

United States Department of the Interior National Park Service

OCT 26 1987

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Smith Jr., Edward, Farm
other names/site number N/A

2. Location

street & number 2085 U.S. Route 62NE
city, town Washington Court House
state Ohio code OH county Fayette code 047 zip code 43160

3. Classification

Ownership of Property: [X] private, [ ] public-local, [ ] public-State, [ ] public-Federal
Category of Property: [X] building(s), [ ] district, [ ] site, [ ] structure, [ ] object
Number of Resources within Property: Contributing 3, Noncontributing buildings, sites, structures, objects, Total 3

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of certifying official: W. Ray Price
Date: 10/15/87

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of commenting or other official:
Date:
State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is:

- [X] entered in the National Register.
[ ] See continuation sheet.
[ ] determined eligible for the National Register. [ ] See continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain):

Signature of the Keeper: Patrick W. Anderson
Date of Action: 12/9/87

## 6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Vacant/not in use

Domestic/Single Dwelling

Domestic/secondary structure

## 7. Description

Architectural Classification  
(enter categories from instructions)

Materials (enter categories from instructions)

Mid-19th Century

Other: I-house

Greek Revival

foundation Brick

walls Brick

roof Asphalt

other Wood

Sandstone

Describe present and historic physical appearance.

The Edward Smith Jr. Farm, located at 2085 US Route 62 N.E. in Fayette County, consists of a five bay, single pile house with a rear ell and a connector to a rear out building, in addition to a small barn. The house is an excellent example of rural vernacular architecture influenced by the Greek Revival style in such elements as the plain wood cornice and sandstone lintels and sills. Later Folk Victorian influence was expressed with the addition of a decorative front porch c. 1875.

The house was constructed in 1855 as a two story I-house with a two story ell on the southwest side. The side gabled roof contains two brick interior end chimneys which have been covered with stucco. The roofline is highlighted by a simple cornice with gable end returns. Fenestration throughout the house ranges from the original 6 x 6 and 6 x 1 windows located in the rear rooms, to the later 1 x 1 windows on the southeast and southwest walls. All are surrounded by plain sandstone lintels and sills. Second story lintels contain the inscription "Built by E. Smith in 1855." The original trabeated doorway, now stored in the attic, was replaced by double doors c. 1875-1890. The present front porch with turned posts, decorative wood spandrels, and decorative railing (a portion of which is missing) was added to the house c. 1875, strikingly contrasting against the otherwise simple facade.

The interior of the house features a center hall with three bedrooms on the second floor. Decorative elements include a simple staircase, walnut trim, and original stenciling on the doors. A herringbone brick sidewalk leads from the driveway to the southwest side door.

A brick outbuilding stands parallel to the rear of the house, and was used as either a summer kitchen and/or a cellar. The rear elevation features two doors topped with heavy lintels in the central bay. The gable ends feature single centered double hung windows with sandstone lintels and sills. A brick addition, c. 1875, was built onto the rear ell, connecting the ell to the outbuilding. Shortly thereafter, a small frame shed roofed addition connected the brick addition to the main house. A small late 19th century barn with a side addition is to the rear of the "summer kitchen" and was used for implement storage.

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

**National Register of Historic Places  
Continuation Sheet**

Smith Jr., Edward, Farm, Washington Court House vic., Fayette Co., OH

Section number 7 Page 2

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The entire property is separated from a large working farm to the northwest and a commercial strip on the southeast by a white frame fence. The house is located on a major highway, less than a mile from the Washington Court House corporate limit. After standing vacant for several years, it was saved from possible demolition when the current owner, whose husband was a Smith family descendant, purchased the property. Current plans call for its restoration as a residence and continued maintenance of the historic outbuildings.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1855; c. 1875

Significant Dates

1855  
c.1875

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Edward Smith Jr.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Edward Smith Jr. Farm is significant under Criterion C as an excellent example of vernacular rural architecture influenced by Greek Revival and Folk Victorian elements. The house and its additions, smokehouse, and barn are unique in the area, having survived intact within their original farm setting. The high degree of integrity of these buildings results in a greater understanding of early agricultural building types in Fayette County. The simple I-house plan and Greek Revival elements with the c. 1875 addition of Folk Victorian updates, reflects a transition in public tastes between the unadorned Greek Revival style of the early-mid 19th century to the more decorative Folk Victorian embellishments common in the late 19th century.

The Smith house was constructed as a five bay, single pile I-house with a rear ell in 1855. Decoration was limited to Greek Revival elements including a plain wood returning cornice and sandstone lintels and sills. An unattached outbuilding (a summer kitchen and/or cellar) was parallel to the house at the rear. In addition to a wing connecting the house to the outbuilding, the c. 1875 updates included a fanciful front porch, a striking addition to this otherwise simple farmhouse. Turned posts, carved spandrels, and a railing with a geometric "maze-like" pattern comprise the porch which covers the three central bays of the five bay facade. The front entrance was enlarged to a double width. (The original doorway remains in the attic.)

The Edward Smith Jr. Farm is an excellent example of vernacular rural architecture in Fayette County. The I-house with side gable roof and two story ell is sporadically documented in Fayette County. The William

**9. Major Bibliographical References**

Portrait and Biographical Record of Fayette, Pickaway and Madison Counties, Ohio,  
Chapman Bros., Chicago; 1892.

History of Fayette County, By R.S. Dills, Odell & Mayer, Dayton; 1881.

Historical Atlas of Fayette County, By L.H. Everts, L.H. Everts & Co., Philadelphia;  
1875.

Plat Book of Fayette County, Northwest Publishing Co., Des Moines, Iowa Patrons  
Directory; 1913

See continuation sheet

Previous documentation on file (NPS): N/A

preliminary determination of individual listing (36 CFR 67)  
has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

Survey # \_\_\_\_\_

recorded by Historic American Engineering

Record # \_\_\_\_\_

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

Fayette County Historical Society Museum

**10. Geographical Data**

Acreage of property less than one acre

UTM References

A 17 291500 4380790  
Zone Easting Northing

C         

B           
Zone Easting Northing

D         

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary includes the farmhouse and outbuildings that have historically been part of the Edward Smith Jr. Farm and that maintain historic integrity.

See continuation sheet

**11. Form Prepared By**

name/title Sandra L. Davies, Regional Coordinator

organization CSC Ohio Historic Preservation Office

street & number 22 North Front Street

city or town Columbus

date March 23, 1987

telephone 614/221-0227

state Ohio zip code 43215

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

**National Register of Historic Places  
Continuation Sheet**

Smith Jr., Edward, Farm, Washington Court House vic., Fayette Co., OH

Section number 8 Page 2

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McCafferty House (Fay-120-3), built in 1856, was updated in the 1880s with a massive portico. Another local I-house built c. 1860 (FAY-103-5), located near the junction of US 62 and US 35, is distinguished by Italianate brackets and window surrounds. The Gentry House, built c. 1840 (FAY-26-6), also features later ornamentation including a side porch with pendants, carving, and bargebord. The Edward Smith Jr. Farm is particularly distinguished for its retention of outbuildings and its high degree of integrity.

Edward Smith Jr., whose name is carved in the house's second story sandstone lintels, was a prominent farmer and descendant of early Fayette County settlers. Smith Jr. was one of ten children of Edward Sr. who emigrated to Fayette County in 1810, the same year the county was organized. Edward Smith Jr. and his wife had nine children.

Vacant for several years, the Edward Smith, Jr. House was saved from demolition when it was purchased by Dorris Bitzer, whose late husband Willard was a great grandson of Smith. Though the house has been in a state of neglect for several years, it has suffered no recent alterations or changes in materials on either the exterior or interior. Mantel pieces, door and window surrounds, and a stair rail remain in the intact interior. Stenciling on the paneled doors is in good condition. Current plans call for the restoration of the house and continued maintenance of the historic outbuildings.

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

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Continuation Sheet**

Smith Jr., Edward, Farm, Washington Court House vic., Fayette Co., OH

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The property is located in Military Survey 683, Union Township. Begin at a point in the north right of way line of U.S. Route 62 at the east corner of a 0.925 acre tract conveyed to James Richard and Bonnie Snodgrass (Deed Book 144, p. 313, Fayette County Recorder's Office);

Thence: N. 49 48'00" W. along the northeast line of said 0.925 acre tract, passing an iron rod (set) at 4.37 feet a total distance of 239.67 feet to an iron rod (set) at the north corner of said 0.925 acre tract;

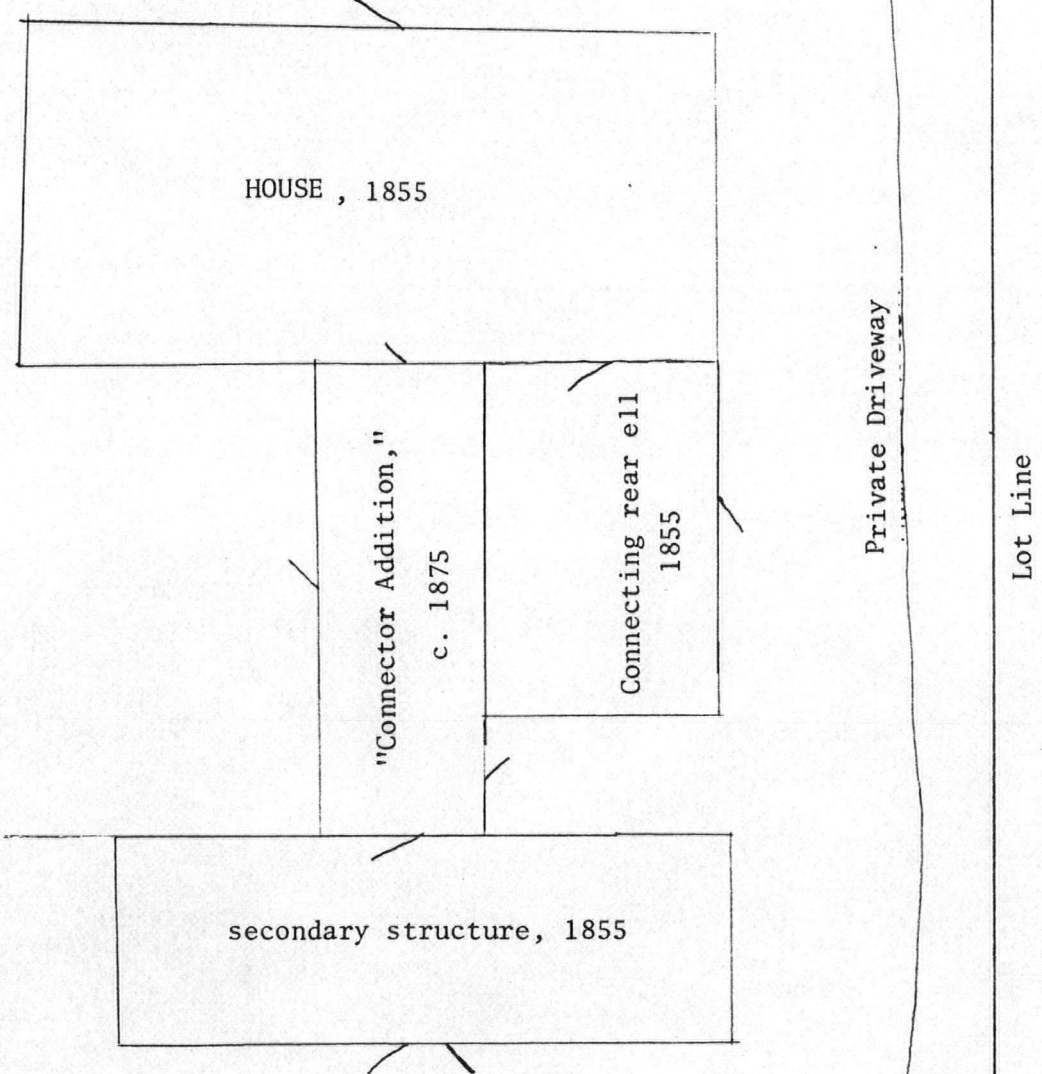
Thence: N. 42 00'00" E. along a new division line, a distance of 149.87 feet to an iron rod (set);

Thence: S. 48 00'00" E. along a new division line a distance of 239.55 feet to an iron rod (set) in the north right of way line of U.S. Route 62;

Thence: S. 42 00' 00" W. along the north right of way line of U.S. Route 62 a distance of 142.34 feet to the place of beginning containing 0.8035 acres and subject to all legal highways and easements of record.

Edward Smith Jr. Farm  
2085 US Route 62 NE  
Washington C.H. OH.  
Fayette County

Owner: Doris C. Bitzer  
6148 US Route 62 NE  
Washington C. H. OH



BARN, late 19th century

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Smith, Edward, Jr., Farm  
Fayette County  
OHIO

*Substantive Review*

OCT 26 1987

Working No. \_\_\_\_\_

Fed. Reg. Date: 2/7/89

Date Due: 11/26/87 -> 12/10/87

Action:  ACCEPT 12-9-87

RETURN \_\_\_\_\_

REJECT \_\_\_\_\_

Federal Agency: \_\_\_\_\_

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*architecturally significant example of  
Greek Revival / Folk Victorian transitional styling*

Recom./Criteria accept C

Reviewer Patrick Andrus

Discipline Historian

Date 12/9/87

\_\_\_\_\_ see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use
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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

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	Check one	Check one
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

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

**8. Significance**

Period \_\_\_\_\_ Areas 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**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM 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: \_\_\_\_\_



Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date: August 1986  
Negative on file at CSCOHPO, 22 N. Front St.  
Columbus, 43215  
Facade facing southeast

OCT 26 1987

D 31



Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs:Sandra Davies, Date August 1986  
Negative on file at CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Porch detail



E. SMITH

Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date: August 1986  
Negative on file CSCOHPO. 22 N. Front St.  
Columbus, Ohio 43215

Window detail with inscription



E. SMITH

1855

120  
Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date: August 1986  
Negative on file CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Window detail with inscription



Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs:Sandra Davies,Date:August 1986  
Negative on file CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Southwest wall



Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date: August 1986  
Negative on file CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Northeast wall with summer kitchen



Edward Smith Jr. House, 2085 U.S.Rt.62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date:August 1986  
Negative on file CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Smokehouse

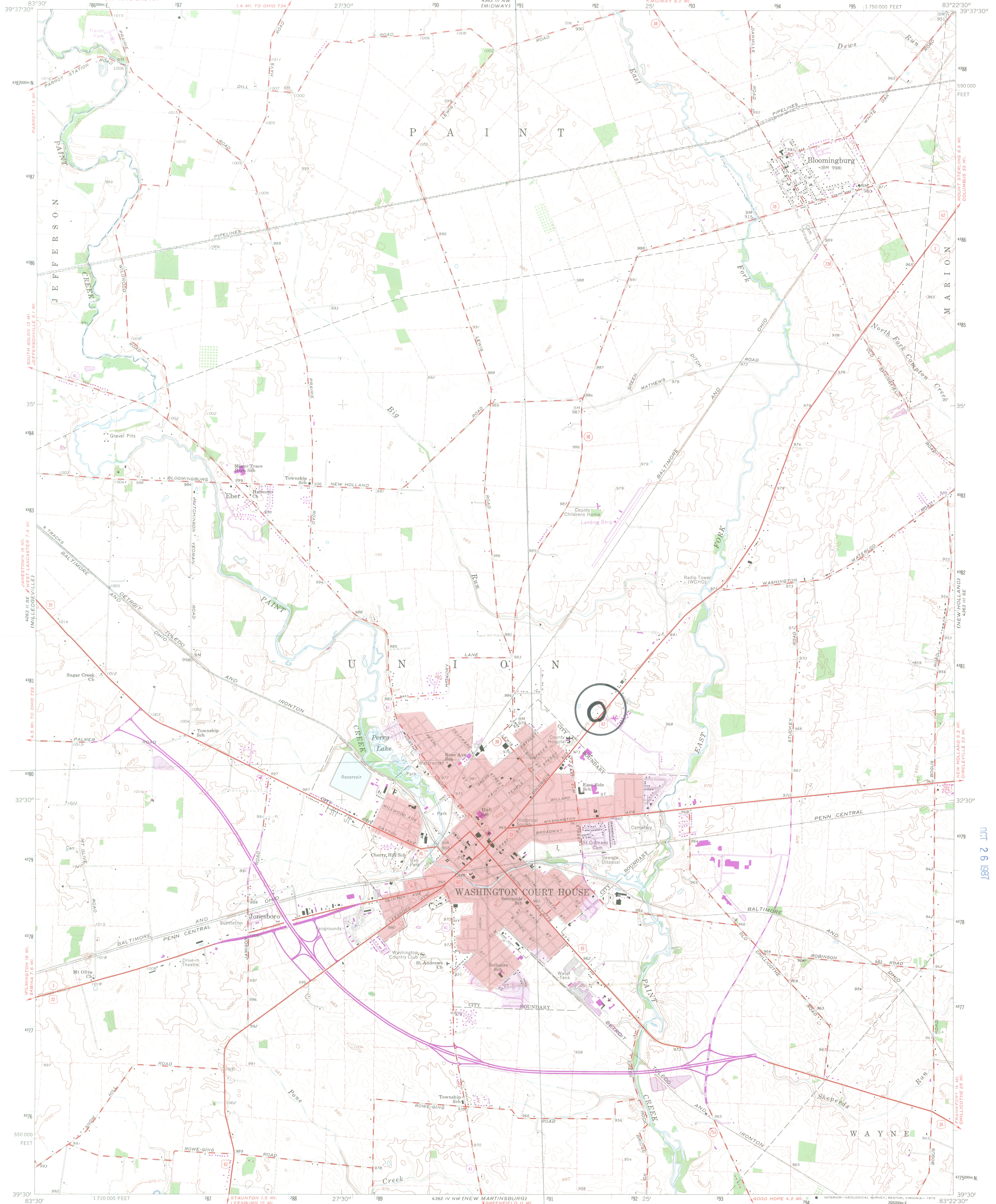


Edward Smith Jr. House, 2085 U.S.Rt. 62 NE  
Washington C.H. vic., Fayette Co.  
Photographs: Sandra Davies, Date: August 1986  
Negative on file CSCOHPO, 22 N. Front St.  
Columbus, Ohio 43215

Barn

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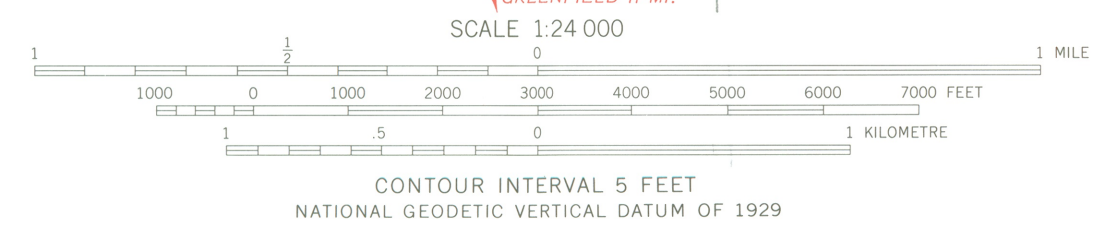
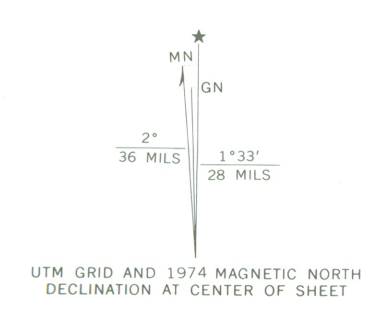
130



Smith Jr., Edward, Farm  
2085 U.S. Route 62 NE  
Washington Court House, Fayette Co., OH  
Zone 17  
Easting 291500  
Northing 4380790

NOV 26 1987

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1960. Field checked 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 17, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Entire area lies within the Virginia Military District



ROAD CLASSIFICATION

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



WASHINGTON COURT HOUSE, OHIO

N 3930—W 8322.5/7.5

1961  
PHOTOREVISED 1974  
AMS 4363 III SW—SERIES W852

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  
1974. This information not field checked.  
Purple tint indicates extension of urban areas

Ohio Historic Preservation Office

1985 Velma Avenue  
Columbus, Ohio 43211  
614/297-2470



OHIO  
HISTORICAL  
SOCIETY  
SINCE 1885

October 11, 1987

Ms. Carol Shull, Chief  
National Register of Historic Places  
National Park Service  
Department of the Interior  
P.O. Box 37127  
Washington, D.C. 20013-7127

Dear Carol:

Enclosed are 3 new National Register nominations. All of the appropriate notification procedures have been followed for these new submissions. Due to its neglected condition, I am requesting a substantive review for the Smith Jr., Edward, Farm in Fayette County.

New Submissions

Smith Jr., Edward, Farm *Substantive Review*  
Boneyfiddle Multiple Resource Area  
Alling, Francis D., House

County  
Fayette  
Scioto  
Summit

Please contact me if you have any questions.

Sincerely,  
*W. Ray Luce*

W. Ray Luce  
State Historic Preservation Office

WRL:bp  
Enclosures

OCT 26 1987