: Chapter 1262
- ❖ Jefferson Design Guidelines
- ❖ *The Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, Cleveland State University, Center for Planning Research and Practice, August 2008

4. Public Engagement

The following Public Engagement Plan was determined:

Naylor Wellman will prepare summary material for use as a press release to local newspapers and for posting on the Village of Jefferson website to engage positive community involvement in the Survey process thereby spurring interest and support towards maintaining the economic vitality and character of the Village of Jefferson through historic preservation and support for the Jefferson Design Review Board. Village Planner Julie Lindner will post the Village of Jefferson Design Guidelines on the Village website to also increase community awareness and organize distribution of letters to property owners notifying them of the Survey.

C. PREPARATION FOR SURVEY

The next phase of the Survey process will be to examine and assess previous existing historical documentation and survey information including:

- ❖ Village of Jefferson National Register Nominations including:
 - ♦ Joshua Reed Giddings Law Office, 1823 (NR 74001396)
 - ♦ Ashtabula County Courthouse Historic District (NR 75001316)
 - ♦ Jefferson Town Hall (NR 81000428)
 - ♦ Lake Shore & Michigan Southern Railroad Station (NR 82001357)
 - ♦ Griggs Grange Hall #1467 (NR 95001414)
- ❖ *Jefferson Historic District Survey*, conducted by Norma Waters, Jefferson Historical Society.
- ❖ *The Jefferson Village Downtown District Plan, Phase 2 Activities Report Strategies and Policies*, Cleveland State University, Center for Planning Research and Practice, 2008.

- ❖ Four (4) Ohio Historic Inventory Forms for the Village of Jefferson are currently on file with OHPO documenting buildings not located within the Boundary of this Survey including:
 - ♦ 173 West Jefferson St. (OHI ATB0001411)
 - ♦ 192 West Jefferson St. (OHI ATB0001511)
 - ♦ 137 West Jefferson St. (OHI ATB0001611)
 - ♦ Ashtabula County Courthouse (OHI ATB002411)

Existing archival historic research materials using primary and secondary sources for the Survey area will be compiled. Research will be conducted regarding the social and architectural history of the Village of Jefferson to establish historic context within the history of the Western Reserve, Ashtabula County and Ohio including the original village plan, patterns of settlement, transportation routes, economic base, local topography and geology, in order to identify selected thematic categories.

D. IDENTIFIED SURVEY PROPERTIES

A reconnaissance level survey of the Jefferson Local District will be conducted to identify forty (40) of the most historically and architecturally significant residential structures for Survey located within the Survey area of the Jefferson Local Historic District. An itemized Survey List will be created and submitted for review and approval by the Local Project Team.

E. CONDUCT INTENSIVE LEVEL ARCHIVAL HISTORICAL RESEARCH

The Survey will proceed with approved properties for Survey and intensive level architectural, historical, and ownership research will be conducted on each including, but not limited to the following repositories:

Jefferson Historical Society; Village of Jefferson Building and Housing Department; Ashtabula County Auditor's Office Tax Plat Maps and Records; Ashtabula County Recorder's Office Deed Records; Ashtabula County GIS Mapping Services and Engineer's Office; Ashtabula County Genealogical Society; Western Reserve Historical Society; Sanborn Fire Insurance Co. Maps 1896-1927; Historic Topographical and Atlas Maps; History of Ashtabula County and Jefferson publications; Ohio Historical Society; Ohio birth and death records; and US Census Records.

Further relevant research and repositories will be pursued as they are uncovered.

F. CONDUCT FIELD SURVEY

A Field Survey Worksheet will be prepared using the Ohio Historic Inventory (OHI) form for collection of architectural data and property information necessary for completion of an OHI I-Form for each approved Survey property.

G. DIGITAL PHOTOGRAPHY, SITE MAPS, UTM REFERENCE POINTS

Digital Photos, a Site Map and designated UTM Reference points will be created and compiled for each Survey property in compliance with the I-Form Digital Imagery and Mapping Standards as set forth by the Ohio Historic Preservation Office (OHPO).

H. RECORDATION OF INFORMATION ON OHIO HISTORIC INVENTORY (OHI) I-FORMS

OHI I-Form numbers for resources from OHPO will be requested and all historical research information, field survey data, architectural data, digital photos and site maps will be recorded on individual OHI I-Forms and submitted electronically for each Survey property.

IV. FINAL SURVEY REPORT: ANALYSIS AND EVALUATION

A Final Survey Report will be prepared based on the findings from the Survey in accordance with the guidelines proscribed by the Ohio Historic Preservation Office Guidelines, *Certified Local Government Grant History/ Architecture Survey Report*, *Intensive Level Survey* and will be designed to include forty (40) completed Ohio Historic Inventory (OHI) I-Forms for the Village of Jefferson within the described boundary, provide a general framework explaining the local context for these inventoried properties, an assessment of the significance of the identified properties against National Register Criteria and a list of properties and/or districts that may be potentially eligible for the National Register. The Final Report will also include recommendations for future surveys based on findings and analysis of the data from this Survey.

The **Final Survey Report** will be organized as follows:

Section I. Introduction

- A. Title Page
- B. Research Design
- C. Environmental Setting
- D. Transportation Routes
- E. Historical Development

Section II. Survey Methodology

- A. Previous Historic Property Surveys
- B. Research Methods used to obtain the information
- C. Field Techniques

Section III. Analysis and Recommendations

- A. Analysis and Evaluation
- B. Recommendations for future surveys, if needed.

Section IV. Appendices

- A. Bibliography
- B. Maps
- C. Inventory Findings
- D. Resumes of Wendy Hoge Naylor and Diana Wellman

V. BIBLIOGRAPHY

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3. Howe, Henry. *Howe's Historical Collections of Ohio*, Vol. I. Norwalk, Ohio: The Lansing Printing Company, Public Printers, 1896.
4. Johannesen, Eric. *Ashtabula County Courthouse District*. National Register Nomination No. 75001316, 1975.
5. Johannesen, Eric and Bishop, Frank M. *Jefferson Town Hall*. National Register Nomination No. 81000428, 1981.
6. *National Register Bulletin No 24: Guidelines for Local Surveys: A Basis for Preservation Planning*. United States Department of the Interior, National Park Service, 1985.
7. Ohio Historic Preservation Office Guidelines. *Certified Local Government Grant History/Architecture Survey Report, Intensive Level Survey*.
8. Overman, William, D. *Ohio Town Names*. Akron, Ohio: Atlantic Press, 1959.
9. Sanborn Fire Insurance Company Maps, 1896-1938.

APPENDIX A



Time Line
Village Of Jefferson, Ohio
Intensive Level Historic Architectural Survey

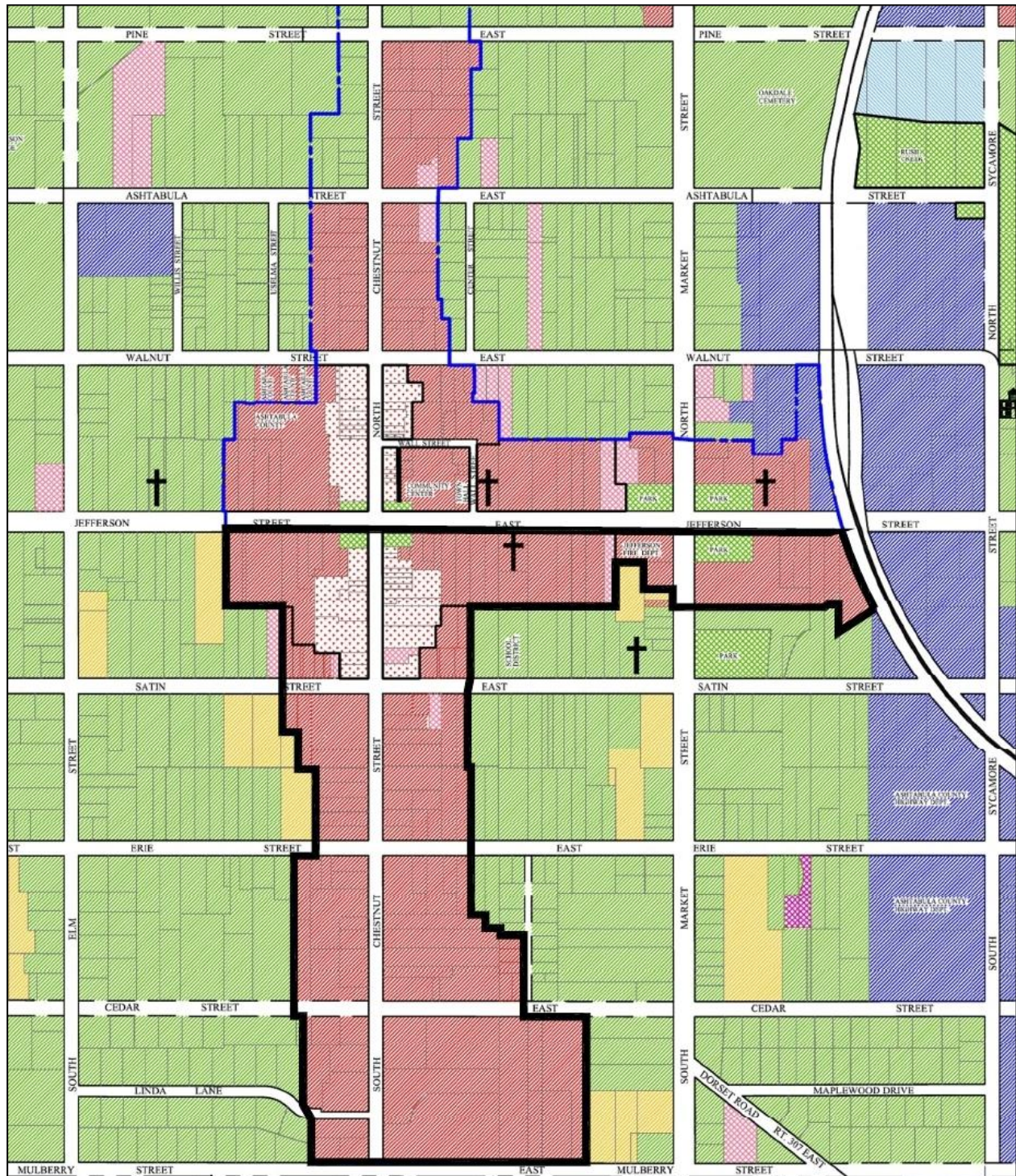
VILLAGE OF JEFFERSON, OHIO HISTORIC BUILDING INVENTORY TIME LINE		
DUE Date	Item	SUBMIT/MAIL Date
June 28, 2013	Enter Into Contract with Village of Jefferson	MAILED- June 28
Week of July 15	Meet with Village of Jefferson Local Project Team to discuss Goals and Objectives	Meeting held July 17
August 26, 2013	OHPO approval of survey & research Methodology Technical Report	MAIL- to OHPO & Village on Thurs., Aug. 8
November 4, 2013	Survey 25% Complete - OHI - I Form Submission of 10 Forms approved by OHPO	SUBMIT to OHPO on Fri., Oct. 18
January 20, 2014	Survey 75% Complete - OHI - I Form Submission of Additional 20 Forms approved by OHPO	SUBMIT to OHPO on Fri., Jan. 3
April 21, 2014	Survey 100% Complete - OHI - I Form Submission of Additional 10 Forms approved by OHPO	SUBMIT to OHPO on Fri., April 4
June 2, 2014	OHPO approval of Draft Final Survey Report	MAIL - Thurs., May 15
July 21, 2014	Submit Final Survey report, all final OHI Forms approved by OHPO	FINAL DUE DATE

Map created using the OHPO Online Mapping System. The Ohio Historic Preservation Office provides online data for preliminary research and data gathering only. No guarantee is made concerning data accuracy, quality or timeliness.

Jul 23, 2013

Map center: 518892, 4620092 (UTM 17N)

Detail of Designated Survey Boundary
(Zoning Map of the Village of Jefferson, OH)
Black line indicates Survey Area within Historic District
Blue line indicates Historic District not surveyed



SURVEY LIST

FORTY(40) HISTORIC PROPERTIES



INTENSIVE LEVEL HISTORIC ARCHITECTURAL SURVEY VILLAGE OF JEFFERSON Ashtabula County, Ohio

August 15, 2013

NAYLORWELLMAN, LLC
HISTORIC PRESERVATION CONSULTING

Historic Building Preservation 🌀 Architectural History 🌀 Historic Preservation Planning

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EAST JEFFERSON STREET

12 East Jefferson/1907



26 East Jefferson/1889



32 East Jefferson/1858



62 East Jefferson/1900



68 East Jefferson/1920



74 East Jefferson/1934



78 East Jefferson/1880



132 East Jefferson/1900



138 East Jefferson/1900



144 East Jefferson/1870



SOUTH CHESTNUT STREET

82 South Chestnut/1890



85 South Chestnut/1890



95 South Chestnut/1900



112 South Chestnut/1890



116 South Chestnut/1890



129 South Chestnut/1920



130 South Chestnut/1900



138 South Chestnut/1889



139 South Chestnut/1923



143 South Chestnut/1922



144 South Chestnut/1900



145 South Chestnut/1900



SOUTH CHESTNUT STREET cont.

201 South Chestnut/1910



207 South Chestnut/1880



215 South Chestnut/1849



224 South Chestnut/1903



230 South Chestnut/1900



247 South Chestnut/1860



325 South Chestnut/1924



337 South Chestnut/1890



ERIE STREET & SATIN STREET

15 East Erie/1900



21 East Erie/1930



9 West Erie/1900



19 West Satin /1900



26 West Satin/1900



15 East Satin/1880



18 East Satin /1900



21 East Satin/1920



25 East Satin/1900



26 East Satin /1900



ALTERNATES

12 East Satin /1900



11 West Satin/1930



21 West Satin /1930



23 West Satin/1930



HOUSES NOT SURVEYED

155 East Jefferson/1900



128 West Jefferson/1950



221 South Chestnut/1947



234 South Chestnut/1950



235 South Chestnut/1955



236 South Chestnut/1956



241 South Chestnut/1930



322 South Chestnut/1950



34 East Satin/1940



11 East Erie/1956



14 East Erie/1955



22 East Erie/1955



HOUSES NOT SURVEYED cont.

24 East Erie/1951



37 East Erie/1950



30 West Erie/1950



37 West Erie/1955



26 East Cedar/1963



227 South Chestnut/1890

Not photographed
(House under construction)

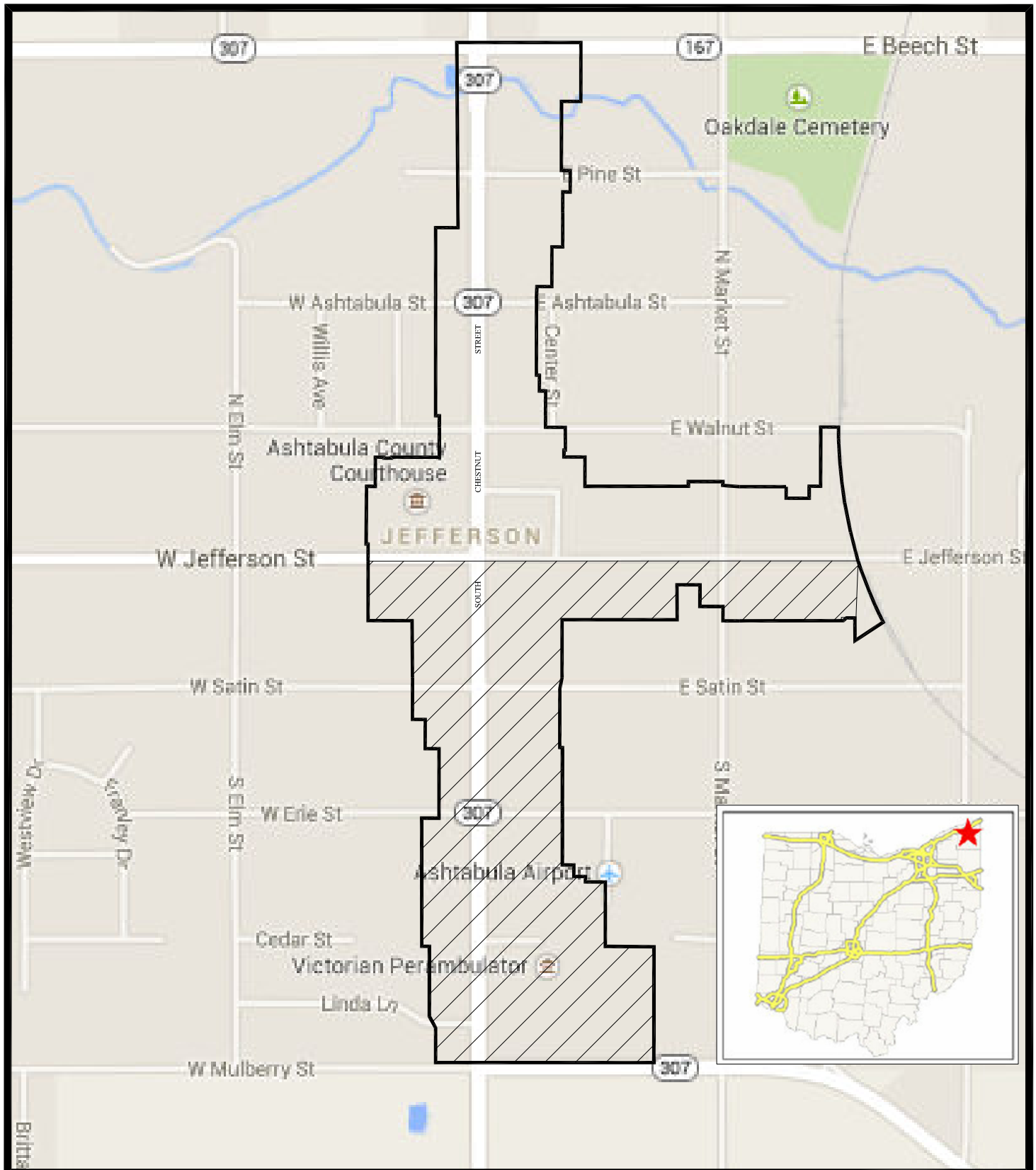
VILLAGE OF JEFFERSON, ASHTABULA COUNTY, OH

Historic Architectural Survey Report

APPENDIX C

JEFFERSON LOCAL HISTORIC PRESERVATION DISTRICT SURVEY AREA: Southeast and Southwest Quadrants

LOCATION MAP



VILLAGE OF JEFFERSON, ASHTABULA COUNTY, OH
Historic Architectural Survey Report
JEFFERSON LOCAL HISTORIC PRESERVATION DISTRICT
Southeast and Southwest Quadrants

RESOURCES by STREET

- EAST JEFFERSON
12 - ATB 00395-11 68 - ATB 00399-11 132 - ATB 00402-11
26 - ATB 00396-11 74 - ATB 00400-11 138 - ATB 00403-11
32 - ATB 00397-11 78 - ATB 00401-11 144 - ATB 00404-11
62 - ATB 00398-11

- SOUTH CHESTNUT
82 - ATB 00405-11 230 - ATB 00412-11 201 - ATB 00419-11
112 - ATB 00406-11 85 - ATB 00413-11 207 - ATB 00420-11
116 - ATB 00407-11 95 - ATB 00414-11 215 - ATB 00421-11
130 - ATB 00408-11 129 - ATB 00415-11 247 - ATB 00422-11
138 - ATB 00409-11 139 - ATB 00416-11 325 - ATB 00423-11
144 - ATB 00410-11 143 - ATB 00417-11 337 - ATB 00424-11
224 - ATB 00411-11 145 - ATB 00418-11

- WEST SATIN
9 - ATB 00425-11 19 - ATB 00426-11 26 - ATB 00427-11

- EAST SATIN
15 - ATB 00428-11 25 - ATB 00430-11 26 - ATB 00432-11
21 - ATB 00429-11 18 - ATB 00431-11

- EAST ERIE
15 - ATB 00433-11 21 - ATB 00434-11

LEGEND

SETTLEMENT
ca.1814-1840

PRE-CIVIL WAR
1840-1860

POST-CIVIL WAR
1865-1875

RESIDENTIAL
Bldg Type

INDUSTRIAL
1875-1900

PROGRESSIVE
1900-1915

POST-WWI
1918-1930

HISTORIC
Non-Residential

NON-HISTORIC
Non-Residential

DISTRICT BOUNDARY

Not to Scale

Era of Construction

Parcel Boundary

Non-Historic Resource

Historic Resource

House Address

PROPERTIES NOT SURVEYED

Vacant Residential Lots are left unhatched within district

EXAMPLE

Village of Jefferson Historic Architectural Survey Report

Master Table

SETTLEMENT 1800-1840								
Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00401-11	78 E. Jefferson	26-022-00-060-00	Hist.	Colonial Revival / Non-discernable	Timothy R. Hawley- Dr. Almon Hawley-Judge Theodore Hawley	ca. 1814, ca. 1822	Thomas Freithy, Timothy Hawley
	ATB 00397-11	32 E. Jefferson	26-034-00-109-00	Hist & Arch	Other / Pre-Classic I House	Thales Hawley-Benjamin B. Gaylord-St. Joseph's Parsonage	ca. 1829	Thales Hawley
	ATB 00433-11	15 East Erie	26-022-00-115-00	No	Vernacular / Non-discernable	Fanny Frost	1829, 1895 (Moved from E.Jefferson)	N/A
PRE-CIVIL WAR 1840-1860								
Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00408-11	130 S. Chestnut	26-022-00-109-00	No	Not Determined / Non-discernable	William Hunter	1853	N/A
	ATB 00402-11	132 E. Jefferson	26-022-00-010-00	No	Greek Revival / Hall & Parlor	James Norris-Lester J. McNutt	1853, 1906 (Moved from West Jefferson)	N/A
	ATB 00405-11	82 S. Chestnut	26-034-00-131-00	No	Vernacular / Hall & Parlor	John Ducro	ca. 1855	N/A

	ATB 00422-11	247 S. Chestnut	26-020-00-129-00	No	Greek Revival / Upright & Wing	James Hoyt	ca. 1855	N/A
	ATB 00421-11	215 S. Chestnut	26-020-00-134-00	Hist & Arch	Greek Revival / Gabled Ell	John Weaver	ca. 1855	N/A
	ATB 00420-11	207 S. Chestnut	26-020-00-135-00	No	Greek Revival / Non-discernable	John Weaver	ca. 1855	N/A
	ATB 00403-11	138 E. Jefferson	26-022-00-009-00	No	Greek Revival / Non-discernable	Methodist Church Parsonage	1856	N/A

POST-CIVIL WAR 1865-1875

Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00398-11	62 E. Jefferson	26-022-00-063-00	Hist & Arch	Greek Revival / Side Hallway	Milo A. & Cornelia Hawley Loomis	1865	N/A
	ATB 00428-11	15 East Satin	26-034-00-133-00	Hist	Greek Revival / Non-discernable	Joseph A. Howells	1870	N/A
	ATB 00427-11	26 West Satin	26-020-00-107-00	Arch	Vernacular / Non-discernable	George Brown	ca. 1870	George Brown

INDUSTRIALIZATION 1875-1900

Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00424-11	337 S. Chestnut	26-020-00-153-00	Hist	Not determined / Upright & Wing	Oliver C. Atwell	ca. 1880	N/A
	ATB 00406-11	112 S. Chestnut	26-022-00-106-00	Arch	Vernacular / Non-discernable	Tilden	1881	N/A
	ATB 00410-11	144 S. Chestnut	26-022-00-112-00	Hist	Vernacular / Non-discernable	Secheverell-Sheats	ca. 1882, Add 1937	N/A
	ATB 00413-11	85 S. Chestnut	26-034-00-015-00	No	Not determined / Non-discernable	Stephen & Lucretia McIntyre	1883	N/A
	ATB 00426-11	19 West Satin	26-034-00-011-00	No	Not determined / Non-discernable	Charles A. Sawdy	ca. 1884	N/A
	ATB 00407-11	116 S. Chestnut	26-022-00-107-00	Arch	Stick / Gabled Ell	Fred Baldwin House	1888	N/A
	ATB 00409-11	138 S. Chestnut	26-022-00-110-00	No	Vernacular / Non-discernable	Elizabeth Bulfinch	1889	N/A

	ATB 00396-11	26 E. Jefferson	26-034-00-110-00	Arch	Shingle / Style Gabled Ell	Mary M. King	ca. 1889	N/A
	ATB 00414-11	95 S. Chestnut	26-034-00-014-00	No (Potential)	Italianate / Non-discernable	Llewellyn Cornwell	1889	N/A
	ATB 00404-11	144 E. Jefferson	26-022-00-008-00	Arch & Hist	Queen Anne / Gabled Ell	Riley S. Amsden	ca. 1890	
PROGRESSIVE YEARS 1900-1915								
Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00411-11	224 S. Chestnut	26-022-00-161-00	Arch	Vernacular / American Foursquare	A.E. Bartholomew	1903-04	Slabaugh Bros.
	ATB 00431-11	18 East Satin	26-022-00-103-00	No	Greek Revival / Gabled Ell	James Maney	1906	Slabaugh Bros.
	ATB 00395-11	12 E. Jefferson	26-034-00-114-00	Arch	Dutch Colonial / Non-discernable	Albert Warren Frayer	1907	Slabaugh Bros.
	ATB 00418-11	145 S. Chestnut	26-020-00-094-00	Arch	Vernacular / American Foursquare	Edward Walker	1909	Slabaugh Bros.

	ATB 00429-11	21 East Satin	26-034-00-135-00	Arch	Craftsman Bungalow /	Ralph R. Bailey	ca. 1910	N/A
	ATB 00430-11	25 East Satin	26-034-00-136-00	No	Not determined / Non-discernable	Martin M. Pierce	1910	N/A
	ATB 00412-11	230 S. Chestnut	26-022-00-162-00	Arch	Colonial Revival / Non-discernable	Merton Chapin	1911	Slabaugh Bros.
	ATB 00419-11	201 S. Chestnut	26-020-00-136-00	Arch	Vernacular / American Foursquare	Dr. Charles B. Hawn	1912	Slabaugh Bros.
	ATB 00432-11	26 East Satin	26-022-00-101-00	Arch	Craftsman / Bungalow	Thomas J. Weatherston	1913	N/A
POST WORLD WAR I								
Photo	OHI No.	Address	Parcel No.	Most Signif.	Style / Type	Historic Owners	Date of Const.	Builder
	ATB 00415-11	129 S. Chestnut	26-020-00-098-00	Arch	Craftsman / Bungalow	Smith Home for Aged Women- L.M. Finey	1920	N/A
	ATB 00399-11	68 E. Jefferson	26-022-00-062-00	Arch	Craftsman / Bungalow	Milo A. Loomis Photo Gallery- A.J. Rhodes	Btwn 1874-1883, 1920	A.J. Rhodes

	ATB 00417-11	143 S. Chestnut	26-020-00-095-00	Arch	Craftsman / Non-discernable	Frank S. Jones	1922	
	ATB 00416-11	139 S. Chestnut	26-020-00-096-00	Arch	Shingle / Non-Discernable	Edward Walker	1923	N/A
	ATB 00425-11	9 West Satin	26-034-00-012-01 26-034-00-013-00	No	Dutch Colonial / Non-discernable	A. J. Rhodes	ca. 1923	A. J. Rhodes
	ATB 00423-11	325 S. Chestnut	26-035-00-060-03	Arch	Craftsman / Bungalow	Michael Marzalek	1924	N/A
	ATB 00400-11	74 E. Jefferson	26-022-00-061-00	Hist & Arch	Colonial Revival / Four over Four	Charles R. and Olive Rankin Sargent-Stewart Case	1927	Wallace Slabaugh
	ATB 00434-11	21 East Erie	26-022-00-116-00	Arch	Craftsman / Bungalow	Unknown	1930	N/A