

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 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 Shawen Acres (Montgomery County Children's Home)
other names/site number Montgomery County Children's Services

2. Location

street & number 3304 North Main Street N/A not for publication
city, town Dayton N/A vicinity
state Ohio code OH county Montgomery code 113 zip code 45405

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>8</u>	_____
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____
	<input type="checkbox"/> object	<u>8</u>	_____
			<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Barbara Paven 8-19-91
Signature of certifying official Date
State or Federal agency and bureau

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:
 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:)
Patrick Andrews 10/9/91
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Institutional Housing

Current Functions (enter categories from instructions)

Government: Other:County Children's
Services

Social: Civic

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival/Other:English Cottage

Materials (enter categories from instructions)

foundation concrete

walls stucco

roof tile

other

Describe present and historic physical appearance.

Shawen Acres (The Montgomery County Children's Home) was constructed in 1926-1927 in the English Cottage style. The English Cottage style is a Tudor derivative which developed from the Garden movement in England in the early twentieth century. Their prototypes were the rural masonry farmhouses of England rather than the larger timber-framed buildings. The complex is composed of the administration building, the auditorium/gymnasium and physical plant, and ten cottages. Cottages 1 and 2, 4 and 5, 6 and 7, and 9 and 10 are paired cottages. Cottages 3 and 8 are detached cottages. Although all are built in the English Cottage style, they vary widely in their design and detailing. All of these buildings (with the exception of Cottage 8) are two-stories high and have yellow stuccoed walls, gabled hip tile roofs, and casement windows with brick soldier courses above and brick sills. The cottages are arranged on a circular drive. The twenty acres roll gently and have many large trees giving the complex a parklike appearance. The brick and stone walkways and stone walls complete the semi-rural landscape.

Administration Building: This two-story building has a symmetrical facade. The main facade is seventeen-bays-wide with the towered main entrance located at center. The doorway is recessed: the arched entrance has a concrete surround with "Shawen Acres" incised over the door. A window with iron balconet is above. Other windows are casements with brick soldier courses above and brick sills. Bays 1-3 and 15-17 are located on cross gables which advance to form shallow wings. Wing walls with round-arched openings extend out from the left and right sides.

On the left and right side facades, the last bays project forming wings. These wings have beveled corners and hip roofs.

The administration building is constructed on a slope giving ground level access to the basement at the rear. At left rear is the large attached gymnasium/auditorium building and physical plant. At right rear is a two-story hospital building (constructed in 1950) which is attached to the original building by a narrow elevated passageway.

 See continuation sheet

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Cottage 1 is three-bays-wide with the entrance located offset right. The left bays on the main facade and on the rear advance forming shallow gabled wings. An entry porch is located in the reentrant angle formed by the advancing left front bay. The left bay on the first story is a three-sided bay window. The eave line on the main facade is interrupted by a shed roof over the entrance bay and a shed wall dormer on the right bay.

The west (side) facade is four-bays-deep with the second bay being French doors. Second-story windows have segmental brick arches and are located in gabled wall dormers. A massive brick chimney with chimney pots dominates this facade. A one-story open porch supported by massive stuccoed corner pillars and beveled bracketed wood posts extends across the center two bays. The front of the porch has a stuccoed wall with round arched entrance.

The second-story windows on the north (rear) facade are arranged in shed and gabled wall dormers. Cottage 1 is attached to Cottage 2 by a one- and two-story shed and gabled section which is subtly recessed between the two cottages. All attached cottages are joined in the same manner.

Cottage 2 is three-bays-wide. The center entrance has a gabled entry porch with round-arched opening. The first and third bays have front-facing gables. The eave line at center is broken by a shed roof. The third bay on the first story is a polygonal bay.

The east (side) facade is very similar to the west facade of Cottage 1. It is four-bays-deep with a large brick outside chimney at center and French doors on the second bay. The second-story windows are segmentally arched: the first two bays are located within a large gable and the third bay is located in a gabled wall dormer. A one-story open porch is supported by heavy stuccoed corner pillars and bracketed beveled wood posts.

RESIDENTIAL BUILDING II

Cottage 3 is three-bays-wide. The left bays advance on the front and rear forming shallow gabled wings. On the main facade, the scalloped roof line forms the entry porch for the center entrance. The entry porch has a round-arched opening and is supported by a square pillar. The left bay on the first story is a rectangular half-timbered bay. On the third bay, the eave line is broken by a gabled wall dormer.

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The west (left) side of the building has the typical four-bay-deep arrangement with French doors on the second bay, a massive outside brick chimney, and an open porch supported by bracketed beveled wood posts. The second-story windows have brick segmental arches and are located in gabled wall dormers.

A gabled wing extends from the east (side) facade. On the rear, the second-story windows are arranged in shed and gabled wall dormers.

RESIDENTIAL BUILDING III

Cottage 4 is three-bays-wide. The left bay advances forming a shallow wing and the scalloped roof line forms the entry porch for the offset right main entrance. The left bay on the first story is a rectangular bay. On the third bay, the second-story casement window has a brick segmental arch and is located in a wall gable.

The left facade is four-bays-deep with French doors on the second bay, a large brick outside chimney, and an open porch supported by bracketed beveled wooden posts. Second-story windows have brick segmental arches and are located in wall gables.

On the rear facade, the first bay advances forming a shallow wing. On the second story, the windows are arranged in shed and gabled wall dormers.

Cottage 4 is attached to Cottage 5 by a receded gable and shed roof section which subtly joins the two cottages.

Cottage 5 is three-bays-wide. The entrance is located at center and has an open entry porch. The porch is supported with square beveled posts and has a tiled hip roof. The left bay on the first story is a large casement window with segmental brick arch. The left bay on the second story is located in a gabled wall dormer. The right bay is a two-story polygonal bay with hip roof and finial.

The east (side) facade is four-bays-deep with French doors, a large outside brick chimney, and open porch supported by heavy corner pillars and beveled bracketed wood posts. A round-arched opening leads onto the porch from the front. The first two bays are located within a large gable. The third bay has a brick segmental arch and is located in a gabled wall dormer.

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Cottage 6 is three-bays-wide with the entrance located offset right. An entry porch is located in the reentrant angle formed by the advancing left bay. The left bay on the first story is a three-sided bay. The right bay on the second story is located in a shed wall dormer.

The north (left side) facade is four-bays-deep and has a large brick outside chimney and French doors leading out onto the open porch which is supported by stuccoed corner pillars and bracketed beveled wooden posts. A stuccoed wall with round arched opening is on the front and back of the porch.

On the rear (east) facade, a shallow gabled wing extends out on the first two bays. Second-story windows are located in shed and gabled wall dormers.

Cottage 7 is attached to Cottage 6. The main entrance is located offset left and has an entry porch with beveled bracketed posts and tiled hip roof. The left bay has a gabled wall dormer. The first-story third bay is a large polygonal bay. The second-story window is located in a gabled wall dormer.

The right (south) facade is four-bays-deep. French doors are on the second bay. At center is the large brick outside chimney. The open porch is supported by heavy square stuccoed pillars on the corners and bracketed beveled wood posts. On the second story, the first two bays are located on a large gable. The third bay on the second story has a segmental brick arch and is located in a gabled wall dormer.

On the rear, the first two bays advance forming a gabled wing. Second-story windows are arranged in shed and gabled wall dormers. A large outside stuccoed chimney is located towards the center.

RESIDENTIAL BUILDING V

Cottage 8 was designed to serve as the nursery and is the most unique of these cottages. It is one-story and the main facade is ten-bays-wide. The entrance is located on the eighth bay and is located on a tower with diagonally placed round-arched door flanked by casement windows. The left two bays advance forming a shallow gabled wing. Eyebrow dormers are between the tower and advancing left bay.

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Hipped and gabled wings project from the left and right rear facade. The open area formed by the two wings is an open courtyard. The wings are joined by a pergola.

RESIDENTIAL BUILDING VI

Cottage 9: Cottages 9 and 10 are attached. Cottage 9 is three-bays-wide. The main facade has a center entrance with a gabled entry porch with tile roof. The left bay is a two-story polygonal bay with tile hip roof and finial. The third bay on the second story is a casement window with brick segmental arch located in a wall dormer.

The east (left) facade is four-bays-deep with the second bay being French doors. The first two bays are gabled. The third bay is a wall dormer. Second story bays have brick segmental arches. This facade has the usual open porch with large square stuccoed corner pillars and beveled wooden posts. The front and rear of the porch is accessed by round-arched openings which pierce the stucco walls.

The rear facade has a two-bay wide gable wing projecting from the left rear. Second-story windows are located in shed and gabled dormers. A large outside stuccoed chimney is located on the right rear.

Cottage 10 is three-bays-wide and has an offset left door. The right bay advances forming a shallow gabled wing. The scalloped roof line extends to shelter an entry porch which is supported by a large square stuccoed pillar and has a round-arched front opening. On the right bay, the first-story bay is a half-timbered rectangular bay. On the left bay, the second-story bay is located in a gabled wall dormer.

The right (west) facade is similar to the other cottages with French doors opening onto the open porch and a large outside brick chimney. On the rear facade, the right two bays advance to form a shallow gabled wing. Second-story windows are located in shed and gabled wall dormers. The rear entrance has a bracketed wood overdoor with tile roof.

All cottages have replacement front doors for security reasons.

In the southeast section of the site is the swimming pool and pool house. The original pool was replaced in 1950, but the bath house

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remains. It is a one-story brick building with hip and gable roof. A shallow gable wing with flared eave extends out at center front and provides entry to the bath house. A deeper gable wing extends out from the rear.

B. 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)

Social History

Architecture

Period of Significance

1926-1941

Significant Dates

1926-1927

1928

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Shawen Acres is being nominated for the National Register under Criteria A and C. This complex of 1926-1927 buildings is an excellent example of the use of the English Cottage style in institutional architecture. The use of the English Cottage style represents changing ideas on childcare in the early twentieth century. It also documents the growing emphasis in this period on the importance of the single-family home located in a parklike setting as the proper environment for the nurturing of children. Shawen Acres, with its "cottage system," effectively implemented these ideas to become a model of progressive optimism and reform.

The first record of organized child care for orphaned children in Montgomery County was in 1844 when the Dayton Female Association for the Benefit of Orphans opened their privately-funded home on Magnolia Street. In 1866, however, because of the large number of homeless children resulting from the Civil War, the state of Ohio asked for the establishment of governmentally-run children's homes. Two years later, the Montgomery County Children's Home opened at 528 Summit Street.

By the early twentieth century, however, changes in attitudes towards children and child care made the old dormitory-style homes increasingly undesirable. Prior to this time, children had often been viewed as an economic asset whose employment was necessary to ease the financial situation of many working class families. By the turn of the century, however, reform-minded citizens were speaking out on the "inherent rights" of the child. By the 1920s, child labor and compulsory education laws protected those rights. Professionals now stressed that children needed adequate recreation time and individualized care. Whereas social services had earlier embraced the doctrine of regimentation, no recreation, and "docile children," the new approach sought to move the children "out of the

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drab old orphanage cocoon." During the 1910s and the early 1920s, the staff and board implemented steps to de-institutionalize the existing Children's Home, but it quickly became evident that the new form of child care was impossible in a dormitory-style setting.

In the fall of 1925, the Montgomery County commissioners placed a \$400,000 bond on the ballot for the purpose of building a new home. The plan called for the creation of an "Ideal American Home life" for two hundred orphan children. To do so, the board planned to build small cottages, each with a kitchen, dining room, living room, playroom, governess's room, bedrooms, and a bath. They also planned to landscape the complex with trees and shrubbery to create a neighborhood setting. The bond passed and board members of the Children's Home sought possible locations for the new home.

Dr. Charles Shawen, a prominent Dayton doctor, donated a twenty-two acre plot north of downtown Dayton to the county for the new home. Construction began in 1926 with an expected date of completion in December 1927. The establishment was named "Shawen Acres" after its benefactor. The facility opened on February 14, 1928.

The new complex was composed of ten cottages built in the English Cottage style. Each cottage was home to twenty to thirty children who were under the care of the cottage parents. The program was carefully designed to create an atmosphere of community living. Brothers and sisters were placed in the same cottage to maintain existing family bonds, and cottage members became a surrogate family. Activities and programs were aimed at producing well-adjusted adults who would be able to contribute to the outside world. To achieve this goal, the superintendent, William Stokes, and his staff devised a list of the "inherent rights" of each child. These included Health; Happiness, Play, Recreation; Education; Occupation; Culture; Living; Marriage; Children; Worship; and Citizenship.

To ensure the health of the children, Shawen Acres maintained a medical staff. When it first opened in 1928, a group of rooms located within the main building made up the hospital. But increasing numbers of children because of the Depression and World War II demanded that a separate facility be built. On September 16, 1950, a self-contained hospital and receiving area was attached to the main building.

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A full-time Recreation Director was placed in charge of the recreational and play aspects of the Home's curriculum. Athletics formed an integral part of the new approach taken at Shawen Acres; it was designed "to brighten the minds of our boys and girls and give them the courage to carry on." When the home opened in 1928, the Home was equipped with a pool, a gymnasium, and makeshift football and baseball fields. Programs in baseball, football, basketball, tennis, swimming, and volleyball developed into intramurals between cottages and also as competing high school teams.

Play time also ranked as important. From its inception, the staff recognized that "children need the play we give them as much as they do food and shelter." Each cottage had a playroom, and a central playground with swings, monkey bars, and other equipment was within walking distance of every cottage. The schedule set aside four hours a day to allow for play time rain or shine.

Every child who lived at Shawen Acres also went to school. The staff encouraged the school work of each child and provided for study time, but education went well beyond the traditional classroom setting, for each child also received training in a trade. This training ensured that the children would be able to provide for themselves after leaving the Home. In addition, by training the children in a useful skill, the needs of the Home could be met internally thus reducing operating costs. Various shops opened to serve the dual purpose of teaching a trade and meeting the needs of the Home and its residents. The boys worked in the shoe, barber, paint, and carpentry shops. The girls ran a sweet shop and helped with the domestic needs by sewing, nursing, and providing laundry service.

Children were also introduced to cultural refinements. Children received instruction in ballroom dancing and etiquette. They learned to play instruments. The Shawen Acres Drum and Bugle Corps marched in all area parades and memorial services, and even traveled to Indiana and Michigan to represent Shawen Acres in parades. Art classes taught the children creativity. In addition, the children attended the circus and movies.

The staff was also concerned with the rights of Living, Marriage, Children and Worship. Corporal punishment was not tolerated and the private ownership of property and a respect for

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others' property was also emphasized. Cottage parents acted as role models for the children stressing the importance of parents as being well-adjusted, loving people. Children also received lessons in family planning and budgeting and were trained in the care of infants and toddlers. By doing so, the staff hoped to provide future generations with well-informed and prepared parents.

Although Shawen Acres advocated no specific denomination, the staff encouraged the children to attend some sort of church services. Membership and attendance in Sunday School classes stressed the "building of character and good Christian citizens." The program at Shawen Acres also stressed "citizenship" skills. The Home was designed as a community and maintained an inmate government whose officials were elected by the residents themselves.

In the post-World War II period, the expansion of children's services and the increasing number of children needing those services slowly eroded the financial stability of the Home. In addition, new approaches to children's services were emerging making institutions such as Shawen Acres, once models of progressive child care, seem outdated and obsolete. "Maintaining the home of the child" was now seen as the ultimate goal of child welfare, and professionals stressed the treating of the family as a whole. Increasingly, the welfare services saw institutions such as Shawen Acres, as "detrimental to the development of the child."

The Montgomery County Child Welfare board responded to these changes by increasing the number of children put into foster and adoptive care. Slowly the numbers of children at Shawen Acres decreased. This forced the closing of the shops and the discontinuation of programs. The financial constraints of the Board resulted in the closing of several of the cottages because of the high cost of maintaining ten cottages for decreasing numbers of children. By December 1976, only fifteen children remained in Shawen Acres. The Board met on January 31, 1977 for its regular meeting and proposed to close Shawen Acres for long-term residential care. It had become no longer "an efficient and effective use of a facility" nor "economically feasible" to continue operations. On February 26, 1977, after forty-nine years of service, the cottages of Shawen Acres fell silent. Cottage 9 remained open as an Emergency Shelter until 1979. Shawen Acres had seen children's services come full swing.

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Shawen Acres, Montgomery County, Ohio

The area is still maintained by the county and Children's Services. The main building houses case workers and several cottages have been rented to agencies that deal with children such as Lutheran Social Services and Building Bridges.

Shawen Acres is a highly significant example of institutional English cottage style architecture and illustrates the values and ideals on home and family espoused by social reformers in the early twentieth century. Located on a curving drive and set into a gently rolling wooded landscape, these buildings reflect their belief in the power of the proper physical and emotional environment to determine the future life course of the young people under their care. The many successful alumni attests to the validity of the "cottage system" form and the successful fulfillment of the motto of the institution's staff to "Give the Child the Best."

The English Cottage derivative of the Tudor Revival style is evidenced in all the contributing buildings. Architectural features that reflect this include the stucco wall cladding, the dominate rooflines which often feature soft flowing slopes and shallow overhangs, steeply pitched gable dormers, facades dominated by one or more cross gables, and casement windows with multi-paned glazing. English inspired revival styles were predominate design choices for domestic buildings during the 1920s. The use of the style at Shawen Acres reflects the desire to create a home-like environment rather than an institutional setting.

9. Major Bibliographical References

Davis, Jennifer. "'Give the Child the Best:' A History of Shawen Acres," Miami Valley History: A Journal of the Montgomery County Historical Society, Volume 1, No. 1, May 1989. pp. 20-29.

"Shawen Acres: The Children's Home of Montgomery County, Dayton, Ohio, 62nd Annual Report, 1929."

"Shawen Acres: Annual Report of the Child Welfare Board, 1950."

"Post-Victorian Houses," Old House Journal, Jan-Feb 1986, page 26.

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Montgomery Co. Historical Society

10. Geographical Data

Acreege of property 19.12 acres

UTM References

A	<u>1,6</u>	<u>7,3,8,2,6,0</u>	<u>4,4,0,8,7,4,0</u>
	Zone	Easting	Northing
C	<u>1,6</u>	<u>7,3,8,6,8,0</u>	<u>4,4,0,8,6,4,0</u>

B	<u>1,6</u>	<u>7,3,8,6,8,0</u>	<u>4,4,0,8,8,0,0</u>
	Zone	Easting	Northing
D	<u>1,6</u>	<u>7,3,8,3,3,0</u>	<u>4,4,0,8,5,3,0</u>

See continuation sheet

Verbal Boundary Description

All of Lot 47960 situated in the City of Dayton and comprising 19.12 acres. See attached Plat Map.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Jennifer Davis/ Claudia Watson
organization Montgomery Co. Historical Society date July 2, 1991
street & number 7 North Main Street telephone 513-228-6271
city or town Dayton state Ohio zip code 45402

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Section number _____ Page _____ PHOTOS - Shawen Acres, Montgomery Co., Ohio

1. Main facade of Administration Building, looking northeast.
2. Main facade of Administration Building, looking northeast.
3. Main facade of Administration Building, looking northeast.
4. Main facade of Administration Building, looking northeast.
5. Rear of Administration Building, gymnasium/auditorium, and physical plant, looking southwest.
6. Rear of Administration Building, gymnasium/auditorium, physical plant, and hospital building, looking southwest.
7. North facade of gymnasium/auditorium, looking south.
8. Rear facade of Administration Building and north facade of hospital and south facade of gym/auditorium. This was "Shop Street" where the student-run shops were located.
9. Rear and south (side) facade of Administration Building showing where 1950 hospital is attached to Administration Building.
10. South facade of 1950 hospital building, looking north.
11. Cottages 1 and 2. Showing side facade of Cottage 1. Looking northeast.
12. Showing main facade of Cottage 1. Looking northwest.
13. Rear facade of Cottage 1. Looking southeast.
14. Main facade of Cottage 2. Looking northwest.
15. East (side) facade of Cottage 2. Looking west.
16. Cottage 3 with play area in foreground. Looking north.
17. Main facade of Cottage 3. Looking north.
18. Rear facade of Cottage 3. Looking south.
19. Showing part of the rear facade of Cottage 3 and side (northwest) facade of Cottage 4. Looking southeast.
20. Main facades of Cottages 4 and 5. Looking northeast.
21. Side (northwest) facade of Cottage 4 and rear facades of Cottages 4 and 5. Looking southeast.
22. Cottages 6 and 7. Cottage 6 is in the foreground. Looking south.
23. Side (northeast) facade of Cottage 6. Looking southeast.
24. Main facade of Cottage 7. Looking southeast.
25. Main facade of Cottage 8. Looking southeast.
26. Rear facade of Cottage 8. Looking northwest.
27. Main facade of Cottage 9. Looking south.
28. Rear facades of Cottages 9 and 10 with Cottage 10 in the foreground. Looking northwest.
29. Main facade of Cottage 10. Looking southeast.
30. Showing grounds looking in a northeasterly direction towards Cottages 1-5.
31. Cottages 6 and 7. Looking northeast.
32. Showing Cottages 6-8. Looking southeast.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Shawen Acres

MULTIPLE NAME:

STATE & COUNTY: OHIO, Montgomery

DATE RECEIVED: 8/28/91 DATE OF PENDING LIST: 9/12/91
DATE OF 16TH DAY: 9/28/91 DATE OF 45TH DAY: 10/12/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91001487

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: Y PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/9/91 DATE

ABSTRACT/SUMMARY COMMENTS:

Historically & architecturally significant group of early 20th century English Cottage style building served as the county's home for orphaned children. The architectural styling, the setting, and the design of the buildings all reflect early 20th century views on the need for a home-like environment for raising orphans.

RECOM./CRITERIA accept A&C
REVIEWER Patrick Andrus
DISCIPLINE Historian
DATE 10/19/91

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



Shawen Acres
Montgomery County, OH

1/32



Shawna Acres

2/32

Montgomery County, OH



3/32

Shawen Acres
Montgomery County, OH



Shawen Acres

4/32

Montgomery County, OH



5/32

Shawnee Acres
Montgomery County, OH



Shawen Acres

6/32

Montgomery County, OH



Shawen Acres

7/32

Montgomery County, OH



Shawen Acres
Montgomery County, OH

8/32



Shawen Acres
Montgomery County, OH

9/32



Shawen Acres
Montgomery County, OH

10/32



Shawen Acres

11/32

Montgomery County, OH



Catholic Social Services of the Diocese of St. Louis
EMERGENCY HOME CARE
CREDIT COUNSELING
SUPPORTIVE SERVICES
RE-ENTRY SERVICES

Shawen Acres
Montgomery County, OH

12/32



Shawen Acres

13/32

Montgomery County, OH



OFFICE 2
AMERICAN
LUNG
ASSOCIATION
OF THE MIAMI VALLEY

Shawen Acres

14/32

Montgomery County, OH



15/32

Shawen Acres

Montgomery County, OH



Shawen Acres

16/32

Montgomery County, OH



BLDG 3
Adult Basic
Education

District Board of Education

Shawen Acres

17/32

Montgomery County, OH



18/32

Shawen Acres

Montgomery County, OH



Shawen Acres

19/32

Montgomery County, OH



Shawen Acres

20/32

Montgomery County, OH



Shawen Acres

21/32.

Montgomery County, OH



Shawen Acres

22/32

Montgomery County, OH



Shawen Acres

23/32

Montgomery County, OH



Shawen Acres

24/32

Montgomery County, OH



Shawen Acres

25/32

Montgomery County, OH



26/32

Shawen Acres

Montgomery County, OH



27/32

Shawen Acres

Montgomery County, OH



Shawen Acres

28/32

Montgomery County, OH



Shawen Acres

29/32

Montgomery County, OH



Shawen Acres

30/32

Montgomery County, OH



Shawen Acres

31/32

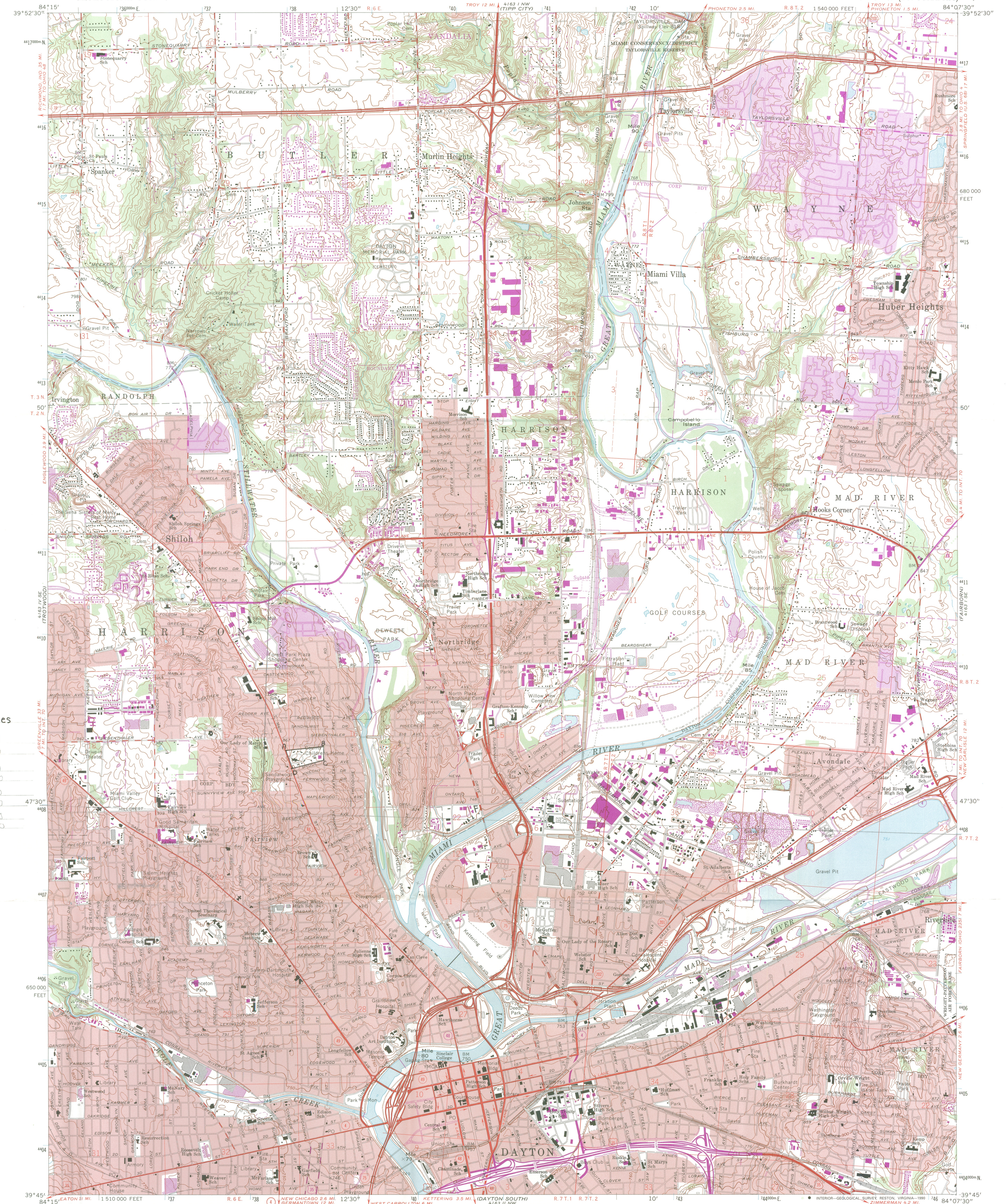
Montgomery County, OH



Shawen Acres

32/32.

Montgomery County, OH



Shawen Acres
A 738260
4409740
B 738680
4409800
C 739330
4409840
D 739330
4409830

Mapped, edited, and published by the Geological Survey in cooperation with the Army Map Service
Revised in cooperation with State of Ohio agencies
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1954. Field checked 1955. Revised from aerial photographs taken 1964. Field checked 1965
Polyconic projection. 10,000-foot grid ticks based on Ohio coordinate system, south zone. 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue. 1927 North American Datum To place on the predicted North American Datum 1983 move the projection lines 2 meters south and 6 meters west as shown by dashed corner ticks
Red tint indicates areas in which only landmark buildings are shown
Area covered by dashed light-blue pattern is subject to controlled inundation to 818 feet
Area west of the Great Miami River lies within the Miami River Survey Area east of the Great Miami River lies within the Between the Miamas Land Lines based on the Great Miami River Base
There may be private inholdings within the boundaries of the National or State reservations shown on this map

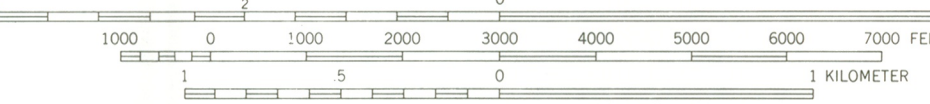
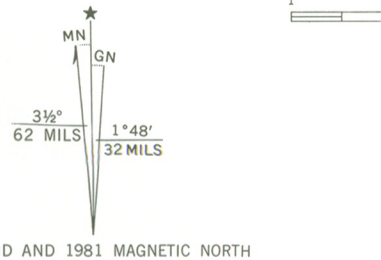
Revisions shown in purple and woodland compiled in cooperation with State of Ohio agencies from aerial photographs taken 1979 and other sources. This information not field checked. Map edited 1981
Purple tint indicates extension of urban areas

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Map photoinsppected 1984
No major culture or drainage changes observed

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

DAYTON NORTH, OHIO
N3945—W8407
PHOTOINSPECTED 1984
1965
PHOTOREVISED 1981
DMA 4163 1 SW—SERIES V852



3501 Merrimac Avenue
Dayton, Ohio
45405-2646

513-276-6121
FAX 513-277-1127



MONTGOMERY
COUNTY
CHILDREN
SERVICES

Isaac R. Palmer
Executive Director

Alberta C. Lewis
Associate Director

Board Members

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Chair

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Alyce Lucas

Louis R. Lunne

Alberta M. Minor

Robert L. Mues

Lamarr Reese

Derrick A. Strahorn

Sandra J. Williams

August 5, 1991

RECEIVED AUG - 7 1991

Mr. Jeff Winstel
National Register Manager
Ohio Historic Preservation Office
Ohio Historical Center
1982 Velma Avenue
Columbus, Ohio 43211-2497

Dear Mr. Winstel,

I am writing in response to our Shawen Acres property in Dayton, Ohio being nominated for listing as a national historic site. Montgomery County Children's Services constructed and operates the facilities built on the Shawen Acres property. The 19-acre property was donated to the County Commissioners for the purposes of providing child welfare for the county's children.

Ordinarily, we would be very pleased to have our properties so listed, but given the condition of the buildings, how we are using them now as opposed to their original construction design, the liberal presence of asbestos and our future plans for that site, we are respectfully requesting that our property not be listed among those sites in the Dayton area.

The buildings being nominated were constructed in 1927 as residential cottages for orphaned children. Each cottage consists of a bathroom on each floor, a kitchen and multiple sleeping quarters for children. Our agency has not housed children in these buildings since 1975. Since that time, the buildings have either stood vacant or have been altered to provide space for caseworker or office staff. The agency's financial condition has not permitted any type of regular maintenance, and all buildings are exhibiting extreme evidence of wear and deterioration.

A recent facility audit conducted by the architectural firm of Levin Porter estimated that the cost of bringing these buildings up to code and refurbishing them for our use would exceed \$3 million. An inspection for asbestos conducted since the audit by Levin Porter has confirmed the presence of asbestos in crawl spaces, steampipe chases and interior walls in all buildings. We are currently assessing the cost of having this removed over the next few months. At best, we will only be able to remove the materials presenting the most immediate health threat.

Mr. Jeff Winstel
Page 2
August 5, 1991

Our agency is charged with the responsibility of investigating all reports of abuse and neglect concerning children throughout our county. Given the enormity of this responsibility and shrinking state, federal and local dollars, it would be a real hardship for our agency to continue to divert our limited resources from our mission of protecting children to patching and repairing these 64-year old buildings. Over the last few years, we have averaged over \$250,000 a year in renovation costs to these older buildings. After an 18-month study, our Board has adopted a capital plan that would take down five of the buildings and construct a new facility that would house the majority of our staff under one roof - staff is currently scattered across our 19-acre property. Our plan is to maintain five of the buildings as office and family visitation space. Maintaining some of these buildings will accomplish two purposes. First it will allow us to continue our family/child visitation in a facility that is more residential than commercial in layout; and secondly, it will maintain the sense of historical presence for those who once resided in these cottages. We are sensitive to the historical and nostalgic value of these buildings to the former residents and are taking steps to preserve that memory.

Our concern with having our property listed as a national historic site is that the listing would cause confusion within the community concerning the importance of these buildings. Their endearment is age, but their age and condition present a hazard to staff and an obstruction to our mission of protecting children. For these reasons, we respectfully request that the Shawen Acres property not be listed as a national historic site.

Sincerely,

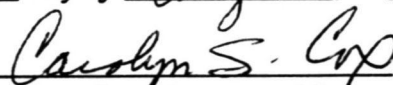


Isaac R. Palmer
Executive Director

IRP:sm(A8)

cc: Commissioner Donna Moon
Mayor Clay Dixon
State Senator Charles Horn
State Representative Tony Hall
State Representative Tom Roberts
State Representative Rhine McLin

Sworn to before me and signed in my presence this 6th day of August, 1991.

(Signed) 
Carolyn Cox, Notary Public
In and For the State of Ohio
My Commission expires 3-1-93

WHY WE MUST BUILD

- **64-YEAR OLD BUILDINGS NEED MAJOR REPAIRS AND REFURBISHING**

Shawen Acres Main Administration Building and Cottages built in 1927

Vintage buildings have not had renovations to preserve them

64-year old buildings now need major renovation and code correction

1984 Facilities Management building audit estimated \$2.2 million refurbishing cost

Current building audits conducted by architectural firm indicate the renovation cost could exceed \$4 million

Unpredictability of breakdowns and repairs makes budgeting difficult

Constantly repairing roofs, water pipes, furnaces, etc.

Agency has averaged over \$250,000 in the last 3 years in just patch-ups and repairs

Only Merrimac building was built to accommodate casework and administrative staff

All other buildings originally constructed as residences for children

Older buildings are not handicap accessible and retrofitting is prohibitively expensive

- **SEVERE OVERCROWDING OF EXISTING BUILDINGS**

Merrimac building built for 100 staff - now houses 135

Bathrooms, lobby area and conference space converted to office space

65 staff crowded into a double cottage built to be children's bedrooms

Growing reports of abuse and neglect will require added staff in order to maintain a consistent level of service

Original buildings designed and constructed as child residences lack adequate conference and training space

- **HIGH OPERATING, MAINTENANCE AND ENERGY COST**

64-year old high pressure boiler requires full-time licensed attendant during heating season

Old boiler must be dismantled and reassembled every year during the non-heating season at a cost of \$61,000 in labor and material

Most buildings use highly inefficient window air conditioning units

Mechanical engineers project \$35,000 in utility savings

Projected heating/cooling at \$1.25 per SF instead of current \$1.65 cost per SF

Total annual savings from operations alone will absorb the annual debt service on 20-year GOB

- **DIMINISHED ADMINISTRATIVE EFFECTIVENESS**

Internal communication hampered by "scattered" locations

Central record keeping, which is important for our client caseloads, is extremely difficult

Staff must be configured to accommodate inflexible building space instead of space being molded to fit staff's optimal needs

Staff performing similar tasks that could benefit from being together are forced into separate buildings

Whole departments which have logical interaction are physically separated

MONTGOMERY COUNTY CHILDREN SERVICES
RENOVATIONS AND REPAIRS 1989, 1990 & 1991

1989

Renovated Shawen Acres Annex, second floor
Renovated basement of Shawen Acres Annex - Training Unit
Expanded one Shawen Acres parking lot
Repaired ceiling and tiles at Shawen Acres Administration Building
Replaced Shawen Acres Admin Building Gym roof
Repaired burst water pipes under floor of Shawen Acres Gym
Replaced corroded high pressure steam lines at Shawen Acres
Sealed exterior of Shawen Acres Annex
Boarded up Shawen Acres Cottages 6 & 7 to reduce vandalism
Converted Merrimac bathroom as office space for 2 workers

1990

Installed air conditioning system in the Shawen Acres Annex
Installed electrical circuit and fire alarm system at the Shawen Acres Annex
Renovated Shawen Acres Cottage 9
Resurfaced Merrimac parking lot
Paved parking lot at Shawen Acres Cottage 10
Painted and carpeted Shawen Acres North Wing
Renovated Shawen Acres Cottage 8
Renovated Shawen Acres basement - clerical workgroup
Installed security system in Shawen Acres Cottages 1 & 2
Replaced three sections of broken windows at the Merrimac building
Placed over 100 broken windows in Shawen Acres Cottages
Installed modular furniture in Intake common area to house 4 staff
Renovated a portion of Shawen Acres basement for clerical wordprocessing work group
Installed modular furniture in Shawen Acres Cottage 9, and several clerical work areas
Installed window blinds at Shawen Acres Administration Building

1991

Installed HVAC system in Shawen Acres Cottage 9 & 10 when furnace went out
Renovated Shawen Acres Scout Room for meetings and training sessions
Installed modular furniture in several areas throughout agency
Roof repairs for Merrimac building
Constructed two Intake interviewing rooms in Merrimac Lobby
Converted Merrimac conference room to accommodate 2 staff
Repairing water damaged interior and exterior walls Shawen Acres
Installing security grids at Shawen Acres
Installing modular furniture in Merrimac Data Processing Room
Increasing lighting in lobbies, hallways and stairwells of Shawen Acres Admin Bld
Renovating Shawen Acres conference room

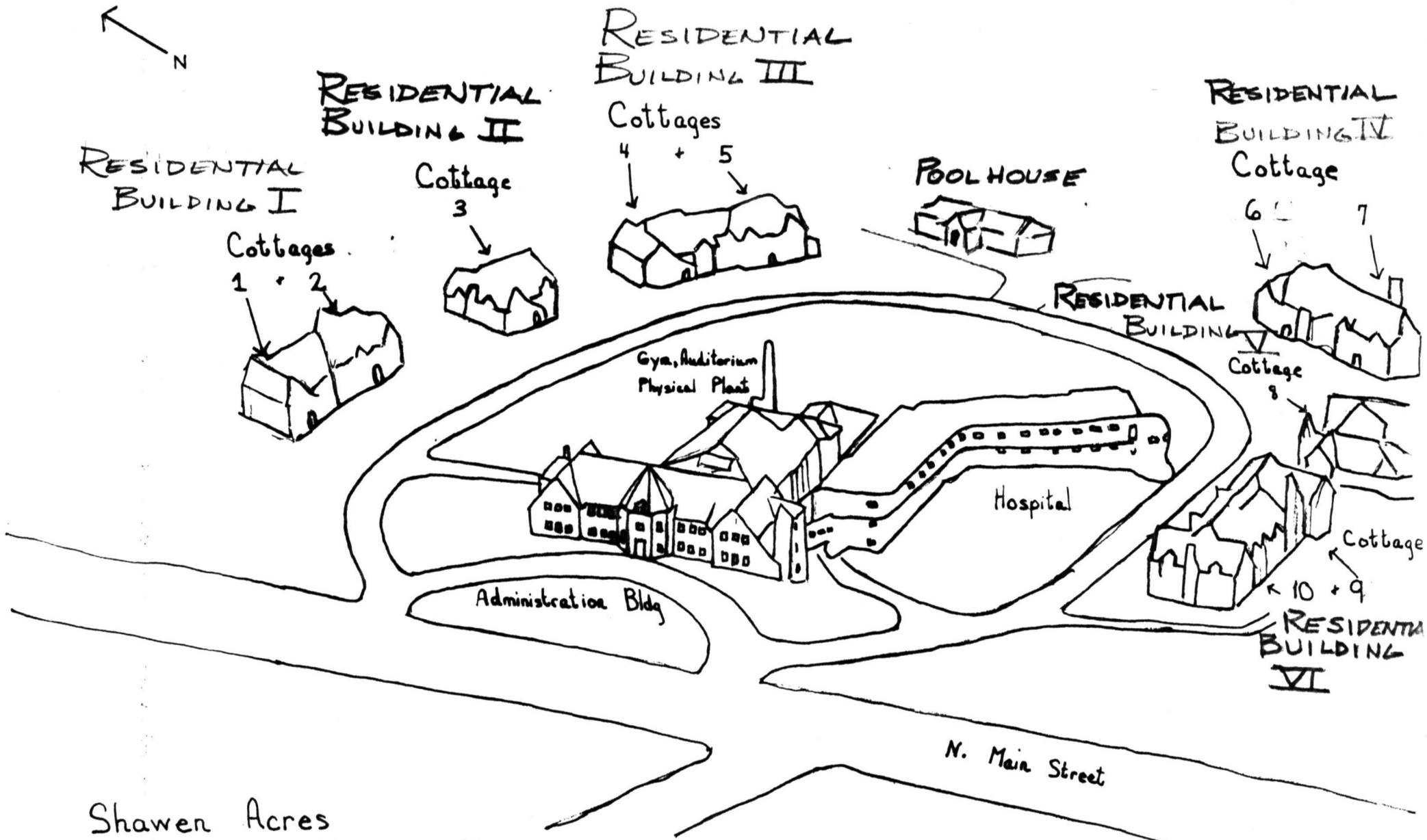
Additionally:

Each year the high pressure boiler system that heats most of the Shawen Acres buildings is completely disassembled, cleaned and critical parts replaced as needed.

**Montgomery County Children Services
RENOVATION COSTS**

Facility / Repair Needs	Year Constructed	Renovation Cost
Shawen Acres Admin. Building/Gym	1927	1,195,700
Basic Building Shell		216,000
Interior Building Structure & Finishes		52,000
Electrical Systems		183,000
Mechanical System		289,000
Current Code Compliance		144,000
Other Fixed Equipment		37,000
Energy Conservation		33,000
Building Function Features		68,000
Power Plant - Building Shell		1,800
Power Plant - Interior Finishes		1,900
Power Plant - Mechanical Systems		170,000
Shawen Acres Annex	1951	789,000
Basic Building Shell		96,000
Interior Building Structure & Finishes		64,000
Electrical Systems		73,000
Mechanical System		265,000
Current Code Compliance		76,000
Other Fixed Equipment		66,000
Energy Conservation		88,000
Building Function Features		61,000
Cottages 1 & 2	1927	275,000
Basic Building Shell		47,400
Interior Building Structure & Finishes		17,600
Electrical Systems		38,900
Mechanical System		84,100
Current Code Compliance		33,400
Other Fixed Equipment		15,600
Energy Conservation		18,400
Building Function Features		19,600
Cottage 3	1927	146,000
Basic Building Shell		24,600
Interior Building Structure & Finishes		9,200
Electrical Systems		21,200
Mechanical System		45,800
Current Code Compliance		17,400
Other Fixed Equipment		8,100
Energy Conservation		9,500
Building Function Features		10,200

Cottages 4 & 5	1927	332,000
Basic Building Shell		56,700
Interior Building Structure & Finishes		21,100
Electrical Systems		47,400
Mechanical System		102,600
Current Code Compliance		40,000
Other Fixed Equipment		18,700
Energy Conservation		22,000
Building Function Features		23,500
Cottages 6 & 7	1927	378,000
Basic Building Shell		71,100
Interior Building Structure & Finishes		26,400
Electrical Systems		47,400
Mechanical System		102,600
Current Code Compliance		50,100
Other Fixed Equipment		23,500
Energy Conservation		27,500
Building Function Features		29,400
Cottage 8	1927	71,000
Basic Building Shell		18,700
Interior Building Structure & Finishes		7,000
Electrical Systems		3,500
Mechanical System		7,500
Current Code Compliance		13,200
Other Fixed Equipment		6,200
Energy Conservation		7,200
Building Function Features		7,700
Cottages 9 & 10	1927	332,000
Basic Building Shell		56,700
Interior Building Structure & Finishes		21,100
Electrical Systems		47,400
Mechanical System		102,600
Current Code Compliance		40,000
Other Fixed Equipment		18,700
Energy Conservation		22,000
Building Function Features		23,500
Merrimac Building	1971	400,000
Mechanical Systems		400,000
Grand Total		<u>3,918,700</u>



Shawen Acres
 Montgomery Co. Children's Home
 Dayton, Ohio

Ohio Historic Preservation Office

Ohio Historical Center
1982 Velma Avenue
Columbus, Ohio 43211-2497
614/297-2470
Fax: 297-2411



**OHIO
HISTORICAL
SOCIETY**
SINCE 1885

August 22, 1991

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

RECEIVED
AUG 23 1991
**NATIONAL
REGISTER**

Dear Carol:

Enclosed are two (2) new National Register nominations. All notification procedures have been followed for these new submissions.

New Submission

County

North End Neighborhood Historic
District

Jeffersony

Shawen Acres

Montgomery

Please contact me if you have any questions.

Sincerely,

W. Ray Luce

W. Ray Luce
State Historic Preservation Officer

WRL/jw:dh

Enclosures

nroh/trans.rev

RECEIVED
8/28/91

