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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name East State Street/Elmwood Place Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number East State St: 138-234/169-227; Elmwood 5-73/6-72-74 N/A not for publication  
city or town Athens N/A vicinity  
state Ohio code OH county Athens code 009 zip code 45701

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Barbara Pave Department Head  
Inventory & Registration August 19, 2010  
Signature of certifying official/Title Date  
Ohio Historic Preservation Office, Ohio Historical Society  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register
- determined not eligible for the National Register  removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

<u>Contributing</u>	<u>Noncontributing</u>	
95	18	buildings
		district
		site
		structure
		object
95	18	<b>Total</b>

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

**Number of contributing resources previously listed in the National Register**

NA

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

**Current Functions**  
(Enter categories from instructions.)

Domestic single dwelling

Domestic single dwelling

Domestic multiple dwelling

Domestic multiple dwelling

Domestic: secondary structure

Domestic: secondary structure

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

**Materials**  
(Enter categories from instructions.)

Mid 19th Century: Greek Revival

foundation: Brick, Stone; Sandstone, Concrete

Metal ; aluminum;

Synthetic; vinyl;

Wood: weatherboard, shingle

Late Victorian: Queen Anne, Italianate

walls: Stucco, stone, asbestos, brick

Late 19th & 20th Century: Colonial Revival, Classical Revival, Italian Renaissance

Asphalt/Asbestos

Modern Movement: Ranch, Cape Cod

roof: Stone; Slate

other: \_\_\_\_\_

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The East State Street/Elmwood Place Historic District, which includes ninety-four contributing and nineteen non-contributing buildings, is located in the larger neighborhood known as the Near Eastside of the city of Athens. This residential neighborhood is within easy walking distance of the uptown business district and Ohio University, the town's *raison d'être*. Because of its proximity to the University, some houses in the neighborhood, and one or two in the district, are now student rentals. However, the Near Eastside is the only remaining neighborhood near this large public institution which has not been as negatively impacted as other close-in residential areas where single-family houses have been converted to student rentals. Moreover, the proposed historic district is the only remaining in-town area in which a group of contiguous historic houses retain such a high degree of architectural integrity and display such a rich variety of architectural styles. As a group, these houses form a distinct section of the larger Near Eastside neighborhood. Just south of the East State Street houses the housing stock transitions to multi-family dwellings and a few businesses; to the northeast, houses are smaller, less varied in architectural style, and gradually gives way to a large shopping area on the east side of town. On Elmwood Place, houses beyond the district's eastern boundary (#s 73 and 72-74 Elmwood) are also smaller and all were built after the district's period of significance.

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### **Narrative Description**

Sixty-seven of the 113 buildings in the district are houses, and sixty-five of the houses are contributing resources. Built between 1835 and 1952, they represent the time period when architectural styles ranged from Italianate and Queen Anne to Colonial, Georgian, Dutch, and Tudor Revivals and from French Eclectic to Foursquare, Bungalow, and Ranch. Collectively these houses stand out from others on East State Street and Elmwood Place and from those on nearby streets due to their architectural distinction. The East State Street houses, especially, have a presence that prompted a recent visitor from Israel to refer to them as "Athens' stately mansions." The Elmwood houses are noted for housing many of the town's leading citizens and the University's most distinguished professors.

East State Street is a busy thoroughfare that serves as the primary artery into town from Route 50 East. (See photos # 63 and 64.) East State Street was originally cut through the base of North Hill, creating a steep west side and a relatively flat east side. The houses within the district on the west side of State Street lie between Fort and Evans Streets. Because of the terrain, most are sited well above the street and the adjacent sidewalk on lots that are typically narrow but that vary in depth from 90 to 185 feet. Because of the size of the lots and the steepness of the hill, almost half of the houses here have attached garages or no garages or outbuildings at all. Of the ten detached garages, three are non-contributing because they were constructed after the end of the period of significance for this district, 1952. (See photo #19A.)

The houses on the east side of State Street begin at Verona Street and end at Elmwood Place. They are on level ground and stand closer to the sidewalk and street on narrow, deep lots of approximately equal size. Most yards have mature trees as well as well maintained shrubs and flowerbeds that enhance the streetscape.

Several of the East State Street houses were built before 1900, when this part of town was still considered rural and consisted of small farms leased from the University, the owner of all the land in Athens and Alexander townships at that time. Among this group are Athens' oldest continually occupied residence, which has

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

elements of Greek Revival style; two Italianate houses; and a large Dutch Colonial. A majority of these houses were built between 1900 and 1934 and their styles include Colonial and Georgian Revival, Queen Anne, Foursquare, Craftsman, and Cape Cod.

The remaining residences within the district, which were built between 1905 and 1952, are located in the first block-and-a-half of Elmwood Place. Like other nearby streets, it is perpendicular to East State. Elmwood Place is unique, however, in that it retains its brick paving, is shaded by a canopy of mature trees and the uniform (50' X 150') lots are consistently well maintained. (See photos #65 and 66.) Here too, as on East State Street, the styles are quite diverse and reflect architectural trends and popularity consistent with their dates of construction. Within its one-and-one-half blocks are Queen Annes and Foursquares typical of the early 1900s, Craftsman and Colonial and Georgian Revivals of the 1920s and '30s, as well as the modern styles of the late 1940s and early '50s. Occasionally, there is something unexpected – the Tudor Revival at 47 Elmwood, an elegant French eclectic at 72-74 Elmwood, the English-style cottage at 69 Elmwood.

Taken together, the contributing resources in the East State/Elmwood district form a recognizable, aesthetically pleasing and historically significant section of Athens. From an architectural perspective, they are compelling in their diversity and integrity. From an historical perspective, they reflect the development of the town and the ways in which that development was influenced by the university that Athens was created to serve.

### **Inventory of Resources**

1. 138 East State Street (Photo # 1) – 1900. This contributing two-story side-hallway frame house has a stone foundation, three bay façade, 1/1 windows, and front-gabled roof. A porch with Tuscan columns spans the front. The small one-story frame garage (c. 1914) faces Fort Street and is a contributing resource.
2. 142 East State Street (Photo # 2) – c. 1897. This contributing two-story frame Italianate house has a stone foundation, a rectangular shape, and three-bay façade. A porch spans the front, and there is a two-story projecting bay on the south side. The low-pitched roof has overhanging eaves and decorative wooden brackets. A room was added at the rear in 1976 and the windows have been replaced but, overall, the house looks much as it did 1905 when it was featured in *The Centennial Atlas of Athens County, Ohio*. It has no outbuildings.
3. 146 East State Street (Photo # 3) – c. 1880. The façade of this contributing square, two-story brick house is symmetrical. A central entryway is framed by fluted pilasters and topped by a transom with an architrave. There are two tall 6/6 windows with shutters on the front façade at the first floor level and two smaller ones above them. All have plain stone sills and flat lintels. Windows on the sides have arched openings. The cross-gabled roof has a deep overhang. There is a chimney on the north side. In 1961 William Roberts, Director of Renovation at Ohio University and a member of the Roberts family (owners of the Athens Lumber Company), completed renovation of the interior. A two-car, one-story attached frame garage with front-gabled roof is located on the north side. There are no outbuildings.

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

4. 154 East State Street (The Snow House) (Photo # 4) – 1902, Henry Boska, builder. This contributing two-story brick house is a side-passage Queen Anne with a central hipped roof block with projecting wings. The front wing features a two-story projecting bay topped by a gable decorated with fish scale shingles and a wrap-around porch with Tuscan columns. The contrast between the smooth brick on the main body of the building and rougher brick on the two-story brick addition to the southwest suggests two probable periods of construction. The entry was modified in 1989 when deep hood molding, console brackets, and fluted pilasters were added. Otherwise the house looks as it did in the 1905 *Centennial Atlas of Athens County, Ohio*. The two-car, two-story front-gabled garage (1991) has vinyl siding and is non-contributing.
5. 156 East State Street (Photo # 5) – 1906. This contributing two-story aluminum-sided house has a brick foundation; its shape is irregular. A longer wing has a decorative porch flanked by a projecting gabled wing that features a mullioned window with a transom on the first floor and side-by-side windows with 9/1 lights on the second floor. A sun porch is on the north façade; parking is provided under the attached deck at the rear of the house. There are no outbuildings
6. 160/160 1/2 East State Street (Photo # 6) – 1900. This contributing two-story aluminum-sided house has a stone foundation, a T shape, and intersecting gables. A central projecting pavilion has a cutaway bay with large decorative brackets at the second story and windows on the first floor. The entryway, topped with a gable and heavy bracket, is to the side of the pavilion, on the south wing. There is a small one-story addition on the north side of the house. A small, one-story frame utility shed (c. 1900) has two windows in the east façade and a flat roof. It is a contributing resource.
7. 162 East State Street (Photo # 7) – c. 1900, 1905 per owner. The contributing two-and-a-half story aluminum-sided house is a Queen Anne. It has a brick foundation and a façade dominated by a two-story bay on one side, and by a wrap-around porch with a curved balustrade on the other side. The roof profile is similarly asymmetrical with double gables and cornice returns. A two-story bell-shaped turret with a steeply pitched roof rises behind the porch. A flat-roofed masonry garage, entered at street level, extends beneath the house. There are no outbuildings.
8. 166 East State Street (photo # 8) – 1930. A contributing resource, this symmetrical two-story aluminum-sided house has a three bay façade, recessed arched central entryway, and side-gabled roof. It was remodeled in 1968 when the hood over the front door was removed and a full front porch with four columns was added. Because of the date and nature of the alterations, which did not significantly alter the footprint or overall appearance of the house, it remains a contributing resource. There are no outbuildings.
9. 170 East State Street (The Rowland House) (Photo # 9) – 1938, Dewey Fisher of Thurston, Ohio, builder. Based on plans from a magazine, this contributing one-and-a-half story frame house has a roof with steep intersecting gables and original fish scale slates. A brick chimney rises at the gables' intersection. The large projecting front gable with decorative braces extends over the façade, which has both paired and triple windows. South of this façade is the attached garage. There are no outbuildings.
10. 180 East State Street (The Cornwell-Townsend House) (Photo # 10) – 1842. This contributing, two-story brick house was called “the best example of early Victorian in Athens still extant” by its 1978 restorer, William Roberts (*The Athens Messenger*, 6/27/1971). It rests on a foundation of large stone blocks. The first floor features floor-to-ceiling windows; two gabled dormers with decorative spindle pediment trim define the second story. The roof, with intersecting gables, is fish scale pattern slate. Roberts' restoration of the decaying house included rebuilding three of the four fireplaces, replacing

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

the front porch with a flat-roofed pavilion supported by triple columns at each of the front corners, and adding a two-car attached frame garage on the north side of the house. Its style, decorative trim, and slate roof match the house. There are no outbuildings.

11. 192 East State Street (The Finsterwald House) (Photo # 11) – c. 1875-1890. George Weaver Towsley builder. This imposing Dutch Colonial Revival is a contributing resource. It has a brick foundation, intersecting gables and a gambrel roof with its original slates. The longer wing has a set-in porch that is entered through a centered portico with a beveled glass door, columns, and a balcony. Above the balcony the large pedimented dormer has leaded glass windows and is flanked by two smaller dormers. The front-facing gable has a triple window on the first floor and a Palladian window on the second floor. There is a small wing with a separate entrance on the southeast façade. The house appears much as it did in the 1905 *Centennial Atlas*. The frame and masonry two-story detached garage (c. 1900) on the south side of the property has a front-gabled roof and is a contributing resource.
12. 196 East State Street (Photo # 12) – 1905. Contributing. This two-story frame house, set high above the street, began its life as a typical Foursquare with brick foundation, hipped roof, and a front-facing dormer. It was later updated by the addition of Colonial Revival elements. Now, a two-story portico, with four columns and a balustrade beneath a dormer with a Palladian window, emphasizes the symmetrical placement of the centered doorway and the large, multi-paned replacement windows (with shutters) of the first and second floors. It has no outbuildings.
13. 200 East State Street (The Mercer House) (Photo # 13) – c. 1898 – 1902. Henry Boska likely builder. This contributing two-story frame house has elements of Queen Anne style in its asymmetrical design and in the decorative fish scale shingles at the base of the second story bay. Its porch spans the front and wraps around the south façade. The side passage entry is balanced by a large bay window. The second story features a square bay centered between two large windows and topped by a pedimented dormer. It has no outbuildings.
14. 204 East State Street (Photo # 14) – 1904. This contributing house is a classical reinterpretation of a two-and-a-half story four-over-four house plan. In 1935 architect William H. Davis, Jr. remodeled it, retaining the roofline profile, the hipped roof, and dormers but replacing the one-story porch across the front of the house with an open brick porch and a two-story portico. The portico is capped by a wooden balustrade, which highlights one of the original dormers. French doors flank the portico and shutters frame all the windows. The house remains a contributing resource since its renovation was completed well within the period of significance. The two-story frame garage (1977) at the rear of the property has a front-gabled roof and small windows with shutters. It is non-contributing because of its date of construction.
15. 206 East State Street (no photo) Non-contributing. 1978. This split-level brick and frame house with side-gabled roof was built in 1978. It has no outbuildings.
16. 216 East State Street (Photo # 15) – c. 1900. A contributing two-story frame Foursquare with a full front porch with three, square posts. There are dormers on the front and sides of the hipped roof. The tall chimney is on the south façade. There are no outbuildings.
17. 218 East State Street (Photo # 16) – 1924. A porch with three Tuscan columns spans the width of this contributing two-story frame house and focuses attention on the front door and its sidelights. But the dominant feature of the hipped-roofed house is a large second story bay, topped by a pedimented gable with a window and fish scale shingles. The frame garage behind the house (c. 1900) has a brick foundation and front-gabled roof. It is a contributing resource.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

18. 220 East State Street (The Foster/Hunter House) (Photo # 17) – 1917. This rather stark two-and-a-half story stucco house is a contributing resource. It has Gothic and Arts and Crafts elements in the steeply pitched roof of its imposing projecting pavilion, casement windows, clipped gable roof and round-arched entrance. A three-sided bay, topped by an iron balustrade, lends interest to the pavilion at the first floor, as do the windows of the bay, which extend across the adjacent façade and onto the south side of the house. An arched doorway is almost hidden on the north side of the pavilion; just beyond it is a one-story pergola. The steep, side-gabled roof over the central block of the house has clipped gables and a tiny front-facing dormer. The detached flat-roofed stucco garage (1917) at the rear of the property has a pergola attached to its east façade. The garage is a contributing resource.
19. 226 East State Street (The Minear House) (Photo # 18) – c. 1885. This six-unit asbestos-sided apartment building is a contributing resource that began its life as a single-family residence. By 1930, when it served as the home of Tau Kappa Epsilon fraternity, it had been remodeled and appeared almost exactly as it does today. It is set sideways on its lot and has well-defined entries in both its north and south facades. The central section of the building has intersecting clipped gables and wide eaves. Tucked under the eaves at each end of this central block is a two-story rectangular section with a flat roof and decorative brackets. There are two additional two-story rental units (c. 1930) behind the house. The smaller one is set slightly uphill and is approached by steps. Its first floor is brick; the second is asbestos-sided. It has a gabled roof with two front-facing dormers. The larger building is sixty feet long. Its east façade is intersected by a one-story pavilion with a front-facing gable. Both the secondary buildings are contributing resources.
20. 234 East State Street (The Peden House) (Photo # 19) – 1925. This contributing one-and a-half story brick Bungalow has a long, sweeping side-gabled roof, a large front porch spanning the width of the house, a door with sidelights, deep eaves with decorative knee brackets, and a shed dormer. The one-car frame garage (1994) with front-gabled roof is non-contributing. (Photo #19A)
21. 169 East State Street (Photo # 20) – c. 1890s. A two-story bay dominates the front of this contributing frame Italianate style house. The bay has three tall windows at the first floor and a matching three at the second floor, all of which are topped by decorative carved lintels. Just south of the bay is a small porch with decorative brackets and trim. There is also a frame screened porch on the north. The low-pitched tin roof has paired scroll brackets and knee braces. There are no outbuildings.
22. 171 East State Street (Photo # 21) – 1923, architectural firm: Millspaugh and Carmichael, Columbus, Ohio. This contributing house is a two-and-a-half story brick Georgian Revival. It has a symmetrical façade. French doors flank the entry, which features a portico with two Doric columns at each corner. The ends of the side gabled roof are parapeted. The three dormers on the roof have gable returns and Doric pilasters flanking arched windows. There are brick quoins at the corners of the house, and the full entablature extends to the one-story sun porch on the south and the attached carport on the north. The north side has an arched stained glass window on the first floor and a Palladian window and two fanlights above it. There is a chimney at each end of the house. No outbuildings.
23. 173 East State Street (Photo # 22) – 1923. This contributing two-and-one-half story frame Georgian Revival presents a symmetrical façade. Tuscan columns support the arched porch hood. An elliptical fanlight and wide sidelights frame the door. Second floor windows connect with a frieze board below the eaves, and two symmetrically positioned dormers on the gabled roof light an attic room. On the south side, rafter tails grace the roofline of a two-story enclosed sunroom and sleeping porch set back from the front façade. The detached two-car frame garage behind the house has a foundation of glazed tiles. It also dates from 1923 and is a contributing resource.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

24. 175 East State Street (No Photo) Non-contributing. 1960. This two-story brick structure, sited east-west on its very narrow (40' x 150') lot, houses four "garden" apartments. There are no outbuildings.
25. 187 East State Street (The Bingham House) (Photo # 23) – 1835. This contributing two-story vernacular brick house is one of the oldest in Athens and one of a mere handful that reflect Greek Revival style massing and elements. The house, laid in Flemish bond, has a parged stone foundation. The later wraparound porch has a brick paver foundation and six square brick columns. The off-center door has sidelights. There are two second-story windows with stone sills and lintels. Just below the peak of front-facing gabled roof is a bull's eye window. A wooden addition on the back of the house dates from the 1890s; the detached one-car frame garage (c. 1900) has a brick foundation and front-facing gable and is a contributing resource.
26. 191 East State Street (Photo # 24) – c. 1920 per 1923 Sanborn map. This contributing two-story frame house has Colonial Revival elements in its overall symmetry, two pedimented front-facing dormers, and central projecting, enclosed entryway. The door, framed by pilasters, sits within a slightly projecting, tall gable with cornice returns and beneath a broken pediment. The four symmetrically placed 8/8 windows of the front façade have original shutters with cutout designs. There is an enclosed porch on the south side. A large, one-story frame garage/apartment at the rear dates from 1938. It has a concrete foundation and side-gabled roof and is a contributing resource.
27. 193 East State Street (Photo # 25) – c. 1900. This contributing house is a two-story brick Foursquare. It has a paver brick foundation, a concrete belt course on the sides, and windows with stone lintels and sills. The open front porch has four Tuscan columns and an off-center door. The hipped roof, front, south and north-facing dormers, and enclosed chimney further define the style. Like the house, the garage at the rear was built in 1900 of brick with a hipped roof. It has been used as a cottage since 1950 but remains a contributing resource.
28. 197 East State Street (Photo # 26) – c. 1914. The Queen Anne style is clear in the asymmetrical massing of this contributing two-and-a-half story frame residence with paver brick foundation. Its central block has a hipped roof and a two-story projecting bay topped by a pedimented gable with a lunette and fish scale shingles. The first and second stories of this bay each have three 1/1 windows. There is chimney and a second projecting gable and bay on the north side and a bay window on the south. The wraparound porch has six decorative posts; the door has a transom; the windows have stone lintels, and several windows have decorative leading. The one-story prefabricated metal storage building (c. 1980s) at the back of the lot is non-contributing.
29. 205 East State Street (Photo # 27) – c. 1900. Two-story contributing house with a brick foundation, asbestos siding, roof with intersecting gables, and a T shape. The entry is south of the projecting front wing and has a small balcony with decorative brackets above it. The detached one-story garage is also asbestos-sided, has a paver block foundation, and dates from the early 1900s, making it a contributing resource.
30. 209 East State Street (The Junod House) (Photo # 28) – 1910. This contributing frame Queen Anne house served as the showcase for the Junod family's business, the Sunnyside Lumber Company. The foundation is brick; the deep, wrap-around porch has a stone foundation, a stone baseboard, and columns. Pilasters frame the front door; and an oval window enhances the south façade. There are three projecting bays on the front and similar bays on both the north and south facades, all with leaded glass windows. The two pedimented gables on the front façade, as well as those on the sides and rear of the house, have decorative shingles. The hipped roof is steeply pitched and has decorative spindle brackets. The two-story frame carriage house (1910) has a number of notable features, including a side-gabled roof with a small central tower; overhanging eaves (with rafter tails) that are interrupted on both the east



East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

and west sides by set-in dormers; and a small iron balcony on the second floor. It is a contributing resource. A swimming pool has recently been added southeast of the house.

31. 221 East State Street (Photo # 29) – c. 1914. This contributing two-story house has a concrete block foundation and ship-lapped siding with corner brackets. The porch, with three tapered posts, spans three-quarters of the front. A projecting bay on the façade gives it balance. The front door has sidelights and a transom. The windows are placed asymmetrically. The hipped roof is notable for its shallow pitch. A deck has been added to the rear of the house. The original frame garage (c.1924) has an extremely shallow hipped roof. It has been altered to accommodate three cars and serves both 221 and 223, making it a non-contributing resource.
32. 223 East State Street (Photo # 30) – 1924. This classic two-story frame Foursquare is contributing. It has a concrete block foundation. The full front porch has a balustrade and three, square columns. The off center door is balanced by a triple window. The two, second story windows are protected by the wide eaves of the hipped roof. There is a large addition on the back. The detached frame garage (1924) behind the house has a concrete block foundation. It has been substantially altered to allow it to be shared with 221.
33. 225 East State Street (Photo # 31) – 1918. This contributing two-story brick Foursquare has a belt course above the brick paver foundation. The full-width porch has three, square brick posts that support its flat roof. The off-center door has an arched transom, and there are arched courses above the first and second story 1/1 windows. The roof has deep eaves and a front-facing dormer. The attached brick garage (1920) mimics the style of the house. There are no outbuildings.
34. 227 East State Street (Photo # 32) – 1912. A contributing two-story brick Queen Anne with a brick paver foundation up to the stone belt course. The front porch, with dentil trim and Ionic columns, wraps around the north side. The front door has a transom and all doors and windows have stone lintels. A small stained glass window appears on the south side. Two-story bays, topped by pedimented gables with decorative windows and shingles, project from the front, north, and south facades. A hipped roof with deep eaves covers the central block of the house, while a side gabled roof covers the rear section. The house now has a rental permit for three tenants but has not been subdivided into separate apartments. A ramp (c.1995) is attached to the north side of the house. The one-story brick garage, with hipped roof, dates from 1912 and is a contributing resource.
35. 5 Elmwood Place (Photo # 33) – c. 1920. The full-width, open front porch of this contributing two-story brick Colonial Revival house has a concrete deck that rests on a brick foundation. It features a curving portico with Tuscan columns and a balustrade. The front door has sidelights and is flanked by triple windows with 6 /1 lights and striped awnings. The second floor has paired, double-hung windows with 8/1 lights flanking a smaller, triple window below decorative brickwork. All windows have brick sills and lintels. The side-gabled roof has extended rafters. There is a one-story addition at the rear. There are no outbuildings.
36. 11 Elmwood Place (Photo # 34) – c. 1920. This contributing classic one-and-a-half story brick Bungalow has a full-width inset porch with tapered brick posts whose shape is repeated in the chimney. The central doorway is flanked by windows with stone sills. There is a projecting frame bay on the west façade. The unusually large front-facing wooden dormer has deep eaves with supporting brackets in the front and rafter tails on the sides. Rafter tails also appear under the eaves on both sides of the house. The detached one-story frame garage has two contiguous sections; one is large enough for a single car, the other for two. Each section has its own front-gabled roof. It was built in 1920 and is a contributing resource even though it is shared with #15 Elmwood.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

37. 15 Elmwood Place (No photo) – c. 1920. The unusual feature of this contributing two-story brick house is its two-bay façade. The front door is just above the concrete belt that finishes the brick foundation. It is set within a double arch of decorative brickwork and has sidelights and a fixed transom. The arched brickwork is repeated on the large, first floor window. The second story has an irregular face and features two double-hung windows with closable shutters. The hipped roof has wide eaves. A large deck covers most of the lot to the rear of the house. Two bays of the three-car detached garage (1920) that is shared with #11 Elmwood belong to this property.
38. 19 Elmwood Place (No photo) – 1904. This contributing two-story vinyl-sided house has asymmetrical massing and elements of Queen Anne style in the two-story projecting bay and its clipped corner. A pedimented gable tops the bay. An inset porch with three Tuscan columns extends from the bay to the east side of the house. The frame garage (1904) has a side-gabled roof and can accommodate two to three cars. It is a contributing resource.
39. 21 Elmwood Place (Photo # 35) – 1903. This contributing two-and-a-half story frame house is an American Foursquare with a three-post porch across the front and an off-centered entry. Just west of the door is a small rectangular window with beveled glass; east of it is a six-paned window. The second story has a triple window and a small 1/1 window. A two-story bay – a Queen Anne touch – appears on the east façade. There are both front and side-facing dormers and a central chimney. The hipped roof retains its original fish scale slates. The kitchen was remodeled in 1983 and 1984, extending it into the original back porch area. A frame garage with concrete foundation and side-gabled roof was added in 1977; it is a non-contributing resource. (Photo #35A)
40. 25 Elmwood Place (The Price House) (Photo # 36) – 1905. This contributing one-and-a-half story house with a brick foundation and clapboard siding has some classical elements. The narrow 1/1 windows flanking the centered doorway have wide surrounds. The front porch, with four fluted Doric columns and dentil trim, is positioned between two large projecting bays with the same trim. The roofline is irregular and has a pedimented front-facing gable, a small addition on the west side, and a prominent chimney near its eastern edge. The tiny frame garage with concrete foundation was built in 1958, which is beyond the period of significance. It is non-contributing.
41. 27 Elmwood (The Wray-Voigt House) (Photo # 37) – 1950. Contributing one-and-a-half story tapestry-brick Cape Cod with a central doorway inset into an irregular three-bay facade. Eight-over-one windows with shutters and stone lintels flank the entry. The bell-curved, side-gabled roof has two front-facing dormers flanking a fan-shaped window. The single-car frame garage (1952) has a concrete foundation and front-gabled roof. It is a contributing resource.
42. 37 Elmwood Place (Photo # 38) – c. 1914, per 1923 Sanborn map. This contributing resource is a one-and-a-half story frame Shed Dormer Bungalow with full front porch, a central doorway, and triple 9/1 light windows. The dormer has rafter tails. A rear addition and the detached flat-roofed frame garage were completed in 1937. The garage is a contributing resource.
43. 41 Elmwood Place (The Smith House) (Photo # 39) – 1928. This contributing house is an excellent example of a two-story brick side-gabled Georgian Revival. The three-bay house has a brick foundation and perfect symmetry in its central doorway with broken pediment, two square columns, and 8/8 windows with sandstone sills and working shutters. The chimney is on the west side. A two-story frame addition at the rear of the building was completed in 2005. The one-car detached frame garage (1928) has a front-gabled roof and is a contributing resource.
44. 47 Elmwood Place (The McCracken House) (Photo # 40) – 1929, architect, William Mills of Nelsonville. This contributing English Tudor Revival is a rare example of its type in Athens. It has an

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

asymmetrical plan, decorative stucco and half-timbering above the first floor, grouped, multi-paned casement windows, front-facing gables, and asbestos shingles on the steeply pitched roof. Original blueprints in the current owners' possession confirm that little has changed since the house and single-car detached garage at the rear were built. The garage (1929) has the same steep roofline, decorative stucco, and half-timbering as the house. It faces Watt Street and is a contributing resource.

45. 55 Elmwood Place (The Addicott House) (Photo # 41) – 1909, Professor Lewis J. Addicott builder. This contributing two-story aluminum-sided Foursquare was built with a raised foundation and a one-story full width porch. The porch is now open to the roofline and features four, square two-story columns, giving it a more colonial look. The front door has one sidelight and is flanked by 1/1 windows with shutters. The second story also has two windows with shutters. The hipped roof has a front-facing dormer. Though the porch has been modified, the house retains enough of its original design to remain a contributing resource. The one-car aluminum-sided garage (1943) has a flat roof and decorative brackets. It faces Watt Street and has been altered enough to make it non-contributing.
46. 57 Elmwood Place (Photo # 42) – 1933. This large contributing two-story frame two-family dwelling with brick foundation has upper and lower story five-room apartments. The slightly projecting, side passage entry is flanked by engaged square columns and topped with a fanlight. Above it is a hood with supporting brackets and an iron balustrade. The first floor has a central 5/1 window flanked by single 3/1 windows; the second story has two narrow windows above the hood and two sets of paired 3/1 windows with applied shutters. The hipped roof has a front-facing dormer with a louvered window and an enclosed chimney on the east side. The façade of the two-story, side-gabled garage (1933) is brick on the first floor and frame on the second floor. It has been greatly enlarged and altered to accommodate an apartment on the second floor. It is non-contributing. (Photo #42A)
47. 59 Elmwood Place (Photo # 43) – c. 1923, on the Sanborn map. This contributing two-story clapboard Colonial Revival has a wide front porch with a balustrade and four Tuscan columns. The symmetrical façade features a central front door with sidelights set between French doors; the two 12/1 windows on the second floor have shutters and flank a pair of smaller 4/1 windows. Flat two-story paired pilasters with plain capitals appear at the front corners of the façade. The chimney rises on the east side of the roof. An entablature beneath the side-gabled roof connects them. The small frame garage (c. 1923) has a flat roof and two 6/6 windows. It is a contributing resource.
48. 61 Elmwood (Photo # 44) – 1952. This contributing one-and-a-half story brick and vinyl-sided house has features of Cape Cod style. The slightly projecting wing to the west of the centered doorway features an open frame porch, a pair of 6/6 light windows, and a large front-facing gable. On the other side of the entry is a picture window, framed by two double hung 4/4 light windows. Above it, on the steeply pitched gabled roof, is a front-facing dormer. The vinyl-sided and brick two-story garage (1952) has suffered a loss of integrity and is non-contributing (Photo #44A).
49. 63 Elmwood Place (The Williams House) (Photo # 45) – 1939, architect, J. Oscar Outcalt. The first floor of this contributing two-story Georgian Revival house is finished with rubble stone; the second floor is frame. The symmetrical façade features a centered doorway with leaded glass sidelights and a pedimented stoop that has slender columns at its corners and pilasters against the facade. The two inset windows on the first floor have 8/8 lights with solid shutters featuring cutouts. There are three evenly spaced 8/8 windows on the second floor. An exposed chimney tops the side gabled roof on the west. The small frame garage with steeply sloped, front-gabled roof (1939) is a contributing resource.
50. 69 Elmwood Place (Photo # 46) – 1934. This contributing two-story English style cottage has an arched doorway set beneath a steeply sloped gable, a large exposed chimney, and long multi-paned windows on the larger projecting gable. It is strongly reminiscent of the “The Mitchell,” a popular Sears & Roebuck

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

design. The house has a one-story addition on the back. The two-car detached garage (c. 1998) has a front-gabled roof and vinyl siding. Given its date of construction, it is non-contributing.

51. 73 Elmwood Place (Photo # 47) (The Robinson/Cornwell House) – 1936, architect, William Jay Davis; A.N. Johnson, contractor. is contributing one-story frame house was an early example of the Modern style with it's prominent simple exposed chimney on the slightly off-center, front-facing wing and an inset entry just west of the chimney. The house was charming in spite of having few decorative details. Both wings were expanded and an addition was placed to the rear of the house in 2000. The alterations were compatible in design and scale and the house contributes to the significance of the district. A large, non-contributing, detached garage (2000) with a brick foundation and side-gabled roof has been added to the east side of the lot.
52. 6 Elmwood (No photo) – 1937. This long narrow one-story house with wood shingle siding is a contributing resource. It was once a part of the property at #10 Elmwood, but now is a separate lot. Its slightly projecting front pavilion has a roofline that repeats the profile of the gable above it. An inset porch, with a single column and pilasters, and the door are on the side just east of the pavilion. A small, frame garage with flat roof (c. 1940) sits at the rear of the property and is shared with #10. It is a contributing resource.
53. 10 Elmwood Place (The Scott House) (Photo # 48) – c. 1905. This contributing two-and-a-half story frame house has a boxy shape, off-center entry, hipped roof, and dormers. The angled first floor corner, the corner porches with balconies at both the first and second floor, the large bay window on the west façade, and the fish scale shingles on the dormers are all Eastlake/Queen Anne details. The house was converted into a duplex in the 1920s; in 1988 it became a single-family residence again. The kitchen, on the west side of the house, has been expanded toward the rear and opens onto a deck. It, nevertheless, looks essentially as it did in its earliest days. (The garage is shared with 6 Elmwood.)
54. 14 Elmwood Place (The Hopkins House) (Photo # 49) – c. 1907 – 1910. This is a contributing two-and-a-half story frame Colonial Revival. The central block is symmetrical. The front porch has a balanced arrangement of columns and a low balustrade. The door is set in a centered two-story projecting bay, flanked on both the first and second floors with windows. Decorative shingles are on the roof's three dormers and on the large bay window on the west façade. Additions include a sun porch topped with a balcony on the east and a circular deck at the rear. The detached, contributing garage, built in 1920, is brick and has a pyramidal roof.
55. 20 Elmwood Place (Photo # 50) – 1921. This two-story Craftsman Bungalow is a contributing resource. The brick first floor has a full-width porch with brick corner posts and two central Tuscan columns. French doors flank a centered door with pilasters. A large shed dormer has two multi-paned windows flanking French doors. A two-story wing at the rear has a sun porch below with a sleeping porch above it; there is a one-story addition and a large deck at the rear. The contributing brick garage with pyramidal roof was also built in 1921.
56. 26 Elmwood Place (The Hewitt House) (Photo # 51) – 1906. This contributing two-story aluminum-sided house has a brick foundation and Queen Anne elements in its asymmetrical roof profile and façade. The front porch has a balustrade with spindles and three columns. The slate roof has projecting front and west side gables with decorative shingles flanking a third floor tower with a polygonal, bell-shaped roof. During a 1970 remodeling, a second-story bay was removed from the west façade and an attached garage was added. Otherwise, the house retains its original configuration. There are no outbuildings.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

57. 30 Elmwood Place (The Roe-Baird House) (Photo # 52) – c. 1916 –1919. This contributing two-story frame house has the graceful symmetry of a Colonial Revival. Its deep front porch has two pairs of Tuscan columns in the front and two pairs of triple columns at its corners. Smooth pilasters rise to the second story. The centered front door has leaded glass sidelights, and on either side of it are French doors with original full-length shutters. Three shuttered windows define the second story. The side-gabled roof is unadorned. The modern non-contributing two-car frame garage (2000) has a steep front-gabled roof.
58. 34 Elmwood Place (The Wilson House) (Photo # 53) – c. 1915. This two-story aluminum-sided Foursquare is contributing. It has a full front porch with four, square, fluted columns and an off-center door with one side light. The second story has two 8/1 light windows with shutters. The hipped roof has overhanging eaves and a side chimney on the west side. The frame garage, with flat roof, was added in 1956, which is beyond the period of significance. It is non-contributing.
59. 42 Elmwood Place (Photo # 54) – c. 1900 – 1907. Queen Anne style is evident in this contributing vinyl-sided two-and-a-half story house. The asymmetrical façade has a porch across the front with a latticed balustrade and four turned posts. The off-center door has a transom. A large bay window, capped by a front-facing gable with decorative shingles, dominates the second story. A small dormer balances it. The slate roof has a tear drop design. The two-story, two-car garage, with metal roof, was significantly altered in 1962, making it non-contributing.
60. 44 Elmwood Place (The Carpenter/Jones House) (Photo # 55) – 1905. This contributing two-story frame house shows the influence of Queen Anne style. The porch across the front has three Tuscan columns, a balustrade with turned spindles, and an off-center door. The placement of the windows on both the first and second floors is asymmetrical. The asymmetrical massing of the house is created by the irregular roofline, which has both front and side gables, all of which have Palladian windows. There are small bay windows on both the east and west facades. There are no outbuildings.
61. 46 Elmwood Place (The Carpenter House) (Photo # 56) – 1921. This one-and-a-half story brick Craftsman bungalow with full front porch and three, square brick columns is a contributing resource. The off-center door has sidelights with their original beveled glass. The same beveled glass is repeated in the pair of French doors that open on to the porch. The steeply pitched side gabled roof has a large shed dormer with four windows. The garage (1921) faces Watt Street. It is built of the same brick as the house, has a truncated hipped roof, and is a contributing resource.
62. 60 Elmwood Place (Photo # 57) – 1920. This contributing one-and-a-half story brick Craftsman Bungalow has a brick foundation and a full front porch with three brick posts that intersect the balustrade. The door has sidelights. A one-story brick extension on the west side of the house has a flat roof with rafter tails. The side gabled roof has heavy rafter tails. Skylights were added during a 2007 interior remodel. The detached brick garage, which has a hipped roof, faces Watt Street. It is a contributing resource.
63. 62 Elmwood Place (The Hoover House) (Photo # 58) – 1911. Professor Lewis Addicott, building supervisor for Professor Thomas Hoover. Two-story asbestos-sided contributing Foursquare has full front porch with four square columns and decorative shingles on the base, an off center door, and a hipped slate roof with a front-facing dormer. The one-story brick garage at the rear has a hipped roof and also dates from 1911, making it a contributing resource.
64. 64 Elmwood Place (The Grones House) (Photo # 59) – 1921. There are several unusual elements in this contributing two-story Craftsman Bungalow. The deep front porch has a tiled floor, four plain columns, and three sets of French doors. Its exposed beams, as well as the heavy front crossbeam that supports

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

them, end in Japanese-style rafter tails that extend beyond the porch. The Japanese influence is also evident in the horizontality of the dormer on the low-pitched roof. The original stucco on the house was covered with wood shingles in the mid 20<sup>th</sup> century. The modern one-story, two-car garage (1995) has a shallow roof and is sided to match the house. It is non-contributing.

65. 66 Elmwood Place (Photo # 60) – 1921. This contributing two-and-a-half story brick Colonial Revival has a soaring two-story porch across the width of the front with smooth columns with Corinthian capitals. The centered doorway has both sidelights and an elliptical fanlight. It is balanced on either side by French doors with shutters. A one-story room on the building's east side has a door with pilasters. The gable ends of the roof have cornice returns. The two-story brick garage has two front-facing dormers and a small central turret on the roof. Built in 1921, it is a contributing resource.
66. 70 Elmwood Place (The Hoover House) (Photo # 61) – 1926. This contributing two-and-a-half story brick Georgian Revival has a symmetrical façade. Its centered doorway has sidelights and a fanlight and a small pedimented portico with two columns and pilasters. A one-story sunroom is on the east side of the house. A balanced arrangement of windows with sandstone sills and three front-facing dormers add further symmetry to the second story and side-gabled roof. The small brick garage (c. 1926) has wood shingles above the door opening and a front-gabled roof. It is a contributing resource.
67. 72-74 Elmwood Place (The Hoover-Jones House) (Photo # 62) – 1936, architect, William Jay Davis. The French Eclectic style of this contributing two-story brick duplex is unusual in Athens. The building has a T shape with a large projecting front wing. Its textured gray brick is set off by a pattern of red brick between the first and second floors, around the windows and arched doors, in the chimney, and in the quoins at each corner. Arched doors and an octagonal window near each entry, and paired French doors on the front wing complete the symmetrical balance of the façade. The truncated hipped roofs have flared eaves. A single-car garage is a built into the first floor of each unit. There are no outbuildings.

Overall, the resources within this district retain a high degree of integrity, despite some alterations and the application of synthetic siding to some of the homes. Those properties that have been sided retain their massing, setback and sufficient architectural detailing to convey their historic identity, and the alterations represent the organic changes that can be expected in such a dynamic neighborhood. The feeling of cohesiveness of the neighborhood, created by the tree lined, well manicured streetscapes and well maintained architecturally significant homes has been retained and is well represented by these resources.

### **Architects and Builders**

Most of the East State Street/Elmwood Place Historic District houses were built by local builders and contractors. Of the few architects who designed houses along East State Street and Elmwood Place, most were in practice too early to have been officially licensed since the State of Ohio did not pass the Architects Practice Act (required licensing) until October 1931.

William Mills, who designed 47 Elmwood Place in Athens, was one of the licensed architects. He was awarded Ohio Architect's Certificate Number 120 on May 20, 1932. Born in England, he studied at Wakefield Industrial and Fine Art Institution in Yorkshire before immigrating to the United States in 1904. He settled in Nelsonville, Ohio, and worked at several jobs while completing his studies. In September 1916 he opened his architectural office on Nelsonville's Public Square. The Ladies Comfort Station (listed on the National Register and since demolished) in Logan, Hocking County, was most likely his first building. He also designed the Nelsonville, Glouster, and Trimble High Schools in Athens County as well as ten other schools in at least four southeast Ohio counties. In Athens his important designs included the Home Telephone Company building on West Washington Street; a Colonial Revival and an English Tudor Revival on Utah Place; and the home of Edward

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

Berry, an African American hotel owner, on N. Congress Street. His designs in Nelsonville include his own home, a Craftsman Bungalow at 241 West Washington that he named "Glenheage," and both the Mechum and Saltz family homes.

Daniel A. Carmichael, who designed 171 East State Street, was also licensed. Born in South Carolina in 1886, he studied architecture at Cornell University and graduated in 1910. By 1919 he was a principal in the Columbus, Ohio, firm of Mills (Wilbur J.) and Millspaugh, which became Carmichael and Millspaugh. His designs include the Commercial National Bank Building, a residence for Ralph Beaton (50 W. Broad) in Columbus, and a theater and a residence in Charleston, West Virginia.

William Jay Davis, who designed both 72/74 Elmwood and 73 Elmwood in 1936, was a 1932 graduate of Ohio University. He earned a degree in architecture from Columbia University. He had several commissions in Athens during the 1930s and '40s, including a house for Professor Adolph H. Armbruster at 1 Stroud's Run Road, Ohio University's Wolfe Street Apartments, the Church of the Good Shepherd on University Terrace, and several Athens school building additions. He opened an architectural firm in Cleveland in 1949 and remained there until 1969, when he moved his practice to Delray Beach, Florida.

J. Edgar Outcalt presented plans for 63 Elmwood Place in 1934, but the house was not constructed until 1936. Outcalt clearly had an architectural practice in Columbus, Ohio, for he is referenced in the alumni news of an issue of the *Ohio State Engineer*, which reported that "Alfred Friday, '21 is now employed by Edgar Outcalt, architect, Columbus, Ohio." He is also referenced in a feature article of Grandview, Ohio's, *This Week* as the 1932 designer of the Grandview Heights Municipal swimming pool.

Professor Lewis J. Addicott designed both 55 and 62 Elmwood Place. He graduated from Case School of Applied Science in 1904 and earned an engineering degree in 1909. He came to Ohio University in 1904 to organize a department of civil engineering. During his thirty-eight years at the University, he became the institution's "supervising architect," directing the construction of Chubb Library, Super Hall, the Men's Gymnasium, Putnam Hall, and the Alumni Memorial Auditorium.

Henry Boska is described as a "carpenter and speculative builder" by Athens historians Bruce E. and Catherine McQuaid Steiner. In their history of St. Paul's Catholic Church, they report that Boska and his wife Mary lived in Athens from the mid-1890s to 1904. During that time, the partners of Boska and Childs "took the principal contract for building St. Paul's."

George Weaver Towsley is described by historian Robert Daniel as a "builder architect." He and his brother Frank came to Athens from Marietta to help complete the work on the Athens Lunatic Asylum, which opened in 1874. Both remained in Athens, and George became foreman for Henry O'Bleness, a contractor who became one of Athens' most successful businessmen.

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

**Period of Significance**

1835-1952

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

**Architect/Builder**

Carmichael, Daniel A.

Davis, William H. Jr.

Davis, William Jay

Mills, William

Outcalt, J. Edgar

Addicott, Lewis J., Professor, Civil Engineering

Boska, Henry, carpenter/builder

Fisher, Dewey, builder

Roberts, William, Director of Renovation, Ohio U.

Towsley, George Weaver, builder/contractor



East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

**Period of Significance (justification)**

The period of significance for this historic district is 1835-1952. The 1835 date is significant because it marks the construction of what is now the oldest house in the district. The land on which the house is sited is part of a farm lot that was originally leased from Ohio University by one of the town's earliest settlers. In the later 1800s, the University began selling its land, and several Near Eastside additions were platted as residential lots. The lots in the district sold quickly after 1902 when the University's new State Normal College attracted many new students, staff and faculty. Over the next fifty years, Athens' leading professionals, including professors, bought lots and built homes here in a wide variety of architectural styles. By 1952, only a few lots in the district remained vacant.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The East State Street/Elmwood Place Historic District is significant under Criterion A, for the development of the neighborhood which reflects the growth of Athens, a frontier town that was created to be the home of Ohio University. For many years, the town's population remained small and most houses were clustered near the school. But by the turn of the 20<sup>th</sup> century, the University's sale of its land on the Near Eastside increased the town's boundaries and paved the way for new residential lots in this area. At almost the same time, Ohio's legislators approved funding for a State Normal College at the University, and created the need for facilities and housing for new students, staff and faculty. The development of the University resulted in increased employment and prosperity to the town of Athens. The newly platted lots along East State Street and Elmwood Place sold quickly, and by the 1930s the area had become one of the town's most popular neighborhoods. By the 1940s, Elmwood Place housed so many of the University's most respected faculty members that it was known as 'Professors' Row,' and that trend continued. One of the last two houses built in the district, #27 Elmwood (1950), was home to Professor Edith Wray and Dean Irma Voigt, for whom Wray House and Voigt Hall are named.

The district is also significant under Criterion C for the diversity and integrity of its 19<sup>th</sup> and 20<sup>th</sup> century architectural styles. Here, in an area of just ten acres, are sixty-four contiguous architecturally noteworthy houses that contribute to the significance of the historic district. These resources range in design from Greek Revival and Italianate to Dutch Colonial, from Queen Anne and Foursquare to Georgian, Colonial, and Tudor Revival, and from the Bungalow to the modern Ranch and Cape Cod. These resources well represent architectural styles popular throughout the period of significance and retain a high degree of integrity. Of course, historic houses in a variety of architectural styles can be found in several older Athens neighborhoods. However, this district is the only area where all of these styles exist, virtually side by side, creating an identifiable and significant part of the city and its history. It is also the only area in which such as large group of historic houses still retain a high level of architectural integrity.

**Historical Background**

**Athens, Ohio, and Ohio University**

In December 1799 the Territorial legislature of Ohio took the first step in establishing the town of Athens, Ohio. Rufus Putnam, a Revolutionary War veteran and an organizer of the Ohio Company of Associates, was authorized to "lay off . . . a town plat, which shall contain a square for the College; also, lots suitable for house-lots and gardens, for a president, professors, tutors, etc., bordering on, or encircled by spacious commons, and such a number of town lots adjoining the said commons and out lots, as they shall think will be for the advantage of the University."

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

At the time, the University did not exist. However the idea for such an institution of higher learning had been in the air at least a decade earlier when members of the Continental Congress met in New York to finalize the Northwest Ordinance of 1787. This important document set the terms for settling and governing the Northwest Territory, a vast wilderness west of the Allegheny Mountains that the newly independent American colonies had acquired from the defeated British in 1783. Knowing that education would be essential to organizing and governing these new lands, and urged by Manasseh Cutler, a scholarly member of the Ohio Company, the congressmen added this amendment to the ordinance: "Religion [sic] morality and knowledge being necessary to good government and the happiness of mankind schools and the means of education shall forever be encouraged." Furthermore, when these congressmen agreed to sell 1.5 million acres in the Muskingum Valley to the Revolutionary War veterans who made up the Ohio Company, the contract stipulated that two townships (46,080 acres) in the center of the purchase be set aside for the support of a university.

The Ohio University was chartered in 1804, and its trustees quickly enacted their plan to produce an income for the school by leasing its land. However, they soon realized that the funds from leases and annual rents were grossly inadequate. Many would-be settlers considered the leases too expensive and located elsewhere. Many of the pioneers who did become the University's tenants neglected or refused to pay their rents. Without sufficient funds, the struggling university grew slowly and, consequently, so did the population of the two townships that it owned.

### **Changes at Ohio University Affect the Development of Athens**

For most of its first century, residents of the village of Athens settled near the tiny university on the bluff above the Hocking River. The Eastside consisted of small farms leased from the school (fig. 9). However, in 1875, the trustees of the financially strapped institution made a major decision that had significant consequences for the development of this area. They agreed to sell rather than lease the school's lands.

Between 1882 and 1904, the small Near Eastside farms were bought and platted in several additions; the proposed historic district lies within three of them. The Verona Addition, purchased by F.J. Carpenter and platted in 1882, includes lots along the east side of East State Street. Fannie Minear's Addition was purchased by Mrs. A.W.S. Minear in 1894 and platted in 1885. A few of its forty-four lots are located on the east side of East State Street; the majority are in the first block-and-a-half of Elmwood Place. The large Grosvenor Addition added lots to the west side of East State Street. Augustus and Sarah P. Norton purchased this tract from the University in 1889 and sold it to 1893 to General Charles H. Grosvenor, Athens' premier attorney, a member of both the Ohio House of Representatives and the U.S. Congress, and a long-time friend of Ohio University. It was platted in 1896.

Then, just as most of the Near Eastside was platted, a second decision with major consequences for the growth and prosperity of the University had almost equal consequences for the development of Athens, the Near Eastside, and particularly the area within the historic district.

In 1902, Athens' representative to the state legislature, Aaron Price, co-sponsored the Seese Bill, which proposed founding normal schools at both Miami and Ohio Universities to prepare public schools teachers. Fortunately, the legislators, who had been strenuously lobbied by prominent Athens professionals as well as by the University's president and trustees, voted to create a State Normal College at Ohio University. Fred Bush, editor of the *Athens Messenger*, recognized the impact this change would have, not just on the University, but on the town itself. As he pointed out in an editorial, an additional 500 students would add "the munificent sum of \$100,000 a year" to what students already pumped into the town.

Fred Bush was right in predicting that Ohio University's new prosperity and its resulting growth would benefit the Athens economy. Over the next two decades, the student body, faculty, and staff expanded rapidly, creating

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

jobs for merchants, hotel and restaurant owners, grocers and, as the number of campus buildings doubled, for attorneys, architects, and contractors. The University's boom spilled over into the community. According to Robert L. Daniel, author of *Athens, Ohio, The Village Years*, the population of Athens increased from 3,066 residents in 1900, to 5,463 in 1910, and to 6,418 in 1920. The number of houses also doubled. Not insignificantly in this transformation, the University's professors became an important segment of the town's professional class.

### **The Near Eastside Before 1900**

At the turn of the century, when this building boom began, there were eight houses in the area within the historic district. Their styles are distinctive and so, for the most part, are their associations with prominent Athens citizens. Many of the residences built within the historic district reflect the popularity of classically inspired revivals of medieval precedents. In addition to the Greek influence, Italian Renaissance, Gothic, Egyptian, Oriental, Swiss and Dutch models were re-interpreted and expressed in home design. Some of these precedents are found within this district.

The oldest residence, at 187 East State Street is, according to an inventory from Ohio's Historic Preservation Office, notable for being one of the few Athens houses that display elements of the Greek Revival style, evidenced by the off-center door with sidelights and street-facing low pitched gable roof. The dominant style for American architecture from roughly 1830 to 1850, Greek Revival was popularized by archeological discoveries made late in the 19th century and by Greece's war for Independence 1821-30 with which many Americans sympathized. This resource is also said to be the town's oldest continual residence. It was built in 1835 on the "out-lot" that Alvan Bingham leased from the University from 1810 to 1832. According to Thomas N. Hoover, author of *The History of Ohio University*, Bingham came to the area in 1797 as one of the small group of "substantial men" that Rufus Putnam sent to "occupy the college lands" and "commence a permanent settlement." In the early days of the village, Bingham served as justice of the peace, then as county commissioner, and from 1824 to 1838 as a judge in the Court of Common Pleas. In 1864, Athens' sheriff, Parker Carpenter, purchased the house, which is still occupied by members of the Carpenter family.

The house at 180 East State Street was built in 1842 by John Cornwell, who came to Athens in 1831 to study at the University. After just a year he left school and opened a Court Street jewelry store that is still owned and operated by his descendants. His house was sold in 1866 to Major Charles Townsend, an attorney who ended his successful legislative career as Ohio Secretary of State. Because of the Townsend family's long tenancy, the residence is still identified by their name. By the 1970s this grand house had fallen into serious disrepair. William Roberts, director of Ohio University's department of planning and renovations and a member of the family that owned Athens Lumber Company, purchased the house and restored it. Roberts' daughter Anne Roberts Chandler is the current owner. It retains decorative spindle pediment trim, fish scale pattern slate roof and vertical windows typical of the highly ornamented styles of the period.

The imposing Dutch Colonial Revival at 192 East State (fig. 1) (Photo 11) was built c. 1890 by George Weaver Towsley. Towsley is described in *Athens, Ohio, The Village Years* as a carpenter/builder who came to Athens in 1875 to help complete the Athens Lunatic Asylum and remained as a popular contractor. In 1901 Towsley sold the house to John Finsterwald, a former Athens sheriff, a Deputy Revenue Collector, and an active Republican politician. In 1905 Finsterwald and his residence were featured in *The Centennial Atlas of Athens County, Ohio*. The interior of the house has been renovated, but the exterior which features a front facing gambrel roof with returns and leaded windows, looks now almost exactly as it did then.

The graceful Italianate house at 142 East State Street (fig. 2), (Photo 2) built in 1897, was also featured in the *Centennial Atlas* as "the handsome and comfortable residence of Mr. and Mrs. Augustus J. Frame." Historian Thomas N. Hoover notes that Frame was then treasurer of Ohio University and had previously held "two of the most important offices in the county" (county treasurer, 1874-1880, and county auditor, 1880-1896). Frame's

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

wife, Jennie, was a founding member in the 1890s of the Women's Suffrage Club, which recruited two women to run, successfully, for Athens Village School Board. With its wide eaves, decorative brackets, horizontal windows and off-set doorway, the house looks much like it did in 1905, except for the addition of shutters and a rear addition.

Other pre-boom residences include the brick house at 146 East State (c. 1880-1900); the large apartment house at 226 (c. 1885) where Fannie Minear, purchaser of the Minear Addition, lived for many years; the Italianate two-story at 169 East State (1890); and the 1898 Queen Anne-influenced house at 200 East State. According to tax records, Henry Boska, a carpenter and speculative builder, purchased lots 200 and 204 from General Grosvenor in 1898, built the house, and sold it in 1900. In 1902 Professor William Fairfield Mercer and his wife became the first Ohio University faculty members to purchase a house in the historic district. Professor Mercer was the new head of the University's Department of Biology and Geology, which he directed from 1900-1929. Mrs. Mercer was a biology instructor from 1918-1922. They remained in the house for forty-five years and it still carries their name.

### **New Styles; New Residents: 1900-1920**

In the early 1900s, Ohio University's rapid growth and newfound prosperity extended to the town of Athens, expanding its economic base, its population, and its need for conveniently located, attractive housing. According to historian Robert Daniel, the number of houses in Athens doubled between 1900 and 1920 (fig. 10). Though it is not always possible to date the construction of each house in the historic district with absolute accuracy, it is clear from existing deeds, tax records, city directories, and personal testimonies that in just the first five years of this building explosion, at least eight new houses – #s 138, 154, 160, 162, 196, 204, 205, and 216 – appeared in the historic district on East State Street.

The houses built here early in the twentieth century are well represented by the most popular style for home-building from roughly 1880 through 1910; the Queen Anne. This style, as illustrated by some of the following examples found within the historic district, features a steeply pitched roof, patterned shingles, cutaway bay windows and a variety of devices to avoid flat elevations. In contrast to the often exuberant Queen Anne styling, another popular stylistic option was the American Foursquare, popular roughly between 1900-1920. This more restrained design featured a simple square or rectangular plan, low pitched hipped roof and symmetrical façade.

The Queen Anne house at 154 (fig. 3) (Photo 4) was built by local builder Henry Boska in 1902. In 1904 the wife of prosperous dairy farmer, C.A. Snow, purchased it; a year later the 1905 *Centennial Atlas of Athens County Ohio* pictured Snow and his family on the front porch. The residences at #s 160 and 162 also show the influence of the popular Queen Anne style. However, a newer design made its first appearance in the neighborhood during this period. Number 196 (Photo 12) (non-contributing because of alterations), #204 (Photo 14) (which was remodeled in 1935 by architect William H. Davis, Jr.) and #216 (Photo 15) were American Foursquares.

This same pattern prevailed on Elmwood Place. According to Real Property Records from the Athens County Auditor's Office and deeds, six houses were built there between 1900 and 1905. Number 10, (Photo 48) (fig. 4) and #s 19, (no photo) 42, (Photo 54) and 44 (Photo 55) are Queen Anne's. Number 44, built in 1905, was initially the home of William A. Carpenter, a successful Court Street hardware merchant. In 1926, prominent attorney and long-time Ohio University trustee, Evan J. Jones, purchased it for his family. (His son Roger later lived at #45 Elmwood, and his son John Jones still owns #72-74.) The last house in this group of six is the Foursquare at 21 (Photo 35) Elmwood. It was built for Aaron Price, the legislator who sponsored the 1902 Seese Bill that brought the State Normal School and prosperity to the University. Price quickly sold this house to the Nelson family, who owned it until 1971. In 1925 Price built the charming one-and-a-half story house at 25 (Photo 36) Elmwood for his family.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

Between 1906 and 1915, Athens' Near Eastside continued to grow. East Elementary School was built on Wallace Drive (just east of East State Street) in 1911 and new residents flowed in and built more houses near it – not just on East State and Elmwood, but on Maplewood Drive, Sunnyside Drive, and Morris Avenue, as well. These three nearby streets had also been added to the town around the turn of the century and each of them intersected East State Street just as Elmwood did. In spite of their mutual proximity to the town's center, the University, and each other, each street developed its own character. According to an M.A. thesis by Ohio University graduate student Michael W. Armstrong (*Occupational Characteristics of Residents in an Athens, Ohio Neighborhood: 1927-1994*), residents of Maplewood and Sunnyside tended to be blue-collar workers rather than professionals, and a majority of houses on these two streets are Foursquares and Bungalows. Morris Avenue, the street nearest the town and the University, had its share of professors. However, the demographics of the area within the historic district was different, as it attracted prominent Athens businessmen and professionals as well as influential University supporters and faculty members. Many of these new residents had recently joined the University to lead or teach in newly created departments and many continued to prefer the Queen Anne style and larger Foursquares.

Of twelve new houses on East State and Elmwood Place between 1906 and 1915, four were Queen Anne's and four were Foursquares. Perhaps the finest examples of the Queen Anne style are the massive Junod house at 209 East State Street and the Hewitt House (fig. 5) at 26 Elmwood. Both have prominent gables, bays, and complex rooflines, and both were showcases for their families' businesses. Both the Hewitt and Junod families settled in Athens in the early 1800s, and a century later each family owned a successful lumber-related business.

Of the four comfortable Foursquares constructed during this period, three were on Elmwood, and their owners were professors who helped shape the look and reputation of Ohio University over the next thirty years. Lewis J. Addicott came to the University in 1904 to organize its first department of civil engineering. Biographical files from Alden Libraries' Robert E. and Jean R. Mahn Center for Archives and Special Collections show that he later served as the school's supervising architect, overseeing construction of Chubb, Bentley, and Putnam Halls as well as the Alumni Memorial Auditorium. He built 55 Elmwood for his own family in 1909. Two years later, he agreed to supervise the construction of another Foursquare at 62 Elmwood for Thomas N. Hoover, the author of *The History of Ohio University* and the professor for whom Hoover Hall is named. Hoover later built two much grander houses on Elmwood and kept 62 as a rental. One of his tenants was George Starr Lasher, founder of Ohio University's School of Journalism, for whom Lasher Hall is named. The third Elmwood Foursquare of this period, #34, was built in 1915 by Professor Hiram Roy Wilson, the successful head of the Ohio University's English department for thirty-six years.

### **1920s: The Bungalow and Revival Styles**

By 1920, East State Street was paved with brick. The elm trees lining Elmwood Place were maturing, and so was the Athens economy, which now had two anchors – Ohio University and the McBee Binder Company. In spite of the hardships caused by World War I, the University had prospered under President Alston Ellis and, according to Robert Daniel, by the early 1920s “students, faculty, and staff constituted one-sixth of the [Athens] population.” The McBee Company, founded by Charles McBee in 1906 to market his invention – a machine that bound office records into book form – had also prospered. It had opened branch factories in Missouri and New Jersey, and the Athens plant employed nearly 100 people. When McBee moved to 221 East State Street in 1921, he was a well-regarded businessman and an asset to the community.

Along with these fortunate economic changes came new architectural styles. Fewer Foursquares were being built, especially on Elmwood, and during the first three decades of the twentieth century, the Craftsman became the design of choice. Inspired by California designers, Charles and Henry Greene, Craftsman bungalows feature low pitched gabled or hipped roof, wide eaves with exposed rafters and decorative brackets, tapered or square porch columns and sometimes false exposed beams. The popularity of the Craftsman style was followed closely by the Colonial Revival styles, which are also well represented within the historic district. These stately homes

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

often exhibited symmetrical façades, Palladian or double-hung windows and accentuated entry doors, features found on many of the Colonial Revival examples in this historic district.

Of the six bungalows built during the 1920s, only one is on East State Street. Number 234 (fig. 6) (Photo 19) is remembered as the Peden House because its long-term occupant, Don C. Peden, was a brilliant coach who led Ohio University's intercollegiate teams to a series of championships in the 1920s and '30s. The University football stadium is named for him. Of the remaining five bungalows – #s11, 20, 46, 60, and 64 Elmwood – #64 (Photo 59) is perhaps the most unusual in both its architectural detail and its owner, Alberta Grones. The house has overhanging eaves with exposed beams and rafter tails in the Japanese style. The porch also has Japanese-influenced rafter tails in the front cross beam and rafter tails protruding beyond the porch. The porch has three French doors, and the dormer is unusually low and horizontal. Alberta Grones, the widow of Professor Dow Grones, lived here for seventy years during which she dedicated herself to volunteer work, including the beautification of Athens. In 1992, Ohio University dedicated the Alberta Grones Daffodil Garden in the Emeriti Park in her honor.

There are also fine examples of the Colonial Revival style of architecture that resulted from a renewed interest, roughly between 1880 and 1955, in the early English and Dutch homes found in New England. Of the Colonial Revivals in the district, five are on Elmwood Place. Number 14 (Photo 49) (which has some Queen Anne touches) and #30 (Photo 52) are the oldest and were built in 1907 and 1919, respectively. Number 14 was the home of George Hopkins, whom author Robert Daniel refers to as one of Athens' first prominent automobile dealers. Number 30 is considered significant in Athens' development because it was built for Alexander Burns Roe. In *Getting to Know ATHENS COUNTY*, Roe is cited as the accounting and financial genius who oversaw the remarkable expansion of the McBee Binder Company into a national firm. He became the firm's president in 1923 and the following year hired Homer Baird, who rose in the firm and purchased the house from Roe in 1948. Numbers 5, 59, and 66 were built in the early 1920's.

Of the Colonial Revivals in the district, there are six Georgian Revivals – three on East State and three on Elmwood. The three on East State were all built in 1923. The smallest of the three, #191, (Photo 24) is defined by its elaborate entryway. The two larger houses are next door to each other. Number 171 (Photo 21) was designed by Millspaugh and Carmichael, a Columbus, Ohio firm, for Rufus Hopkins, a coal operator and his wife Mary. It is brick and has a symmetrical façade with centered door; three dormers with Palladian windows on the gable roof; full entablature on the house, the porch, and attached garage; and decorative quoins. Number 173 (Photo 22) is frame and has Tuscan columns beneath the arch over a front door with sidelights and a fanlight. There is a frieze board below the eaves and symmetrically placed dormers on the gabled roof.

Of the Georgian Revivals on Elmwood Place, #41, (Photo 39) built in 1928, is an excellent example of its type. It is brick and has a simple, perfectly symmetrical façade with a centered door beneath a broken pediment, shuttered first and second story windows, and an unadorned gable roof. The frame addition at the rear was completed in 2005. Edwin B. Smith, an OU government professor, and his wife Mabel, an OU professor of piano, lived here for many years. Psychology professor David Russell and his wife Jean became the second owners of the house and remained in it until 2000.

Elmwood's second Georgian Revival house, #70, (Photo 61) was constructed in 1926. It is somewhat larger, but equally graceful, and is set beneath large shade trees. It has a small portico supported by Tuscan columns, a door with sidelights and a fanlight, three front dormers, and a gable roof. The house is notable for being the second of the three Elmwood houses built for Professor Thomas N. Hoover. In 1928 Professor Hoover's friend, Ossian C. Bird, Ohio University's first and extremely successful athletic director, used the plans for this house to build his own Georgian Revival outside the city at 6898 S. Blackburn Road. It is still occupied and well maintained. The final Georgian house, at 63 Elmwood, (Photo 45) (The Williams House) was not built until 1939.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

By the time the last house of the 1920s was built on Elmwood Place, the street was home to so many of the influential faculty members of the University that it was known as “Professors’ Row” (fig. 7). This last house – #47 – (fig. 8) (Photo 40) was also built for a faculty member. This English Tudor Revival is one of the few Athens houses in this design. The house has an asymmetrical plan, half timbering and decorative stucco above the first floor, grouped multi-paned casement windows, and a steep roof with front-facing gables. It was designed by architect William Mills of Nelsonville, Ohio, and built in 1929 for Thomas McCracken, his wife Lillian, and his daughter Alice. McCracken was the powerful dean of Ohio University’s College of Education for twenty-five years and the University’s first provost. McCracken Hall, home of the University’s College of Education was named for him in 1964. His Elmwood house remained in the family until 1976, when Alice sold it to a new University provost, Neil Bucklew.

### **A Mini Boom in the Mid-1930s**

After the stock market crash of 1929, the continuing affects of the Depression left the Athens and the University facing serious financial problems. The minutes of the Ohio University’s Board of Trustees reveal that the school’s steadily increasing enrollments and, paradoxically, its precipitously declining revenue meant a succession of budget cuts. President Elmer Bryan was only able to avoid faculty lay-offs by drastically reducing salaries; the highest paid professors took the greatest cuts. The financial problems continued well into the 1930s under President Herman Gerlach James who was faced with reduced state appropriations, overcrowded classrooms and dorms, and faculty salaries that lagged behind those at other Ohio schools.

Construction in the historic district came to a virtual stand still between 1930 and 1935. Only one contributing house was built. In 1933, 57 (Photo 42) Elmwood, a two story duplex was completed and 69 (Photo 46) Elmwood, an English style cottage that closely resembles a Sears & Roebuck house, was occupied by 1934. Consequently, when Professor Hoover, Professor Clarence Cramer Robinson, and Clark E. Williams, the University’s alumni secretary, completed their Elmwood houses in 1936 and 1939 respectively, they created a mini-housing boom. Real Property Records at the Athens County Auditor’s Office affirm that for Professor Hoover, the French Eclectic duplex at 72-74 Elmwood (Photo 62) was his third architectural venture and a departure from the Foursquare and Georgian Revival he had already completed. This time he hired architect William Jay Davis to design a grand gray brick two-story building, set off with red brick around the windows, doors, and corners. Each of its two, seven-room apartments occupies a wing and has an attached garage.

The last 1930s house, 63 Elmwood, (Photo 45) completed in 1939, (and mentioned earlier) is a more traditional Georgian Revival. It was built from a drawing by Columbus, Ohio, architect J. Oscar Outcalt for Clark E. Williams, the University’s first and much loved full-time alumni secretary. Its first story is finished with rubble stone while the second story is frame. The façade is symmetrical, with slender columns and pilasters framing the centered door, evenly placed windows, and a gable roof.

### **The Fallow 1940s; The Style of the Early 1950s**

Not a single house was built in the historic district in the 1940s, most likely because of the hardships and uncertainties created by World War II. However, in 1950 Professor Edith Wray, who served as head of English Department at Ohio University for more than thirty years, completed the Cape Cod-inspired house at 27 Elmwood (Photo 37). Professor Wray’s friend, Dr. Irma Voigt, the University’s first female administrator and its first dean of women also lived at #27. Both women and their service to Ohio University are commemorated in buildings named for them: Wray House and Voigt Hall. In 1952 the Cape Cod style house at 61 Elmwood (Photo 44) became the last residence to be completed in the East State Street/Elmwood district.

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

### **The Present Significance of the East State/Elmwood Place Historic District**

It has been more than fifty years since the last house was built in the historic district. During that time Athens and Ohio University have grown. One result of the University's more recent growth has been the conversion of single-family houses within walking distance of the school into student rentals, some of which have been poorly maintained.

Though the historic district is within a mile of Ohio University, it has remained essentially an owner occupied neighborhood where homeowners have taken care to ensure the architectural integrity of their properties. It has been and is a particularly attractive, identifiable area that is historically significant for the diversity of its architectural styles. These styles range from Greek Revival, Italianate, Queen Anne, and Colonial and Georgian Revival, to Foursquare, Bungalow, Cape Cod, Tudor Revival, and French Eclectic. The great diversity of styles here sets these historic houses apart from those just beyond the district and on nearby streets.

The district is also historically significant because its development is entwined with the growth and development of Ohio University and, consequently, with the growth and development of the town of Athens. The district's first houses were constructed by some of the town's earliest settlers on farm lots leased from Ohio University. Its development as a residential neighborhood came about, first, because the University land was bought and platted in several additions. Second, a new State Normal College at the University brought many new residents to town and created a building boom both on and off campus. Between 1905 and 1952, the conveniently located Near Eastside and especially the area within the historic district boundaries became the home of many leading citizens and eminent professors. Elmwood Place, with its brick, tree-lined street, was so populated with revered faculty members that it became known as Professors' Row. The district represents a dynamic, well preserved and well maintained physical representation of how the growth of Ohio University impacted the city of Athens.



East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

## 9. Major Bibliographical References

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East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): N/A

**10. Geographical Data**

**Acreage of Property** 10.5 acres  
(Do not include previously listed resource acreage.)

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

1	<u>17</u> Zone	<u>405408</u> Easting	<u>4354572</u> Northing	3	<u>17</u> Zone	<u>406029</u> Easting	<u>4354139</u> Northing
2	<u>17</u> Zone	<u>406050</u> Easting	<u>4354538</u> Northing	4	<u>17</u> Zone	<u>405380</u> Easting	<u>4354190</u> Northing

East State Street/Elmwood Place Historic District

Athens, Ohio

Name of Property

County and State

**Verbal Boundary Description** (Describe the boundaries of the property.)

Beginning at the southeast corner of parcel number A027150001700 (169 East State Street), follow rear parcel boundaries for properties on the east side of North State Street north to the rear parcel boundaries along the south side of Elmwood Place west to the west boundary of parcel number A027210004500 (74 Elmwood Place), go north across Elmwood Place to the south-west corner boundary of parcel number A027210003000 (73 Elmwood Place), go east to the east boundary of same parcel, go north to rear boundary of same parcel, go west along rear parcel boundaries of properties on the north side of Elmwood Place, to the northwest corner of parcel number A027220001900 (19 Elmwood Place), follow the west boundary of same parcel south to the northeast corner of parcel A027220001700 (vacant lot), go west along the rear boundary lines of the remaining properties on the north side of Elmwood Place to East State Street. Continue across East State Street along the north boundary of parcel number A028270001600 (234 East State Street) to the northwest corner, go south along the rear boundary of the parcels on the west side of East State Street to the south west corner of parcel number A028260000100 (138 East State Street) , follow the south boundary east to the west curb line of East State Street, follow the west curb line north to a point across East State Street from the beginning point, cross East State Street to beginning point.

**Boundary Justification** (Explain why the boundaries were selected.)

The selected East State Street properties are bounded on the south by Fort Street (west side) and Verona (east side) where the housing stock transitions into an R3 zone with multi-family housing and some businesses. On the north they are bounded by Evans Street and Elmwood Place where there is much less diversity in the architectural styles and where residences gradually transition into business zones that culminate on the east end of town in Athens' largest shopping district. Together they create an identifiable section of a much longer street. Here the houses are typically larger, better maintained, and have a greater variety of 19<sup>th</sup> and 20<sup>th</sup> Century architectural styles than houses south and north of the district. Though a number of houses adjacent to the historic district have been converted into rentals, lost integrity through alterations or suffered from a lack of maintenance, the East State historic houses stand out for their architectural integrity and historic character.

The first block-and-half of Elmwood Place is one of Athens' most architecturally diverse residential streets. The styles here include Queen Anne, Foursquare, Bungalow, Colonial, Georgian, and Tudor Revival as well as French Eclectic and Modern. To the east of #72-74 and 73 Elmwood Place, the houses are newer, usually smaller, and of less architectural and historic interest.

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**11. Form Prepared By**

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name/title Elizabeth P. Hollow, Carolyn Murphree, Alvi McWilliams, Cynthia Kaldis, Phyllis Cross, Sue Boyd, Mary Anne Reeves

organization Near Eastside Neighborhood Association date 6/2/09

street & number 31 Maplewood Dr telephone 740-593-8110

city or town Athens state OH zip code 45701

e-mail hollowb@ohio.edu

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**Additional Documentation**

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Submit the following items with the completed form:

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

**Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

East State Street/Elmwood Place Historic District  
Name of Property

Athens, Ohio  
County and State

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### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: East State Street/Elmwood Place Historic District

City or Vicinity: Athens

County: Athens

State: Ohio

Photographer: Alvi McWilliams and Sue Boyd

Date Photographed: November 2007, May 2008, and November 2009 All photographs represent the current appearance of resources.

Description of Photograph(s) and number: All photographs are numbered and described on the back.

### Continuation Sheets 1-13

- Figure 1. Finsterwald House, 192 East State Street, 1875 – 1890, *The Centennial Atlas of Athens County, 1905*
- Figure 2. A.J. Frame House, 142 East State Street, c. 1897, *The Centennial Atlas of Athens County, 1905*
- Figure 3. The Snow House, 154 East State Street, 1902, *The Centennial Atlas of Athens County, 1905*
- Figure 4. 10 Elmwood Place, 1905, 2003 brochure for Historic House Tour
- Figure 5. The Hewitt House, 26 Elmwood Place, 1906, 2003 brochure for 2003 Historic House Tour
- Figure 6. The Peden House, 234 East State Street, 1925, 2003 brochure of Historic House Tour
- Figure 7. Elmwood Place, “A Stroll on Professors’ Row,” 2003 brochure of Historic House Tour
- Figure 8. The McCracken House, 47 Elmwood Place, 2003 brochure of Historic House Tour
- Figure 9. Map of Athens City, *Atlas of Athens County, Ohio, 1875* (Note Elmwood Place does not appear on this map.)
- Figure 10. Map of Athens City, 1905

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.