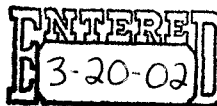


United States Department of the Interior  
National Park Service



REFNUM 0 2 0 0 0 2 2 0

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Waynesville Main Street Historic District

other names/site number \_\_\_\_\_

#### 2. Location

street & number Main Street n/a  not for publication

city or town Waynesville n/a  vicinity

state Ohio code OH county Warren code 165 zip code 45068

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Barbara Power Dept. Head  
Signature of certifying official/Title Planning, Inventory Date January 25, 2012  
Registration

Ohio Historic Preservation Office -- OH SHPO  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

#### 4. National Park Service Certification

I hereby certify that the 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:)

Signature of the Keeper

Date of Action

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Classification

Ownership of Property (Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property (Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property (Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/single dwelling, secondary structure, hotel, COMMERCE/TRADE: business, professional, financial, specialty, department store, restaurant, SOCIAL/meeting hall, GOVERNMENT/township hall, EDUCATION/school, RELIGION/church AGRICULTURE/outbuilding

Current Functions

(Enter categories from instructions)

- DOMESTIC/single dwelling, multiple dwelling, secondary structure, COMMERCE/TRADE/business, financial, specialty store, restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

- Italianate, Queen Anne, Federal, Late Victorian, Craftsman, Greek Revival, Second Empire

Materials

(Enter categories from instructions)

- foundation Limestone, fieldstone, concrete, walls Weatherboard, brick, stucco, aluminum siding, roof Slate, tin, asphalt, rubber, other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Exploration/Settlement

Period of Significance

1807 - 1951

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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
Federal agency
Local government
University
Other

Name of repository:

Ohio Historic Inventory

10. Geographical Data

Acreage of Property approx. 36

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	750570	4379820
Zone	Easting	Northing	
2	16	750700	4379720
Zone	Easting	Northing	

3	16	750280	4379080
Zone	Easting	Northing	
4	16	750130	4379170
Zone	Easting	Northing	

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Judith B. Williams

organization Village of Waynesville date September 10, 2001

street & number 2237 Cambridge Boulevard telephone (614) 481-7999

city or town Columbus state Ohio zip code 43221

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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The Waynesville Main Street Historic District is an important collection of 19<sup>th</sup> and early 20<sup>th</sup> century commercial, residential, and institutional properties that depicts the history and development of the Village of Waynesville from its founding in 1802 to the present day. The linear district extends for approximately five blocks along Main Street, the primary historic artery and commercial center of the village. District boundaries contain a total of 133 resources, including 98 contributing and 35 non-contributing resources. Of the contributing resources, 71 are primary buildings (i.e. the primary building on the lot) and 27 are secondary buildings or outbuildings associated with a primary building. Each was built within the period of significance for the district (1807 to 1951) and retains its historic integrity. Non-contributing resources include 16 primary buildings and 19 secondary buildings. With only two exceptions, the non-contributing resources are modern, post-1951 construction. The two exceptions are buildings 61 and 77, earlier buildings that are non-contributing because of alterations. Non-contributing resources are discussed later in this section. The district map shows all contributing and non-contributing resources in the district, with the primary buildings numbered 1 through 87. Each property is identified in the property list with its address, date of construction, date of alteration, and associated outbuildings.

The village of Waynesville occupies a terraced hillside overlooking the west bank of the Little Miami River in Warren County (see USGS map). The town is laid out on a regular grid system, in a series of squares, with its primary street alignment reflecting the northeast-southwest orientation of the river at this location. Major transportation routes are U.S. Route 42, which separates the village from the river today, and State Route 73, which runs east and west at the south edge of town. Originally, both routes were early roads that came into the heart of Waynesville, connecting it to nearby communities. Route 42 was the Cincinnati and Xenia Turnpike and Route 73 connected Waynesville with Franklin to the west and Wilmington to the east. The town's setting is still defined by the scenic character of the river valley. In fact, a ten-mile section of U.S. Route 42 along the Little Miami River was designated an Ohio Scenic Byway in 1999. The route includes a loop on Waynesville's Main Street through the historic district.

The layout of Waynesville today reflects its original plat, established by town founder Samuel Heighway in 1802 (Figure 1). Shown in the attached drawing, the plat included the north-south streets of Water Street, Main Street, Third Street and Fourth Street; and the east-west streets of North Street, Miami Street, High Street and South Street. The plat was divided into 11 squares, each containing four acres that were then subdivided into eight half-acre lots. A diamond-shaped public square was reserved at the intersection of Main and High Streets. (This diamond-shaped feature was removed sometime between 1856 and 1867.) Samuel Heighway gave each square a

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name that reflected a political, geographical or personal association that he chose to honor. The named squares include those honoring presidents or political figures of the day ("President Square," "Washington Square," "Jefferson Square," "Adams Square," "Franklin Square," and "Wayne Square"); significant waterways of the region "Ohio Square," "Miami Square," "Scioto Square," and "Wabash Square") and Heighway's own heritage ("English Square"). The town square nomenclature has survived in the community today, marked by signage that the village has installed along Main Street. Outside of the original plat, to the north of North Street and west of Fourth Street, were Outlots numbered 1 through 19.

The historic district includes properties on both sides of Main Street, extending from just below South Street on the south to Franklin Road on the north. In addition to properties located on English, Scioto, Ohio, Miami, Wabash, Washington and Franklin Squares, the district includes Outlots 1 through 4 that were subdivided as town lots at an early date. The majority of properties have Main Street addresses, as only a few buildings front on one of the cross streets. The boundaries are generally drawn at rear alleys or rear property lines as shown on the district map. A change in character occurs to the east of Main Street, as little remains from the historic period along U.S. 42. To the west are residential areas that have a different character from Main Street, which clearly emerged as the historic center of the community's development.

The Main Street Historic District provides an important illustration of the 19<sup>th</sup> and early 20<sup>th</sup> century architectural development of a prosperous small town. The buildings reflect an evolution of building types and styles during the period of significance. Building types include early brick town houses, brick and frame I houses, frame cottages, gabled ell and T-plan houses, bungalows, traditional commercial buildings from the 19<sup>th</sup> and 20<sup>th</sup> centuries, two 19<sup>th</sup> century churches, an early 19<sup>th</sup> century school house, the 1870s township office building and Masonic Hall, and a later Masonic Temple. While many buildings are vernacular in character, architectural styles range from Federal and Greek Revival influences among the earliest buildings, to Italianate, Second Empire, Victorian, Queen Anne and Craftsman influences among the later 19<sup>th</sup> and early 20<sup>th</sup> century buildings. These are described in more detail below.

The general scale of buildings in the district and their relationship to one another is intimate. Heights range from one to two-and-one-half stories, with storefronts or building entrances fronting on the street. Buildings with a more commercial orientation are set close together and front directly on the street toward the center of the district (particularly in the two blocks between Miami and Chapman Street), while the residential structures at the north and south ends of the district tend to be more widely spaced from each other and set back from the street. The

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district includes both brick and frame construction, and one example of molded concrete block construction. There are important examples of both brick and frame construction from the early 19<sup>th</sup> century (particularly the period before 1840) and several notable uses of a Flemish brick-bonding pattern in the district. Both residential and commercial buildings dating from later in the 19<sup>th</sup> century and early in the 20<sup>th</sup> century included a mix of brick and frame construction. Some of the most significant of these are constructed of brick. The majority of the buildings in the historic district are built of frame, however.

**Architectural Styles**

The Waynesville Main Street Historic District has a rich collection of both vernacular and stylized historic architecture. Many of the contributing properties exhibit vernacular characteristics that are drawn from early building traditions brought to southwestern Ohio by settlers who arrived here from New England, or the mid-Atlantic and Southern states. Other buildings, especially those from the late 19<sup>th</sup> century, exhibit the key elements of a particular architectural style.

Buildings of both brick and frame construction illustrate Waynesville's earliest architectural period. Pre-1850 buildings in the district are typically one to two stories, and built with the long side of their gabled roofs to the street. They typically have balanced fenestration patterns, including one or more door openings on the main façade. Good examples of both Federal and Greek Revival stylistic elements are seen in the district. The Thomas Swift house at 243 High Street (c. 1820, building 50, photo 53), the Samuel Heighway house at 143 High Street (c. 1820-35, building 7, photo 9), and the Elias Fisher Building at 88 S. Main Street (c. 1835, building 14, photo 19) each have elements of the Federal style. These buildings all have Flemish bond brick patterning, a five-bay classical I house façade with central entrance, and gable ends with chimneys and small attic windows. While at least two other buildings have Greek Revival entry features, the most important example of the Greek Revival style in the district is the Mahlon Bateman house at 38 S. Main Street (building 20, photo 22). Built in 1847, this three-bay side hallway plan brick building has excellent Greek Revival detailing, including the stepped brick gable ends (reinforced by limestone gable braces that project beyond the front façade) and the wide recessed entry with transom and sidelights. An original Greek Revival portico was replaced with the current porch about 1985. A frame example of a house with a vernacular Greek Revival character is the house at 307 S. Main at the south end of the district (c. 1840, building 39, photo 42).

Good examples of Italianate and French Second Empire exist in the district in both residential and commercial buildings. A vernacular Italianate influence is seen in several commercial

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buildings from the mid-late 19<sup>th</sup> century. Typical features include a more vertical façade treatment than earlier buildings, with tall and narrow window openings, and the use of brackets or shaped hoodmolds to convey the Italianate style. Turning the gable to the street was one hallmark of buildings influenced by this style. Vernacular examples include the brick buildings at 50 and 62 N. Main Street (buildings 24 and 26, photo 28), the frame two-story cottage at 22 S. Main (c. 1870, building 22, photo 23), and the two-story frame commercial buildings at 62 S. Main (c. 1860, building 16, photo 21) and 70 N. Main (c. 1870, building 28, photo 28). On the west side of Main Street, the commercial row between Miami and North Streets contains several Italianate style commercial buildings, including the frame buildings at 89-97 S. Main Street (1874, building 64, photo 64) and 57 S. Main Street (c. 1875, building 70, photo 66), and the brick building at 75-77 S. Main Street (1886, building 67, photo 65). The storefront at 70 N. Main provides a good example of an intact Italianate treatment (photo 28).

The Waynesville Academy at 185 N. Main Street (building 84, photo 74), built in 1844, has an Italianate bracketed cornice that may be a later addition. The best example of high style Italianate architecture in Waynesville is the John Funkey House at 102 N. Main Street, built in 1882 by a leading merchant in the community (building 32, photo 31). The façade has a dominant three-story entry tower with mansard roof at its center, and front-facing gables with projecting first floor bay windows to either side. Brackets and segmental arched hoodmolds are other elements of the building's style. Two district buildings, one commercial and one residential, represent the French Second Empire style. The two-story commercial block at 43-49 S. Main Street (1880, building 72, photo 66) was built in 1880 with a slate mansard roof, five bay façade and limestone storefront, all of which are intact. The house at 188 N. Main Street is a three-bay example of the style, with alterations (c. 1860, building 38, photo 38).

Styles from the end of the 19<sup>th</sup> century and at the turn of the 20<sup>th</sup> century include Victorian Vernacular and Queen Anne. Victorian cottages from the mid 1880s exist at 130 and 142 N. Main Street (buildings 34 and 35, photos 33 and 34). Nearly identical in plan, these frame dwellings each have a pointed-arch window in the gable face and decorative porches inset in the gabled ell. The residence at 220 North Street (building 75, photo 68a) was built in 1885 with Eastlake elements. The Waynesville National Bank (built 1901, building 76, photo 69) is an example of turn-of-the-century Queen Anne commercial architecture in the district, with its clock tower giving it prominence. The original sandstone treatment on the first floor is intact; it was extended to the north when additions were built. The Cornell House at 71 N. Main Street (built 1901, building 78, photo 70) is a large-scale brick residence with wrap-around porch, projecting front bay, and varied roofline with dormers and gables. It provides the best illustration of the Queen Anne style in the district, and many have been inspired by a design from the Radford Company.



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Two buildings illustrate the Craftsman influence of the early 1900s. The house at 211 S. Main Street (building 48, photo 51), built c. 1920, features a distinctive stucco and brick pattern in the wall surface and porches, and a characteristic bungalow plan. The Waterhouse Residence located at 147 N. Main Street (building 83, photo 74) is a rambling Craftsman style house, with large sloping roof and bracketed eaves, that was built as a Sears house in 1925. A matching garage exists to the rear.

**Building Types****Residential Buildings**

The earliest residential buildings in the district are typically constructed of frame or brick, with three to five bay facades, and gabled roofs that are set with the long side to the street. In some buildings, an earlier two- or three-bay section was expanded to four or five bays at a later date. Floor plans are typically either one-room deep (I house building type) or two-rooms deep (a Pennsylvania building type that is seen in Waynesville). Brick examples of the classical (five-bay) I house in the district include the Thomas Swift house at 243 High Street (1820, building 50, photo 53), the Elias Fisher building at 88 S. Main Street (c. 1835, building 14, photo 19), and the Samuel Heighway house at 143 High Street (c. 1820-35, building 7, photo 9). Frame I houses in the district are pre-classical (three or four bay facades), including 38 N. Main (1835, building 23, photo 27), 56 N. Main (c. 1820-30, building 25, photo 28), 84 N. Main (c. 1847, building 30, photo 30), 168 N. Main (c. 1860, building 37, photo 37), 273 S. Main (c. 1860, building 44, photo 46), and 177 S. Main (c. 1850, building 57, photo 57). An example of the early two-room deep floor plan is the David Evans house at 129 N. Main Street (1836, building 82, photo 73). This house was expanded later in the 19<sup>th</sup> century; it originally consisted of only the northern two bays.

There are a few examples of the one-story or story-and-a-half cottage in the district from the early-mid 19<sup>th</sup> century. One of the earliest is a one-story frame residence built in two sections at 30-34 S. Main Street (building 21, photo 22). There is speculation that at least a portion of this building is log construction, but this has not been verified. The Louise Stetson Larrick house at 234 S. Main Street (building 5, photo 6) is a story-and-a-half frame cottage built in 1845. The house retains its c. 1880 porch; the gabled roof dormer was added in about 1920.

Two other examples of frame buildings from this period are the Thomas Pugh house at 295 S. Main Street, built c. 1823 (building 42, photo 46), and the house at 120 N. Main Street, built c.

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1830 (building 33, photo 32). The Pugh house appears to have been built in two sections, with the two-bay section to the north likely built first. The south section has a two-story recessed porch that gives this building an interesting character. The house at 120 N. Main has an asymmetrical three-bay façade, a rough clapboard wall treatment, and window openings that are smaller on the second story than on the first. An example of an early frame building that had a side-by-side commercial and residential use is the William Day house at 98 S. Main Street (c. 1830, building 12, photo 18). This building originally contained a residence in the northern half (and likely the entire second floor) and a commercial storeroom in the south half. These uses are also evident in the façade by the grouping of two windows and a door in the south half of the building.

The side hallway plan, where the entry hall and stair is separate from the first floor room, is also seen in two mid-19<sup>th</sup> century buildings with Greek Revival features. These are the buildings located at 38 S. Main Street (built 1847, building 20, photo 22) and 307 S. Main Street (built c. 1850, building 39, photo 42). Both houses have a three-bay façade with side hallway entry with transom and sidelights. Three buildings built at the turn of the 20<sup>th</sup> century in the south part of the district have gabled ell or T-plan house plans. The homes at 296 and 274 S. Main Street (buildings 2 and 3, photo 2) are examples of the T-plan house type, while the house at 258 S. Main Street (building 4, photo 4) has a gabled ell plan. Another example of the T-plan is the Italianate-influenced home at 155 S. Main (built c. 1870, building 58, photo 58).

From the early 20<sup>th</sup> century, the district has examples of the bungalow building type in the homes located at 211 S. Main Street (c. 1920, building 48, photo 51) and 92 N. Main Street (c. 1910s, building 31, photo 30). An example of a catalogue home from this period is the Waterhouse house at 147 N. Main Street (building 83, photo 74), built from a Sears design in 1925.

**Outbuildings**

Associated with several of the district properties are outbuildings that help define Waynesville's character as a small village. These primarily include carriage houses and garages, but there is also one example of a brick smoke house (associated with the David Evans house at 129 N. Main Street (building 82, photo 73). Significant carriage houses are associated with some of the more prominent homes set on large lots in the district. These include the large carriage houses/barns to the rear of 307 S. Main Street (shown in photo 43) and 143 High Street (shown in photo 10), and the smaller carriage houses at 229 and 243 High Street (photos 52 and 54). A frame carriage house located at 239½ S. Main Street may have been moved to this location (photo 49). Other

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contributing sheds or garages are seen at the rear of 296 S. Main (photo 3), 258 S. Main Street (photo 5), 56 N. Main Street (photo 29) and 188 N. Main Street (photo 38).

**Commercial Buildings**

Commercial buildings are an important component of the Main Street Historic District in Waynesville. While early residential buildings also may have housed a business, the earliest building in the district that was constructed for a commercial purpose is the Hammel House Inn (building 60, photo 60). The brick portion of this building, originally three stories, was built in 1822 to provide rooms and a tavern for travelers along the early wagon roads that passed through Waynesville. The top floor was removed from the brick section in 1910. The building was restored and the frame section to the north expanded in 1987 when the building was converted from a boarding house back into a restaurant and inn, a use that continues today.

The east side of Main Street contains many of the earliest commercial buildings in the district, particularly in the blocks between Miami and Mill Streets. An early frame commercial building is the two-story structure at 60 S. Main Street, built c. 1830 (building 18, photo 21). Set with its gable to the side, this building has a two-bay second story and an early wood frame storefront at the ground level that features a simple frieze board, end panels and large 4-pane windows. The storefront appears to date from about 1850 or 1860. Adjacent to this building, to its south, is 62 S. Main Street, built c. 1860 (building 16, photo 21). This building has a clearly defined upper and lower story, with projecting storefront cornice, but the first floor has been altered with infill construction. Turned with gable facing the front, this building has an overall Italianate character. The next block of buildings on the east side of Main contains two other early commercial buildings, one brick and one frame. The brick is located at 50 N. Main Street (c. 1850, building 24, photo 28) and provides an example of a townhouse that served a commercial purpose on the ground floor from an early day. It features a two-bay upper façade and has three openings on the first floor, two doors and a window. An excellent frame example of an Italianate commercial building is located further north in the same block at 70 N. Main Street (c. 1870, building 28, photo 28). This building is also set with gable to the street, with three-bay second floor and intact storefront with bracketed cornice and large four-pane display windows.

The block on the west side of Main Street between Miami and North Streets contains the district's most significant collection of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings (buildings 65, 67, 68, 69, 70 and 72, photos 64-67). This block of buildings is shown in several historic photos, copies of which are included in this nomination. Included are four large brick commercial buildings with Italianate, French Second Empire and early 20<sup>th</sup> century commercial elements, and two frame commercial buildings with Italianate features. Unlike the earlier

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commercial buildings in the district, these buildings have parapet facades, except for the French Second Empire commercial building at 43-49 S. Main Street (building 72), which has a slate mansard roof. Three of the buildings have gabled roofs behind the parapets (buildings 67, 69, 70), while two have flat roofs (buildings 65 and 68). The Cadwallader building at 89-97 (building 65) originally had a gabled second story that was destroyed by fire in 1921 and rebuilt in 1922 in its present appearance. The Howell building at 61 S. Main Street (building 69) was built in 1905 with Classical Revival detailing. The owner of the business lived in the residential apartment on the upper floor. Several of these buildings retain their original storefront materials from the period, including wood, limestone and cast iron.

Other commercial buildings from the early 1900s include the Waynesville National Bank (1901, building 76, photo 69), an example of a turn-of-century bank building with gabled roof and distinctive corner tower. Also built c. 1901 is a small one-story office at 76 N. Main Street (building 29, photo 30), associated with the house at 84 N. Main Street. The frame office has a two bay façade and hipped roof. Although altered on the exterior, the building at the southwest corner of Main and Miami Streets was built as a Ford dealership and garage in about 1917 (building 61, photo 61). The southern bay of the building housed a movie theater. Another building which may have had an automotive use is the one-story molded concrete block commercial structure from the 1930s at 228 Miami Street (building 64, photo 63).

**Institutional Properties**

Among the significant institutional properties in the historic district are a public school building, a private academy, the original township hall and Masonic lodge, a later Masonic Temple and two churches. The public school is Gravel Hill School (building 1, photo 1), built in 1846 and located at the far south end of Main Street. This one-story brick building has a side-gabled roof and an intact three-bay façade with central entry. The shed roof dormer, added about 1920, has not seriously diminished the school's earlier character. At the opposite end of the district is the Waynesville Academy (building 84, photo 74). Built in 1844, this brick structure is a three-bay I house with central entry. It was updated with a bracketed Italianate cornice and front porch several years after it was constructed.

The influence of local government and fraternal organizations in Waynesville were combined in the Wayne Township House (building 26, photo 28). This significant two-story gabled brick building has a distinctive townhouse character, with three tall windows on the second floor and five openings on the first floor, including three doors. It was built in 1878 to house the township offices on the first floor and the Masonic Temple hall on the second floor. The Masons outgrew

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this space, however, and purchased the former Baptist Church on Miami Street after 1895, (building 63, photo 63), enlarging it with a second floor meeting hall before 1901.

Two 1870s church buildings just off of Main Street round out the institutional properties in the district. The first is the First Church of Christ, a frame clapboarded building on High Street built in 1877 (building 10, photo 12). This intact building features a gabled roof, central cupola with belfry and spire, and a clapboarded exterior. Cornice returns, a central oculus window, and a central entry door with shaped Italianate hoodmold ornament the main facade. St. Augustine Roman Catholic Church was built in 1878 at 260 High Street (building 51, photo 55). This simple, rectangular frame building has a gabled roof, three round-arched windows on the long side elevation, and a front gable-roofed entry pavilion.

**Non-Contributing Properties**

The majority of the non-contributing properties in the historic district are modern garages or storage buildings that are associated with a contributing primary property. Lots on Main Street are deep, with ample space behind buildings to locate such buildings along the rear alleys. The deep lots also resulted in some modern commercial buildings being located to the rear of Main Street buildings as well, including an apartment building (building 43, photo 74), a commercial building at the rear part of the lot occupied by 258 S. Main (photo 7), and a store located on the alley at 65 S. Marvin's Lane (building 17, photo 20). Because of their secondary location behind Main Street properties, these structures are not readily visible from the street. A small number of infill buildings exist on Main Street in the district, and these are marked as non-contributing. They include a cluster of four very small commercial structures and gazebo that are located at the northwest corner of Main and High Streets (buildings 52-56, photos 56 and 57), a public restroom at 78 S. Main Street (building 15, photo 19), and small-scale infill buildings on the west side of Main (building 45, photo 48; building 47, photo 50; building 66, photo 64; and building 74, photo 67). One building that is currently under construction at 185 High Street (building 6, photo 8) is marked as non-contributing. The district also includes two buildings that are non-contributing because of alterations. One is the automotive dealership/repair building at 105-109 S. Main (building 61, photo 61), which is marked as non-contributing because of artificial siding and window changes, and the house at 59 N. Main (building 77, photo 70), counted as non-contributing because of artificial siding, window changes, and enclosure of the front porch. The use of artificial siding did not necessarily preclude other properties from contributing to the district, if other elements of their historic and architectural character remained exposed.

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Waynesville, Warren County, Ohio**Block by Block Description****East Side of Main Street, South to North****Gravel Hill School (property number 1, photo 1)**

The district includes one lot to the south of the original plat on the east side of the Main Street. It is occupied by Gravel Hill School, originally built in 1846 atop a glacial gravel deposit approximately 100 feet to the south and moved here in 1977. The brick school retains its form and fenestration, with the addition of a shed dormer added c. 1920 when it was being used as a residence.

**Scioto Square (property numbers 2-7, photos 2-10)**

Scioto Square contains six primary buildings (five contributing and one non-contributing) and seven secondary buildings (five contributing and two non-contributing). The earliest of the primary buildings is the home built c. 1820 by heirs of Waynesville founder Samuel Heighway (building 7, photo 9). An example of Federal architecture, this brick two-story residence has Flemish bond masonry, end chimneys, and gauged brick lintels. Facing High Street, it is located just off of the original diamond-shaped public square, as shown in the atlas map from 1891 (Figure 6). Fronting directly on Main Street is the Louise Stetson Larrick house (building 5, photo 6), a mid-19<sup>th</sup> century frame cottage with Victorian-era porch. Three other homes on this block are set back from the street on a hillside (buildings 2, 3 and 4, photos 2 and 4). These vernacular frame two-story residences date from the turn of the 20<sup>th</sup> century. Contributing outbuildings include a barn associated with the Heighway house (photo 10) and miscellaneous sheds associated with the houses. Three modern commercial structures are non-contributing (photos 7 and 8).

**Miami Square (property numbers 8-11, photos 11-13; photos 14-17 outside boundaries)**

Miami Square contains four primary buildings (all contributing) and one contributing outbuilding (a garage). Three of the properties front on High Street, including the Church of Christ (building 10, photo 12), built in 1877. This gable-fronted clapboarded building features a bracketed door hood, central rose window, and octagonal spire above a louvered belfry. To its east are two residential buildings; both originally built c. 1850 as one-story cottages. The house at 168 High Street (building 9, photo 11) was later enlarged to its two-story form. Occupying the corner of High and Main is a frame three-bay I-house (building 11, photo 13) built about 1905,

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with central cross gable. A compatible addition was recently constructed on its north side. The remainder of this block, to the north of building 11, is excluded from the district because of new construction.

**Washington Square (property numbers 12-22, photos 18-25)**

The next block, Washington Square, includes 11 primary buildings (nine contributing and two non-contributing) and five contributing secondary buildings. The contributing resources in this block present a nearly continuous streetscape of 1½- to 2½-story buildings that date from c. 1830 to c. 1870. Two are early brick structures, the Elias Fisher Building (building 14, photo 19, c. 1835) and the Bateman House (building 20, photo 22, 1847). The Fisher Building is an early example of a five-bay I house with Flemish bond façade, limestone lintels and sills, recessed central entrance and gable end chimneys. The Bateman House is an important example of the Greek Revival style in Waynesville. Its notable features include rarely seen stepped brick gable ends with end chimneys, with projecting limestone gable braces reinforcing the stepped gables. The three-bay façade has a recessed side hallway entrance with transom and sidelights.

Frame buildings in this block include an unusual frame building with shallow truncated hipped roof at 90 S. Main (building 13, photo 19), built c. 1850 and used as an office. A tall gable-fronted commercial and residential building at 62 S. Main dates from c. 1860 (building 16, photo 21) and features a pointed arch window in the gable face, three-bay facade and projecting cornice at the former storefront. The simple building next door (building 18, photo 21) is noteworthy for its wood storefront with frieze panel and large four-pane windows. Further north in the block is an early 1½-story frame building (building 21, photo 23) that has rough, uneven clapboarding indicating an early date of construction (pre-1836). To its north is an intact Italianate-style building with round-arched window in the gable, cornice returns and simple door and window on the first floor (c. 1870, building 22, photo 23). Non-contributing buildings in this block are modern construction, including a public restroom built in 1994 (building 15) and a concrete block commercial building along the rear alley (photo 20). Photos 24 and 25 show an area excluded from the district because of new construction.

**Outlots 1 and 2 (property numbers 23-38, photos 26-39)**

Formerly outlots 1 and 2, the next section of Main Street is located outside the original 1802 Waynesville plat. The first long block breaks with the pattern established by the system of squares, as the cross street (Mill Street) is further north than the corresponding street (Chapman Street) on the west side of Main. The block to the north of Mill Street is short, containing only

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four lots on Main Street. All 15 buildings fronting on Main Street in these two blocks are contributing. Non-contributing buildings are restricted to garages and sheds located along the rear alley (including a former Wayne Township concrete building at 63 N. Marvin Lane, building 27). The district boundary is drawn to exclude a recently built commercial building at 10 N. Main Street (photo 26) and altered buildings at the north end of the block.

The first five contributing buildings in this block are examples of early-mid 19<sup>th</sup> century frame and brick construction that typify the historic district. They include three buildings from the first half of the 19<sup>th</sup> century (buildings 23, 24 and 25) and two from the 1870s (buildings 26 and 28). The gable-front buildings at 50 N. Main (building 24, photo 28) and 62 N. Main (building 26, photo 28) are brick constructed with their fenestration and details intact. The latter building was used as offices for Wayne Township and a meeting hall for the Masonic Temple. The frame gable-front building at 70 N. Main (building 28, photo 28) is significant for its Italianate character, including shaped hoodmolds and an intact storefront with bracketed cornice.

To the north of this group are three frame buildings (photo 30), including a mid-19<sup>th</sup> century I house (building 30), a c. 1901 one-story office (building 29), and an early 20<sup>th</sup> century Craftsman bungalow (building 31). Directly opposite Chapman Street is Waynesville's finest example of high style Italianate architecture, the brick residence at 102 N. Main Street (building 32, photos 30 and 31). Built in 1882 for a prominent Waynesville merchant, this building features a symmetrical façade with central entry tower and projecting one-story bay windows to either side of a segmental arched entry with ornate molded surround. A landscaped setting with wrought iron fencing enhances the property. Continuing to the north in this block are four frame buildings, including two from the mid-19<sup>th</sup> century and two from the 1880s (photos 32-35). Both of the mid-century buildings (building 33 and building 36) are vernacular in character, although the latter building has a heavy framed entrance with transom and sidelights. The two houses between these dwellings are noteworthy as examples of Late Victorian cottages (buildings 34 and 35, photos 33 and 34). Built about 1885, these cottages are nearly mirror image in plan, with decorative features that include pointed-arch windows in the gable faces, windows and doors with shaped hoodmolds, and decorative porches inset into the T-plan. A cast iron fence with an 1881 patent date is located in the front yard of building 35.

To the north of Mill Street, the district includes two other properties on the east side of Main. The first (building 37, photo 37, c. 1860) is a frame I House with four bay façade and gable end chimneys and cornice returns. Located next to it is a French Second Empire house at 188 N. Main (c. 1860, building 38, photo 38), now covered with stucco but retaining features such as its bracketed cornice and trabeated side hallway entrance. The final two buildings in this block are



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excluded from the district because of construction or later alterations (photo 39). Photos 36 and 40 also show areas outside the district boundaries.

### West Side of Main Street, South to North

#### **English Square (property number 39, photos 41-43)**

The district includes one building on English Square, the Neal House at 307 S. Main Street (photo 42). Set back from and above the street, this frame house is an example of the side hallway property type with Greek Revival elements. An early 20<sup>th</sup> century porch wraps around two sides. At the rear of the lot, the property also includes a contributing garage and carriage house (photo 43).

#### **Ohio Square (property numbers 40-50, photos 44-54)**

Ohio Square, which includes properties fronting on South Street, Main Street and High Street, contains 11 primary properties (eight contributing and three non-contributing) and seven secondary properties (five contributing and two non-contributing). The two South Street properties are vernacular frame three-bay dwellings (photos 44 and 45). Main Street contains a pair of two-story frame residential buildings with four-bay facades and gable end chimneys (buildings 42 and 44, photo 46). Building 42, located at 295 S. Main, was built beginning in 1823. It features a two-story recessed front porch in the south half of the façade. Building 44, located at 273 S. Main, is a good example of 19<sup>th</sup> century vernacular frame housing in Waynesville. A distinctive feature is the delicate four-bay wooden porch with balustrade and latticework. An important building from the early 20<sup>th</sup> century in this block is the Craftsman bungalow at the corner of Main and High Streets (building 48, c. 1920, photo 51). The pebble-stucco wall surface and decorative hard-fired brick used in the porches and chimney give this building a unique appearance. Non-contributing buildings in this block include an apartment building and some modest commercial buildings that were built in recent years along Main Street (photos 47, 48 and 50). The apartment house is low-rise and not visible from the street. Also present in the block is a historic carriage house that appears to have been moved to this location (photo 49).

The buildings fronting on High Street in Ohio Square are significant to the history and development of this district. The house at 229 High Street (building 49, photo 52) is unique because its angled siting on the lot is the sole physical reminder of the village's original diamond-shaped public square at the intersection of High and Main Streets. Both the house and its carriage house maintain the angled orientation. The original portion of the house dates from

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c. 1807, with a front gabled wing added c. 1880. To its west is the Thomas Swift house, built in 1820 (building 50, photo 53). This brick house is an example of an early brick classical I house with five bay façade, central door, end chimneys, raised limestone foundation, and Flemish bond masonry on front and rear elevations. Contributing carriage houses exist to the rear of these High Street properties (photos 52 and 54).

**Wabash Square (property numbers 51-61, photos 55-61)**

There are ten primary buildings (five contributing and five non-contributing) and five secondary buildings (two contributing and three non-contributing) on Wabash Square. The Main Street properties include the historic Hammel House (building 58, photo 60) built in 1822 as a tavern and hotel. The building consists of a brick Flemish-bond three-bay section and a frame clapboarded five-bay section (originally three bays), connected by a broad front porch. Three other contributing buildings are the houses located at 177, 155, and 137 S. Main Street. The earliest of these is the four-bay I House at 177 (building 57, photo 57), built c. 1850. The next two houses are frame gabled ells built c. 1870 (building 58, photo 58) and c. 1910 (building 59, photo 59), respectively. Wabash Square also includes St. Augustine Catholic Church at 260 High Street (building 51, photo 55), a simple frame church built in 1877-78. Non-contributing resources include a group of four small commercial buildings and a gazebo clustered at the corner of Main and High Streets (buildings 52-56) that were built in the late 1980s (photos 56 and 57). Marked as non-contributing because of alterations is a former automotive service and sales building and theater at 105-109 S. Main Street (building 61, photo 61).

**Franklin Square (property numbers 62-74, photos 63-68)**

Franklin Square, the block of Main Street between Miami and North Streets, contains 13 primary buildings (11 contributing and two non-contributing) and three non-contributing outbuildings, all garages at the rear of the lots. Three contributing buildings front on Miami Street, including a frame building constructed c. 1850 as a cracker factory at 258 Miami Street (building 62, photo 63a); the Masonic Temple, originally built in 1870 as a Baptist Church but later enlarged to create the upper hall (building 63, photo 63); and a 1930s-era molded concrete block one-story structure at 228 Miami Street (building 64, photo 63).

On Main Street, Franklin Square contains a strong commercial row of masonry and frame buildings that date from the second half of the 19<sup>th</sup> century. The building at the corner of Main and Miami Streets is the frame Cadwallader Block (1874/1922, building 65, photo 64), with three storefronts unified by a bracketed cornice. Originally a two-story building, this structure

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was reduced to one story after a 1921 fire. To its north is a non-contributing one-story infill building (built between 1952-54), followed by three significant two-story masonry commercial buildings from the 1870s-1890s (buildings 67, 68 and 69, photo 65). Building 67 (built 1886) has Italianate features that include a bracketed cornice, shaped hoodmolds and a cast iron framed storefront. Building 68 dates from 1900 and displays a Romanesque character with triple-arched center windows. Building 69 (built 1905) has a stepped parapet façade with round-arched central window flanked by projecting second floor bays.

The next building to the north is a frame commercial structure from c. 1875 with bracketed cornice and simple storefront (building 70, photo 66). To its north is a mid-19<sup>th</sup> century building with gable to the side, four bays, and high foundation (building 71, photo 66). The next structure at 43-49 S. Main Street (building 72, photo 66) is a significant commercial building with distinctive slate mansard roof with dormers, five-bay second story, and pair of limestone storefronts at the street level. Continuing to the north is a brick side-gabled building from the early 19<sup>th</sup> century that has four bays on the second floor and a pair of storefronts at the street level (building 73, photo 67; storefronts altered c. 1960s). A small one-story non-contributing commercial building exists to its north (building 74).

**Harrison Addition (property numbers 75-80, photos 69-71)**

The next block contains six primary buildings (five contributing and one non-contributing because of alterations). Anchoring the northwest corner of Main and North Streets is the Waynesville National Bank (building 76, photo 69), constructed in 1901 following a fire that destroyed earlier buildings on this block. The brick bank building has four bays on its main façade and eight bays on its North Street façade. The tower with pyramidal roof and a recessed entry emphasizes the corner location. The bank retains its original sandstone base, which was continued at the base of the expanded building to the north. Also built following the fire in 1901 is the large scale Queen Anne brick house at 71 N. Main Street (building 78, photo 71). Set on an embankment, the house features a wrap-around porch, projecting front bay and varied roofline typical of the style. Two buildings to the north pre-date the 1900 fire. Set on the bank of the hill to the west, these properties have an exposed basement level that opens to the street (photo 71). The frame building at 81-83 N. Main Street (building 79, c. 1830-65) has a four bay façade with rectangular windows at the second floor (attic) level. To its north, the brick building at 99 N. Main Street (building 80, c. 1847) is similarly designed, although it has a full second story. The exposed basement level of this building is stuccoed. To the north of the bank, fronting on North Street, is a frame building with a one-story section built to house a doctor's office c. 1852, and a two-story Eastlake style expansion from 1885 (building 75, photo 68a).

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### Evans Addition (property numbers 81-87, photos 72-76)

To the north of Chapman Street, the long block that was platted as the Evans Addition contains seven primary buildings (all contributing) and six outbuildings (three contributing and three non-contributing). The earliest building on this block is the David Evans house (building 82, photo 73), built in 1836. The northern two bays comprise the original dwelling, exhibiting Flemish bond masonry and jack arch lintels. The north gable end features a large interior chimney flanked by two square attic windows. A small brick smokehouse is a contributing outbuilding at the rear of the property. Another significant resource in this block is the Waynesville Academy (building 84, photo 74), built in 1844. The three-bay façade has a central entry with trabeated doorway. The bracketed cornice with central gable gives the building its Italianate style. A third significant building in this block is the Waterhouse residence (building 83, photo 74), built as a Sears house in 1925 in a Craftsman style with deep recessed porch and exposed rafter ends at the eaves. Other contributing primary buildings in this block include four vernacular frame dwellings from the 19<sup>th</sup> and early 20<sup>th</sup> centuries (buildings 81, 85, 86 and 87; photos 71, 75 and 76).

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Building Number	Property Address	Construction Date Alteration Date	Contributing/ Non-Cont.	Secondary Building on Lot
1	330 South Main Street	1846, c. 1920	C	
Scioto Square				
2	296 South Main Street	c. 1895	C	C, C, C
3	274 South Main Street	c. 1900-1910	C	
4	258 South Main Street	c. 1900	C	C, NC
5	234 South Main Street	1845, c. 1880, c. 1920	C	
6	185 High Street	2001	NC	
7	143 High Street	1820-35, 1960s	C	C, NC
Miami Square				
8	156 High Street	c. 1850, 1970s	C	C
9	168 High Street	c. 1850, 1910, 1980s	C	
10	180 High Street	1877	C	
11	198 South Main Street	c. 1905, c. 1990	C	
Washington Square				
12	98 South Main Street	c. 1830, 1971	C	C
13	90 South Main Street	c. 1850	C	
14	88 South Main Street	c. 1835	C	
15	78 South Main Street	1994	NC	
16	62 South Main Street	c. 1860, c. 1970	C	
17	65 South Marvin's Lane	c. 1970	NC	
18	60 South Main Street	c. 1830	C	C
19	46 South Main Street	c. 1850, c. 1970s	C	
20	38 South Main Street	1847, c. 1985	C	C
21	30-34 South Main Street	c. 1830, c. 1970	C	C
22	22 South Main Street	c. 1870	C	C
Outlots 1 and 2				
23	38 North Main Street	1835, c. 1975	C	NC
24	50 North Main Street	c. 1850	C	NC
25	56 North Main Street	c. 1820-30, 1980s	C	C

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Building Number	Property Address	Construction Date Alteration Date	Contributing/ Non-Cont.	Secondary Building on Lot
26	62 North Main Street	1878	C	NC
27	63 North Marvin Lane	c. 1960	NC	
28	70 North Main Street	c. 1870	C	C, C
29	76 North Main Street	c. 1901	C	
30	84 North Main Street	c. 1847, c. 1910	C	
31	92 North Main Street	c. 1910s	C	
32	102 North Main Street	1882	C	
33	120 North Main Street	c. 1830	C	NC
34	130 North Main Street	c. 1885	C	
35	142 North Main Street	c. 1885	C	NC
36	152 North Main Street	c. 1850, 1980s	C	
37	168 North Main Street	c. 1860, 1980s	C	
38	188 North Main Street	c. 1860, 1970s	C	C, NC
English Square				
39	307 South Main Street	c. 1850, c. 1905	C	C, C
Ohio Square				
40	244 South Street	c. 1890-1900	C	C, NC
41	230 South Street	c. 1890-1900	C	NC
42	295 South Main Street	c. 1823	C	
43	275-279 South Main Street	c. 1970s	NC	
44	273 South Main Street	c. 1860	C	
45	241-245 South Main Street	c. 1960	NC	C
46	237 South Main Street	c. 1940	C	C
47	215 South Main Street	post-1960	NC	
48	211 South Main Street	c. 1920	C	
49	229 High Street	c. 1807, c. 1880	C	C
50	243 High Street	1820	C	C
Wabash Square				
51	260 High Street	1878, 1980	C	
52	Gazebo, High and Main	1990s	NC	

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Building Number	Property Address	Construction Date Alteration Date	Contributing/ Non-Cont.	Secondary Building on Lot
53	224-234 High Street	1989-90	NC	
54	214 High-185 S. Main	1989-90	NC	
55	195 South Main Street	1989-90	NC	
56	179 South Main Street	1989-90	NC	
57	177 South Main Street	c. 1850	C	C, C
58	155 South Main Street	c. 1870	C	NC, NC
59	137 South Main Street	c. 1910	C	NC
60	121 South Main Street	1822, c.1901, 1987	C	
61	105-09 South Main Street	c. 1917, 1982	NC	
62	258 Miami Street	c. 1850	C	
63	232 Miami Street	c. 1870, c. 1900	C	
64	228 Miami Street	c. 1930-40	C	
65	89-97 South Main Street	1874, 1922	C	
66	85 South Main Street	1952-54	NC	
67	75-77 South Main Street	1886	C	
68	67-69 South Main Street	1900	C	NC, NC
69	61 South Main Street	1905	C	
70	57 South Main Street	c. 1875	C	
71	55 South Main Street	pre-1856	C	NC
72	43-49 South Main Street	1880	C	
73	33 South Main Street	c. 1820-30, 1960s	C	
74	21-31 South Main Street	c. 1970	NC	
Harrison's Addition				
75	220 North Street	c. 1852, 1885	C	
76	9 North Main Street	1901, 1980s	C	
77	59 North Main Street	c. 1915	NC	
78	71 North Main Street	1901	C	
79	81-83 North Main Street	c. 1830-65	C	
80	99 North Main Street	c. 1847	C	

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Building Number	Property Address	Construction Date Alteration Date	Contributing/ Non-Cont.	Secondary Building on Lot
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Evans Addition

81	109 North Main Street	c. 1860s, 1991	C	
82	129 North Main Street	1836	C	C
83	147 North Main Street	1925	C	C
84	185 North Main Street	1844	C	NC
85	193 North Main Street	c. 1930	C	C
86	207 North Main Street	1895-1901	C	NC
87	221 North Main Street	c. 1860	C	NC



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**CONTRIBUTING PROPERTY ADDRESSES (primary buildings)**

143 High Street	38 South Main Street
156 High Street	43-49 South Main Street
168 High Street	46 South Main Street
180 High Street	55 South Main Street
229 High Street	57 South Main Street
243 High Street	60 South Main Street
260 High Street	61 South Main Street
9 North Main Street	62 South Main Street
38 North Main Street	67-69 South Main Street
50 North Main Street	75-77 South Main Street
56 North Main Street	88 South Main Street
62 North Main Street	89-97 South Main Street
70 North Main Street	90 South Main Street
71 North Main Street	98 South Main Street
76 North Main Street	121 South Main Street
81-83 North Main Street	137 South Main Street
84 North Main Street	155 South Main Street
92 North Main Street	177 South Main Street
99 North Main Street	198 South Main Street
102 North Main Street	211 South Main Street
109 North Main Street	234 South Main Street
120 North Main Street	237 South Main Street
129 North Main Street	258 South Main Street
130 North Main Street	273 South Main Street
142 North Main Street	274 South Main Street
147 North Main Street	295 South Main Street
152 North Main Street	296 South Main Street
168 North Main Street	307 South Main Street
185 North Main Street	330 South Main Street
188 North Main Street	228 Miami Street
193 North Main Street	232 Miami Street
207 North Main Street	258 Miami Street
221 North Main Street	220 North Street
22 South Main Street	230 South Street
30-34 South Main Street	244 South Street
33 South Main Street	

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## NON-CONTRIBUTING PROPERTY ADDRESSES (primary buildings)

185 High Street  
224-234 High Street  
214 High Street-185 South Main Street  
Gazebo, High Street and South Main Street  
59 North Main Street  
21-31 South Main Street  
78 South Main Street  
85 South Main Street  
105-109 South Main Street  
179 South Main Street  
195 South Main Street  
215 South Main Street  
241-245 South Main Street  
275-279 South Main Street  
63 North Marvin's Lane  
65 South Marvin's Lane  
235 Miami Street

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The Waynesville Main Street Historic District is eligible for the National Register under Criteria A and C. Under Criterion A, the district is important for its role in the development of the village of Waynesville, with significant residential, commercial and institutional buildings that date from the early 19<sup>th</sup> century to the mid-20<sup>th</sup> century. Main Street has served as the village's primary commercial district, functioned as an important transportation route through the 19<sup>th</sup> and early 20<sup>th</sup> centuries, and provided a location for such varied uses as individual residences, taverns and hotels, retail stores, the township hall, the post office, the newspaper office, and fraternal meeting halls. Because so many of its earliest buildings have survived to the present day, the district reflects the village of Waynesville's origins as a small-scale southwestern Ohio settlement, including the contribution of the Quaker families who helped settle the town and spur its development.

The historic district presents the image of Waynesville as a small yet prosperous village. Economic factors contributing to Main Street's development include its location at the crossroads of two well-traveled early turnpikes through southwest Ohio and its role as the commercial heart of the surrounding agricultural district. It is similar in some respects to other small turnpike towns in southwest Ohio, including Springboro and Mason in Warren County. Lacking significant rail, major river, or canal transportation, these communities did not develop the processing or industrial infrastructure that would enable them to grow significantly after the Civil War. Railroad transportation came to the Little Miami Valley in the 1840s, but the line was located across the river from Waynesville, resulting in the development of the town of Corwin. A feeder from the Miami and Erie Canal was proposed for Waynesville, but it was never built. Nevertheless, the village prospered in its role as a center of commerce for the surrounding rich farmland, as a crossroads turnpike town, and as a regional center of activity for the Religious Society of Friends.

Under Criterion C, the district is significant as a comparatively intact collection of village architecture that reflects Waynesville's historic origins and its prosperity through the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Early 19<sup>th</sup> century brick and frame buildings are intermingled with mid-late 19<sup>th</sup> century and early 20<sup>th</sup> century construction. Outstanding examples of the town's earliest settlement remain intact, including several brick buildings with vernacular Federal or Greek Revival influences. The vernacular character of many of the buildings from the first half of the 19<sup>th</sup> century reflects the simple building traditions of that period, some of which were brought to this community by its early Quaker residents. Later in the 19<sup>th</sup> century, more substantial buildings were constructed in styles that include Italianate, French Second Empire, Vernacular Victorian, and Queen Anne. A row of adjoining two-story brick buildings from the late 1800s and early 1900s gave Main Street a more commercial feeling than it had before. Even so, Main

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Street remained an attractive setting for residential development into the early 20<sup>th</sup> century, when homes such as Craftsman bungalows and a Sears catalogue house were added to the mix.

The collection of buildings in Waynesville's Main Street district illustrates the variety of uses that accompanies a small town's development, including buildings constructed as schools, churches, fraternal halls, and government offices, as well as homes and commercial businesses. Overall, the historic architecture in this district retains a great deal of integrity. The district has streetscapes that appear much as they looked 50 years ago, with relatively few demolitions during that time. Buildings are generally unaltered, with the exception of some storefront changes and some uses of artificial siding (two pre-1951 buildings are considered non-contributing because of their alterations). Some new construction has occurred in recent years to fill in previously vacant lots as demand for commercial space has increased along with the community's reputation as a center for antiques. Boundaries have been drawn to exclude as much of this new construction as possible. In the context of other former turnpike towns of southwestern Ohio, the Waynesville Main Street Historic District compares favorably. Like the Springboro Historic District (National Register, 1999), this district's pre-Civil War buildings survived partly because the village did not grow significantly in the 100 years between 1850 and 1950. Waynesville's population in 1850 was 745; in 1940 it stood at only 833, and had increased to just over 1,000 people by 1950. Unlike the cities of Springboro and Mason, however, which are located along the Interstate 75 corridor, Waynesville remains a village yet today, with a population of only 2,550. As a result, Waynesville's Main Street has not been affected by encroaching suburban development, such as that which has compromised downtown Mason in recent years.

**Historical Background and Significance**

Waynesville traces its founding to the purchase of a major tract of land along the west bank of the Little Miami River in 1796 by Samuel Heighway and his two partners, John Smith and Dr. Evan Banes. A native of England, Samuel Heighway (pronounced "Hi-way") arrived here from Pittsburgh in 1797 to settle his tract of land and lay out the town that he had envisioned. From the beginning, the settlement benefited from its location on a terraced hilltop overlooking the west bank of the Little Miami River. Heighway named the new village Waynesville after General Anthony Wayne, who had traversed the area in 1793. Although initially planned and settled in 1797, the village was not formally platted until 1802. Heighway's original plat for the town created a regular grid system, with the direction of streets reflecting the northeast-southwest orientation of the Little Miami River.

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Waynesville's plan is unique for its town square nomenclature that appears to have been drawn from English precedents, possibly reminiscent of Heighway's native Shropshire, England. According to a journal written by Sir Francis Bailey, who accompanied Samuel Heighway on his journey to settle Waynesville in 1797, "The town ... he had laid out at right angles, nearly on Penn's plan, with a square in the middle, which he told me, with a degree of exulting pride, he intended for a court-house or for some public building for the meeting of the legislature; for he has already fallen into that flattering idea which every founder of a new settlement entertains, that his town will at some future time be the seat of government." Heighway's Public Square was a diamond-shaped square at the intersection of High and Main Streets. Although it existed through at least 1856 (it appears on a map from that year, Figure 2), the square is no longer visible today. An important remnant of this feature is still seen today in the David Pugh house at 229 High Street (building 49), which is set at an angle that reflects its original frontage on the square. The original section of this house is thought to date from 1807, with an expansion of the building occurring in about 1880. David Pugh, a Quaker, had a store on Main Street as early as 1806. Just to the west of this house is a significant vernacular Federal brick home built by another Quaker, Thomas Swift, in 1820 (building 50).

Samuel Heighway may have been influenced by William Penn's late 17<sup>th</sup> century plan for Philadelphia, which consisted of a rectangular gridiron, with streets crossing at a center square. Penn's plan called for lots that were either one acre or half an acre, large enough to assure that each house would have its own space for a garden. As noted in the description of the district in Section 7, Waynesville's original plat called for a series of squares that each contained four acres. Each square was subdivided into eight half-acre lots, which were considered "town lots" for purposes of sale. The names given to each square reflected a political, geographical or personal association of the time and included "President," "Washington," "Jefferson," "Adams," "Franklin," "Wayne," "Ohio," "Miami," "Scioto," "Wabash," and "English." These names have remained a part of the village's history, and each square is marked by signage that the village has installed along Main Street.

As the town's founder and projector, Heighway was among the most prominent and influential of Waynesville's early settlers. His log cabin was apparently the first house built at Waynesville, constructed on a site overlooking the Little Miami River, probably at or near the site of the current brick residence at 143 High Street (building 7) that is thought to have been built by Heighway's heirs. Bringing a supply of goods with him, Heighway had the first store in the village. He sold land in the new village at a cost of 50 cents per acre, or \$6 per acre for a town lot. According to Beers' History of Warren County, the purchaser of a town lot was obliged to build a house within a certain time. In 1803, Heighway built the first mill in the village, a

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sawmill on the Little Miami River, which was used to help the settlers build frame houses using sawed wood, rather than log houses built using hand-hewn timbers. He also opened a gristmill on the Little Miami, planted the town's first orchard, and served as the village's first postmaster in 1804.

Waynesville gained significance as an important Quaker settlement during its early period. Large numbers of members of the Religious Society of Friends arrived to settle in the community beginning in about 1799. Coming mostly from North and South Carolina, Pennsylvania and Virginia, the Quakers were attracted by the rich soil of the Little Miami Valley, the prospect of independent homes, and their own opposition to slavery. As a result, Quaker immigration had a substantial impact upon the development of the new town. Meetings were organized at Waynesville as early as 1801, and Monthly Meeting status was granted in 1803, the first in southwestern Ohio. Known as Miami Monthly Meeting, the Waynesville meeting had the Hocking River as its eastern boundary and the Ohio River as its southern boundary, but was not limited to the north and west. For Quakers who were migrating from the south and east to the north and west, Waynesville was their principal destination. As a result, Miami Monthly Meeting had phenomenal growth from the beginning. In its first five years, 550 certificates of membership were brought to Waynesville. According to the Encyclopedia of American Quaker Genealogy, Miami Monthly Meeting was "the center from which Quakerism spread over western Ohio and throughout Indiana." The epicenter of Quaker life in Waynesville was at the junction of High and Fourth Streets, where two meeting houses, a cemetery and Friends Home are listed on the National Register as the Miami Monthly Meeting Historic District (National Register, September 1998).

Influenced to a great extent by the influx of Quaker residents seeking a home near Miami Monthly Meeting, Waynesville grew rapidly during the first two decades of the 19<sup>th</sup> century. In 1804 there were nine dwellings in the village. By 1810, there were about 50 families, three or four stores and about as many taverns in Waynesville, according to Beers' history. The first center of business in the new settlement was not on Main Street, as would be expected, but at the corner of Third and High Streets west of the public square. A store, post office and mechanic shop were located here by 1804, and a tavern was established by 1807. By 1820, the village had a population of 225 people. In that year, a tally of the village's buildings counted 41 dwellings, including 25 frame, seven log, six brick, and three brick and frame houses. Also counted were 16 shops, with 11 being frame and five being log (it is likely that some business owners lived in the same building as their shop). By this time, Main Street was becoming a favored location for business. Frame buildings were the most common, as there was an abundant supply of wood that could be shaped and sawn at Heighway's sawmill. Brick buildings were less common in the

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early years, as there were no local brick manufacturers and the brick usually had to be made on site. However, the brick buildings were more likely to survive to the present day.

The Hammel House Inn at 121 South Main Street (building 60) is an important example of a tavern and public house from this period. Originally the site of a log tavern as early as 1800, the brick section was constructed by 1822. The establishment of inns and taverns was a response to the development of transportation routes that passed through the town in the early part of the 19<sup>th</sup> century. Early travelers used wagon roads that were developed to connect Waynesville with other settlements of southwestern Ohio. For a time during the mid to late 1830's Springfield was the western terminus of the National Road. From Springfield, travelers could turn south to reach Cincinnati, passing through the villages of Xenia, Waynesville and Lebanon. This route, which became known as the Cincinnati, Lebanon and Springfield Turnpike, passed through Waynesville on Main Street. An east-west pike developed between Wilmington and Franklin, crossing the Little Miami River at North Street. As a result, the intersection of Main Street and North Street became the primary corner in the village, eclipsing the original public square (and probably leading to its later abandonment). In 1827, Waynesville became the halfway point on the stagecoach line between Springfield and Cincinnati that was established by John Satterthwaite (residence listed on National Register, March, 1988). Stagecoach travel brought additional business to Waynesville during this early period. The 1840s brought railroad transportation to the Little Miami River valley, although the line was built on the east side of the river and resulted in the establishment of the town of Corwin.

Waynesville began to grow significantly as a village during the period from 1825 to 1850. The population of the town more than tripled from about 225 residents in 1820 to 745 residents in 1850. This increase of 520 residents in a 30-year period meant that many new buildings were constructed to provide homes, churches, schools and stores for the growing community. The large lots of the original plat began to be occupied by two or more buildings, particularly along Main Street. Outlots were subdivided and added to the village beginning in about 1820, including Outlots 1 and 2 on the south side of Main Street. On the north side of Main, Outlot 4 was platted as Harrison's Addition in 1840, followed by Evans' Addition on Outlot 5 and part of Outlot 6 in 1846. In the latter addition, an oversized lot was retained for David Evans' own property (the house at 129 N. Main Street, building 82). Because of its location outside the original town, this house has a deep setback from the street. The Evans family was one of the first Quaker families to settle in the new town of Waynesville at the turn of the 19<sup>th</sup> century. David and Rachel Evans, the first couple to be married in the Waynesville meeting house in 1813, built the house in 1836. The house is particularly significant as the boyhood home of Dr. John Evans, the son of David and Rachel Evans, who became renowned as one of the founders

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and first president of Northwestern University, founder of the Chicago Medical Society, and first Territorial Governor of Colorado.

Main Street developed as a location for both commercial and residential uses during the first half of the 19<sup>th</sup> century, containing houses, stores, taverns and hotels, blacksmith shops, and at least one livery stable. The business directory that accompanied the 1856 Atlas of Warren County listed the following business occupations of Waynesville citizens: newspaper editor, real estate agent, surveyor, collecting agent, physician (5), dry goods merchants, carpenter (4), boots and shoes, watch maker, miller, stoves and tin ware, mechanic, clothing store, saddler, hotel, mason, livery stable, candy maker, pump maker, railroad agent, tanner and butcher. A bank was established in the community as early as 1855. The 1867 atlas map shows stores clustered around the important cross streets of Main and North (Figure 4).

Early commercial buildings, such as the taverns and stores, had gabled roofs, fronted directly on the street, and appeared more residential than commercial in character (typically housing both a business and a residence). Two examples are the buildings at 33 and 55 S. Main Street (buildings 73 and 71), both built with long side to the street. The building at 33 S. Main, which was intended to house a commercial use on the first floor, is attributed to John Satterthwaite, a Pennsylvania Quaker and builder who was also engaged in running a stagecoach line between Springfield and Cincinnati at this time. The building at 55 S. Main has a frame four-bay façade with raised fieldstone foundation and pair of entry doors sheltered by a porch. Another early commercial building is the frame two-story gabled building at 60 S. Main Street (c. 1830, building 18). Its frieze panel and four-paned windows distinguish the wooden storefront, likely added after 1850. The William Day house (building 12, c. 1830) is an example of a side-by-side commercial and residential use, with the storefront located in the south half of the Main Street façade.

Important residential buildings along Main Street from the 1820s, 1830s and 1840s include the five-bay brick, two-story Fisher Building at 88 S. Main Street (building 14); the frame two-story building at 120 N. Main Street (building 33); the Greek Revival Bateman House at 38 S. Main Street (building 20); and the frame two-story residence at 295 S. Main Street (building 42). The Fisher Building likely served as home and office for Elias Fisher, a physician. Examples of the type of commercial architecture built on Main Street during the 1850s include the brick two-story building at 50 N. Main (building 24) and the frame two-story building at 90 S. Main (building 13).



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While institutional development in Waynesville was dominated during the early 1800s by the Religious Society of Friends, who established meeting houses and a school, the growth of the community in the 1840s and 1850s led to the establishment of other institutions. In the historic district, these include two schools and two churches. An earlier public schoolhouse was replaced with the Gravel Hill School in 1846 (building 1), a one-story brick building adapted for residential use after the Union School was formed in 1857. Opened just a few years prior to this was an institution of higher learning, known as the Waynesville Academy and located at 185 N. Main Street (1844, building 84). Established by Dr. Sylvanus Fisher, the academy drew students from Warren County as well as surrounding counties, with the result that some students were boarded at Waynesville. A government-related institutional building of the late 19<sup>th</sup> century is the Wayne Township House at 62 N. Main Street (building 26). This two-story brick building housed the township offices, as well as the Masonic fraternal organization when it was first built in 1878. It is a classic representation of the vernacular character of Waynesville architecture from the late 19<sup>th</sup> century.

The 1860s and 1870s were a period of diversified religious development in the community. Christian, Baptist, Episcopal and Catholic religious congregations were established in Waynesville during the late 1860s, with the result that each had constructed a church building by 1878. These buildings were located just off Main Street (like many turnpike towns, the main street was reserved more for business use), and three are included in the historic district. A brick Baptist church was constructed on Miami Street in 1870; it was enlarged and converted to a Masonic Hall (building 63) by 1901. Two other examples of small town religious construction remain intact: the First Church of Christ (building 10), built in 1877 on High Street, and St. Augustine's Roman Catholic Church (building 51), built in 1878.

The business directory that appeared in Everts 1875 Atlas of Warren County lists a wide variety of commercial enterprises in Waynesville at that time: five dry goods stores (some included boots and shoes or queensware); two groceries; drug store; hardware and agricultural implement dealer; merchant tailor; millinery, jewelry and fancy goods dealer; stoves and tinware dealer; undertaker and cabinet-maker; hotel; brewery; two grain and produce dealers; blacksmith; carriage shop; harness maker; grist and saw mills; lumber dealer; dentist and physician. One of the important events in the commercial history of the village occurred in 1875 with the establishment of the Waynesville National Bank, which was Warren County's first nationally chartered bank. The bank was located in earlier buildings at the intersection of Main and North Streets before constructing the existing landmark bank building in 1900. The bank achieved some notoriety when it opened a branch bank in Lebanon in 1877, thought to be the first time

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that a branch bank was established by any national bank. The branch was closed shortly after it was opened, however, as there was no legal authorization yet for branch banks of national banks.

Commercial buildings from the 1870s were built of both brick and frame. An important building of the period is the Cadwallader Block (building 65), located at the northwest corner of Main and Miami Streets. Built in 1874, this building served the community as a meeting hall, with large open space on the second floor. The upper story was destroyed by fire in 1921, but the existing Italianate storefronts remained when the building was maintained as a one-story structure in 1922. Other Italianate-influenced buildings of the 1870s include the frame two-story commercial building at 57 S. Main (building 70, c. 1875) and the brick two-story townhouse at 70 N. Main (building 28, c. 1870).

Waynesville's population remained stable during the late 19<sup>th</sup> century, fluctuating only slightly through 1910, when the population stood at 705. Nevertheless, the village experienced new construction between the 1880 and 1910, as Waynesville remained a prosperous community serving the surrounding farm families and continuing to meet the needs of travelers. Larger-scaled commercial buildings began to fill in among the earlier 19<sup>th</sup> century buildings on Main Street, particularly in the two blocks between Miami and Chapman Streets. The buildings of this period were typical of post-Civil War commercial architecture, with a clear delineation of the commercial use of the building through large display windows on the first floor. The west side of Main Street between Miami and North Streets was built up during this period with several excellent two-story commercial buildings, giving this block a strong commercial orientation. They include the J. Will White Grocery building at 75-77 S. Main Street, built 1886 (building 67); the brick building at 67-69 S. Main Street, built 1900 (building 68); the two-story brick Howell building at 61 S. Main, built 1905 (building 69); and the significant Second Empire style commercial building at 43-49 S. Main, built in 1880 (building 72). Several of these buildings were constructed with apartments or offices on the second floor. The B.S. Howell building (building 69) was occupied by the owner's retail business on the first floor and his family's living quarters on the second. Dry goods businesses, furniture stores, millineries, and other types of businesses that were typical of a turn-of-the-century main street town occupied these buildings.

Residential building continued during the Victorian era, producing both vernacular and high style architecture in the district. The most prominent home of the period is the high style brick Italianate residence at 102 N. Main Street (building 32), built in 1882 for John Funkey, a successful downtown merchant. This home, with its setting at the foot of Chapman Street, helped Main Street remain a focus for residential development during this period. Other homes built during the 1890s and early 1900s were also constructed toward the northern and southern

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ends of Main Streets, where large lots still existed. These include three turn-of-the-century homes on the rise above the street at the south end of the district (buildings 2, 3 and 4). Another prominent home from the period is the Cornell House at 71 N. Main Street (building 78), a large Queen Anne style residence that was built following a 1900 fire that destroyed an earlier block of buildings.

Following this same fire, a new Waynesville National Bank was constructed at the northwest corner of Main and North Streets (1901, building 76). The bank had earlier been at different locations on this same intersection. This important corner building, constructed in 1901 with corner tower and sandstone base, illustrated the prosperity that Waynesville continued to have during this period. In discussing this bank, the 1919 Memoirs of the Miami Valley states "While the commercial life of the village is always good, its stores and activities of all kinds doing a steady, unfluctuating business, the main deposits and sound investments are made by the wealthy farming population whose fertile, magnificent farms encircle the village." At the North Street entrance of the building was the office of Dr. Mary Cook, a prominent local physician who practiced in Waynesville during the early years of the 20<sup>th</sup> century.

At the turn of the century, Waynesville was an attractive and stable community with a population of 723. For the next 30 years, the village's population remained nearly the same, with a small decline to 697 by 1930. In 1940, the population reached 833. Among the newer buildings on Main Street from this period are several Craftsman residences, most notably the bungalow at 211 S. Main Street (building 48), built c. 1920, and the Sears house at 147 N. Main Street (building 83), built c. 1925. A building housing a Ford dealership and repair shop was constructed at the southwest corner of Main and Miami Streets in about 1917 (building 61), with the northern-most bay being used as a movie theater. A molded concrete block building, likely also used for an auto-related purpose, was built across the street at 228 Miami Street (building 64) during the 1930s. Other, earlier buildings were adapted to meet modern needs, such as the old cracker factory at 258 Miami Street (building 62), which housed the telephone exchange during the early 1900s.

The end of the first half of the 20<sup>th</sup> century, concluding with World War II and the dawn of the modern era, brought about the first significant increase in Waynesville's population in 90 years, from 833 in 1940 to just over 1,000 people in 1950. By 1990, the population was approaching 2,000 and today stands at 2,550. This is due to subdivision of some of the surrounding farmland, which began in about 1987. Even so, the community's growth has been small compared to other Warren county towns such as Springboro and Mason, which have had major subdivision development in recent years.

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As in many small towns, Waynesville's economy has had to adapt to changes that have been brought about by the increased mobility and commercial options of today's society. While some buildings were demolished during the 1960s and new buildings constructed, large numbers of historic buildings have been adapted to new commercial uses. These have included such buildings as former churches (the Catholic and Christian churches) as well as homes and commercial buildings. Several residential properties at both the north and south ends of the district also continue to be used as single-family homes. The Village and the Waynesville Historic Preservation Board have assisted with the protection and preservation of this district since the early 1970s.

During its long history, Waynesville has managed to adapt to modern times without losing its significant historic and architectural character. Change has occurred, but not always at the expense of what had come before. As a result, a passage taken from the 1919 Memoirs of the Miami Valley still seems applicable today: "This pretty hilltop town... is no inconsiderable factor in the social, intellectual, and financial progressiveness of Warren County. There is something wonderfully attractive about the little village, as one climbs the hills to the streets upon which stand the inviting, comfortable homes that tell of refined, cultured home-life. One might fancy that the beautiful, kindly spirit of the Friends, who formed a large majority of the first settlers of Waynesville, still rested in gentle benediction upon the town."

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### Boundary Justification

The district boundaries have been carefully drawn to encompass the significant historic resources on North and South Main Street, along with adjacent properties fronting on the cross streets of South, High, Miami and North Streets. Wherever possible, areas with predominantly new construction have been excluded from the district boundaries. These include sections on the west side of Main Street to the south of Miami Street and at the intersection of Main and North Streets, where areas of new construction occur. Most of the non-contributing structures within the district boundaries are located at the rear of deep Main Street lots, and are not readily visible in primary district views. Others are small scale, such as the cluster of recent one-story commercial structures and gazebo at the corner of Main and High Streets, and their impact on the integrity of the district is minimal. Other areas of Waynesville outside the boundaries are excluded because they exhibit a character that is different from that in the historic district, including areas of vacant lots and modern construction to the north, south and east of the district boundaries, and areas of residential character with numerous vacant lots to the west, in the vicinity of Third Street.

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### Description of Photo Views

The following information is the same for all photographs:

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Photographs taken by Judy Williams, June-August, 2001

### East Side of District:

1. 330 S. Main Street
2. 274 and 296 S. Main Street
3. Outbuildings at 296 S. Main Street
4. 258 S. Main Street
5. Outbuilding at 258 S. Main Street
6. 234 S. Main Street
7. Non-contributing secondary building at 258 S. Main Street
8. Non-contributing building at 185 High Street
9. 143 High Street
10. Outbuilding at 143 High Street
11. Looking west from 156 High Street
12. 180 High Street
13. Looking east at 198 S. Main Street
14. Looking outside the district toward 174-184 S. Main Street
15. Looking outside the district at 144 S. Main Street
16. Looking outside the district at 142 and 140 S. Main Street
17. Looking outside the district at 100 S. Main Street
18. 98 S. Main Street
19. Looking north from 90 S. Main Street
20. Secondary building to the rear of 62 S. Main Street
21. Looking north from 62 S. Main Street
22. Looking north from 38 S. Main Street
23. Looking south from 22 S. Main Street
24. Looking outside the district at the southeast corner of Main and North Streets
25. Looking east on North Street, outside the district
26. Looking outside the district at 10 N. Main Street
27. Looking north from 38 N. Main Street
28. Looking north from 50 N. Main Street

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29. Outbuilding to the rear of 56 N. Main Street
30. Looking north from 76 N. Main Street
31. 102 North Main Street
32. Looking north from 120 N. Main Street
33. 130 N. Main Street
34. 142 N. Main Street
35. 152 N. Main Street
36. Looking east on Mill Street, outside the district
37. 168 N. Main Street
38. 188 N. Main Street
39. Looking outside the district at 220 and 200 N. Main Street
40. Looking north on Main Street, outside the district

**West Side of District:**

41. Looking south on Main Street, outside the district
42. 307 S. Main Street
43. Barn at 307 S. Main Street
44. 244 South Street
45. 230 South Street
46. 295 and 273 S. Main Street
47. Non-contributing building at 275-279 S. Main Street
48. Non-contributing building at 241-245 S. Main Street
49. Outbuilding at 239½ S. Main Street
50. 237, 215 and 211 S. Main Street
51. 211 S. Main Street
52. 229 and 243 High Street
53. 243 High Street
54. Outbuilding at 243 High Street
55. 260 High Street
56. Non-contributing buildings at northwest corner of Main and High Streets
57. Looking north from 177 S. Main Street
58. 155 S. Main Street
59. 137 and 121 S. Main Street
60. 121 S. Main Street
61. Looking north from 121 S. Main Street
62. Looking outside the district toward Miami Street

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- 63. 232 and 228 Miami Street
- 63a. 228 Miami Street
- 64. Looking north from 89-97 S. Main Street
- 65. Looking north from 75-77 S. Main Street
- 66. Looking north from 57 S. Main Street
- 67. Looking south from 21-31 S. Main Street
- 68. Looking west on North Street
- 68a. 220 North Street
- 69. 9 N. Main Street
- 70. Looking north from 59 N. Main Street
- 71. 81-83, 99 and 109 N. Main Street
- 72. Looking west on Chapman Street, outside the district
- 72a. 109 N. Main Street
- 73. 129 N. Main Street
- 74. 147 and 185 N. Main Street
- 75. 193 and 207 N. Main Street
- 76. 221 N. Main Street and rear outbuilding
- 77. Looking west on Franklin Road, outside the district

**MAPS ATTACHED TO THE NOMINATION:**

- USGS Map
- Historic District Map
- Historic District Map, showing photo views
- 1802 Plat of Waynesville (drawing from original plat map)
- 1856 Warren County Atlas Map
- 1867 Warren County Atlas Map
- 1875 Warren County Atlas Map
- 1891 Warren County Atlas Map
- 1903 Warren County Atlas Map



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Waynesville Main Street Historic District  
Waynesville, Warren County, Ohio

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Waynesville, Warren County, Ohio

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Waynesville National Bank, 100<sup>th</sup> Anniversary 1875-1975. 1975.

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United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 10 Page 1Waynesville Main Street Historic District  
Waynesville, Warren County, Ohio**Verbal Boundary Description**

Beginning at a point in the center of S. Main Street, go east along the south property line of 330 S. Main Street; turn north along the rear property line and then west along the north property line of the same property to Main Street; go north on Main Street to the south property line of 296 S. Main Street; turn east along this property line to the rear property line of the 296 S. Main Street; then go north along the west property lines of 296, 274, 258 and 234 S. Main Street, and 143 High Street to the intersection with High Street; go west on High Street to the east property line of 156 High Street; go west along the rear property lines of 156, 168 and 180 High Street and the north property line of 198 S. Main Street until reaching the junction with Main Street; go north on Main Street to the intersection with Miami Street; turn east on Miami Street to the east property line of 98 S. Main Street; go north along this line to the south property line of the building at 90 S. Main Street; turn east to the rear alley (Marvin's Lane); go north on Marvin Lane to the north property line of the building at 22 S. Main Street; turn west along this line to the intersection with Main Street; go north on Main to the south property line of 38 N. Main Street; follow this line to the east to its intersection with Marvin's Lane; go north on Marvin's lane to the north property line of 142 N. Main Street; turn west along this line to the east property line of 152 N. Main Street; go north on this line across Mill Street to the east property line of 168 N. Main; go north along this line to the south property line of 188 N. Main Street; turn east along this line to the rear property line of 188 N. Main Street, then turn west along the north property line of the same address to the intersection with Main Street; turn north on Main Street to the intersection with Franklin Road; go west on Franklin Road to the first alley west of Main Street; go south on this alley to the north property line of 260 Chapman Street; turn east along the rear property lines of Chapman Street properties to the west property line of 109 N. Main Street; turn south along this line to the intersection with Chapman Street; then go west on Chapman Street to the first alley west of Main Street; next go south along this alley to the north property line of 220 North Street; turn west along this line to the west property line of the same, then go south along this line to the intersection with the first alley west of Main Street; follow this alley south to the north property line of 228 Miami Street; go west on this line to the west property line of 228 Miami; then turn south on this line to the intersection with Miami Street; turn south on Miami Street to the rear property line of 105-09 S. Main Street; go south along this line and then follow the rear property line of 121 S. Main Street to the south and west until reaching the rear alley to the west of 121 S. Main Street; follow this alley south to the north property line of 260 High Street; go west along this line to the west property of the same address; go south along this line to High Street; turn east on High to the west property line of 243 High Street; follow this line south to the south property line of the same property; then go east and south along this line to the rear property line of 239½ S. Main Street; follow the rear property lines of the Main Street properties and the west property line of 244 South Street to the intersection with South Street; go west on South Street to the west property line of 307 S. Main Street; follow this line to the south and east to the intersection with S. Main Street and the point of beginning.

# Plan of the Town of Waynesville 1802.

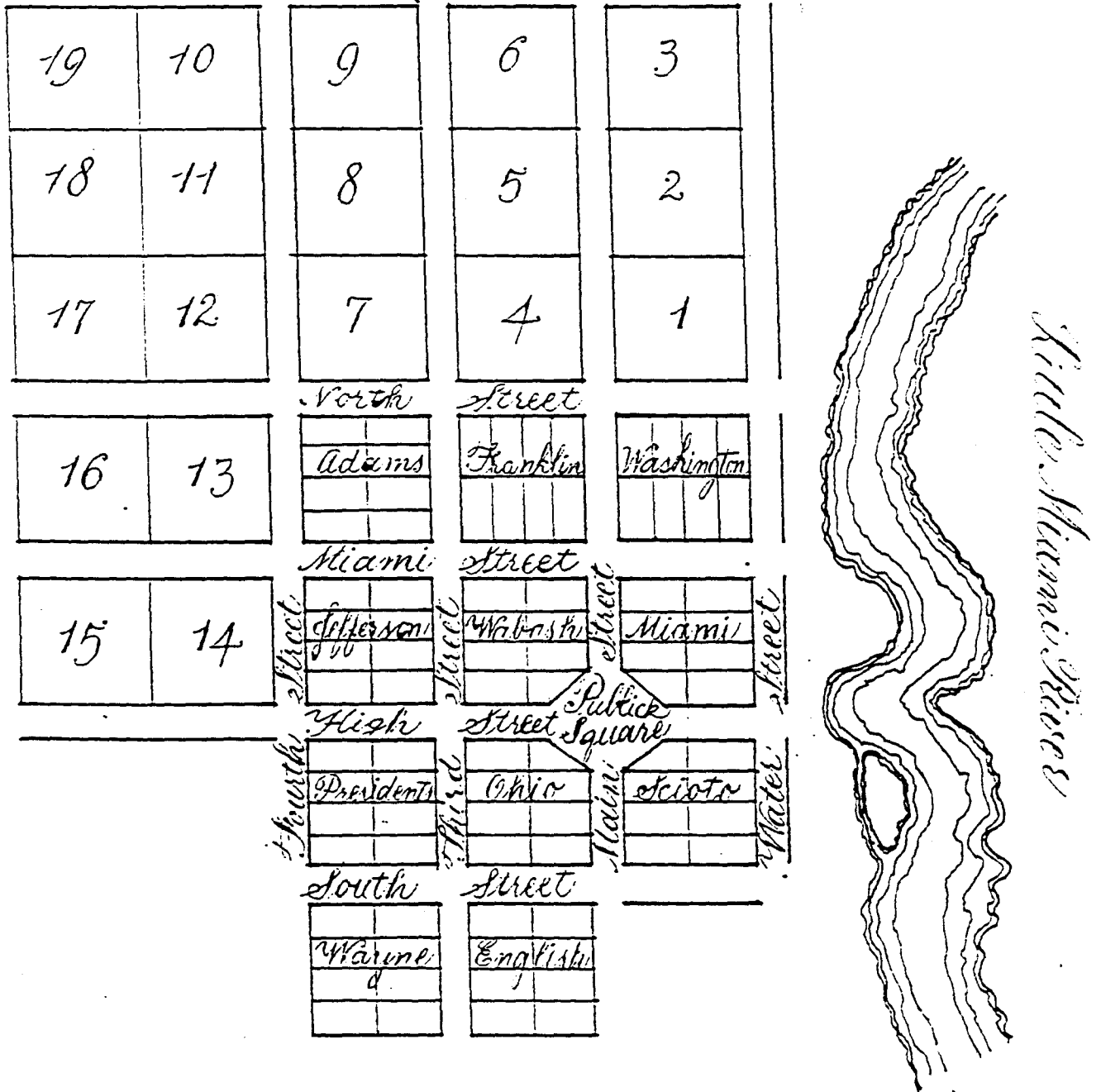


Figure 1. Plan of the Town of Waynesville. 1802.

Waynesville Main Street Historic District  
Waynesville  
Warren Co., OH

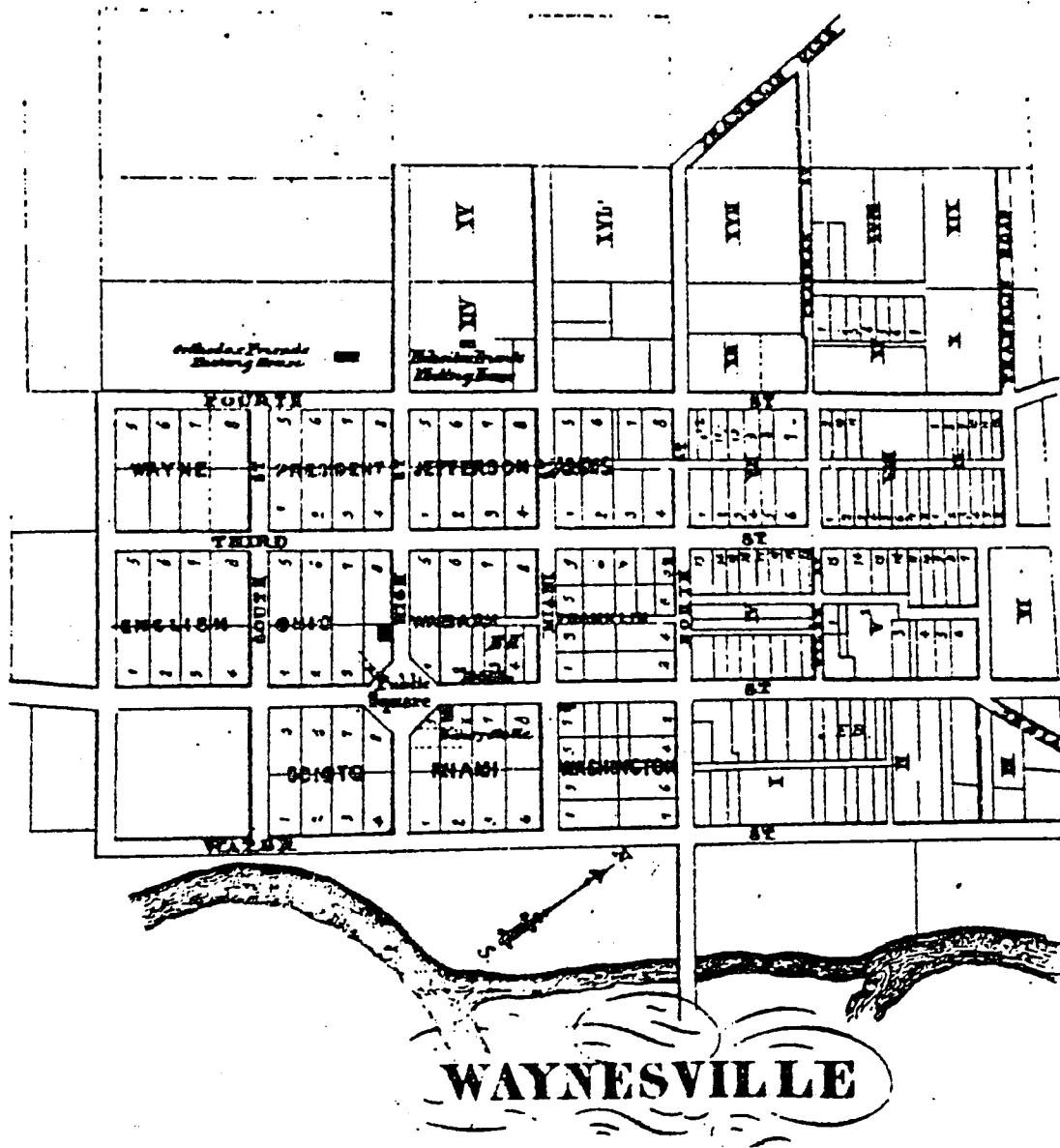


Figure 2. O'Beirne's 1856 Map of Waynesville

Waynesville Main Street Historic District  
 Waynesville  
 Warren Co., OH

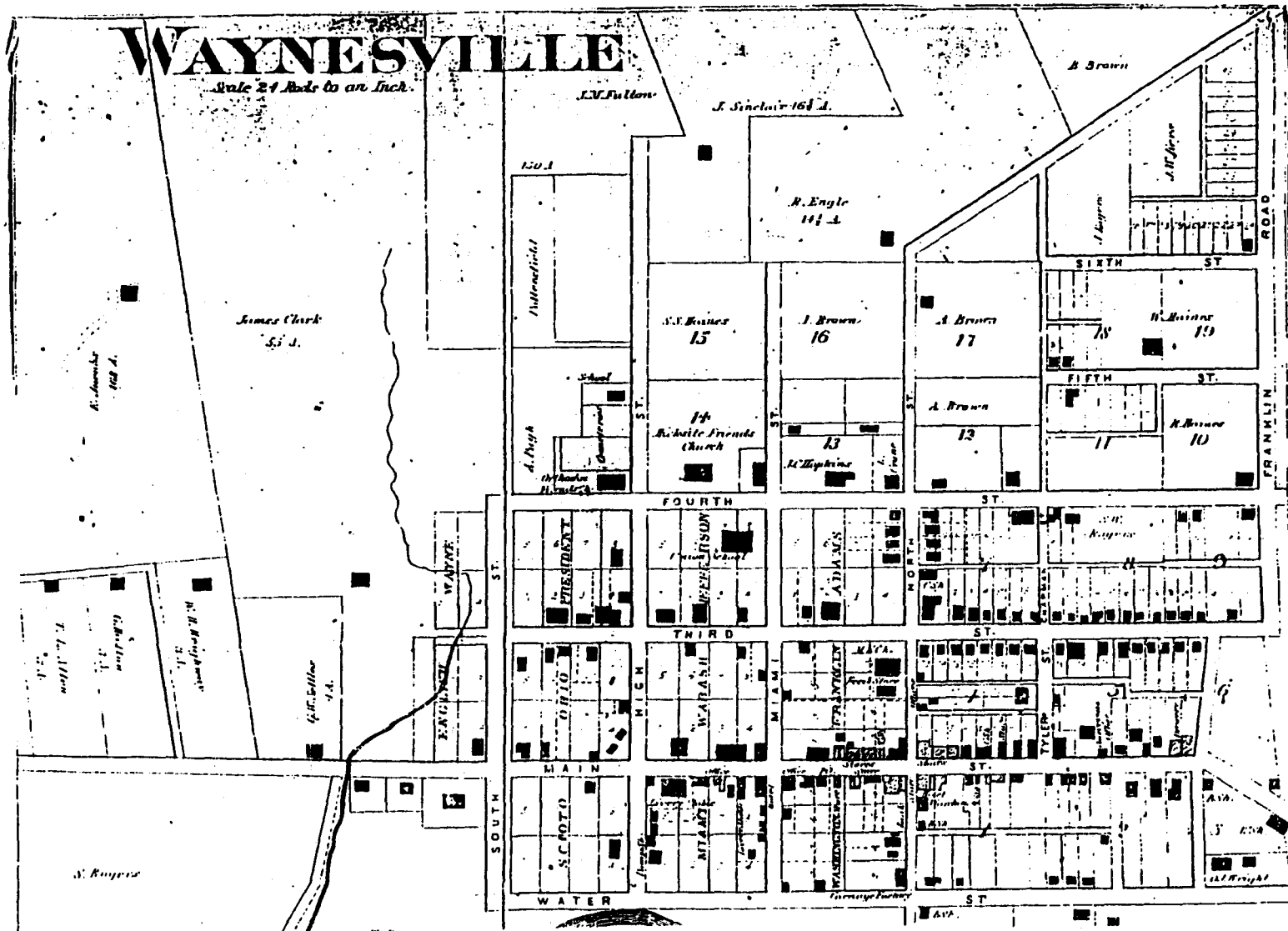


Figure 3 Sanford's 1867 Map of Warren County, Ohio

Waynesville Main Street Historic District  
 Waynesville  
 Warren Co., OH

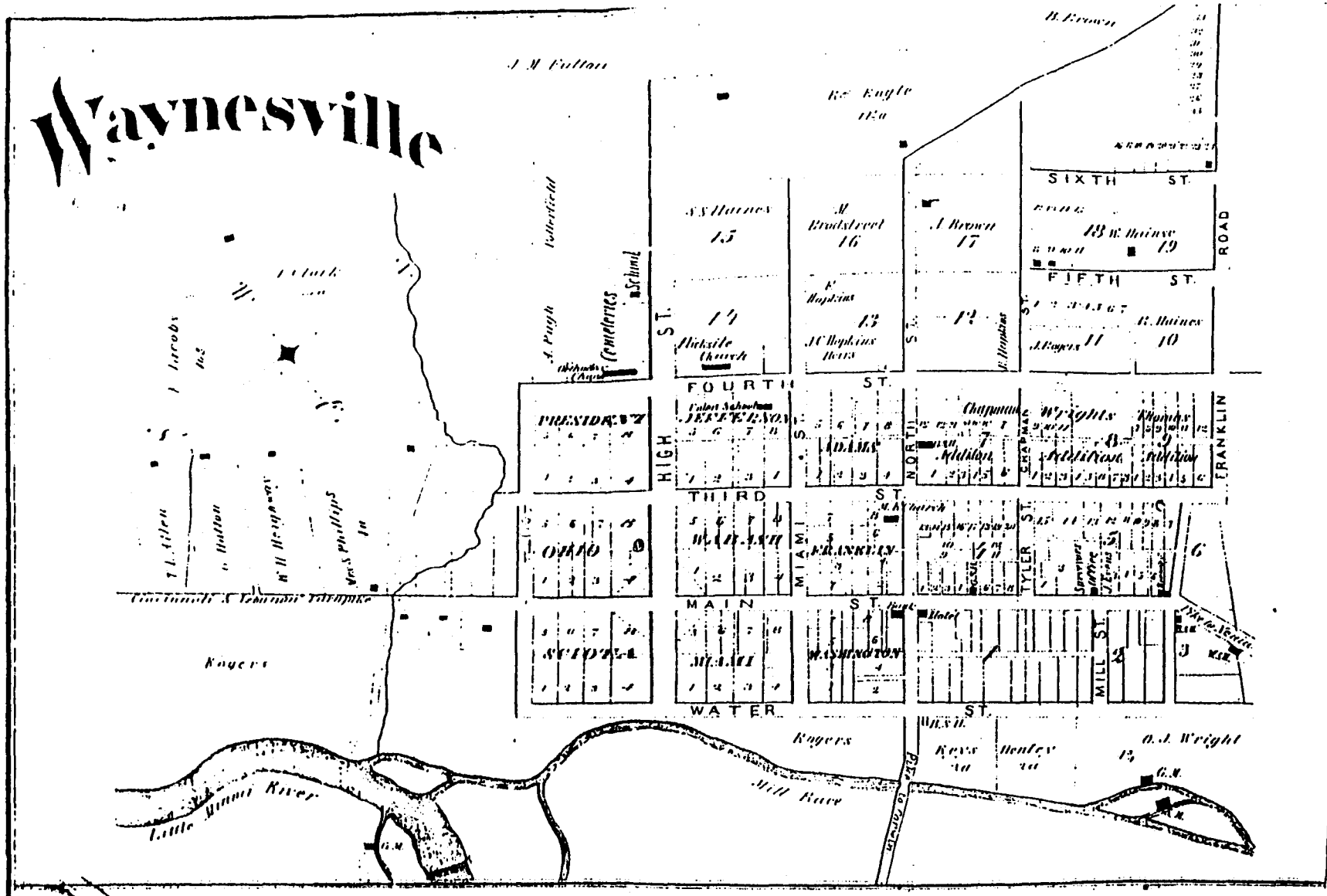


Figure 4 Everts' 1875 Combination Atlas Map of Warren County, Ohio

Waynesville Main Street Historic District  
 Waynesville  
 Warren Co., OH

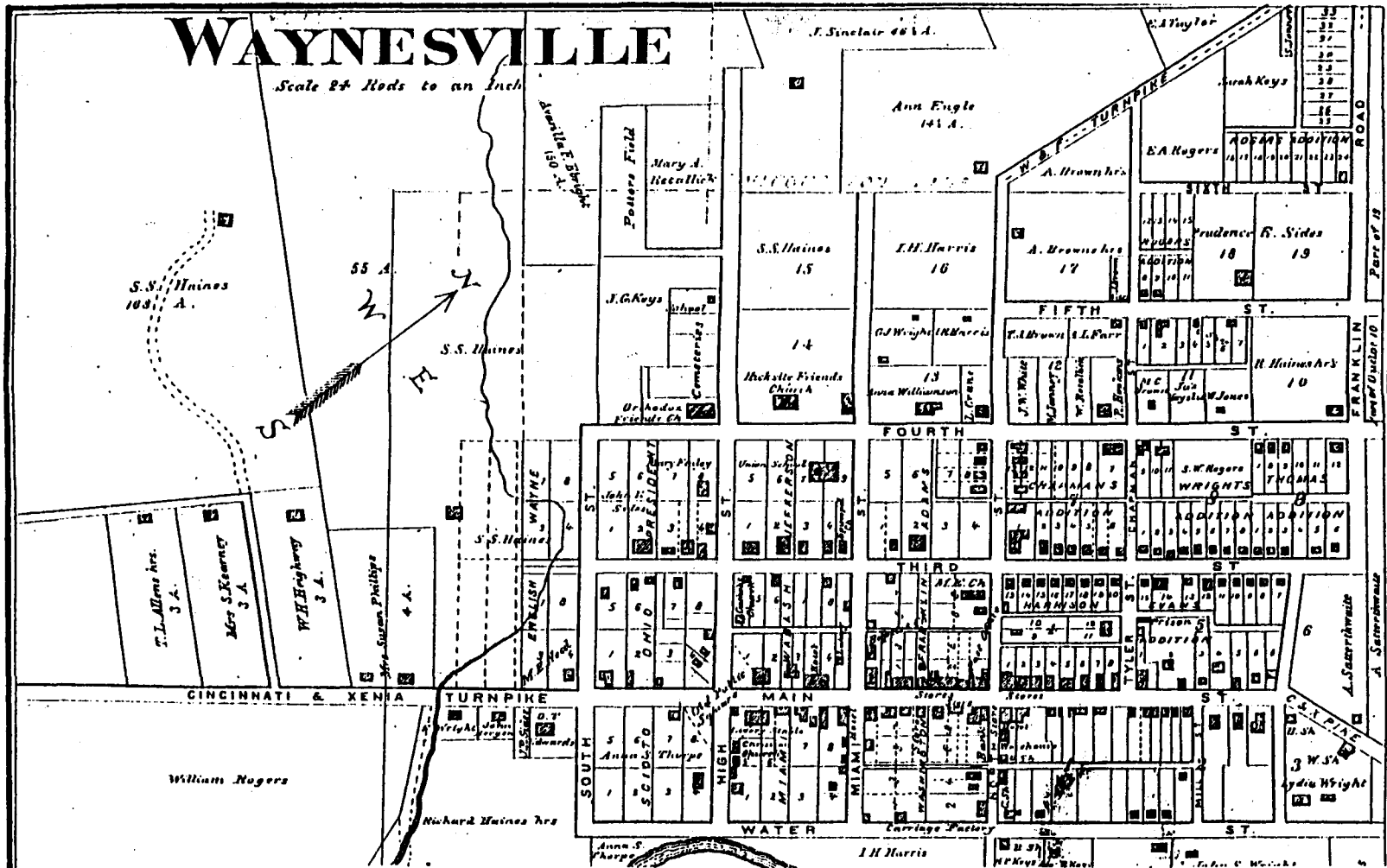


Figure 5. Bone's 1891 Atlas of Warren County, Ohio

Waynesville Main Street Historic District  
 Waynesville  
 Warren Co., OH



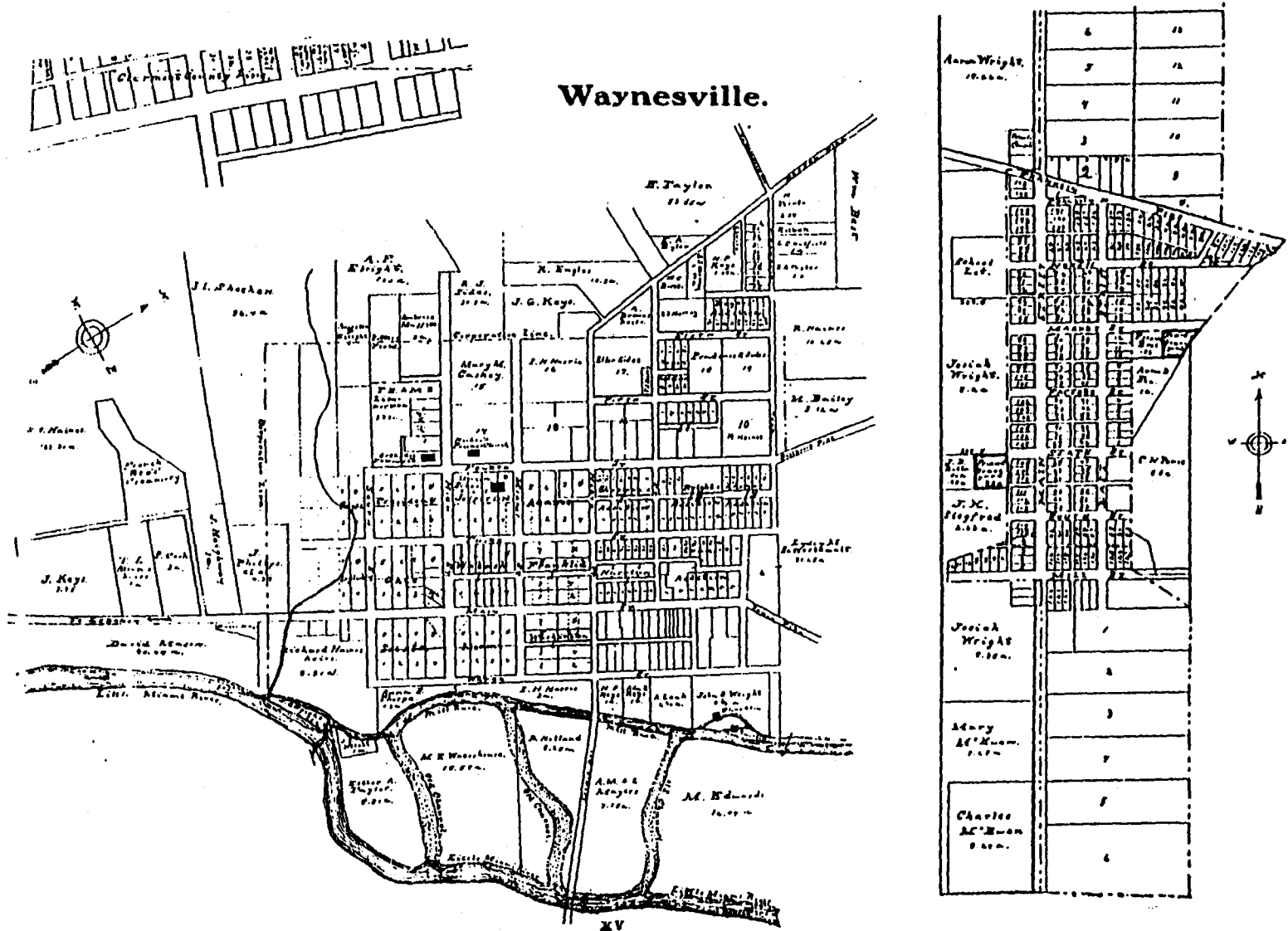
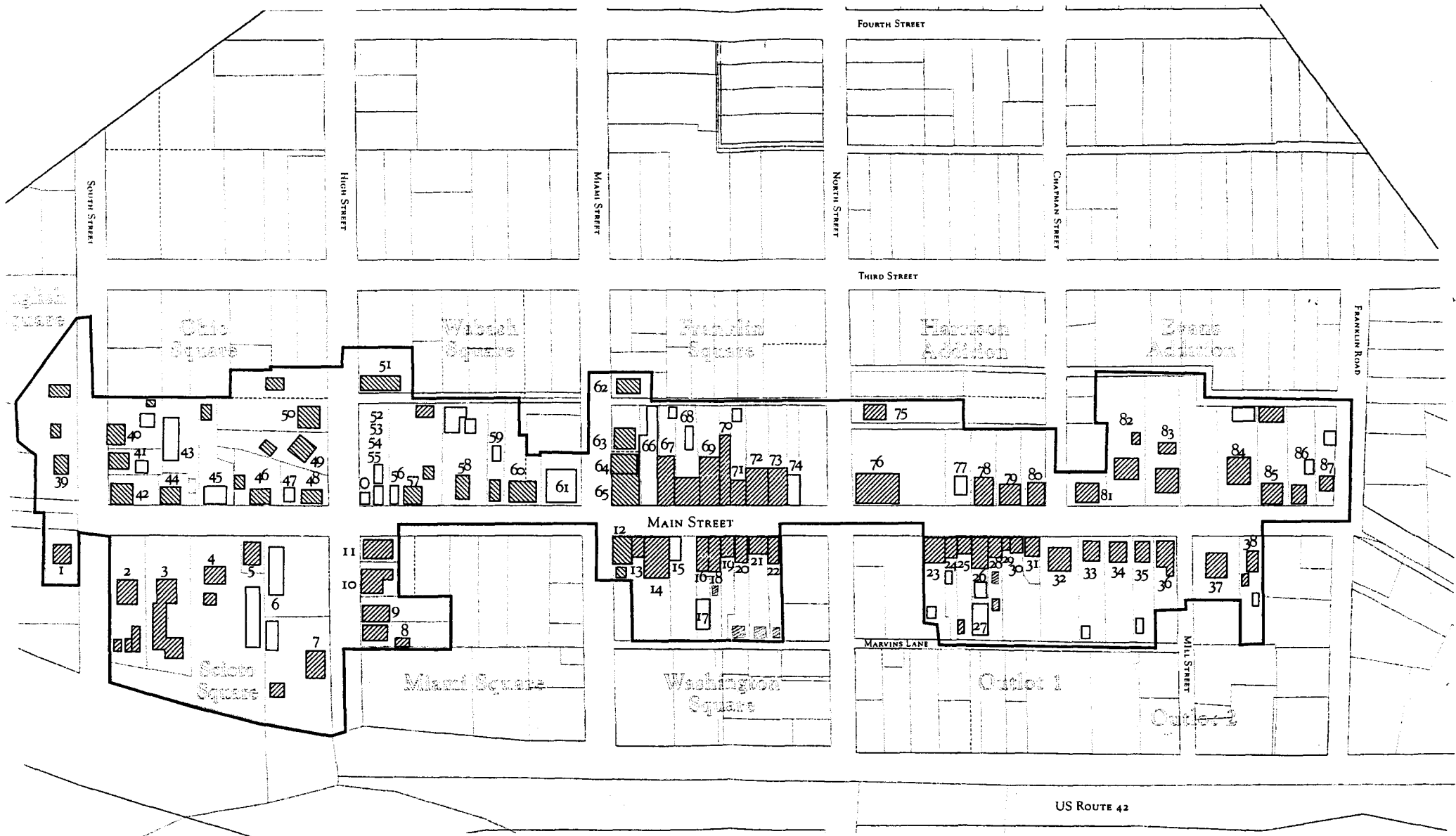


Figure 6. McKay's 1903 Atlas of Warren County, Ohio

Waynesville Main Street Historic District  
 Waynesville  
 Warren Co., OH



# Waynesville Main Street Historic District

## Waynesville, Warren County, Ohio

contributing
  non-contributing

**Ohio Historic Preservation Office**

567 East Hudson Street  
Columbus, Ohio 43211-1030  
614/ 298-2000 Fax: 614/ 298-2037

Visit us at [www.ohiohistory.org/resource/histpres/](http://www.ohiohistory.org/resource/histpres/)



**OHIO  
HISTORICAL  
SOCIETY**  
SINCE 1885

April 8, 2002

Mayor Ernie Lawson  
Waynesville Municipal Building  
P.O. Box 657, 136 North U.S. 42  
Waynesville, Ohio 45068

Dear Mayor Lawson:

Congratulations on the recent listing of the district in your community into the National Register of Historic Places!

The National Park Service, United States Department of the Interior listed the **Waynesville Main Street Historic District** at Main Street between South Street and Franklin Road in Warren County, Ohio on March 20, 2002. 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.

The Ohio Historic Preservation Office (OHPO) is available to advise you in maintaining the historic character of your property. As you know from previous mailings received from this office, there are no restrictions placed on your property following the National Register listing. However, the OHPO strongly encourages owners of historic properties to consider all options before completing work that could damage the structure or impair its historic integrity. Careful planning can facilitate the sensitive incorporation of contemporary alterations with the historic fabric. The OHPO provides free information on how to sensitively rehabilitate and repair historic properties, upon request.

Thank you for your interest in historic preservation and the National Register of Historic Places.

Sincerely,

Barbara A. Powers  
Department Head  
Planning, Inventory, and Registration

Cc: Judy Williams, Form Preparer  
Senator Richard Finan, District # 7  
Representative Tom Raga #2  
R. Kevin Harper, Village Manager  
Ohio-Kentucky-Indiana Regional Council of Governments  
Paul Graham, Ohio Department of Transportation

# 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: Waynesville Mainstreet Historic District

County: Warren

- Original National Register of Historic Places nomination form + *an extra copy*
  - Multiple Property Nomination form
  - Photograph(s)
  - Photograph(s) (copies) (*historic pictures*)
  - USGS map(s)
  - USGS map(s) (*photo copy*) (copies)
  - Sketch map(s)/figure(s)/exhibit(s)
  - Correspondence
  - Other article from the Dayton Daily News
- 
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