

REFNUM 88002749

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NR listed: 12-1-88

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 Ranney, Luther B., Farm
other names/site number N/A

2. Location

street & number 6484 Old Route 8
city, town Boston Heights
state Ohio code OH county Summit code 153 zip code 44264

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 6, Noncontributing 0 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 [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 Juce
Date: 10/27/88
State or Federal agency and bureau: SHPO

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.
[ ] determined eligible for the National Register.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:)

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/single dwellingDOMESTIC/ secondary structure

Current Functions (enter categories from instructions)

WORK IN PROGRESS**7. Description**

Architectural Classification

(enter categories from instructions)

Greek RevivalOther: New England Large

Materials (enter categories from instructions)

foundation sandstonewalls weatherboardroof asphalt

other \_\_\_\_\_

**Describe present and historic physical appearance.**

The Luther B. Ranney Farm, consisting of a house and five outbuildings, is located on 4.19 acres of land in a rural area of northern Summit County. The house sits on a knoll of land fronting on Old Route 8, one mile south of the intersection of Boston Mills Road, marking the center of the Village of Boston Heights. The house is surrounded by mature maple, ginko, black walnut, and pine trees. The farm is still surrounded by farm fields. There is a lane on the property that begins by the house, goes back past the five outbuildings and continues on to the Boston Ledges, a sandstone outcropping about 400 yards west of the boundary line for this nomination.

The house is an example of vernacular rural architecture influenced by Greek Revival style elements and characteristics of the New England building traditions as disseminated into the Connecticut Western Reserve in Northeast Ohio. The Greek Revival style is reflected in the full entablature with cornice returns, entrance with entablature, rectangular transom and pilasters, and multi-paned windows with flat sandstone lintels. The two story clapboard sided house with one story wing is an example of the New England Large house type as characterized by its large centrally located chimney, side-facing gables, and central doorway. While relatively uncommon in Ohio, the house type is usually found in the Western Reserve, Ohio Company Lands of southeastern Ohio, and other areas settled by New Englanders.

The house was constructed in 1844 as a five bay, two story clapboard house with a one story ell on the back. The side gabled roof is asphalt with an oak shingle roof underneath it. The cornice line of the roof is emphasized with a wide band of trim and there are gable end cornice returns. Fenestration throughout the house ranges from the original 9/6 to early 2/2 light windows. The 9/6 windows feature narrow muntins. The main block of the house has a total of nine 9/6 windows (on the east and north elevations) the ell has two 9/6 on the west end. There are ten 2/2 in the main block and two in the ell. The exterior shutters on the main block and two on the ell are original with original hardware. The doorway is a strong Greek Revival element with pilasters supporting the wide entablature, four panel front door and rectangular transom. The original clapboard is on three sides of the house and on the ell. The clapboard on the south side of the house was replaced within the last 10 years with new wood siding. The foundation is random coursed sandstone with dressed sandstone above ground.

The interior of the house has two front rooms on either side of an entry hall and a large room in the center back with two small rooms off of it on either side. The upstairs has two front bedrooms connected through a closet, and two back bedrooms, a hall with a smaller room off of it. There are three fireplaces with their original mantels on the

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

Luther B. Ranney Farm, Boston Heights, Summit County, Ohio

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first floor. The enclosed staircase has 11-1/2" risers and simple rectangular balusters supporting the handrail in the upstairs hall. There is a small built-in cupboard on the first floor. The interior woodwork is intact with 17 original doors, some with Norfolk latches, some with porcelain knobs. The floors are poplar and chestnut throughout.

The gable end of the ell has a wide trim. The ell has three rooms. The first room has horizontal wainscoting below a chair rail. The second has early 18th century cupboards and the third room has narrow vertical tongue and groove boards on the interior walls. The shed that is attached to the ell at right angles is divided into two areas, one recently used to house chickens.

The sheds and well house on the property (2,3,4,5,6) are rectangular buildings with gable roofs, wide vertical siding and mud sills. They appear to have been built in the latter part of the 19th century or early 20th century. Shed (#4) was in use as a blacksmith shop at the turn of the century. The summer house (#5) is a rectangular building with shiplap siding, a gable roof and concrete block foundation. The grainery (#6) roof and back wall were destroyed by fire.

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**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

1844-c. 1900  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1844  
\_\_\_\_\_  
\_\_\_\_\_

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.

The Luther B. Ranney Farm is significant under Criterion C as an excellent example of vernacular rural architecture influenced by the Greek Revival style and the New England Large house type in its massive central chimney. The house and the five outbuildings are unique in the area having survived intact within their original farm setting. The high degree of integrity of these buildings result in a greater understanding of early agricultural building types in the Western Reserve.

The Ranney house was constructed as a five bay, two story clapboard house with a rear ell in 1844. The Greek Revival style is reflected in the full entablature with cornice returns, entrance with entablature, rectangular transoms and pilasters, and multi-paned windows with flat lintels. The New England Large house type is characterized by the large centrally placed chimney, side-facing gables, and central doorway.

The five bay house with center door and side gable roof with strong Greek Revival elements can be found often in the Western Reserve. Other houses of this configuration in the nearby area are: the Zeno Kent House built in 1820 outside of Aurora, Portage County; the Stanford House built in 1843 on Stanford Road in the Cuyahoga National Park, .4 miles North of Boston, Summit County; a house 4 miles North of the Ranney House on the east side of Old Route 8 in Northfield, Summit County; the Harlow Davis House built in 1830 in Hudson, Summit County. All of these houses have the wide entablature along the roofline, cornice returns on the gable end and doorways that reflect a strong Greek Revival influence. The large central chimney block of the Ranney House is like the one found in the David Hudson House built in Hudson (Summit County) in 1807.

This property is part of the original 60 acre farm settled in 1820 by Comfort Ranney, an early pioneer in the Western Reserve. Luther B. Ranney, who was 14 at the time of his father, Comfort Ranney's death, worked for David Hudson who helped him provide for his widowed mother and sisters. Both Luther B. Ranney and his son, Luther K. Ranney were prominent farmers in Boston Township. Luther K. also had an orchard on the property and his daughter, Carrie Ranney, had a nursery for trees and shrubs. She was known as the "Christmas Tree Lady of Boston Heights." The farm was owned by the Ranney family for 146 years.

See continuation sheet

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Although the house has been vacant for two years, since the death of Carrie Ranney in 1986, it has suffered no recent alterations or changes in materials on the interior and except for the new wood siding on the south side of the main house, none on the exterior. Interior mantels, doors, door and window surrounds, wainscoting, built-in cupboard, floors, stairs and stair railing remain intact.

The house and outbuildings and 4.19 acres have been purchased by Charles Butler and current plans call for restoration of the house and grainery and continued maintenance of the historic outbuildings.

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Ranney Farm, Boston Heights, Summit County, Ohio

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Situated in the Village of Boston Heights, County of Summit and State of Ohio, and being a part of Original Lots #5 formerly Boston Township and further bounded and described as follows:

Beginning at the intersection of the centerline of the Akron-Cleveland Road (Old Route Eight- 60 ft. r/w) and the north line of said Original Lot #5 of Boston Township;

thence South  $25^{\circ} 05' 02''$  East along the centerline of the Akron-Cleveland Road (C.H. 16) 538.46 ft. to the true place of beginning for the following described parcel of land;

thence continue South  $25^{\circ} 05' 02''$  East 187.44 ft. along the centerline of the Akron-Cleveland Road to an angle point;

thence South  $26^{\circ} 50' 42''$  East 12.75 ft along the centerline of the Akron-Cleveland Road to a point;

thence due West 1000 ft to an iron pin set and passing over an iron pin set 33.55 ft. on the west line of the Akron-Cleveland Road, from the centerline of said road;

thence due North 181.14 ft. to an iron pin set;

thence due East 925 ft. to the true place of beginning on the centerline of the Akron-Cleveland Road, and passing over an iron pin found on the west line of the Akron-Cleveland, 33.12 ft. from the centerline as measured along this line, containing 4.1920 acres in Original Lot #5 subject to all legal highways or easements of record.

**9. Major Bibliographical References**

Bierce, Lucius V. Historical Reminiscences of Summit County, Akron; Canfield, 1854.  
Kenfield, Scott D. Akron and Summit County, Ohio 1825-1928, Chicago: S.J. Clark, 1928.  
Perrin, William Henry. History of Summit County. Baskin and Battey, 1881.  
Combination Atlas Map of Summit County, Ohio. Philadelphia: Tackabury, Mead, Moffet, 1874.

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:

University of Akron Archives

**10. Geographical Data**

Acreage of property 4.19 acres

UTM References

A 

1	7	4	5	8	0	0	5	4	5	6	5	6	4	0
Zone		Easting					Northing							

  
C 

Zone		Easting					Northing							

B 

Zone		Easting					Northing							

  
D 

Zone		Easting					Northing							

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary includes the farmhouse and outbuildings that have historically been a part of the Ranney Farm and that maintain historic integrity.

See continuation sheet

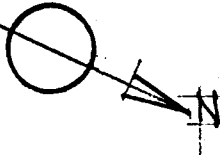
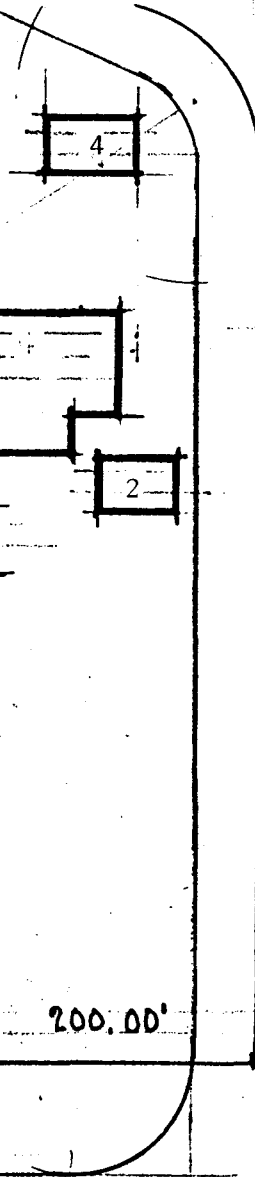
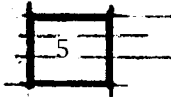
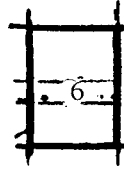
**11. Form Prepared By**

name/title Virginia L. Rogers, Historic Preservation Consultant  
organization \_\_\_\_\_ date August 21, 1988  
street & number 175 Aurora Street telephone (216) 650-4714  
city or town Hudson state Ohio zip code 44236

Ranney, Luther B., Farm, Summit County, Ohio

OHPO copy

- 1 TWO STORY HOUSE
- 2 KITCHEN ELL
- 3 PORCH
- 4 STORAGE SHED
- 5 WELL HOUSE
- 6 SHED
- 7 SHED
- 8 SUMMER HOUSE
- 9 GRANARY



26.87'

25'-4"

30'

32'

4

2

3

PL

200.00'

PL

OLDE 8 ROAD

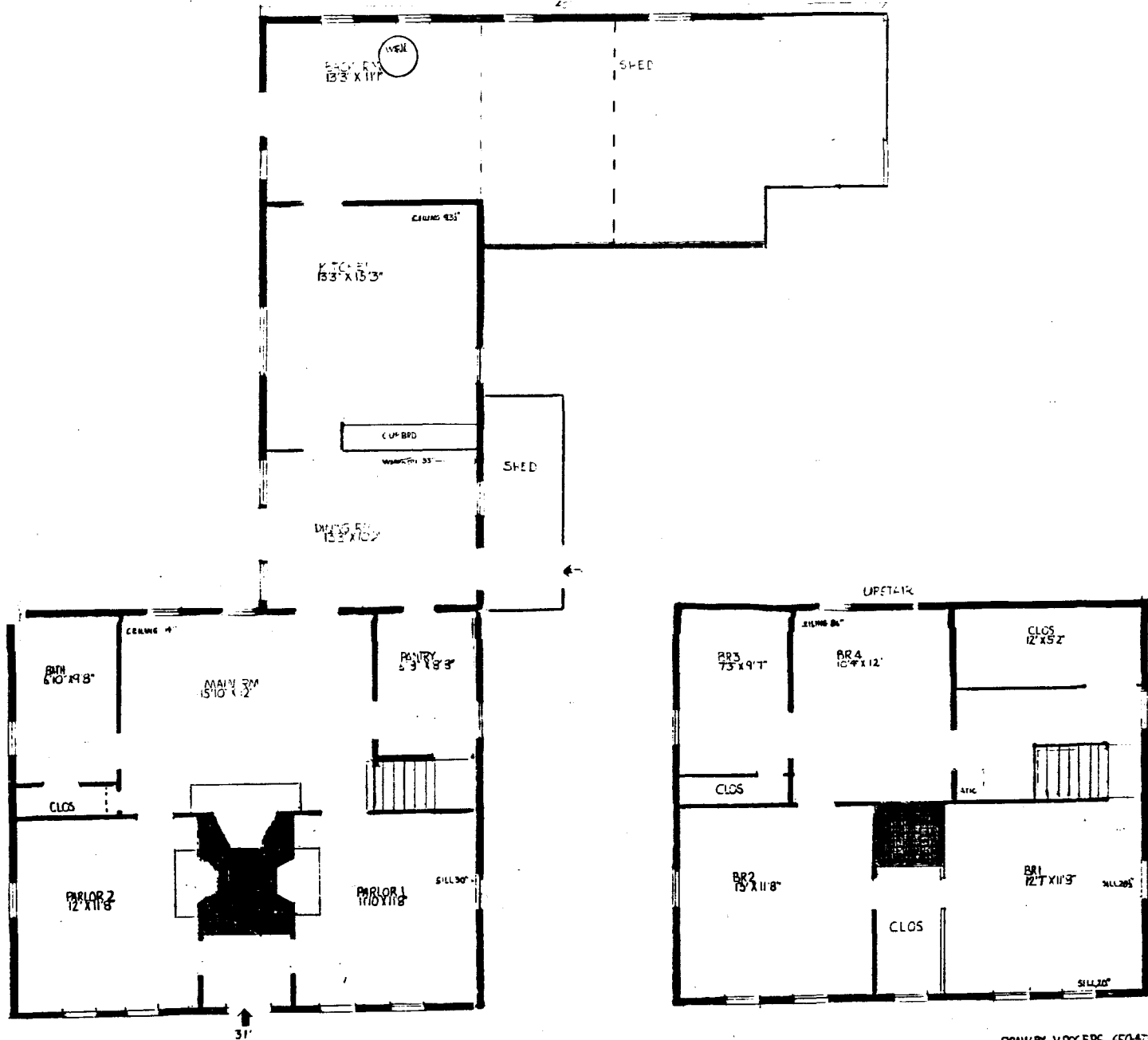
60' R/W

BUILDING GROUP PLAN 1" = 30'



Ranney, Luther B., Farm, Summit County, Ohio

OHPO copy

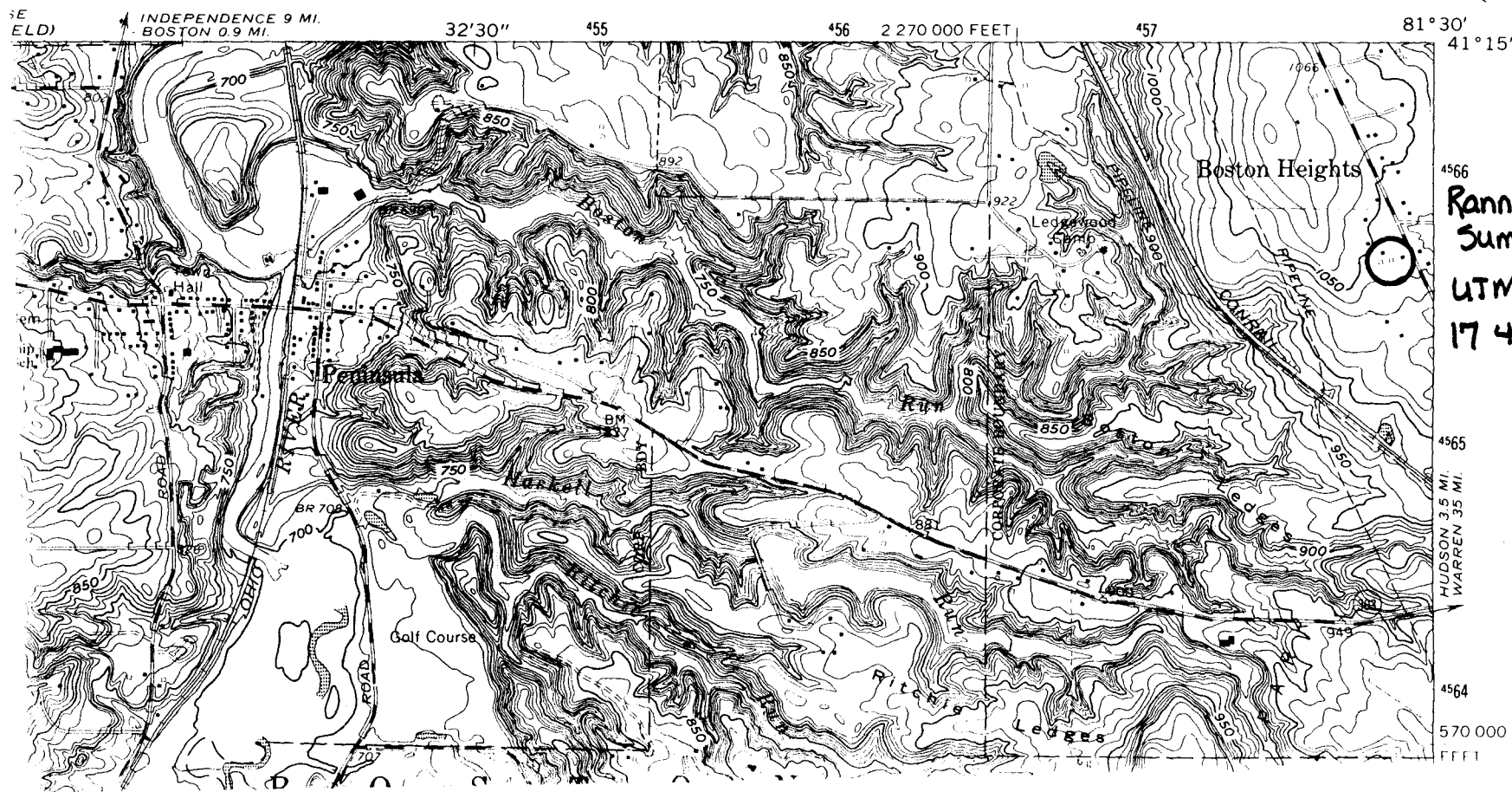


RANNEY HOUSE  
6484 OLD ROUTE 8

DRAW BY V. ROGERS 650-474  
SCALE 1/4" = 1'  
8-19-58 → N

PENINSULA QUADRANGLE  
OHIO-SUMMIT CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)

4766 IV SW  
(TWINSBURG)



4566  
Ranney, Luther B, Farm  
Summit Cnty, Ohio  
UTM:  
17 458005 4565640

4565  
HUDSON 3.5 MI.  
WARREN 3.5 MI.  
4564  
570 000  
FFFF

SE (ELD)  
INDEPENDENCE 9 MI.  
BOSTON 0.9 MI.

32'30" 455 456 2 270 000 FEET 457

81° 30'  
41° 15'

**Ohio Historic Preservation Office**

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



**OHIO  
HISTORICAL  
SOCIETY**  
SINCE 1885

January 18, 1989

Charles Butler  
6171 Old Route 8  
Peninsula, Ohio 44264

Dear Mr. Butler:

Re: Luther B. Ranney Farm, 6484 Old Route 8, Summit County,  
Boston Heights, Ohio

We are pleased to inform you that the Luther B. Ranney Farm has been entered into the National Register of Historic Places by the National Park Service, Department of the Interior (NR listed 12/01/88).

The nomination was made in connection with a state plan to identify and document prehistoric and historic places in Ohio which qualify for National Register status under provisions of the National Historic Preservation Act of 1966 as amended. All nominations are approved by the Ohio Historic Site Preservation Advisory Board.

Enclosed is information explaining the purposes and goals of the National Register of Historic Places.

Sincerely,

W. Ray Luce  
State Historic Preservation Officer

WRL/BAP:dh  
Enclosure

x.c. Jeff Brown, Regional Coordinator  
Raymond McFall, Mayor  
NEFCO  
Ginger Rogers, Form Preparer  
State Senator Roy L. Ray  
State Representative Wayne Jones

# Ohio Historic Preservation Office

## National Register of Historic Places File Checklist

The following materials are contained in this file of the National Register form for:

Name: Ranney, Luther B, Farm

County: Summit

Original National Register of Historic Places nomination form

Multiple Property Nomination form

Photograph(s)

Photograph(s) (copies)

USGS map(s)

USGS map(s) (copies)

Sketch map(s)/figure(s)/exhibit(s)

Correspondence

Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_