

United States Department of the Interior
National Park Service

For NPS use only
received JUN 9 1983
date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Lillybanks

and/or common

2. Location

street & number 2386 Grandin Road, N/A not for publication

city, town Cincinnati, Ohio N/A vicinity of ~~Congressional District~~

state Ohio code 45208 county Hamilton code 061

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name John and Margaret H. Wyant

street & number 2386 Grandin Road

city, town Cincinnati N/A vicinity of state Ohio 45208

5. Location of Legal Description

courthouse, registry of deeds, etc. Hamilton County Courthouse

street & number Court and Main Streets

city, town Cincinnati state Ohio 45202

6. Representation in Existing Surveys

title Cincinnati Historic Inventory has this property been determined eligible? yes no

date August, 1978 federal state county local

depository for survey records Miami Purchase Association For Historic Preservation

city, town 812 Dayton Street, Cincinnati state Ohio 45214

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

This Tudor Revival Style house was completed in 1926. Its basic plan shape is a large narrow rectangle, with small end wings. The two and a half story gable roofed structure is made of squared rubble stone.

The seven bay irregularly massed south facade faces Grandin Road. It is marked by two large triangular wall dormers and an enclosed porch. The western gabled wall dormer is missing its stone finial. Dressed stone quoining and window architraves mark the two small round headed windows in the gable as well as the two story bay. The eastern gabled wall dormer is more simply treated with a row of four mullioned windows on the first story and a set of two on the second story. The enclosed porch has a parapet gable and a buttress flanked, dressed stone, round headed door. The first story windows of the main part of the house are divided horizontally into two sections by stone mullions; the kitchen windows are not divided. All of the windows are divided by verticle stone mullions and surrounded by quoined dressed stone architraves and are generally massed in groups of two or four. A decorative dressed stone string course deliniates the division between the first and second floor.

The tall rectangular chimneys, the lower half of squared rubble stone, the upper half a dressed stone rise out of the blue slate roof.

In 1982 a window in the western kitchen wing was very sympathetically altered into a doorway. The dressed stone quoin surrounds were extended to match the original stone treatment. Two round arch porch openings in the kitchen wing have been filled in to accommodate the remodeling of the kitchen area. The windows in this section are simple with dressed stone architraves and quoining.

The solarium wing, with buttressed corners, is on the east facade. The arcade of segmental arched windows with dressed stone architraves mark three sides of the first story of the solarium wing. A three window shed dormer on the southern side of the gabled roof and a pair of French doors on the eastern facade are on the second story of this wing.

The design of the north facade, now the entrance facade, is more informal than the south facade. A large wall dormer and irregularly spaced doors and windows mark the original back of the house. In the mid-1940's the entrance drive was moved from Grandin Road to a small street behind the house. This was done because of the development of the Lillybank's property just to the east of the house. A large rampart-like terrace, which also acts as a garage, dominates this facade. Double French doors lead to this terrace from the solarium and the living room. A dressed stone, round headed door leads to the hall shared by the enclosed porch entrance.

The windows are leaded pane, metal casement type. All of the window openings have been covered, on the exterior, with modern storm windows.

The house is built on property of Joseph Longworth's Rookwood estate. The land had been inherited from his father Nicholas Longworth. In the 1830's and 1840's this property was used as vineyards in Longworth's successful winemaking industry. This was apparently the inspiration for the decorative theme of grapevines on the first floor of the house.

The plaster band in the coved ceiling of the wood paneled dining room echos the motif with a stylized basket design intertwining with the grapevines, bounded by rope bands. A stylized flower is also part of the design. The flower and a quatrefoil design appear on the simple carved stone fireplace. The grapevine theme is repeated in the brass wall sconces in this room.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Lillybanks Cincinnati, Hamilton Co., Ohio

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date entered

Continuation sheet

Item number 7

Page 1

An approximately ten foot carved beam divides the beamed ceiling of the living room from a smaller anteroom leading to the north terrace. This carving of this beam is attributed to Cincinnati Woodcarver William Fry (1830-1929). As Fry would have been a very old man at the time of the construction of this house it seems likely that it was a piece done earlier and incorporated into the room. Fry was an instructor at the Art Academy of Cincinnati for fifty years. His father, Henry Fry, designed and William Fry executed the elaborate carving of Joseph Longworth's Italian Villa House "Rookwood," on whose original property this house lies. William Fry carved much of the screen for the Music Hall organ as well as winning first prize in the Paris Exposition of 1900 for his carving on a Baldwin piano.

The stone carved mantelpiece with its cartouche surrounded by grape vines continues the decorative theme. The intricate brick pattern of interior walls of the fireplace add to overall decorative effect.

The solarium floor is decorated with pastel Rookwood tiles (The Rookwood Pottery Company was started by Joseph Longworth's daughter Maria, and named for their home "Rookwood"). A round arched Rookwood tile fountain, again displaying the grape theme, is the focal point of this room.

The house is set just behind the crest of a hill above Grandin Road. Because of a stone wall which encloses the garden, and is incorporated into the house, only the roof is readily visible from the road. The high, parapet-like terrace on the north facade prevents a clear view from the present entrance way. The result is a house with remarkable intimacy and privacy set on 1.36 acres in a well-developed suburban area.

Item Number 8 (continued)
Significance

Church, among others, in Cincinnati. He also designed the City Hall, High School and Carnegie Library for the City of Norwood. His work outside of Cincinnati included: The Clinton County Courthouse, Wilmington, Ohio; the Scioto County Courthouse, Portsmouth, Ohio; Kanawha National Bank, Charleston, West Virginia; Audobon Building, New Orleans, Louisiana; and the First Baptist Church in Lexington, Kentucky. For twenty years, until the early 1920s Adkins was in partnership with George Selves Werner.

Although the neighborhood of large, expensive suburban houses have grown up around Lillybanks, the house maintains a detached presence on its well-landscaped knoll. A deep woods behind the house borders on the golf course of the nearby Cincinnati Country Club.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1926 Builder/Architect John Scudder Adkins

Statement of Significance (in one paragraph)

"Lillybanks" is significant in the Cincinnati area as a fine example of Tudor Revival style architecture. Its large size and setting, protected from the casual view by well placed walls, imparts the air of dignity and privacy characteristic of this style. Tudor details, such as wall dormers, stone mullioned windows and decorative stone work are well articulated. The main sections of this house are unaltered from their 1926 appearances. The ground slopes steeply in front of the house to Grandin Road and is planted in a bank of day-lillies, hence the name.

The house was built on a slightly larger parcel of land, part of the subdivision of Joseph Longworth's Rookwood estate. Other houses built in the Rookwood Subdivision, of similar age and style, seen inter-related set on winding streets within the subdivision. Lillybanks is set apart physically, because it faces Grandin Road; and in feeling because of its air of privacy. In the mid-1940's two parcels of land were developed to the east of house, necessitating the move of the driveway from Grandin Road to Crabapple Lane, off of South Rookwood Drive.

Lillybanks was completed in 1926 for Phillip C. and Bessie Cowen Swing. Both Mr. and Mrs. Swing were born in Batavia, Clermont County, Ohio and were the children of early Clermont County settlers. Swing's father Peter Fletcher Swing was the U.S. Judge of the Southern District of Ohio. Mrs. Swing was the daughter of Judge Allen Trimble Cowen of Batavia.

Trained as a lawyer; a graduate in 1894 from the Cincinnati Law School, Swing practiced law in Cincinnati until 1911. In 1902 he and his brother Richard started the Cincinnati, Hillsboro and Columbus Traction Co., better known as the "Swing Line." They later started the Swing Electric Company; both concerns however were sold by 1920. In 1911 Philip Swing took over the management of several farms recently bought by his father near Harrison, Ohio. There he was very involved in experimenting with modern methods of agriculture. This was an interest that remained with him the rest of his life. In 1914 he accepted a job as a statistician with W. E. Hutton and Company, investment brokers. W. E. Hutton was also involved in cotton and grain dealing and held a seat on the Chicago Board of Trade (as well as the New York and Cincinnati Stock Exchange). Because of his agricultural knowledge Swing's opinion on matters concerning grain were highly valued in his firm. In 1920 he became a partner in the firm, and in 1922 a member of the Cincinnati Stock Exchange. He was named to the board of the Stock Exchange in 1926 and as president in 1927. Philip Swing died on November 28, 1928. His widow continued to live in the house until her death in 1957.

John Scudder Adkins was the architect for the house. He was well known in Cincinnati for his large residential designs, including several nearby houses. It is said that the house took two years to complete at the cost of \$100,000. Adkins designed the Second National Bank Building, the Cincinnati gymnasium and Athletic Club and Grace Episcopal

9. Major Bibliographical References

Biographical Dictionary of American Architects, Deceased by Henry and Elsie R. Withey, New Age Publishing Co., Los Angeles, 1956. Archives of Cincinnati Art Museum. Hamilton County Courthouse Lease and Deed Books.
American Biography: A new Cyclopedia American Historical Society Inc. N.Y. 1933

10. Geographical Data

Acreege of nominated property 1.36 acres

Quadrangle name Cincinnati East

Quadrangle scale 1:24000

UMT References

A

1	6	7	2	0	4	6	0	4	3	3	3	8	6	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

E

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F

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G

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H

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Verbal boundary description and justification Property is located on Parcels I and II situated in Section 32, Town 4, Fractional Range 2, in City of Cincinnati, Hamilton County, OH, and Parcel III situated in Section 32, Town 4, Fractional Range 2, Columbia Township in the City of Cincinnati, Hamilton County Ohio

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Elisabeth H. Tuttle

organization Tuttle Historic Investigations

date October, 1982

street & number P.O. Box 6204

telephone 513-961-4029

city or town Cincinnati, Ohio

state 45206

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature W. Ray Luce

title SHPO

date 5/26/83

For NPS use only

I hereby certify that this property is included in the National Register

for Melores Byers
Keeper of the National Register

Entered in the
National Register

date 7/7/83

Attest:

date

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Lillybanks
Hamilton County
OHIO

Working No. JUN 9 1983
Fed. Reg. Date: 2-7-84
Date Due: 7/7/83 7/24/83
Action: ACCEPT 7/7/83
 RETURN
Entered in the National Register REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments: _____

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use
 Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent deteriorated good fair
 unaltered altered
Check one original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below _____

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
_____ completeness
_____ clarity
_____ applicable criteria
_____ justification of areas checked
_____ relating significance to the resource
_____ context
_____ relationship of integrity to significance
_____ justification of exception
_____ other

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



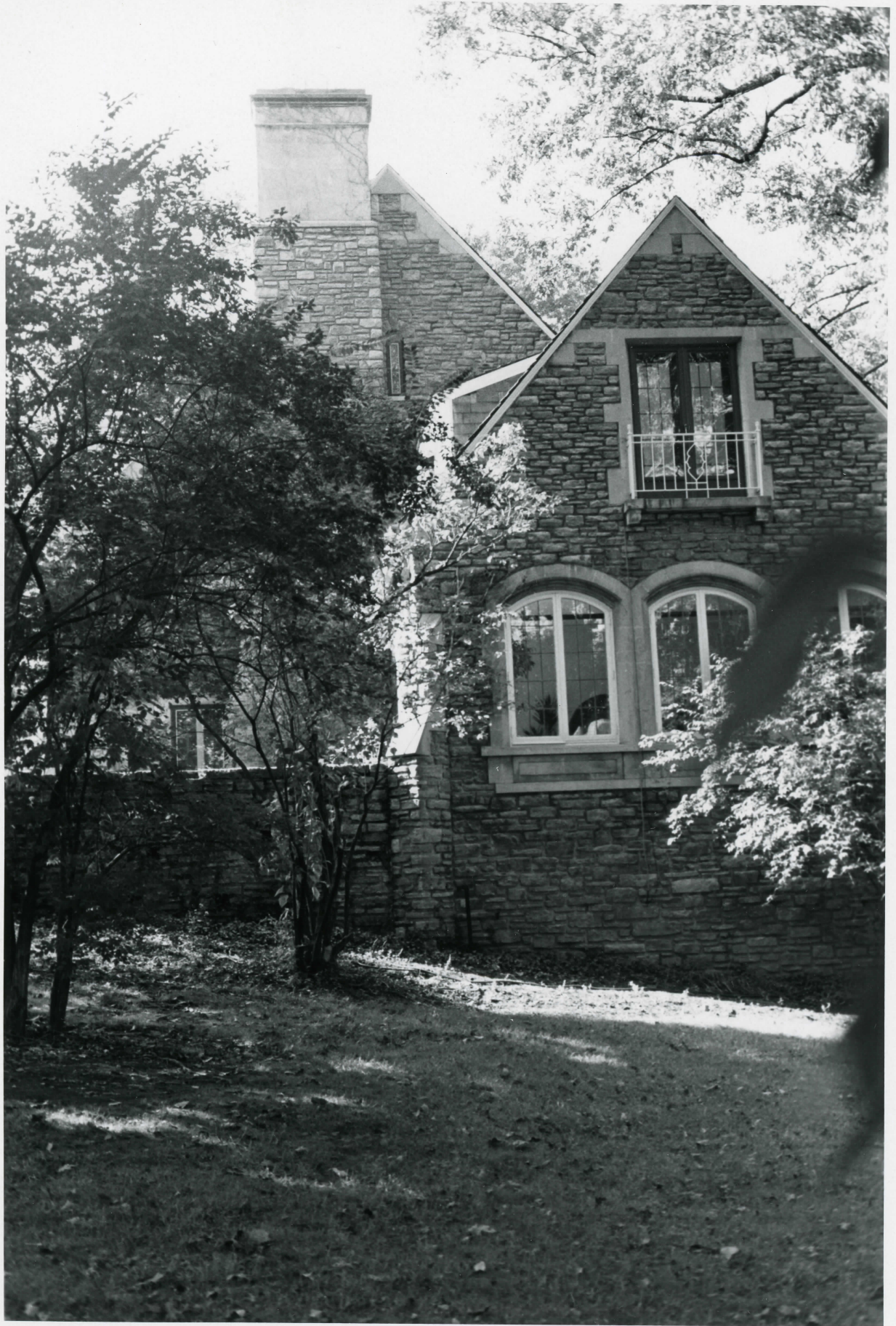
1. Lillybanks
2. 2386 Grandin Road Cincinnati, Ohio 45208
3. Elizabeth Tuttle
4. Sept. 1982
5. 2400 Grandview Avenue Cent, Ohio 45206
6. south facade - former entrance facade
camera facing north west



1. Lillybanks
2. 2386 Grandin Road Cincinnati, Ohio 45208
3. Elizabeth Tuttle
4. Sept. 1982
5. 2400 Grandview Avenue, Cincinnati, Ohio 45206
6. north facade - now entrance facade
camera is facing south ~~east~~



1. Lillybanks
2. 2386 Grandin Road, Cincinnati, Ohio 45208
3. Elizabeth Tuttle
4. September, 1982
5. 2400 Grandview Avenue Cincinnati, Ohio 45206
6. South facade - former entrance facade
camera facing north east



1. Lillybanks

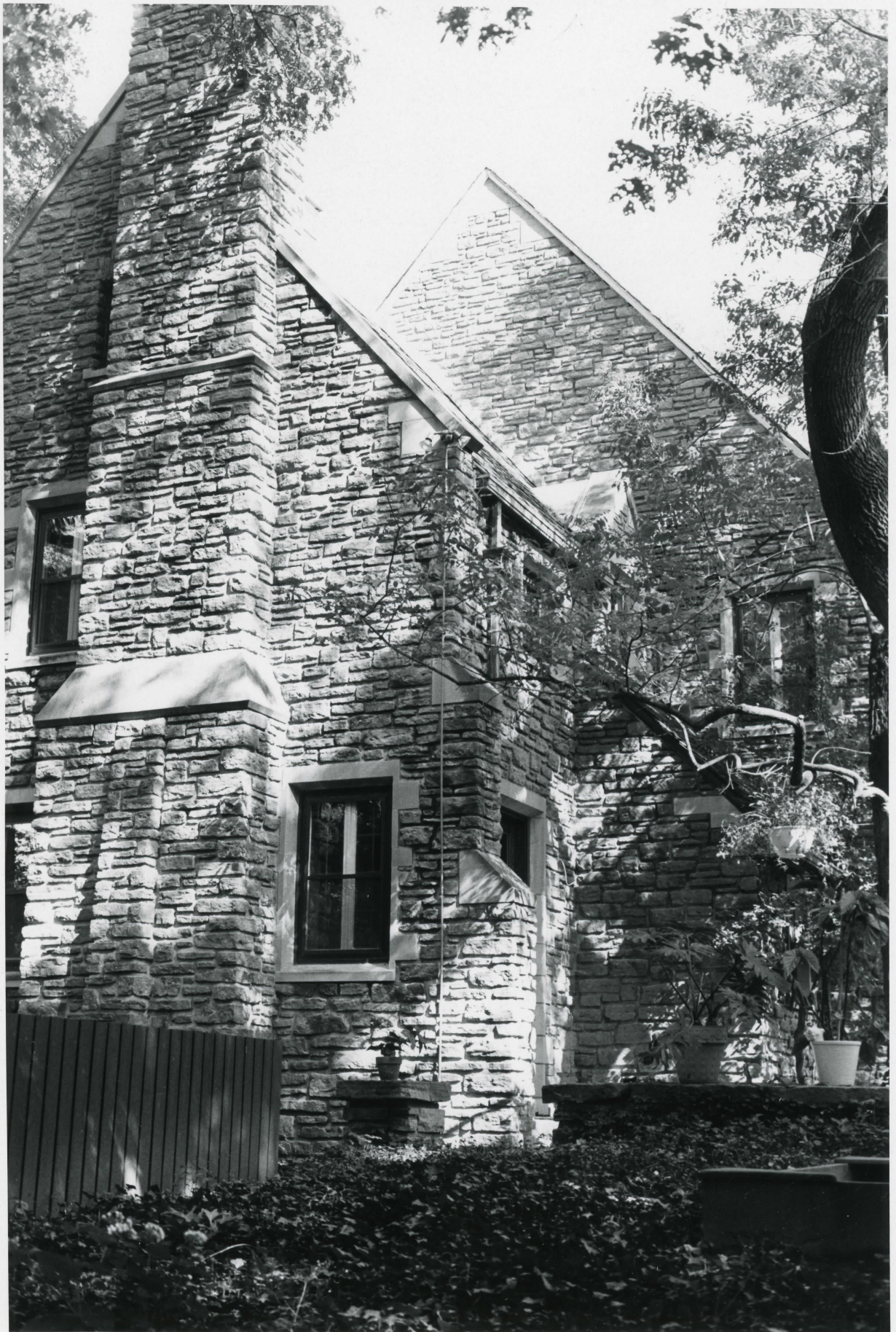
2. 2386 Grandin Road Cincinnati, Ohio 45208

3. Elizabeth Tuttle

4. September, 1982

5. 2400 Grandview Avenue, Cincinnati, O. 45206

6. east facade -
camera facing west



1. Lillybanks
2. 2386 Grandin Rd. Cinti, Ohio 45208
3. Elisabeth Tuttle
4. September, 1982
5. 2400 Grandview Avenue Cinti, Ohio 45204
6. west facade
camera facing east



1. Lillybanks

2. 2386 Grandin Road Cincinnati, Ohio 45208

3. Elizabeth Tuttle

4. September, 1982

5. 2900 Grandview Ave. Cincinnati, Ohio 45206

6. carved stone mantelpiece in living room (grape motif)
camera facing east



1. Lillybanks
2. 2386 Grandin Road Cincinnati, O. 45208
3. Elizabeth Tuttle
4. Sept. 1982
5. 2400 Grandview Ave. Cincinnati, Ohio 45206
6. Wood carving in Living room. attributed to W^m Fry
camera facing north



1. Lillybanks
2. 2386 Grandin Rd. Cinti, Ohio 45208
3. Elizabeth Tuttle
4. September, 1982
5. 2400 Grandview Ave Cinti, Ohio 45206
6. stone mantel-piece in dining room
camera facing east



1. Lillybanks
2. 2386 Grandin Road; Cincinnati, Ohio 45208
3. Elisabeth Tuttle
4. September, 1982
5. 2400 Grandview Avenue Cincinnati, O. 45204
6. plaster ceiling decoration in dining room (grape motif)
camera facing north-west



1. Lillybanks
2. 2386 Grandin Road Cincinnati, Ohio 45208
3. Elizabeth Tuttle
4. September, 1982
5. 2400 Grandview Avenue Cincinnati, Ohio 45206
6. Rookwood tile fountain in Solarium. (grape motif)
camera facing west



1. Lillybanks

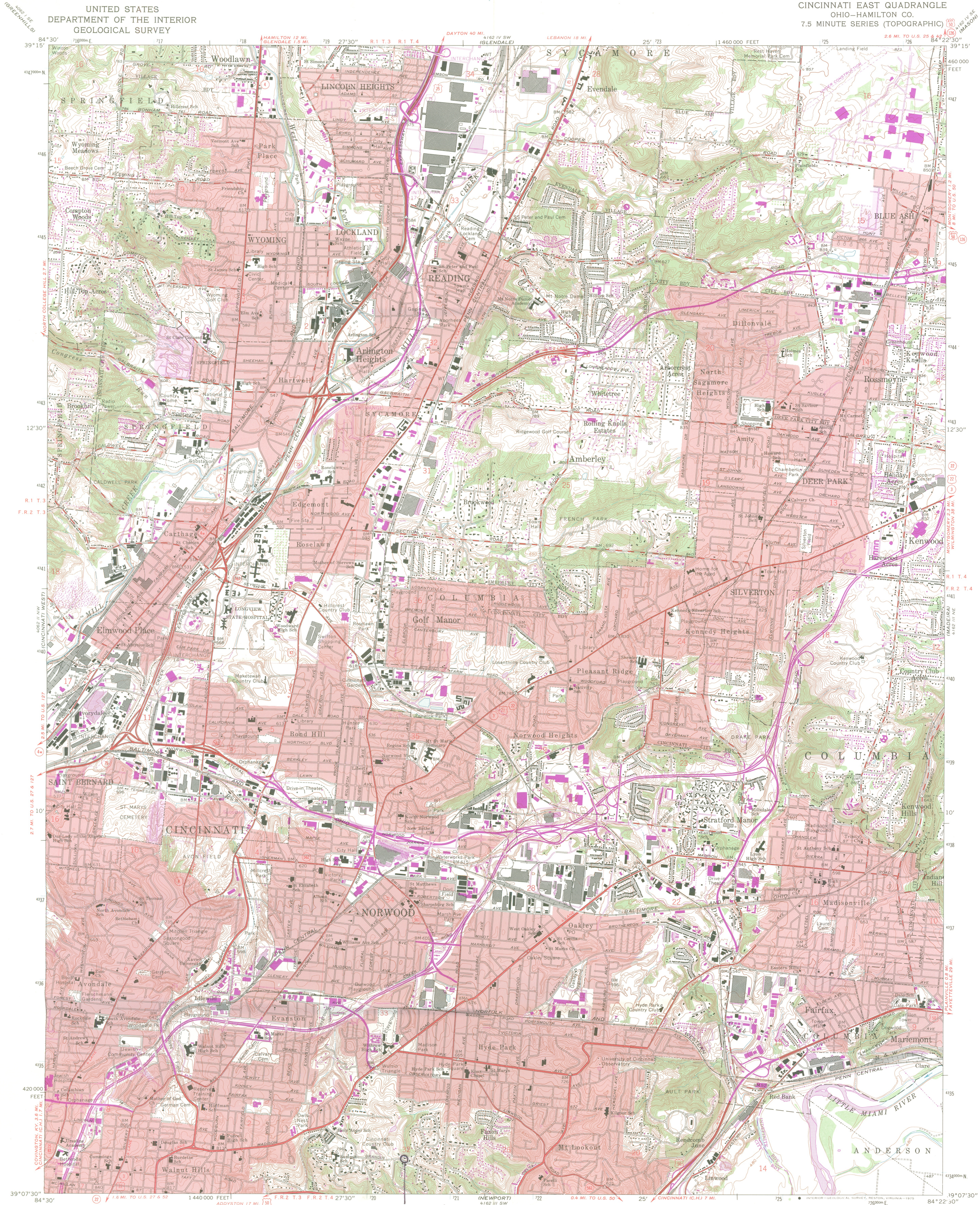
2. 2386 Grandin Road, Cinti, Ohio 45208

3. Elizabeth Tuttle

4. September, 1982

5. 2400 Grandview Avenue Cinti, O. 45206

6. Brass sconces in dining room. note grape motif
camera facing east



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, USCE, and City of Cincinnati
Topography by photogrammetric methods from aerial photographs
taken 1949 and in part by City of Cincinnati
Field checked 1953. Revised 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on Ohio coordinate system, south zone
1000-metre Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Area east of the Little Miami River lies within the Virginia Military
District. Area west of the Little Miami River lies within the Between
the Miamis. Land lines based on the Great Miami River Base. Dotted
land lines established by private subdivision of the Symmes Purchase

UTM: 16 720460
4333860

2386 Grandin Road
SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Heavy-duty Light-duty
Medium-duty Unimproved dirt
Interstate Route U.S. Route State Route



CINCINNATI EAST, OHIO
N3907.5—W8422.5/7.5

Lillybanks
Cincinnati, Hamilton County
Ohio

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled in cooperation with
State of Ohio agencies from aerial photographs taken
1970 and 1974. This information is not field checked
Purple tint indicates extension of urban areas

1961
PHOTOREVISED 1970 AND 1974
AMS 4162 III NW—SERIES V852