

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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1. Name of Property

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historic name: Jyrovat Farmstead  
other name/site number: NPS Tract #113-27, NPS Building #1600-88

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2. Location

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street & number: 696 Streetsboro Road

not for publication: N/A

city/town: Peninsula

vicinity: X

state: OH county: Summit

code: 153 zip code: 44264

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3. Classification

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Ownership of Property: Public-Federal

Category of Property: Buildings

Number of Resources within Property:

Contributing	Noncontributing
<u>  5  </u>	<u>      </u> buildings
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>  5  </u>	<u>  0  </u> Total

Number of contributing resources previously listed in the National Register:   0  

Name of related multiple property listing: Agricultural Resources of Cuyahoga Valley

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4. State/Federal Agency Certification  
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As the designated authority under the National Historic Preservation Act of 1986, 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.

Wright + Fitchell  
Signature of certifying official

4.24.95  
Date

OH  
State or Federal agency and bureau

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

Barbara Powell, Dept. Head - Planning, Inv. & Registration  
Signature of commenting or other official

3-20-95  
Date

Ohio Historic Preservation Office -- OHSHPO  
State or Federal agency and bureau

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5. National Park Service Certification  
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I, hereby certify that this property is:

- entered in the National Register Patrick Andrus 5/25/95  
 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 Keeper                      Date of Action

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6. Function or Use

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Historic: Domestic \_\_\_\_\_ Sub: single dwelling \_\_\_\_\_  
Agriculture \_\_\_\_\_

Current : Vacant/Not in Use \_\_\_\_\_ Sub: \_\_\_\_\_  
\_\_\_\_\_

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7. Description

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Architectural Classification:

Craftsman/Bungalow\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Description: Jamesway outbuildings\_\_\_\_\_

Materials: foundation concrete\_\_ roof asphalt shingle  
walls wood\_\_\_\_\_ other \_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.  X  See continuation sheet.

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8. Statement of Significance

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

Applicable National Register Criteria: A and C

Criteria Considerations (Exceptions) : B

Areas of Significance: Agriculture \_\_\_\_\_  
Architecture \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period(s) of Significance: c.1920-1944 \_\_\_\_\_

Significant Dates : 1928

Significant Person(s): N/A \_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation: N/A \_\_\_\_\_

Architect/Builder: Jamesway Manufacturing Company (outbuildings)  
unknown (house)  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
X See continuation sheet.

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### 9. Major Bibliographical References

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X See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- X Federal agency
- Local government
- University
- Other -- Specify Repository: \_\_\_\_\_

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### 10. Geographical Data

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Acreage of Property: approximately 3 acres

UTM References: Zone Easting Northing      Zone Easting Northing

A	17	456520	4564500	B	17	456640	4564480
C	17	456640	4564320	D	17	456520	4564320

     See continuation sheet.

Verbal Boundary Description:      See continuation sheet.

Beginning at the northeast corner of NPS property Tract 113-27, Point A, proceed west along the southern edge of State Route 303 approximately 310' to Point B. From Point B proceed south approximately 400' to Point C. From Point C proceed due west to Point D approximately 300'. From Point D continue north approximately 500' to the point of origin, Point A.

Boundary Justification: \_\_\_ See continuation sheet.

The nominated boundary encompasses the grounds surrounding the historic farmstead buildings. The 37 acres historically associated with the property have reverted to scrub and secondary growth and no longer retain integrity as farm fields. The three acres nominated is the portion of the original property that continues to convey its historic association.

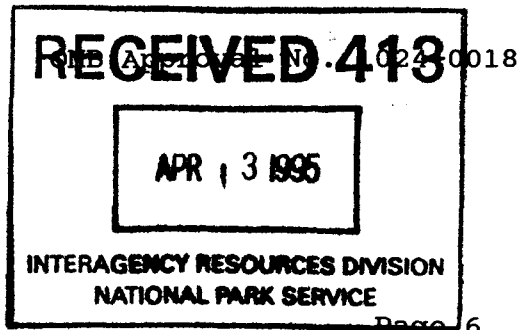
=====  
11. Form Prepared By  
=====

Name/Title: Theresa Larkin, Historian Intern \_\_\_\_\_  
Organization: NPS/ Cuyahoga Valley NRA \_\_\_\_\_ Date: 4/94 \_\_\_\_\_  
Street & Number: 15610 Vaughn Road \_\_\_\_\_ Telephone: 216/526-5256 \_\_\_\_\_  
City or Town: Brecksville \_\_\_\_\_ State:OH\_ ZIP: 44114 \_\_\_\_\_

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Section number   7  



Jyrovat Farmstead  
Summit County, Ohio

The Jyrovat farmstead consists of approximately three acres of property containing a house, barn, chicken coop, garage and shed on State Route 303 near Peninsula. Historically the site provided both a residence and farmstead for its respective residents. The house was constructed in the 1920's and moved to its current location around 1928.<sup>1</sup> Most likely the outbuildings were already on the property when the house was moved there. The outbuildings date from the 1910's or 1920's and were purchased from Jamesway Manufacturing Company.

The house and farm buildings are sited in a rectangular arrangement perpendicular to the road. The house is setback from the road approximately 20 feet and a gravel driveway runs along the east side of the house, extending to the garage and barn. Behind the barn lies the chicken coop and shed. The area is defined by the barn, garage, shed and chicken coop was likely the farmyard, although there is no evidence of this function.

Mature trees are located in the farmstead area and Lily of the Valley planting beds skirt the front of the house and the southwest corner of the barn. Additional landscape elements consist of Japanese Cedars that form a rough tree line along the east edge of the driveway and white pine and spruce conifers that surround the property. According to former owner, Genevieve Jyrovat, the cedars were planted in 1955.

The south and east sides of the property are encompassed by cultivated trees and natural growth. Historically, the eastern portion of the Jyrovat property was used as cropland and the southern part of the property provided pasture for livestock.<sup>2</sup>

#### The House

The Jyrovat house is a 1 1/2 story structure with three porches attached to the front, rear and east elevations of the building. The eave-oriented gable roof has exposed rafter ends and is intersected by gable roofs covering

<sup>1</sup>Genevieve Jyrovat, Interview by Susan V. Garland, 4 February 1980, transcript, Cuyahoga Valley National Recreation Area.

<sup>2</sup>Ibid.

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porches on the front and east elevations. A chimney is centered on the roof, which is covered with asphalt shingles. A flat terrace forms the roof for the rear porch, which has been enclosed. The front porch has a solid rail with the entrance on the east side and a brick footer foundation. A wooden handicap ramp equips the east porch for wheelchair access.

A wall gable dormer dominates the front facade of the house. Wood shingles adorn all gable sections, which have louvered vent openings. A string board separates the wood shingle and the clapboard wall coverings at the gable line. Corner boards mark the wall intersections and fascia boards appear at the eave-wall junctions of the gables.

The windows are 6 over 1 double hung sash and are grouped in pairs on the east and west elevations. The window and door surrounds have a molded cornice cap. An addition has been made to the west side of the house. It is clad with horizontal clapboard and blends harmoniously with the Craftsman style of the house. The interior floor plan appears to be original, along with a majority of the trim and many of the light fixtures.

### The Barn

The Jamesway barn is located southeast of the house, at the end of the driveway. It has a gambrel roof covered with asphalt shingles and a drum-shaped vent and weathervane that intersects the roof at the center. Construction is plank frame and a large hay storage area is on the upper floor. Doors are located at both the north and south ends of the barn and the windows match those found on the house. Horizontal wood siding adorns the walls of the barn.

Inside there is room for one horse and 2-4 cows. "Cow comfort" features found in Jamesway Books have been installed. A stall and stanchion with a lock open device restrains cows yet allows them limited movement within the stall. A hay feeder is placed in the southwest corner of the horse stall and can be accessed from the top floor through a trap door.

The ventilation system allows fresh air to be channeled through the barn while simultaneously removing foul air. Windows and fixtures provide ample light. The Shawver truss system in the upper floor provides a large storage space for the hay and facilitates the use of a crane and pulley system to lift the hay unobstructed through the hay mow at the east and west gable ends

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of the barn.

**The Chicken Coop**

The chicken coop is just south of the barn, facing the north end of the property. The Quonset hut composes the eastern section of the structure with the attached "barn" to the west. A ramp with a switchback is attached to the north elevation leading to the door stoop.

The Quonset hut is a long, semi-cylindrical, metal building with a concrete brick foundation. Three Jamesway ventilators straddle the roof, which is covered with asphalt shingles. Asphalt sheeting also covers the east end of the building, where the Jamesway plaque was attached. The inside of the hut is equipped with a Jamesway feed carrier, several benches and a dung collector. Numerous nesting boxes remain inside the chicken house, as well as a chicken walk and tables used for roosting. Other facilities appear to be used for storing and distributing feed. However, a thorough search of Jamesway catalogue books from 1919, 1925 and 1927 failed to reveal the exact functions of this equipment.

The barn portion of the chicken house has a concrete block foundation, a gambrel roof with exposed rafter ends and a small stoop with a shed roof. It also has three levels with several windows for lighting and ventilation. The entrance opens into the middle level, which has the door that opens into the Quonset hut. In addition, a trough and a railing extend from outside on into the hut. A pulley system allows the cleaning and feed bins to be pulled throughout the building. This section of the building can be accessed through front and rear doors.

The upper level seems to have been used for feed storage. Several feeding bins remain in this area. This level has a plank construction similar to the barn and a door opens to the rear of the building. Windows on the north and south elevations allow adequate light into the building.

The downstairs serves as a basement. The weathered floor is concrete and a portion of the area has been sectioned off with wood panels. A heater and ventilation system is based here. The windows and siding on this and all the other levels match the house.



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**The Garage**

The garage is a rectangular structure with a standard entrance, a garage door and three swinging doors that extend as high as the roof. It is located separately from the house to its south, facing the barn. Several windows allow adequate light to enter the building. The wood siding matches that on the other structures at the farmstead and the roof is flat with an asphalt roof. Apparently farm equipment was stored here.

**The Shed**

The shed is located south of the garage, facing the chicken house. It is a small rectangular building, again with wood siding and windows. A ventilator protrudes from the extremely low-pitched gable roof and a few Jamesway ventilation control systems have been installed.

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The Jyrovat farmstead is being nominated for the National Register under Criterion A for agriculture and Criterion C for architecture. The farmstead is also nominated under Criteria Consideration B for moved properties. The farmhouse was moved to its present location in 1928, after the beginning of the period of significance. The property is consistent with the property types, significance statements and registration requirements described in the Agricultural Resources of the Cuyahoga Valley Multiple Property Documentation Form (MPDF), associated property type: farmsteads.

Agriculture dominated the economic scene in the Cuyahoga Valley from the first permanent white settlement in the area in the eighteenth century through the nineteen thirties. Industrialization in the early twentieth century, however, drew farmers away from their farms and into the cities to acquire jobs with higher wages. Technological developments in agriculture made agriculture in other areas of the country more profitable than the Cuyahoga Valley.

Lot 13, the current location of Jyrovat farmstead, is shown as belonging to Isaiah Humphrey in the 1856 *Summit County Atlas*. The property consists of 205 acres with one house facing state route 303. In 1874 Isaiah Humphrey still owns the property, although another house appears on the lot north of the road and northeast of the 1856 house.

The 1870 agricultural census records show that Humphrey owned two horses, five milch cows, two working oxen, three "other" cattle and two swine. That year the farm produced 90 bushels of wheat and 150 bushels of oats. The county average was 2.7 horses, 7.3 milch cows, 0 working oxen, 3.8 "other" cattle and 3.7 swine and the average crop production was 92.1 bushels of wheat and 221 bushels of oats. This indicates that the Humphrey farmstead was slightly smaller than the average farm in 1870. The 1891 map shows E. Humphrey as the owner of 37.31 acres, which consists of the eastern third of the former Isaiah Humphrey property. No house is depicted on the map.

The 1910 Summit County Atlas depicts John and Rox Porter as the owners of the same 37.31 acres of property, as does the Summit County Tax Records. The next known owner of the property is the Jyrovats, who bought the property c. 1928. Summit County Tax Records were not available for the intervening years, causing a possible gap in the ownership history for the property. The Jyrovats rented the house out until 1944, when they moved to the property.

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Criterion A: Agriculture

Agricultural production in the Cuyahoga Valley throughout the nineteenth century focused on crop production, with corn and wheat being the most important. The emergence of agri-business in the twentieth century, however, left the relatively small farms in the Cuyahoga Valley unable to compete. More emphasis was placed on providing Akron and Cleveland with fresh milk and eggs.

Egg production in Summit County increased steadily between 1890 and 1929. In 1890, 531,258 eggs were produced. By 1919 this figure increased to 728,275. The 1924 total peaked at 911,018. These production statistics reflect the trend toward emphasis on fresh dairy products.

The Jyrovats bought the farmstead in 1928 and rented it out to families until 1944, when they moved in. In the middle to late 1940s the Jyrovats kept chickens, and at one time a horse, at their farmstead. According to an interview with Genevieve Jyrovat in 1980, the eggs produced on the farm in the post World War II period were sold to close friends. Apparently the chicken house was already on the property when the Jyrovats purchased it, and they decided to use the structure after a bit of coaxing. The Jyrovats did not rely on agriculture for their economic well being and were forced to go out of business when the "people that dressed" the chickens closed down.

Changes in federal legislation favoring a more sanitary and regulated agricultural system also prompted companies like Jamesway to design safe, sanitary and efficient barns and outbuildings. The Jyrovat farmstead reflects this "progressive" period in farming, which began in the early twentieth century and continued through 1944. Improved sanitation and ventilation improves agricultural output; cleaner, more comfortable animals produce higher yields. The outbuildings on this farmstead were designed by James Manufacturing Company with this concept in mind.

The chicken house and barn on the Jyrovat farmstead, for example, are structures designed by James Manufacturing Co. that through innovative equipment facilitate care and maintenance. Representatives from Jamesway would visit customers' farms to recommend the most cost effective way to convert the barns and outbuildings into economically efficient structures. Emphasis was placed on service, quality and guaranteed satisfaction. The text in Jamesway Books often referred to their customers as "progressive

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farmers", feeding on the favor that science was beginning to enjoy. Jamesway implored farmers to "plan on paper" to avoid mistakes, and to save money by remodeling if possible rather than rebuilding.<sup>3</sup>

The Jamesway Book, in the 1919, 1925 and 1927 editions, emphasizes the benefits of using Jamesway plans for the construction of farm outbuildings. Among the benefits are lower cost, less chance for misunderstanding, less chance for mistakes, satisfactory building, fairness to the contractor, fairness to the owner, greater strength, better appearance, protection in the event of fire, convenience and efficiency and the production of a building to be proud of. It is interesting to note that the books do not make any recommendations regarding the arrangement of farm buildings. Although great emphasis is put on the efficiency of the buildings, their siting does not seem to be part of the scientific farming approach touted by Jamesway.

Criterion C: Architecture

The Craftsman style of the house on Jyrovat farmstead was popularized by catalogues that offered mail-order houses in the 1920s and 1930s. Similarly, the outbuildings on the property were designed by Jamesway Manufacturing Company, an establishment out of Fort Atkinson, Wisconsin that offered plans for sanitary and efficient farm buildings. Taken together these trends reflect broader developments in American social history around that time.

The house on the Jyrovat farmstead possesses elements of both Craftsman and Bungalow styles. Often elements of Craftsman style supplement the basic Bungalow structure, allowing for the similarities. These were common styles for smaller houses between 1900 and 1930.

Typical characteristics of the Craftsman style include a low-pitched, gable roof, wide eave overhang, exposed roof rafters, false beams or braces, porches (either full or partial) and columns or pedestals which frequently extended to ground level. The most common wall cladding is wood clapboard,

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<sup>3</sup>James Manufacturing Co. The Jamesway: A book Showing How to Build, Ventilate and Equip a Practical Up to Date Dairy Barn. (Fort Atkinson, Wisconsin, The Jamesway Manufacturing Company, 1927)

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with wood shingles ranking second.<sup>4</sup>

Bungalows are square or rectangular cottages with 1 or 1 1/2 stories. Typically these low-slung structures have large rectilinear porches, protecting eaves, exposed support brackets, many windows and were made with natural materials. Other characteristics of the style include bay windows in the dining room, a long living room across the front of the house, French doors, sun porches, exposed woodwork and built in bookcases.

Farmers realized by the end of the nineteenth century that additional windows "improved the chicken house by admitting beneficial sunlight." As such, they began building two and three story structures to house chickens with multiple small windows.<sup>5</sup> The policy touted by James Manufacturing Co. epitomizes such consideration. In addition to adequate light and ventilation, Jamesway structures incorporate convenient, efficient and cost effective features into their design. Incorporation of these features was encouraged to improve sanitation and cleanliness, thus increasing profitability.

The barn, chicken house and shed on the Jyrovat farmstead were designed by James Manufacturing Company. Each of these structures possesses elements that reflect safe, sanitary and efficient practice commonly associated with Jamesway structures. Jamesway literature does not, however, provide suggestions on the layout of a farmstead for a more scientific or efficient operation.

The Jamesway offered farmers complete information on the most efficient manner of constructing and maintaining outbuildings, specifically dairy barns, hog houses and poultry houses. According to the Jamesway, the seven 'essentials' needed to construct a satisfactory dairy barn include a thorough-going economy, good wall construction, plenty of sunshine, an abundance of clean air, comfort of animals, cleanliness and labor efficiency.

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<sup>4</sup>McAlester, Virginia and Lee. (1986). *A Field Guide to American Houses*. p. 453.

<sup>5</sup>Allen Noble, *Wood, Brick & Stone, North American Settlement Landscape*. (Amherst, The University of Massachusetts Press, 1984) p. 164.

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In *The Jamesway: A book showing how to build, ventilate and equip a practical up to date Dairy Barn*, The James Manufacturing Company explains each of these elements and why implementing specific procedures will save time and money. They also offer other innovations such as Jamesway Carriers, the "Big Boy" Hoist and the Jamesway I-Beam Track, among others, which are designed to economically facilitate farm work. Features like these are found in the barn and chicken house on the Jyrovat farmstead.

The barn is equipped with a stanchion and stall, designed to insure that the cows will be restrained without getting in their way. According to the James Manufacturing Company (1919) "cow comfort" features are crucial for healthy and productive cows. These include features which provide warmth, abundant sunshine, unlimited fresh air, pure, clean water at will, cleanliness, a pasture bed and freedom from restraint. The upper floor provides storage space. A pulley system eases the lifting of hay through the hay mow. Ventilation can be adjusted and adequate light pervades the building.

The chicken house is similarly equipped. Ventilators and windows can be found throughout both the Quonset hut and chicken barn sections of the structure. Several Jamesway feeders remain, as well as a pulley system and cart that were used to carry dung out of the building. Other features include nesting roosts, benches and tables, which provided accommodations for the chickens.

The Jamesway farm outbuildings and the Craftsmen/ Bungalow house type reflect a popular early 20th century trend in the building trades -- that of pre-cut buildings marketed through catalogues. Plans for bungalow houses were offered by many companies including Sears Roebuck and Company, Aladdin, and Ward, and were widely publicized in *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America* and *Ladies' Home Journal*. Some of these companies offered pre-cut packages of lumber and detailing to be assembled locally.<sup>6</sup> This practice is indicative of a broader socio-economic movement in American history, mimicking the mass production processes and the assembly line movements that were popularized during this era.

Henry Ford introduced the concept of mass production to industries in the

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<sup>6</sup>Ibid. p. 454.

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late 1910's. Manufacturers around the country adapted this method of production. Although ready-cut housing and outbuildings predated Ford's notion of mass production, their popularity during this period reflects nationwide acceptance of an efficient, convenient, and cheaper way of life.

Criteria Consideration B:

The Jyrovat farmhouse was moved to the property in 1928. The building meets the requirements for Criteria Consideration B because it is the only remaining farmhouse on the farmstead associated with Criterion A's historic pattern of events (early 20th century farming in the Cuyahoga Valley) and it retains sufficient historic features and integrity to convey its architectural values (Criterion C). It's orientation and setting is compatible with the property's historic associations.

Historic Integrity

The historic integrity of Jyrovat farmstead has been well preserved. All of the nominated buildings have a high degree of integrity of materials, workmanship, and design. The rural setting surrounding the property provides integrity of setting, feeling, and association. The buildings are in the same locations they were in the early 1920s with the exception of the house, which was moved there in 1928, and a small frame garage that was moved to another farm property further east on State Route 303 in the 1950s.

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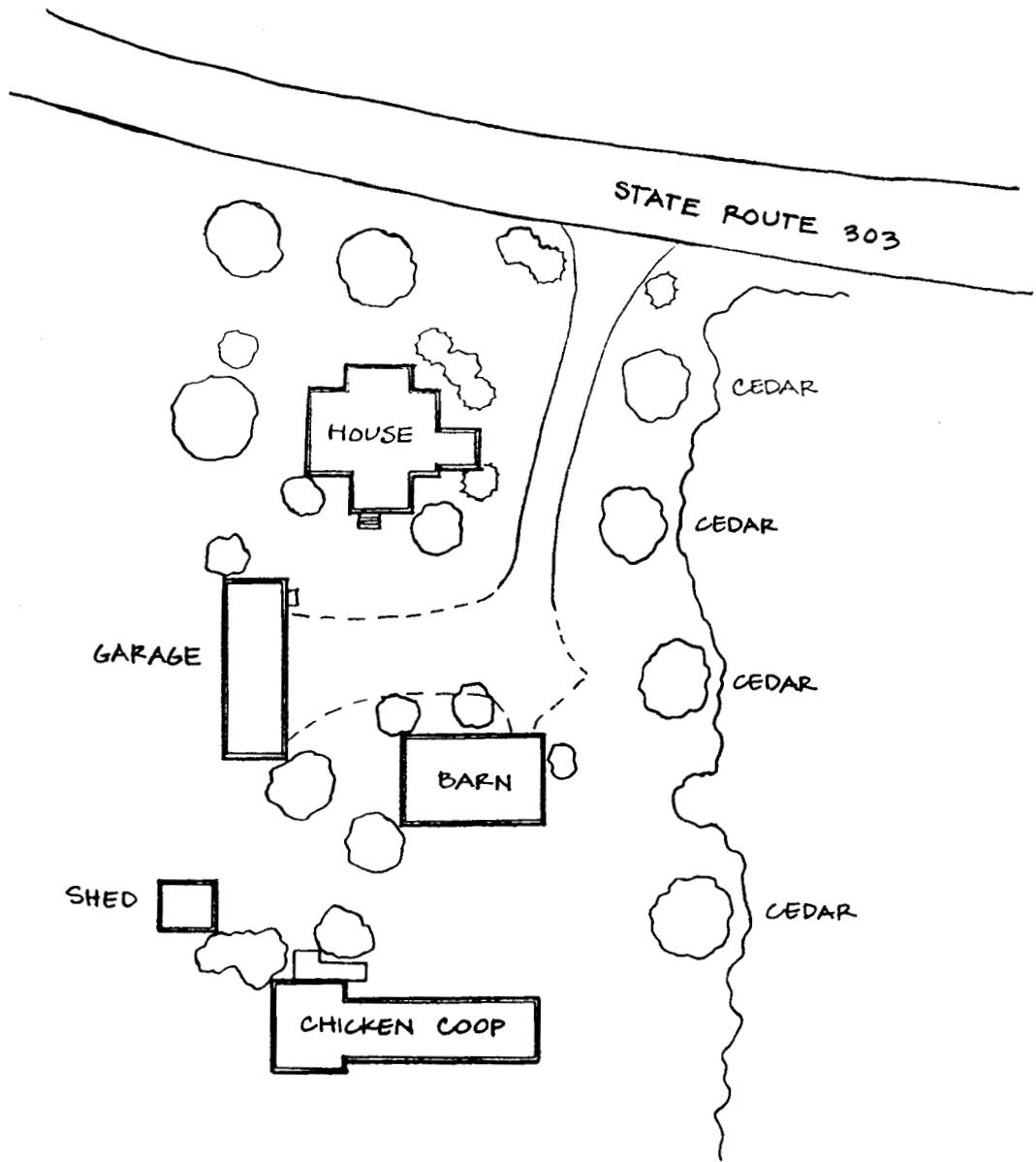
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 CONTRIBUTING

  
NORTH  
SCALE 1"=50'

SKETCH MAP  
JYROVAT FARMSTEAD

SUMMIT COUNTY, OHIO  
PENINSULA VICINITY  
AUG 94 KAN  
CUYAHOGA VALLEY  
NATIONAL RECREATION AREA