

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



### 1. Name of Property

Historic name: Roundwood Manor at Daisy Hill Farm  
Other names/site number: Korey, Sylvia, House  
Name of related multiple property listing:  
N/A  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 3450 Roundwood Road  
City or town: Hunting Valley State: OH County: Cuyahoga  
Not For Publication:  n/a Vicinity:  n/a

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets  
the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria.  
I recommend that this property be considered significant at the following  
level(s) of significance:

\_\_\_ national \_\_\_ statewide X local  
Applicable National Register Criteria:  
A X B X C \_\_\_ D

Barbara Power  
DSHPO Inventory & Registration  
Signature of certifying official/Title: \_\_\_\_\_ Date: January 31, 2019  
Ohio Historic Preservation Office, Ohio History Connection \_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register  
criteria.  
\_\_\_\_\_  
Signature of commenting official: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
Title : \_\_\_\_\_ State or Federal agency/bureau  
or Tribal Government

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

  
Signature of the Keeper

3/22/2019  
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



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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>                    </u>	buildings
<u>                    </u>	<u>                    </u>	sites
<u>1</u>	<u>1</u>	structures
<u>                    </u>	<u>1</u>	objects
<u>2</u>	<u>2</u>	Total

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

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

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

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Colonial Revival

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, WOOD, SLATE

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Roundwood Manor at Daisy Hill Farm is located in the affluent Village of Hunting Valley, fifteen miles east of downtown Cleveland. The house was built between 1923 and 1927 by Oris Paxton and Mantis James Van Sweringen as the centerpiece of a 660-acre country estate and business retreat.<sup>1</sup> The Van Sweringens were prominent Cleveland area developers responsible for developing the planned City of Shaker Heights, Shaker Square Shopping Center (the second oldest planned shopping center in the country), and the Union Terminal Group on Cleveland's Public Square. In 1946, the estate was subdivided and the house and seven acres sold to restaurateur Gordon Stouffer, who reduced the house in size from 90,000 to 55,000 square feet. By reducing the size of three wings (containing the ship room, dining room and guest wing), the 1946 remodel created a more livable—albeit large—single family home from what had been more like a country inn. The Stouffers had one daughter living at home and the enormous guest suites—intended by the Van Sweringens to impress potential investors—were impractical. Moreover, the large hotel-style kitchen and entire floor of servants' bedrooms were no longer needed in a postwar world. Prominent Ohio architect, Philip Small was a favored architect of the Van Sweringen's—he originally designed Roundwood Manor for the brothers and also undertook the redesign for Stouffer in the 1940s. During the renovation for Stouffer, the chestnut paneling was stained a lighter hue and large windows were added to the dining room and ship room, brightening the dark home. Assorted billiard and card rooms where bankers and railroad executives had passed the time, became a pub room and dining alcove—more intimate family spaces. However, the Colonial Revival country estate aesthetic and much of the historic material and design associated with the Van Sweringens remains.

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<sup>1</sup> *Cleveland News*, July 25, 1940. "Famed Van Sweringen Estate Parceled for Public Sale."

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The Colonial Revival-style manor house is in the shape of a “T”, with the top of the “T” at the entry court. A mixture of brick, clapboard and slate building materials, recessed porticoes and third-floor dormers help break down what is otherwise a massive house. The main block and its adjoining wings are brick, but recessed galleries are clapboard sided. The garage wing is to the west of the main block and is connected via an enclosed gallery. A long wing juts north from the center of the house and steps down from three to two to one stories.

The nominated property also includes a contributing structure--the tennis courts (built 1946), 1 non-contributing structure, the gazebo and a non-contributing object--the Victorian styled fountain—both added in the 1970s. Overall, the property retains sufficient integrity to illustrate the significance of the home and base of operation of the Van Sweringen brothers during their most prolific real estate development period early in the twentieth century. It also represents the aesthetic of the broad pattern of country estate building in the early 20<sup>th</sup> century in Ohio by those whose wealth was gained through Ohio’s rapid development.

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## Narrative Description

### Setting:

Roundwood Manor is located Hunting Valley, the centerpiece of the originally 660-acre Daisy Hill Farm, which was subdivided into large lots in the early 1940s. The Daisy Hill Colony--the residential development that resulted from the subdivision--is surrounded by a white wooden fence and is lushly landscaped by large trees, creating a sense of privacy and exclusivity. White, turned posts with colonial-style signs mark the private drives into the development.

Roundwood Manor is accessed by a winding paved drive off of a subtly marked gatepost on South Woodland Road. The drive curves around a large, open, mown front yard (Photo #1) and makes a turn directly in front of the house to a cobbled court with a centered circular hedge, which surrounds a white metal fountain of Victorian design. Colonial style lamp-posts frame the vista across the front lawn. The cobbled court and lampposts were added in a 1946 remodel of the house. The Victorian fountain was added in the 1970s. Large hemlocks and deciduous trees obscure all but the front entry and portico from the main drive

To the west of the front lawn, a Colonial Revival house built in the early 1940s sits. This home occupies the lot where the outdoor swimming pool for Roundwood had been before the estate was subdivided. The pergola had originally connected men’s and women’s dressing rooms. A stone grotto, part of the neighboring lawn, faces the front lawn of Roundwood . Although part of the original estate, these landscape elements are outside of the current and National Register boundaries of Roundwood Manor.

The drive curves around the front lawn and makes a turn to the west, in front of Roundwood Manor. The lawn is mounded and planted with a row of trees about twenty feet in front of the entry drive, creating the screening mentioned above (Photo #2). The long expanse of the residence comes into view as one enters the cobbled court (Photo #3). Large perennial beds run



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between the house and the cobbled court. A long, brick retaining wall to the east obscures the fact that the basement story of the house extends east and north beyond the first floor. To the east, the lawn dips gradually down to the full basement level (Photo #4). To the west, off the entry drive, a staircase leads down from the three-bay garage to another driveway and two additional garage bays. This driveway is part of a courtyard that is surrounded by a six-foot tall brick wall on three sides and also contains a service entry and the entrance to a caretaker's apartment (Photo #5).

A long rear wing containing the Olympic-sized indoor pool juts north from the center of the main block of the house. The pool is an original feature from 1927. To the west of the wing is the contributing tennis court, surrounded by a fence (Photo #6). The tennis court is to the north of the service entry and was added in the 1946 remodel. There is a meadow and forested area to the west and north of the tennis courts. To the north of the swimming pool wing is a perennial garden with a white gazebo in the center (Photo #7). The gazebo was added in the 1970s. This area is screened from the road by forest and by a long, chain-link fence with burning bushes planted beside it. During the Van Sweringen's time, this was an open bowling lawn, but in 1946 was landscaped to provide privacy for the smaller lot. To the south of this fence and the east of the swimming pool wing there is more open lawn with large trees at the perimeter. There is a small landscaped courtyard between the east wing of the house and a basement level in-laws' apartment and another hidden courtyard to the west of the west wing between the house and the garage block (Photo #8). Overall, the landscaping provides a sense of isolation and privacy.

Back at the cobbled entry court, the drive intersects another perpendicular drive that leads back out to the entry to the south or to the private drive to the service court to the north. Directly west of the entry drive and garage bay is another drive that dips down to a picturesque group of Colonial Revival style cottages (Figure #1). This is the original garage group for Roundwood Manor that was converted to a separate residence in 1946. It is not within the current parcel nor the proposed National Register boundary.

### **Exterior:**

The rambling Colonial Revival-style manor house is in the shape of a "T", with the top of the "T" at the entry court. A mixture of Flemish bond brick, clapboard and slate building materials, recessed porticoes and third-floor dormers help break down what is otherwise a massive house. The main block is three stories and five bays wide. A tall portico with slender columns covers the first two stories. The portico is topped by a Chinese Chippendale balustrade topped by urn finials (Photo #9) (Figure 26). On the first floor of this block, a twelve-paneled door with a transom of six bullseye glass panes is flanked by simple pilasters and topped with an entablature and crowned by a broken or swan's neck pediment (Photo #10) (Figure 25). On each side of the door there are two windows with 8 over 12 lights and a paneled skirt. Each window has black, louvered shutters. The second floor of this brick block has five windows with 8 lights over 8 lights. Each of these windows also has black, louvered shutters. The third floor has a steep, slate roof and three dormers sided in white clapboard. These windows have six lights over six lights. This central block has two large brick chimneys on each end, joined by a parapet. The slate roof

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(installed in 1992 to replace deteriorated wood shingles) ends in a “widow’s walk” also with a Chinese Chippendale balustrade.

On each side of the main three story block are two story wings that read as one and a half stories because of the gambrel roof. The east wing is set about five feet back from the main block. It is six bays wide, with five bays fronted by a gallery lined with paired columns. The gallery has a balustrade that matches the one on the main portico. The east wing is clapboard sided and painted white. The gallery ends at a low brick wall and the last bay, on the east end of the house, is brick. This wing has a slate gambrel roof. Oddly, there is a single dormer to the far west of this wing. The end wall is brick and has paired chimneys joined by a parapet, like the main block. The wing contains the two story “Ship Room.”

To the west of the main block, the west wing is also two stories, but is nine bays wide. Six bays are also set about five feet back and run along a gallery of paired columns, like found on the east side. The gallery is topped by a balustrade matching the others, and lines up with the front of the main block. There are three equally spaced, clapboard sided dormers at the second level. This gallery also ends in a low brick wall and adjoins a three-bay section in brick that ends in a brick façade to the west, with paired brick chimneys joined by a parapet. This section comes forward about five feet to line up with the main block and has three grouped windows of eight panes of glass over twelve panes of glass. These windows, like all those on brick facades, have black louvered shutters. While many of the shutters on the front facade have been replaced with plain louvers, these are from the Van Sweringen-era and retain windmill cut-outs in homage to the Van Sweringens’ Dutch heritage.

To the west of this wing is another gallery that connects the main house to the garage wing. This gallery was enclosed by glass from the old solarium when it was created in 1946, but the windows have since been replaced. There is a small courtyard to the north of this gallery, over the basement. To the west is the garage block, with three bays. The central bay has a cross gable and juts forward about a foot. An elaborate Colonial-style lantern is centered in this gable. The subtle set-backs, use of dormers, and separation of blocks visually reduce what is otherwise an enormous façade.

Retaining walls obscure a ten foot drop in grade at the sides and rear of the property. From the garage block, a metal staircase leads down to a service court surrounded by a brick wall (Photo #11). The west façade is brick at ground level. Two garage bays have original hinged doors with a Colonial cross-hatched design and are covered by a pent awning. The third bay to the south was replaced with two windows in 1946 and the fourth bay was screened in for use by the caretaker (Photo #12). The upper floor is covered in white vinyl siding. To the rear, a flat-roofed projection houses a caretaker’s apartment. The northern and eastern façades of the garage block are brick and a stone water-table separates the basement and first floors. There is also a stone coping.

To the east of the garage block, the brick basement level is six bays and has four large fanlight windows facing north. These windows illuminate a hallway around service areas in the basement. The brick wraps around to the west side of the swimming pool wing where it

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terminates in the first brick silo, now a stair tower. (The Van Sweringens utilized an existing brick and concrete tile cow barn with silo to construct Roundwood Manor).

This basement level is topped by a courtyard terrace that runs south to the gallery that joins the main house and garage block. The western side of the main block is brick and ends in large chimneys joined by a brick parapet. The attic level of this façade features a fanlight, beneath which are three double-hung windows with an eight over eight configuration. The first floor of the west façade of the main block has two large box bays with flared copper roofs. The bays provide views from the dining room to the courtyard, which flows into a dining terrace that wraps to the east around the dining room, by another large picture window, and ends at the entrance to the enclosed sun room. The northern façade of the first floor is clapboard sided, now covered in vinyl. The sun room is “L” shaped and each section is three and a half bays wide. It is sided in a composite material and there are paneled spandrels underneath each of the twenty paned casement windows. One window is at the juncture of the “L,” and has a casement facing north and one facing west. The sun room is topped by a Chinese Chippendale balustrade. A French door opens from the northern end of the sun room onto a winding brick staircase with wrought iron railing that leads to the ground.

The third floor features four dormers with eight over eight windows on the west end of the block. Three grouped windows facing west in the master bedroom and a door flanked by two windows in the hallway sitting room, somewhat mimic the sun room below. These sections are sided in vinyl. (Photo #13)

The sun room terminates into the brick silo, which is now a stair hall. There is a double hung window on the first floor of the tower and another off-set on the second. On the third floor, the brick ends and the tower has a crown of paired casement windows separated by pilasters. The cone-shaped roof is slate. From the tower, the brick basement level extends north seven bays. Seven multi-paned vinyl windows are flanked by black louvered shutters. These windows were originally French doors. On the first floor, the bay closest to the tower is part of a section of the house that has a gabled roof and extends to the second floor. The next five bays going north are part of the one-story guest wing built in 1946 to replace a larger guest wing that was removed (Figure #7). This wing has a flat roof. The next four bays of the swimming pool wing are topped by a balustrade like the others on the rear facades of the house (Photo #14).

The northern elevation of the pool wing has three bays, with French doors on two sides and a replacement multi-paned window in the center (Photo #15). The east side of the brick swimming pool wing mirrors the west: there are seven bays. French doors have been replaced with multi-pane replacements in vinyl. There are six bays to the first floor guest wing. This level is sided in white vinyl and terminates in the second brick silo/tower. This tower has two windows on the first floor and one on the second and between the second and third (Photo #16). The rest of the second level adjoining the main block is stucco and has a large picture window facing east.

The north side of the west wing is brick at the basement level and eight bays wide. The five windows to the west are fanlights. The three openings to the east have had double-hung windows inserted with stucco filling the remainder of the openings. This has also been done to the four of



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the five openings on the eastern façade. This change occurred as part of the 1946 remodel. There is also a terrace on the east wing, with French doors that open into the library and the Ship Room. A winding staircase with wrought iron railing winds around the stair tower down to ground level.

On the east elevation, the fanlights have been replaced with double-hung sash as related above. The first and second floors are also brick and terminate in twin chimneys joined by a brick parapet like on the other blocks. An oversized, two-story fanlight window dominates the center of this façade and is flanked by French doors on either side (Photo #17).

The basement level features an in-law's apartment that is accessed through a sub-grade entrance on the south side of the basement. A brick and concrete wall, topped with wrought iron, leads to a concrete staircase that goes to a brick walled entry well. There are two bays to this sub-grade façade. One large arched opening has been replaced with a tripartite window and another with a six-paneled door with sidelights and transom.

### **Interior:**

Upon entry from the front door is the space that serves as the vestibule. This space has slate floors in a flagstone pattern. One passes through another door with a half light of glass. This window is beveled and has "Roundwood Manor" etched in a cursive script in the glass. This window was added twenty-five years ago and replaced a window that broke that had the letter "H" inscribed (a previous owner's initial). Inside the foyer, a fairly low, beamed ceiling opens up into a huge stair hall (Photo #18). The full height of the house, this hall is illuminated by skylights between the beams of a timber-framed roof. The first floor of the stair-hall is paneled in chestnut and lightly stained, while the gallery above—open on four sides--has a paneled wanscot with the upper walls being fairly heavily textured plaster. Rough hewn beams form exposed roof trusses and cased openings (Photo #19). The slate floor continues into a recreation room to the north, but the long hallway galleries to the east and west are wide planked wood.

Down the main gallery to the right, is the "ship room" (Photo #20). A soaring room with a dramatically beamed ceiling, the room was originally "L" shaped and had a large alcove (Figure #2). The hand-hewn oak beams are said to have been taken from the cow barn's hayloft, but are also very similar to the ceiling architect Philip Small designed for the Greenbriar Suite in the Terminal Tower. They have pegged joinery and wrought iron hooks that are said to have been for drying meats (Photo #21). The chestnut paneling is painted. The wall to the east is dominated by a two-story fan-light window and mirrors the main entrance to the room at the west, with it's balustraded arched gallery.

During the Van Sweringens occupancy, this is where the house organ was located<sup>2</sup> (Figure #3). The window on the east wall is flanked by french doors. There is a large paneled fireplace centered on the north wall and french doors lead to the terrace from either side. The south wall

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<sup>2</sup> Herbert H. Harwood, Jr., *Invisible Giants: The Empires of Cleveland's Van Sweringen Brothers* (Bloomington, IN: Indiana University Press, 2003), 109-110.

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has a series of three french doors. In the center of the room, the chandelier was made in England between 1825 and 1835. Not original to the house, it was purchased for the home in New York City in 1970<sup>3</sup> (Photo #22).

Next to the ship room is a paneled room known as the Dickens Library, so named because Philip Small, the architect, purchased for the room a collection of Dicken's first or limited editions and a chair that he had used in his office when he was editor of the *London Daily News*<sup>4</sup> (Figures 4 & 5). The library is paneled in chestnut and has a coffered ceiling. French doors lead to the terrace and into the large recreation room (Photo #23). Across the hall, as a room denoted by Small's plans as the guests retiring room with a beamed ceiling and simple mantelpiece with delft tile in the surround (Photo 24). There is a large walk-in cedar coat closet, and a short hall leads to a bathroom with original Tennessee marble wainscoting and double stalls. In the original plans for the house, this room is labeled "Ladies Retiring Room," and a similar room for gentlemen was located across the hall, in what is now a breakfast room.

In the center of the house, opposite the entry vestibule is a large recreation room/den positioned around an inglenook and hearth (Photo #25 and Figure #6). The recreation room has a slate floor, like the foyer, now partially covered in wall-to-wall carpet. The ceiling has heavy wooden beams that make it feel rather low. Large windows look out onto the east terrace and the enclosed dining porch to the west. Around this room are several sconces with eagles on them. Similar to the eagle knocker on the front door, these sconces date to the Van Sweringen era and were originally in the ship room. Flanking the inglenook are the two round towers.

Through an arched doorway, the left tower leads up to a single "observatory" room or down to a wine cellar, the pool/saunas, and the basement. The observatory room is open and has paired casement windows all around, affording great views of the acreage around the house and the rest of the Daisy Hill Colony.

Another arched doorway leads into the right tower—the card room, now used as an office. The room has built-in benches on one side of the room facing an elaborately carved fireplace. Between the benches, a french door leads to the terrace (Photo #26).

Other rounded arched doorways flanking the large opening to the foyer lead into the Dicken's Library and the cocktail lounge. To the south of the den, down a hallway, is a large paneled gallery and guest entrance. The gallery has a built-in safe and a number of built-in bookcases. Originally, this hallway was a lobby to the guest wing and contained a staircase to second floor servants' bedrooms that were demolished in 1946. Down the hallway running north from the gallery are three guest rooms with ensuite bathrooms and a three-season room. This area was completely rebuilt in 1946 and replaced a wing containing three large guests rooms, three smaller guest rooms, and five bathrooms (Figure #7).

<sup>3</sup> *Cleveland Plain Dealer*, June 18, 1970. "A New Era for Roundwood".

<sup>4</sup> *Cleveland Plain Dealer*, October 16, 1938. "If You Love Beautiful Old Furniture, Visit Daisy Hill Farm: Originals of Three Centuries in Van Sweringen Home."

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Back at the large entrance foyer, the wing to the west features a breakfast room, long eat-in kitchen, and servants dining room. The breakfast room is paneled and has a paneled fireplace (Photo #27). It has a large closet and a beamed ceiling much like the sitting room across the vestibule. As mentioned earlier, this breakfast room had been the “Gentlemen’s Retiring Room” and a large bathroom had been reconfigured in 1946 for the kitchen. The kitchen is divided into three sections: an office/informal dining area, food preparation and cooking area, and servants’ dining room. The food preparation/cooking area has a large island in the middle of the room and both a stainless steel range and an AGA Cooker—a large British-made, cast iron stove. The servant’s dining room has a staircase that leads to the servant’s living quarters on the second floor.

Across the gallery that runs from the foyer to the dining room is a cocktail lounge and dining alcove—a smaller dining room raised up a step from the large dining room. Originally, the cocktail lounge was the billard’s room and the smaller dining room was another card room. These rooms were joined through a cased opening, but a bar was inserted into this opening in the 1946 remodel. The cocktail room has paneled walls and a beamed ceiling. In this room, the chestnut paneling has been bleached a lighter hue. The fireplace has ornate lions heads. French doors lead from this room into the recreation room/den and to the dining porch (Photo #28). The dining alcove has a beamed ceiling and four Colonial Revival built-in cupboards that were taken out of the original dining room (Photo #29)

North of these rooms, the sun room has a slate floor like the one at the entry foyer. This “L” shaped room has a wall of windows that look out upon the tennis courts and the terrace. Beneath the windows are paneled spandrels (Photo #30).

Finally, at the end of the west gallery is the dining room (Photo #31). The dining room could originally seat 30 to 40 people. After the Stouffer 1946 remodel, the larger room would seat 18 and the smaller 12. Like the other formal rooms, the dining room has a beamed ceiling, and chestnut paneling that has been stained with an opaque stain. The fireplace was removed in the 1946 remodel and large windows added. The dining room opens onto the sun room. The dining alcove has corner cabinets that came from the old dining room. Besides a section of dining room, the western wing that was removed in 1946 contained a very large kitchen designed to accommodate multiple servants. From the French doors in the dining room, one can look across the house to the Ship Room at the other end.

Back at the foyer in the center of the house. Up the formal staircase from the foyer is a large landing, with two more steps up to the open balcony, which wraps all around the foyer to the other side of the landing. Turning left on the landing and going up three steps through a hand-carved cased opening, one enters an open sitting alcove with a door to the master bedroom and a french door to the terrace to the right (Photo #32). The master bedroom is enormous and has banks of windows with a window seat on both the east and west wall (Photo #33). Despite its size, this was another guest suite when the Van Sweringens occupied the house, although it might have been considered the “Presidential Suite” in that it had a door that opened onto the landing via two additional steps (Figures #7 and #8).



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The door remained after the Stouffer remodel of 1946. The opening had been drywalled over by the time the house appeared in *Architectural Digest* in 1972.<sup>5</sup> Besides the loss of the large door to the landing, the other alteration to this room is that the chestnut paneling and Colonial Revival mantelpiece has been removed from the inglenook in favor of a more elaborate marble mantle (Figure #9). The master bath is in the east tower, with a smaller bath in the southeast corner of the room. The large dressing room with built-ins behind the inglenook is very much as it was created in 1946.

To the west of the sitting alcove at the top of the stairs are three bedrooms. These were intended as servants' rooms in the 1946 Stouffer remodel and were carved out of larger bedroom suites, including the one shared by the Van Sweringens (Figure #10). The smallest was created out of what had been a hallway leading to the larger bedroom wing that was reduced in 1946. This room still has built-in drawers, between dormer windows, that were part of that hallway. Another bedroom, still used by a caretaker, connects to the staircase that goes down to the kitchen. The largest has two dormers, but is otherwise simple. A large linen closet features built-in cupboards and a laundry chute. Across from the master bedroom are two other bedrooms. One has a paneled fireplace wall and delft tile in the surround. A Colonial-style, glass-fronted curio cabinet with an arched top is built into an adjoining wall (Photo #34). The adjoining bathroom still has a marble floor and wainscot from the Van Sweringer era (Photo #35). The fireplace has been covered over in the bedroom to the west. The room features a beamed ceiling and paneled doorways to the closet and hallway.

To the right of the open stair hall is a gallery that overlooks the ship room. This gallery was created for an organ used to entertain guests during the Van Sweringer years, but it was removed in the auction of their belongings (Photo #36).

Back to the first floor recreation room in the center of the house—the stair tower to the west leads down to the basement level (Photo #37). A wine cellar has been created in the base of the tower. Through this tower room is a hallway that opens to the 60-foot indoor swimming pool (Photo #38). The pool is original to the Van Sweringer era (Figure #11), although the French doors that lead outside have been replaced with multiple-light stationary windows. Much of the original tile is intact, but the pool itself and the tiles columns have been retiled in recent years. The original tile design featured windmills like those found on some exterior shutters. The mens' and womens' dressing rooms are unchanged (Photo #39), but a women's sauna has been added to the hallway between the dressing rooms. These bathrooms also still have original marble floors and wainscot. Adjoining the men's dressing room is an original sauna. A servant's apartment and garage are to the west end of the basement and a three-bedroom, two-bath in-law's apartment has been added to the east end of the basement level.

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<sup>5</sup> *Architectural Digest*, July-August, 1972. "Cleveland's Roundwood Manor."

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### **Integrity**

Roundwood Manor has historic integrity conveying its historic significance as a country estate associated with O.P. and M.J. Van Sweringen, prominent developers and railroad magnates who had a tremendous impact on the physical development of Downtown Cleveland and the eastern suburbs, particularly the City of Shaker Heights.

Located in the wealthy suburb of Hunting Valley in an exclusive development of large wooded lots surrounded by fencing and dense landscaping, the original *location* and *setting* still convey a sense of privilege and privacy. Roundwood Manor's historic use and significance is evident in its *design, workmanship, feeling* and *association*. The combination of exterior brick, clapboard siding and stucco, exterior trim and Colonial Revival details such as the wood trim, multi-paned windows, shutters, bull's-eye glass transom and eagle door-knocker remain.

On the interior, the plan and form of spaces convey their historic uses. Bathrooms and dressing rooms throughout the house retain pink Tennessee marble wall and floor coverings and many original fixtures. Materials such as hand-hewn oak beams, chestnut paneling, slate and wood floors, original sconces, brass locksets and iron latches convey the Colonial Revival style and original design intent to both impress and create a warm, comfortable setting that one would associate with an historic estate. The fact that these character-defining features were retained in the 1946 remodel is due to the sensitivity of Philip Small, the original architect who also designed the 1946 changes. Gordon Stouffer and James Bohannon, owners after the Van Sweringens, valued both the Van Sweringen connection and the Colonial Revival design of Roundwood Manor.

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## 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.)

- 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 old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

Community Planning & Development

Transportation

Architecture

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

**Period of Significance**

1927-1968

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

**Significant Dates**

1927, 1946

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

**Significant Person**

(Complete only if Criterion B is marked above.)

Van Sweringen, Oris Paxton

Van Sweringen, Mantis James

**Cultural Affiliation**

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

**Architect/Builder**

Small & Rowley

Taylor, A.D., Landscape Architect

Small, Smith, Reeb & Draz

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Roundwood Manor at Daisy Hill Farm, is nominated to the National Register of Historic Places at the local level under Criterion B, with areas of significance in community planning and development and transportation, for its direct association with Oris Paxton and Mantis James Van Sweringen. The property was their primary residence and center of their business empire during their most prolific real estate development period. The Van Sweringen brothers were developers and railroad barons who had a significant impact on the physical growth of Cleveland and its eastern suburbs. In Shaker Village, they created a nationally recognized example of the ideal “Garden City,” a residential community in a park-like setting. In Shaker Square, they created a distinctive commercial and high-density district surrounding a village green that served as a gateway to Shaker Village. In the Terminal Tower Group, they created a dense, high-rise downtown hub that moved the center of Cleveland back to Public Square and gave the city an iconic modern landmark commensurate Cleveland’s size and influence.

Roundwood Manor is also nominated under Criterion C for its architectural significance as a Colonial Revival style country estate designed by prominent Ohio architect, Philip L. Small, who also designed the remodeling of the estate for Gordon Stouffer in 1946.

The period of significance of 1927-1968 begins with the completion of Roundwood Manor in 1927 and continues until 1968 at the death of millionaire owner, James Bohannon who bequeathed the property to John Carroll University.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Community Planning & Development and Transportation**

Roundwood Manor is significant as the home and business center for the prolific Cleveland real estate developers, Oris Paxton (O.P.) (1879-1936) and Mantis James (M.J.) (1881-1935) Van Sweringen (Figure #12). The brothers were born near Wooster, Ohio—the last of six children. Their father, James, fought in the Battle of Spotsylvania Court House as part of the 4<sup>th</sup> Ohio Volunteers and was injured. Unable to farm or engage in manual labor due to his injuries, he worked a succession of odd jobs. When Mantis was only five, their mother, Jennie, died of consumption. In 1890 or 1891, the family moved to Cleveland, settling near the present day E. 105<sup>th</sup> and Cedar Avenue neighborhood. Herbert—the oldest—got a job at the Cleveland Storage Company and supported the family. Carrie, the oldest daughter, took care of the younger ones.<sup>6</sup>

The boys attended Bolten School and then Fairmount School on E. 107<sup>th</sup>. Their education ended at eighth grade. Delivering the morning and evening editions of the *Cleveland Leader*

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<sup>6</sup> Ian S. Haberman., *The Van Sweringens of Cleveland: The Biography of an Empire* (Cleveland, OH: Western Reserve Historical Society, 1979)4-5.

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introduced them to the lands originally settled by the Shakers. Both brothers were industrious and worked carting groceries, operating a bicycle shop, bookkeeping and operating their own store and, later, storage and cartage businesses. When O.P. entered the real estate business, M.J. joined him. They received an option on a house on Carnegie Avenue and sold it twenty-four hours later at a \$100 profit. A few weeks later, they repeated the same operation. When they began to work in real estate full time, they started to develop housing on Cook Avenue in the new suburb of Lakewood, west of Cleveland. This venture was not successful and ended in a foreclosure judgment. The Van Sweringen brothers continued to do business in their sisters' names during the two years that the judgment stood.<sup>7</sup>

In Cleveland Heights, they began subdividing lots for large residences on North Park Boulevard and soon expanded their efforts to include Fairmount Boulevard. They borrowed the down payment and paid the remainder of the \$3,000 cost in installments. Success in Cleveland Heights convinced them to turn their attention to the south, to a large tract of land formerly owned by a group of Shakers.

### *Shaker Village*

The North Union Society of the Millennium Church of United Believers—commonly referred to as Shakers—had settled this area in 1822. The Doan Brook flowed through the lowlands at the base of the plateau on which they settled. The Shakers dammed the brook to create the Shaker Lakes and used the water to power a saw-mill, woolen mill and gristmill—the prime source of their sustenance. The Shakers also cultivated farmlands, grew herbs, packaged seeds, spun cloth, and manufactured furniture. As younger members began to leave and their home-made products faced competition from mass-produced goods, the Shaker settlement struggled. In 1888, the sect's governing Elders voted to disband and join other colonies in the East. The following year the Society was dissolved and a group of Clevelanders purchased the properties.<sup>8</sup>

This group, the Shaker Heights Land Company suggested to landowners in the Cedar Glen area that, if they would donate a portion of land from Cedar to Coventry roads along Doan Brook for park and road purposes, it would do the same from Coventry Road east. This being accomplished, the Park Commission of Cleveland laid out and developed North Park, South Park and East Boulevard. At this point, the Land Company sold its 1,400 acres to a syndicate of Buffalo capitalists. The syndicate laid out lots, developed a boulevard, and hired land agents to get the lots on the market. Sales slowed considerably during the financial depression of the 1890s, and, by the time the economy turned around, the land had grown over with weeds and brambles.

In late 1905, the Van Sweringen brothers obtained some of the lots from the land agent for the syndicate and sold them. The brothers proposed to the Buffalo syndicate that they be given an option to sell a number of the Shaker Heights plots. If they were successful in selling the lots

<sup>7</sup> Haberman, *The Van Sweringens of Cleveland*, 6.

<sup>8</sup> Haberman, *The Van Sweringens of Cleveland*, 7-8.

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within a certain period of time, they would be given an option on twice as much land. Also, the brothers proposed to sell the lots first and then to pay the syndicate from the proceeds.

The Van Sweringen brothers were enthusiastic and sincere. Their salesmanship and good reputations, combined with the rapid influx of immigrants and industry crowding into the older residential sections of the City, served to convince Cleveland's wealthy residents that "the Heights" were a safe area for high-quality residential living. The Van Sweringens sold the first block of optioned land and returned for more. They bought the entire twelve hundred acres still controlled by the Buffalo-based Shaker Heights Land Company. They formed a syndicate of Cleveland businessmen to raise the capital needed. As Ian S. Haberman relates in his book, *The Van Sweringens of Cleveland*, "they continued to follow this same pattern during the three decades spanning the growth of their corporate empire. Thus, it was from their development of Shaker Heights that they first learned how to convince others to provide them with the financial backing needed for their expansion plans."<sup>9</sup>

Good planning was at the core of the Van Sweringens' success with the development of Shaker Heights. Through traffic was accommodated for with a series of wide boulevards running east and west—Fairmount, Shaker, Kinsman (now Chagrin) and South Woodland and along other roads running north and south—Lee, Coventry, Warrensville Center, Green and Richmond. One street—South Moreland (now Van Aken)—runs northwest to southeast. Curvilinear inside streets divided neighborhoods into different price points without having a negative impact on the more expensive homes (Figure #13). The street pattern and development in Shaker conformed to the natural topography.

The F.A. Pease Engineering Company was engaged to do the work of completing surveys, designing and improving streets and mapping subplots. The brothers also sold to syndicates who would, in turn, develop them adhering to the very stringent restrictions created by the Van Sweringens that regulated the architecture, massing, setback, and color of houses. Designs had to be approved by the Architectural Board and be of an approved style—American Colonial, English or French. These guidelines were published by the Van Sweringen Company as *Shaker Village Standards*. The re-sale of houses was also limited to those buyers approved by the Van Sweringen Company. It was thought that the inclusion of Roman Catholics, Jews and blacks would depreciate the value of Shaker property. These deed restrictions were to be imposed for ninety nine years, although eventually they began to be overturned. Shaker Village Historic District was listed in National Register in 1984 and amended in 2000 (NR84003650, NR00001557)

### *Shaker Square*

Central to their strict zoning and design controls was the idea that the Village of Shaker Heights would be a bedroom community of primarily single-family homes. At Moreland Circle (Figure #14), the brothers envisioned a New England Village green that would serve as the gateway to the new community and also offer small scale retail as well as multi-family housing.

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<sup>9</sup> Haberman, *The Van Sweringens of Cleveland*, 7-11.

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Construction on the retail and office section began in 1927 and was completed in 1929. The resulting design by Philip Small and Charles Rowley divided Moreland Circle into a square with four quadrants. Each quadrant was anchored by a two-story central building flanked by one-story wings. Shaker Square is surrounded then by a high-density residential district, and the village “green” is bisected by the Shaker Rapid and roadways entering the square at mid-side (Figure #15). The form of the development is said to have been influenced by the Amalienborg Palace in Copenhagen, Denmark, although the style is variations on Georgian Revival (Figure #16). The combination of roadways and the rapid made Shaker Square a convenient transportation hub as well as one of the first planned shopping centers in the country.<sup>10</sup> The core of the shopping district was listed on the National Register of Historic Places in 1976 and was revised and the boundaries expanded in 1983 (NR83004367).

### *Transportation/Terminal Tower Group*

The Van Sweringens’ vision for Shaker Village depended on creating a rapid transit system to get businessmen conveniently from the leafy bedroom community to the heart of Downtown Cleveland. They had encountered the same issue when doing development in Cleveland Heights and had convinced the Cleveland Railway Company to extend their lines to the new Van Sweringen development. Cleveland Railway had lost money in that venture, and chose not to extend their line to Shaker Village. At that point, the Van Sweringens endeavored to build a rapid transit line themselves. They organized the Cleveland & Youngstown Railroad Company and began to acquire the right of way in the Kingsbury Run, a natural ravine that ran the six-mile course from their Shaker Village development to Downtown Cleveland.<sup>11</sup>

It was at this point that the Van Sweringen brothers’ business dealings intersected with the construction of Roundwood Manor. In 1913, as O.P. Van Sweringen set out to expand the Daisy Hill Farm, he learned that a farm across Kinsman Road (now Old Kinsman Road) was available. The farm had been owned by Harry Chapman, who died shortly after acquiring it in 1910. Chapman’s widow had moved to Cleveland. When O.P. contacted her about acquiring the land, she told him that he would need to deal with her brother, Alfred H. Smith, who was handling the sale on her behalf. Smith was Senior Vice President of the New York Central Railroad and in 1914 was promoted to president. The friendship with Smith that grew out of O.P.’s purchase of this farm would have a profound impact on both men through future business dealings.<sup>12</sup>

The Van Sweringens’ needed to build a rapid-transit to Downtown Cleveland. At the same time, Alfred Smith, through the New York Central needed a fix to the bottle-neck that Cleveland presented their vast system. They were also desperate for a new freight terminal. The New York Central had two freight facilities: one on the lakefront and on other on the Cuyahoga River in the “Flats.” While these were both down at river or lake levels, most freight customers were located

<sup>10</sup> National Register Nomination NR83004367, Shaker Square Historic District, 1979.

<sup>11</sup> George E. Condon. *Cleveland: The Best Kept Secret* (New York, NY: Doubleday & Company, Inc., 1967) 187.

<sup>12</sup> Harwood, *Invisible Giants*, 28.

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up by the City's commercial center. The tangle of track by the lakefront also added to the congestion.

The Van Sweringens' planned rapid transit line along the Kingsbury Run looked to Smith like a perfect new access route. If he built a three-mile branch partly alongside the rapid transit route, Smith could reach the heart of the City from its backside and build the best-located freight terminal of any Cleveland railroad. By developing a joint project with the Van Sweringens and sharing the costs of land acquisition and construction, the overall costs would be less for each party. Also, while the Central's name implied great wealth—bringing the cost of land acquisition up—"a project promoted by a pair of independent local real estate operators as a by-product of their rapid transit line provided a passable cover" and would generate less local political opposition.

In their final agreement, the Van Sweringens' Cleveland & Youngstown (C & Y) Railroad would develop a four track line—with two tracks for the rapid transit and two for freight. The Central would provide all the needed funds with advances to the C&Y, which would later be repaid. After completion, the C&Y would turn the freight line over to the Central. A group of local investors, known as the Glenville Syndicate, would acquire land and develop a new freight terminal. City council had to approve street closings and the freight terminal development. While some opposed the project and were not able to stop it, they managed to put it on the ballots for the 1915 general elections and it was approved. The new freight terminal was built at East 155<sup>th</sup> and Orange Avenue.<sup>13</sup>

Construction on the rapid transit line began in 1916 and took four years to complete, with the Central essentially financing construction. Initially, their rapid transit line sped to E. 30<sup>th</sup> Street, which it then took to Superior Avenue and turned east to Public Square. This route, cumbersome and slow, was adapted with the Shaker trains surfacing at E. 34<sup>th</sup>. This route still required sharing the roadway with vehicles and pedestrians on Cleveland's crowded downtown streets.<sup>14</sup> The Van Sweringens needed to get the the final mile and a half to Public Square completed. At E. 34<sup>th</sup>, they were next to the tracks of the Nickle Plate Road, a Buffalo-Cleveland-Chicago railroad controlled by the New York Central. Alfred Smith had received notice from the Department of Justice questioning the New York Central's control of so many parallel railroad routes as part of the newly passed Clayton Act. The Nickle Plate was a redundant route, but Smith was afraid to sell it to a competitor, so he sold it to the Van Sweringens, once again benefitting them and the New York Central. The Van Sweringens were able to complete their rapid transit line and Smith was able to free the Central from accusations of a monopoly (Figure #17).

With the Shaker cars able to make a quick trip to the heart of the City, the Van Sweringens realized a downtown passenger station was needed, both for the Shaker Rapid and the Nickle Plate Railroad. The Union Depot, a large antebellum structure, was at the lakefront level near West 9<sup>th</sup> street and had a bad reputation. A grand new railroad terminal had been envisioned on the new Mall as part of the Group Plan. The city, under Mayor Newton G. Baker, submitted to

<sup>13</sup> Harwood, *Invisible Giants*, 31-34

<sup>14</sup> Condon, *Cleveland*, 189.

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the voters the plan for a \$16 million terminal on the Mall, after the New York Central, the Pennsylvania and the Big Four railroads agreed to the site. The measure passed overwhelmingly, but World War I began and all projects but those deemed essential to the war effort were postponed. To the Van Sweringens, a location on the southwest quadrant of Public Square (dictated by the location of the Nickle Plate tracks), would be a better location, would renew the heart of the City and stop the eastward movement of businesses. They began to campaign for their chosen location.

The fact that the proposed Public Square station would clean up one of the seediest districts in the City and provide jobs, led to the passage of the referendum. The Pennsylvania Railroad said it would continue to use the Union Depot. The New York Central would be required to construct a large viaduct to carry its trains over the Cuyahoga Valley. In the end, the site of the new terminal required thirty-five acres, and work acquiring and clearing the site began immediately after the referendum passed in 1919. Twenty-two hundred buildings--housing more than fifteen thousand people--were cleared (Figure #18). Actual construction began in 1923 and was completed in 1930. The terminal building--originally conceived as a 25-story building became a 52-story tower. An \$8 million hotel was built on one side and an \$8 million department store on the other. The Van Sweringens purchased the Higbee Company to ensure a suitable tenant for the space.<sup>15</sup> Behind the terminal building and department store, Prospect Avenue was continued (although built raised above the railroad tracts). Three mid-size towers--The Republic Building, Guildhall and the Midland Building and a large United States Post Office were built on the air rights over the railroad terminal<sup>16</sup>

When the plan for Cleveland to maintain two passenger stations required approval from the wartime Railroad Administration, it was proposed that all Cleveland railroads go through the Van Sweringens' Public Square terminal. This recommendation was made by the regional director of the United States Railroad Administration, Alfred H. Smith.<sup>17</sup> The relationship with Smith forged in the purchase of his sister's farm at Daisy Hill to complete the estate had a profound impact on the Van Sweringens' fortunes as developers and as railroad barons.

In 1929, the first train entered the terminal carrying the Van Sweringens and railroad officials. The public opening was held in June, 1930.<sup>18</sup> The Van Sweringens skipped this opening, but listened to the festivities on the radio from Roundwood Manor.<sup>19</sup> The Terminal Group predates Rockefeller Center as a planned urban shopping center by eight years. The Terminal Tower was the tallest skyscraper in the world outside of New York City upon its completion. As the Van Sweringens proposed, the complex did revive the City's center and stop, a least for a few decades, businesses moving out. The complex was listed on the National Register of Historic Places in 1976 (NR76001405).

<sup>15</sup> Condon, *Cleveland*, 192.

<sup>16</sup> Union Terminal Group, NR76001405.

<sup>17</sup> Harwood, *Invisible Giants*, 56-57.

<sup>18</sup> Union Terminal Group, NR76001405.

<sup>19</sup> *Fortune*, March 1934, 168.

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**Architecture**

Oris Paxton (O.P.) and Mantis James (M.J.) Van Sweringen began to acquire property in Orange Village (the predecessor to Hunting Valley) in 1911, with the purchase of a twenty-five acre farm on which to raise Holstein cattle. The farm was in the name of their business partner, Benjamin L. Jenks. Much of the Van Sweringen property was in the name of land agents they employed. Jenks and his wife Louise ("Daisy") remodeled two farmhouses into a comfortable country home. The Van Sweringen brothers were extremely close to the Jenks (Figures #20 and #21), as the Jenks had been among the first to believe in the Van Sweringen vision for Shaker Heights. They extended the Van Sweringens credit at their lumber yard and purchased the first home site in the new community.<sup>20</sup>

In 1919, the Van Sweringens began to build their country home and move to Daisy Hill full-time. Their imposing home at 17400 South Park Boulevard in Shaker Heights had been designed for them by H.T. Jeffrey and completed between 1909 and 1912. After their move to Roundwood Manor in 1923, the Van Sweringens' had Philip Small re-design the South Park home for their unmarried sisters—Carrie and Edith--giving it a lighter, Tudor Revival appearance.<sup>21</sup>

The Van Sweringens began with a concrete and tile dairy barn in constructing Roundwood Manor (Figure #22). The entire estate was not completed until 1927. At the time of its completion, the estate also featured a gate-house, garage group, paddock, greenhouses, and a man-made lake (Figure #23).

*Philip Lindsley Small (1890-1963)*

Philip Lindsley Small, the architect of Roundwood Manor, attended Adelbert College of Western Reserve University from 1909 to 1912 and received a Bachelor of Science Degree from Massachusetts Institute of Technology in 1915.<sup>22</sup> The firm of Small & Rawley was formed in 1921 and dissolved in 1928, when Small went to work full time for the Van Sweringens.<sup>23</sup>

Small lived for several years in Hunting Valley and was the building commissioner and a member of the board of zoning appeals.<sup>24</sup> He specialized in traditional colonial and English Revival architecture, which gained greater prominence as America prepared to celebrate the sesquicentennial of the American Revolution in 1926 (Figure #24). Small became the Van Sweringen's favorite architect and designed demonstration homes in Shaker Heights (1924); the

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<sup>20</sup> Diana Tittle and Mark Gottlier, *Hunting Valley* (Cleveland, OH: Hunting Valley Historical Society, Inc., 1990) 54-56.

<sup>21</sup> Richard N Campen. *Distinguished Homes of Shaker Heights* (Fort Myers, FL: West Summit Press, 1992) 115.

<sup>22</sup> *Cleveland Architects' Database*. "Philip Small, "Small & Rawley" & "Small, Smith, Reeb & Draz."

<sup>23</sup> *Neighborhood Walking Tours: A Look at Architectural Designs by Small & Rowley in Shaker Heights* (Shaker Heights, OH, Shaker Landmarks Commission, Nd).

<sup>24</sup> *Cleveland Plain Dealer*, May, 17, 1963. "Philip L. Small, 72, Architect, Is Dead."



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Tudor-style remodeling of their 1910 South Park Boulevard home for their sisters (1924); Shaker Square Shopping Center (1929); the completion of Moreland Courts Condominiums (1929); the Country Club in Pepper Pike (1930); and the Greenbriar Suite in the Terminal Tower (1930).

### *Orange Township/Hunting Valley*

In choosing to move to the country, the shy brothers not only returned to their rural roots and gained some of the quiet and privacy they desired, they also joined other wealthy Clevelanders who were also escaping the growth and grime of the city. Hunting Valley, originally part of Orange Township, had been an agrarian community of farms before the early 20<sup>th</sup> Century, when some of Cleveland's wealthiest families began to purchase farms and create country estates.

During the 19<sup>th</sup> Century, Cleveland's business elite had preferred lakeside communities, such as Bratenahl, Lakewood, and Rocky River. The first "gentleman farmer" to create a country estate in the valley was Edward A. Merritt. Merritt was an avid horseman, and he began to buy up property in the valley in 1894. "Well connected through marriage and active in matters of the horse and the hunt, Merritt and his wife played a pivotal role in Hunting Valley's development."<sup>25</sup> Jephtha Homer Wade II was the next prominent Clevelander to create a country estate in Hunting Valley. Euclid Avenue neighbors of the Merritts, Wade—the grandson of the founder of the Western Union Telegraph Company—was an avid fisherman and bird hunter. Between 1906 and 1917, the Wades purchased 470 acres of farmland that straddled the Chagrin River. He constructed a rambling summer home—named Valley Ridge Farm—in 1908.<sup>26</sup>

In 1904 a "bankers special" run of the Cleveland & Eastern InterUrban line made it possible to commute to downtown Cleveland from the far eastern suburbs. The train departed at 7:05a.m. from the Maple Leaf Inn in Gates Mills and arrived at Public Square at 8:30a.m. The Inn became the clubhouse The Chagrin Valley Hunt Club in 1909 after enough \$500 subscriptions raised the funds for the purchase. These developments made the purchase of a country estate in Orange Township even more appealing to affluent Clevelanders.<sup>27</sup>

In 1911, attorney Andrew Squire and his wife Eleanor began purchasing land—culminating at 300 acres—for their Valleevue Farm, although—like the Van Sweringens—they did not build a house for a number of years. (The Squires Walker & Weeks designed manor house was completed in 1930. Windsor Thomas White—founder and president of the White Motor Car Company—acquired Huntington Place from the departing Merritts in 1915. White continued to acquire property, increasing the size of the estate to over 1,000 acres, and changed the name to Halfred Farms.

One of Orange Townships' most interesting estates was Hillbrook. Edmund Stevenson Burke, Jr. began creating the estate in 1920. Burke was an investment banker, but also had inherited wealth. His grandfather helped to found Corrigan, McKinney (later Republic Steel), and his wife was the granddaughter of another Cleveland steelmaker. Burke would eventually head the Federal Reserve Bank of Cleveland. Burke built a three-story Tudor manor designed by the

<sup>25</sup> Tittle, *Hunting Valley*, 50.

<sup>26</sup> Tittle, *Hunting Valley*, 52.

<sup>27</sup> Tittle, *Hunting Valley*, 57-58.

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prestigious architectural firm Meade & Hamilton. The house's attached guest wing had been transported from England. The three-story inn had been shipped from Ashford, Kent to Philadelphia in 1917 by John Wanamaker, owner of Wanamaker's Department Store. The Burkes had seen a scale model of the house in Wanamaker's window and inquired about buying the house. The inn was reassembled by George Washington Brown, a noted local stonemason and builder who was also involved in building bridges and stables on the Van Sweringens' Daisy Hill Farm three miles away.<sup>28</sup>

### *Status Symbol & Retreat; Association with the Van Sweringen Brothers*

The prestige that came with a country estate in Orange town-ship combined with the strong sense of history and stability that the Colonial Revival manor evoked, helped to impress and reassure potential partners and creditors that the Van Sweringens needed to succeed. The house was comfortable, but also meant to impress (Figure #25). *Fortune* magazine, in a 1934 feature, says of the house, "often on Sunday mornings, there is a parade of executives through Daisy Hill Farms. There is a great deal of long-distance telephoning to cities all over the eastern U.S. and a great deal of business gets done." It goes on to delineate the type of visitors the Vans might have entertained—railroad operators, real-estate salesmen, lawyers, bankers, statisticians, and prognosticators.<sup>29</sup>

Roundwood Manor was also a retreat for the shy brothers. As the *Fortune* writer related, "The brothers home is their hobby...[they] sometimes go to the little movie theater in Chagrin Falls. They take a practical interest in the activities of the Farms, in the greenhouse, the making of maple sugar and maple syrup, the planting of many varieties of cedar. They like to go automobile riding together (M.J. usually drives)...The fact is that when the Van Sweringens are not working they relax, and the forms of their relaxation are not in the least exotic."<sup>30</sup>

After the Terminal Tower was completed, they also maintained a triplex apartment, known as the Greenbriar Suite, for times when they needed to stay or entertain in town. The Greenbriar Suite, also designed by Philip Small, was much like a mini-Roundwood Manor, with a large drawing room with beamed ceiling and formal Dining Room with paneled wainscot. Roundwood Manor at Daisy Hill Farm was the home they preferred. Ian S. Haberman, in the conclusion to *The Van Sweringens of Cleveland: The Biography of an Empire*, writes "Their only real pleasure—aside from an ascetic devotion to work and each other—was derived from "Daisy Hill," their country estate"<sup>31</sup> (Figure #26). After the deaths of the Van Sweringen brothers in the mid-1930s, their funerals were held at Roundwood Manor.

In addition to its association with the Van Sweringen brothers, Roundwood Manor represents the late nineteenth and early twentieth century trend in country estate development that resulted from the accumulation of vast wealth among rising industrialists. At a period when the national wealth

<sup>28</sup> Tittle, *Hunting Valley*, 88-89.

<sup>29</sup> *Fortune*, March, 1934.

<sup>30</sup> *Fortune*, 169.

<sup>31</sup> Haberman, 151.

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grew from just over \$30 million to over \$126 million, the industrialists who owned 50 percent of the nation's wealth by 1910 built extravagant country mansions influenced by European, especially English design.<sup>32</sup>

Ohio was well positioned to take advantage of new industrial technology during this time period through a well developed transportation system, wealth of natural resources and ready labor pool. The Van Sweringen brothers joined an elite rank of influential and wealthy Ohio industrialists and businessmen that included John Rockefeller, John Severance, John Seiberling, Harvey Firestone, John Powell and Bernard Kroger, many of whom built exclusive country estates for themselves and their families. Country estates built in the early years of the 20<sup>th</sup> Century tended toward revival styles, such as Italian Renaissance, Beaux Arts, or Chateausque and formal, manicured lawns. Examples in Ohio would be Gwinn, the William Mather estate in Bratenahl built in the Second Renaissance Revival Style in 1907-08. Glamorgan Castle, the Colonel William Henry Morgan estate in Alliance, is unusual in that it is a very late example of the Gothic Revival style.

By the second decade of the 20<sup>th</sup> Century, Colonial Revival and Tudor Revival styles and more naturalistic landscape designs were preferred. Stan Hywet Hall, the John Seiberling estate in Akron, was the only house in the state actually larger than Roundwood Manor when Roundwood was completed. Stan Hywet was built in 1912-1915. The Tudor Revival Mansion had 1,500 acres as compared to Roundwood's 660. Stan Hywet had more rooms, but they were smaller. Today, Stan Hywet retains 70 acres to Roundwood's seven and 64,500 square feet compared to Roundwood's 55,000 square feet. Two country estates in Ohio that are similar to Roundwood Manor are the Kroger Barnes Graf estate in Indian Hills, Hamilton County and the Pebblebrook Farms Estate in Geauga County. The Kroger Barnes Graf house is white painted brick and has a similar two-story porch with slender columns. Pebblebrick Farms is U-shaped and has smaller wings flanking a central block, much like Roundwood Manor. At a little over 6,000 square feet, Pebblebrick Farms is, however, significantly smaller than Roundwood.

#### *Roundwood Manor after the Van Sweringens*

Roundwood Manor remained vacant for about a decade after the death of the Van Sweringen brothers. Beginning in 1940, Union Properties, the receiver, parceled the estate into twenty-seven parcels of eight to twenty-five acres. The gatehouse, caretaker's cottage, garage group and paddock were each sold and converted into private houses. Roundwood Manor sold in 1946 to Gordon Stouffer, who—as has been related earlier, decreased the size of Roundwood Manor. Lifestyles were simpler after the war, and even the extremely wealthy did not have as many servants as before the war. Hillbrook--the Burke estate--eventually became a tennis club; and the Squires' estate—Valleevue—was bequeathed to Case Western Reserve University as a nature center. Roundwood Manor has had a succession of wealthy and prestigious owners who represented successful firms:

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<sup>32</sup> Hewitt, *The Architect & the American Country House*, p. 10.

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**Gordon Stouffer**, 1946-1956. His widow remained until 1960.

Gordon Stouffer acquired the property in 1946. He was Chairman of the Board of Stouffer Corporation, which he headed with his brother, Vernon. Their father, Abraham Stouffer, opened a milk stand in the Cleveland Arcade in 1922 and in 1924, Stouffer Lunch in the Schoefield Building at E. 9<sup>th</sup> and Euclid Avenue.<sup>33</sup> The family business thrived; the philosophy of offering first class service and home cooked food was so successful that other restaurants were opened in Detroit, Pittsburgh and New York City. The market for packaging food for home consumption resulted in the company packing and freezing Stouffer meals, and by the mid-1950s the demand exceeded the capabilities of the restaurant.<sup>34</sup> Vernon and Gordon's contributions to the family company resulted in a nation-wide chain of restaurants and motor inns and pioneered the frozen foods industry.<sup>35</sup>

Gordon Stouffer had lived in Lakewood, Ohio, like his parents and his brother. In June of 1938, he bought a home in Shaker Heights.<sup>36</sup> Shortly after purchasing Roundwood Manor in 1946, the Stouffers opened their first suburban location in what would become their flagship—Shaker Square.<sup>37</sup> It is likely that this opening was already in the planning stages when he decided to purchase Roundwood Manor, and it is fitting given the similar Colonial Revival design by Philip Small. Colonial interiors had been part of the Stouffer brand, and likely helped promote both their restaurants and frozen foods business. Presenting a dining option in a homey, pseudo historic setting might help alleviate any guilt the busy house-wife might feel about having her family eating dinner out rather than cooking at home.

In March 1953, Stouffer opened a plant at 3800 Woodland Avenue to produce frozen foods and was the first to offer a complete, pre-cooked, frozen meal. The concept was tested at 100 food stores in northeastern Ohio.<sup>38</sup> Gordon Stouffer lived at Roundwood Manor until his death in 1956 (Figures 27 and #28). In 1960, his widow remarried and moved to New England, selling the home to James A. Bohannon.

**James A. Bohannon**, 1960-1968. He left the house to John Carroll University.

James Bohannon, a millionaire industrialist, had retired as president of the Brewing Company of America in 1949, when he sold the company to Carling Brewing of Canada. Bohannon had come to Cleveland in 1929 at the Van Sweringens' behest to assume the Presidency of the Peerless Motor Car Company. As the Depression progressed, Peerless was dissolved in 1932 and Bohannon changed the plant to the Brewing Company of America. He had negotiated with The Brewing Company of Canada the rights to brew and distribute their most popular beers in the

<sup>33</sup> *Encyclopedia of Cleveland History*. "Vernon Litton Stouffer."

<sup>34</sup> Ohio History Central. Stouffer Frozen Dinners. Ohio History Connection.

<sup>35</sup> *Cleveland Plain Dealer*, September 19, 1954. "Stouffer Marks 30-Year Success."

<sup>36</sup> *Cleveland Plain Dealer*, June 14, 1938. "Gordon Stouffer Buys in Shaker."

<sup>37</sup> *Cleveland Plain Dealer*, August 14, 1946. "\$175,000 Shaker Link in Stouffer Chain Previewed."

<sup>38</sup> *Cleveland Plain Dealer*, September 19, 1954. "Stouffer Marks 30-Year Success."

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United States. In 1960, the interstate highway being built in Lake County took some property from the Bohannons' estate Greystone, and they sought more bucolic surroundings at Daisy Hill. Greystone was acquired by a church congregation. A \$1 million benefactor of John Carroll University, Bohannon's name was on the science center there until it was replaced by the Dolan Center<sup>39</sup> Upon his death in 1968, Bohannon left Roundwood Manor to the University. Later, the University sold it back to private ownership, and it continued as a residence of prominent local businessmen.

### Summary

Roundwood Manor at Daisy Hill Farm, 3450 Roundwood Road, Hunting Valley, Ohio is significant at the local level under Criterion B for its significant associations with Oris Paxton and Mantis James Van Sweringen as their primary residence and center of their business empire, with the primary area of significance being community planning & development.

The Van Sweringen brothers were both developers and railroad barons and had a significant impact on the physical growth of Cleveland and its eastern suburbs. In Shaker Village, they created a nationally recognized example of the ideal "Garden City," a residential community in a park-like setting. In Shaker Square, they created a distinctive commercial and high-density district surrounding a "village green" that served as a gateway to Shaker Village. In the Terminal Tower Group, they created a dense, high-rise downtown hub that moved the center of Cleveland back to Public Square. At Daisy Hill, they created, Roundwood Manor—their country estate—and helped to give Hunting Valley the prestige that it still enjoys as the home of many of the regions' wealthiest and most successful citizens.

The manor retains the impressive setting it had when completed by the Van Sweringens in the 1920s, the massive size of the home being revealed gradually as one enters via the winding driveway. Colonial Revival details, such as intricately-carved shutters with hand-wrought shutter dogs, elaborate Chinese Chippendale cresting, and hand-hewn beams and casings on the interior hearken back to the historic setting that the Van Sweringens sought. The Stouffers and Philip Small lightened the interior by adding large windows in the Ship Room and Dining Room and staining the chestnut paneling in softer hues. They also created more intimate and useable spaces, such as the dining alcove and pub room, still in the Colonial Revival style, but making Roundwood Manor into a family home.

The property is also significant under Criterion C as an example of a Colonial Revival influenced country estate. Its location, quality of construction, size and aesthetic reflects the preferences of wealthy, influential owners during the period of significance.

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<sup>39</sup> *Cleveland Plain Dealer*, September 2, 1968. "Industrialist, Brewer, James A. Bohannon Dies."

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9. **Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** CUY1164026

**10. Geographical Data**

**Acreeage of Property** 7.6900

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 41.464672                      Longitude: -81.429239

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927    or     NAD 1983

1. Zone: 17

Easting: 464143

Northing: 4590224

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**Verbal Boundary Description** (Describe the boundaries of the property.)

State of Ohio, County of Cuyahoga, Village of Hunting Valley, Sublots 23 and 26 in the Daisy Hill Company's Daisy Hill Subdivision of part of Original Orange Township Lot Nos. 5 and 3, Tract No. 2, as shown by the recorded plat of Volume 136 of Maps, Page 19 of Cuyahoga County Records. Permanent Cuyahoga County Auditor Parcel #882-21-002

**Boundary Justification** (Explain why the boundaries were selected.)

These are the boundaries delineated by the Daisy Hill Company's Daisy Hill Subdivision of the Van Sweringen's estate between 1940 and Gordon Stouffer's purchase of Roundwood Manor in 1946. The lot and acreage have remained consistent since that time and are consistent with the setting of the manor during the Van Sweringens' occupancy.

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**11. Form Prepared By**

name/title: Michael Fleenor, Director of Preservation Services  
organization: Cleveland Restoration Society  
street & number: 3751 Prospect Avenue  
city or town: Cleveland state: OH zip code: 44115  
e-mail: mfleenor@clevelandrestoration.org  
telephone: 216-426-3109  
date: June 29, 2018

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Roundwood Manor at Daisy Hill Farm—the Van Sweringen/Stouffer Estate

City or Vicinity: Hunting Valley County: Cuyahoga State: OH

Photographer: Rob Erickson Date Photographed: June 5, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

**1 of 39.** Date Photographed: June 5, 2018

View across lawn from Roundwood Road to main block of South elevation, camera facing north.

**2 of 39.** Date Photographed: June 5, 2018

View of east wing as one turns left into drive from Roundwood Road, camera facing west.

**3 of 39.** Date Photographed: June 5, 2018

View of main block and east and west wings from driveway approaching the cobbled entry court, camera facing west.

**4 of 39.** Date Photographed: June 5, 2018

Drop in grade from east end of house, camera facing southwest.

**5 of 39.** Date Photographed: June 5, 2018

Paved court at lower-level garages at west end of the house, camera facing southwest.

**6 of 39.** Date Photographed: June 5, 2018

Tennis courts to northwest of main block, camera facing southeast.

**7 of 39.** Date Photographed: June 5, 2018

Gazebo north of swimming pool wing, camera facing south.

**8 of 39.** Date Photographed: June 5, 2018 -- not included in the file

Garage block, camera facing northeast.

**9 of 39.** Date Photographed: June 5, 2018

South façade of main block, camera facing north.

**10 of 39.** Date Photographed: June 5, 2018

Front door to Roundwood Manor, camera facing south.

**11 of 39.** Date Photographed: June 5, 2018

Metal stairs down to enclosed garage court. Camera facing east.

**12 of 39.** Date Photographed: June 5, 2018

West side of garage building, camera facing east.

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**13 of 39**. Date Photographed: June 5, 2018

Northwest façade of main block up to towers, enclosed breakfast porch. Center section north of Main Block contains the recreation room with the master bedroom above, camera facing southeast.

**14 of 39**. Date Photographed: June 5, 2018

West and Northern façades of pool/guest wing; camera facing southeast.

**15 of 39**. Date Photographed: June 5, 2018

North façade of pool/guest wing and main block from back garden; camera facing south.

**16 of 39**. Date Photographed: June 5, 2018

East façade of main block and pool/guest wing; camera facing west.

**17 of 39**. Date Photographed: June 5, 2018

Eastern façade of Ship Room wing and entrance to mother-in-law suite completed in 1994; camera facing west.

**18 of 39**. Date Photographed: June 5, 2018

Entrance foyer from door of recreation room, looking toward vestibule and front door; camera facing south.

**19 of 39**. Date Photographed: June 5, 2018

Entrance foyer, looking into recreation room; camera facing north.

**20 of 39**. Date Photographed: June 5, 2018

View into ship room from hallway door; camera facing west.

**21 of 39**. Date Photographed: June 5, 2018

Detail of hand-hewn oak beams taken from the milk barn on the property; camera facing east.

**22 of 39**. Date Photographed: June 5, 2018

View of ship room from southeast corner of the room; camera facing northwest.

**23 of 39**. Date Photographed: June 5, 2018

“Dickens Library” from hallway door; French door on the left opens into the recreation room; camera facing north.

**24 of 39**. Date Photographed: June 5, 2018

“Guest’s retiring room” which opens from the foyer rather than the hallway/gallery; camera facing east.

**25 of 39**. Date Photographed: June 5, 2018

Recreation room in the center of the house. Photograph taken from the wide cased opening into the foyer; camera facing north.

**26 of 39**. Date Photographed: June 5, 2018

The card room—now used as an office—in the east tower off of the recreation room, camera facing northeast.

**27 of 39**. Date Photographed: June 5, 2018

Breakfast room, opposite the “guest’s retiring room” it also opens from the foyer rather than the main gallery; camera facing west.

**28 of 39**. Date Photographed: June 5, 2018

The cocktail room. The French doors to the left open to the dining porch and the ones to the right open to the recreation room; camera facing north.

**29 of 39**. Date Photographed: June 5, 2018

Dining alcove; camera facing north.

**30 of 39**. Date Photographed: June 5, 2018

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Sun room from french door to cocktail lounge, camera facing north.

**31 of 39.** Date Photographed: June 5, 2018

Dining room, with the “dining alcove” to the left; camera facing southeast.

**32 of 39.** Date Photographed: June 5, 2018

Sitting alcove. Straight ahead is the smallest guest room, with another bedroom and a servant’s room around the corner to the left; to the left of the bookcases is the linen room and the hallway wraps around the stair hall to two more bedrooms, camera facing west.

**33 of 39.** Date Photographed: June 5, 2018

Master bedroom taken from the northeast corner of the room. This is the same view as Figure #14, camera facing southwest.

**34 of 39.** Date Photographed: June 5, 2018

Southeast bedroom; photo taken from southwest corner of room by hallway connecting to other bedroom; camera facing northeast.

**35 of 39.** Date Photographed: June 5, 2018

Bathroom of southwest bedroom. Most bathrooms still have original marble, except those in the guest wing built in the 1946 remodel; camera facing southeast.

**36 of 39.** Date Photographed: June 5, 2018

Open gallery looking down to landing and foyer; Straight ahead is the alcove that overlooks the ship room; camera facing east.

**37 of 39.** Date Photographed: June 5, 2018

West tower from master bedroom leading up to look-out room or down to recreation room and basement pool. Camera facing northeast.

**38 of 39.** Date Photographed: June 5, 2018

Swimming pool; camera looking north.

**39 of 39.** Date Photographed: June 5, 2018

Ladies’ dressing room; camera facing southeast.

**Figures:**

**Figure #1:** Garage group, n.d., Cleveland Public Library Photographic Collection.

**Figure #2:** Ship Room of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.

**Figure #3:** West end of ship room, as photographed in 1928 by Clifford Norton. The house organ was located in this balcony.

**Figure #4 & #5:** Dickens Library, nd. From collection of Ms. Sylvia Korey

**Figure #6:** Inglenook in Van Sweringen Recreation Room. ND. Collection of Ms. Sylvia Korey.

**Figure #7:** Back guest wing as photographed by Clifford Norton in 1928. From the collection of Ms. Sylvia Korey.

**Figure #8:** Foyer of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.

**Figures #9 & #10:** Guest Bedroom from Van Sweringen era that is now Master Bedroom, ND. Collection of Ms. Sylvia Korey.

**Figure #11:** Bedroom Shared by Van Sweringen Brothers. Demolished as part of 1946 remodel.

**Figure #12:** Van Sweringen Swimming Pool at Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.

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**Figure #13:** Mantis James and Oris Paxton Van Sweringen, by Ferris Connab from *Fortune*, March, 1934

**Figure 14:** Shaker Heights Layout, 1919. Shaker Heights Historical Society.

**Figure 15:** Moreland Circle, 1926. Shaker Heights Historical Society.

**Figure 16:** *The architect's sketch for the redesign of Moreland Circle.* Herbert J. Harwood Collection.

**Figure 17:** Shaker Square, 1929. Cleveland State University, Michael Schwartz Library.

**Figure 18:** Cleveland Interurban Railroad, 1920. *The Shaker Heights Rapid Transit* (Glendale, CA: InterUrban Press/Cleveland Landmark Press, 1990)

**Figure 19:** Terminal Tower Site, 1905. Louis Conrad Rosenberg. *Etchings of the Cleveland Union Terminal, Print #10.*

**Figure 20:** Aerial view of Downtown Cleveland, illustrating the size and impact of the Terminal Tower Group. *Pictorial Cleveland In Color*, Genuine Curteich-Chicago, 1941.

**Figures #21 and #22:** Mr. & Mrs. Benjamin L. Jenks. *Cleveland Plain Dealer*, June 2, 1929. "Some Portraits of Clevelanders Painted Here by Belgian Artist."

**Figure #23:** Concrete and tile dairy barn that the Van Sweringens had built in the late teens. In order to speed up the time it took to build their estate, they had the barn incorporated into the construction of Roundwood Manor. From the collection of Ms. Sylvia Korey.

**Figure #24:** From *Country Life*, November, 1937. Illustration of the layout of the entire Daisy Hill Farm.

**Figure #25:** Front door of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.

**Figure #26:** Front of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.

**Figure #27:** A Feature about Roundwood Manor in *Country Life*, November, 1937.

**Figure #28:** The Ship Room, 1946—after Stouffer remodel. From the Cleveland Public Library Photographic Collection.

**Figure #29:** The Recreation Room, 1946. Gordon Stouffer was a big game hunter. From the Cleveland Public Library Photographic Collection.

**Figure #30:** Roundwood Manor, Stouffer remodel plan—First Floor. The floorplan is the same in 2018.

**Figure #31:** Roundwood Manor, Second Floor. The floorplan is the same in 2018, except that the "Sewing Room" and "Servants Bedroom" have been combined into one bedroom.

**Figure #32:** Basement Plan. The floorplan is the same in 2018, except that a mother-in-law suite was added to the eastern storage area.

**Figure #33:** Mother-in-law suite made of unfinished basement space in 1994.

**Figure #34:** First Floor as built by the Van Sweringens.

**Figure #35:** Second floor as built by the Van Sweringens.

**Figure #36:** Map of Roundwood.

**Figure #37:** Parcel map of Roundwood.

**Figure #38:** Sketch map of Roundwood, exterior.

**Figure #39:** Sketch map of Roundwood, interior-1<sup>st</sup> floor.

**Figure #40:** Sketch map of Roundwood, interior, 2<sup>nd</sup> floor.

**Figure #41:** Sketch map of Roundwood, interior, basement.

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**Figure #1:** Garage group, n.d., Cleveland Public Library Photographic Collection.



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**Figure #2:** Ship Room of Roundwood Manor, as photographed in 1928 by Clifford Norton.  
From collection of Ms. Sylvia Korey.



**Figure #3:** West end of ship room, as photographed in 1928 by Clifford Norton. The house organ was located in this balcony.





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**Figure #4 & #5:** Dickens Library, nd. From collection of Ms. Sylvia Korey



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**Figure #6:** Inglenook in Van Sweringen Recreation Room. ND. Collection of Ms. Sylvia Korey.





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**Figure #7:** Back guest wing as photographed by Clifford Norton in 1928. From the collection of Ms. Sylvia Korey.



**Figure #8:** Foyer of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.



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**Figures #9 & #10:** Guest Bedroom from Van Sweringen era that is now Master Bedroom, ND.  
Collection of Ms. Sylvia Korey.



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**Figure #11:** Bedroom Shared by Van Sweringen Brothers.



**Figure #12:** Van Sweringen Swimming Pool at Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.





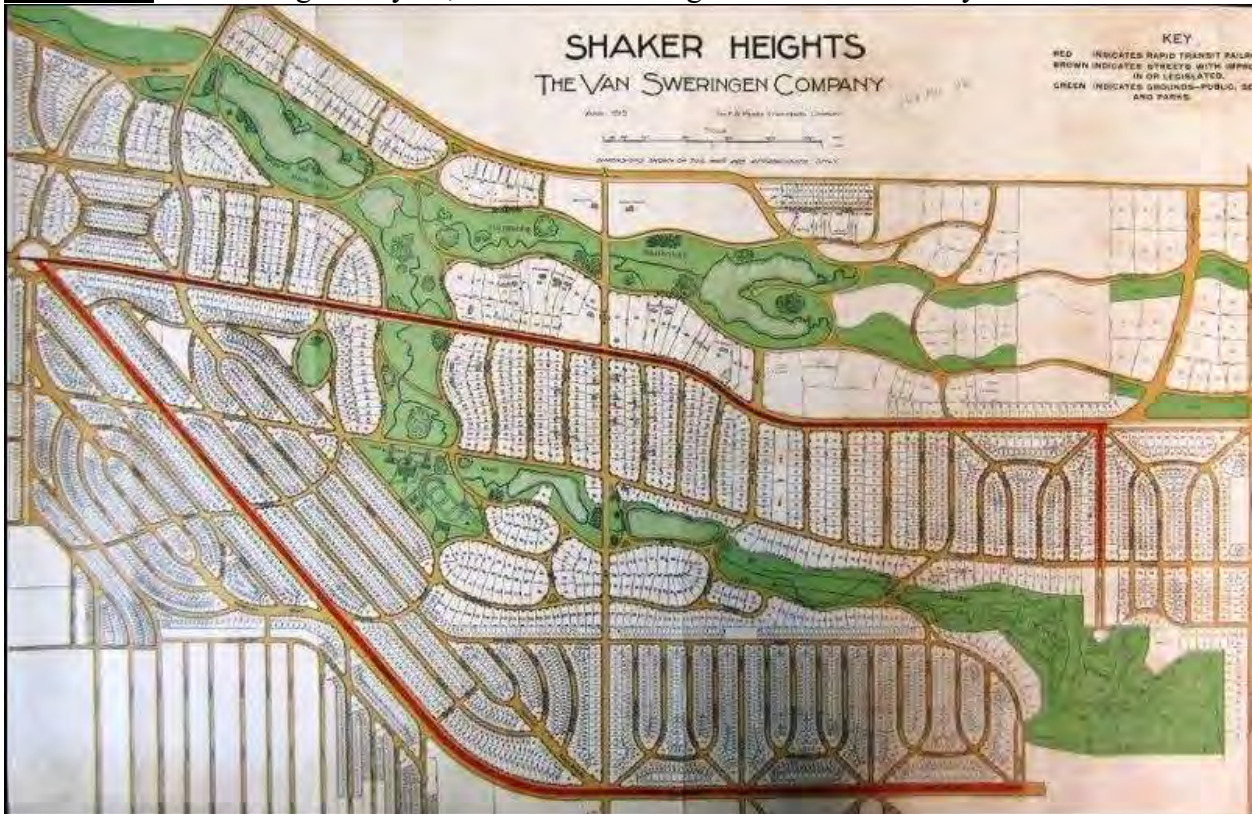
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**Figure #13:** Mantis James and Oris Paxton Van Sweringen, by Ferris Connab from *Fortune*, March, 1934



**Figure 14:** Shaker Heights Layout, 1919. Shaker Heights Historical Society.



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**Figure 15:** Moreland Circle, 1926. Shaker Heights Historical Society.





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**Figure 16:** *The architect's sketch for the redesign of Moreland Circle.* Herbert J. Harwood Collection.



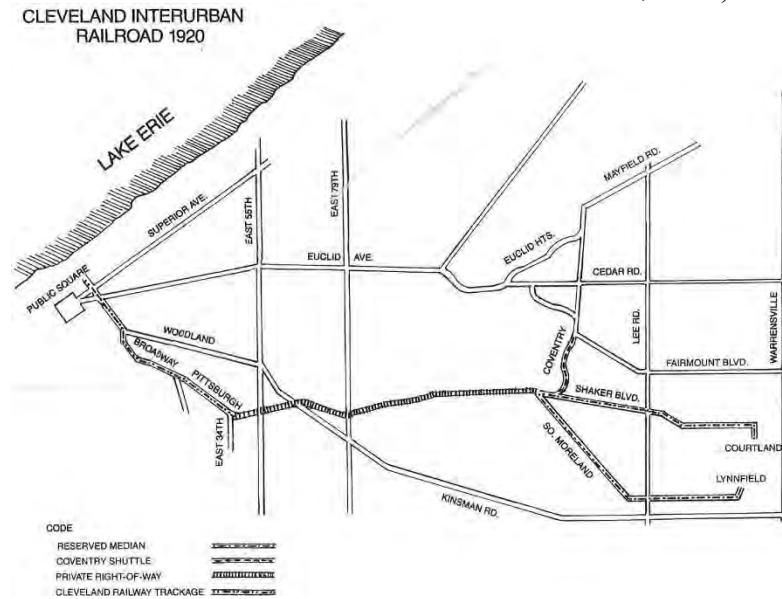
Roundwood Manor at Daisy Hill Farm  
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**Figure 17:** Shaker Square, 1929. Cleveland State University, Michael Schwartz Library.



**Figure 18:** Cleveland Interurban Railroad, 1920. *The Shaker Heights Rapid Transit* (Glendale, CA: InterUrban Press/Cleveland Landmark Press, 1990)



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**Figure 19:** Terminal Tower Site, 1905. Louis Conrad Rosenberg. *Etchings of the Cleveland Union Terminal, Print #10.*



**Figure 20:** Aerial view of Downtown Cleveland, illustrating the size and impact of the Terminal Tower Group. *Pictorial Cleveland In Color*, Genuine Curteich-Chicago, 1941.





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**Figures #21 and #22:** Mr. & Mrs. Benjamin L. Jenks. *Cleveland Plain Dealer*, June 2, 1929.  
“Some Portraits of Clevelanders Painted Here by Belgian Artist.”



△ BENJAMIN L. JENKS Daisy Hill Farm Hunting Valley Village. △



MRS. BENJAMIN L. JENKS Daisy Hill Farm, Hunting Valley Village.

**Figure #23:** Concrete and tile dairy barn that the Van Sweringens had built in the late teens. In order to speed up the time it took to build their estate, they had the barn incorporated into the construction of Roundwood Manor. From the collection of Ms. Sylvia Korey.



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**Figure #24:** From *Country Life*, November, 1937. Illustration of the layout of the entire Daisy Hill Farm.





Roundwood Manor at Daisy Hill Farm  
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**Figure #25:** Front door of Roundwood Manor, as photographed in 1928 by Clifford Norton.  
From collection of Ms. Sylvia Korey.



Roundwood Manor at Daisy Hill Farm  
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**Figure #26:** Front of Roundwood Manor, as photographed in 1928 by Clifford Norton. From collection of Ms. Sylvia Korey.



**Figure #27:** A Feature about Roundwood Manor in *Country Life*, November, 1937.

*Country Life in America*

Photo by Clifford Norton

**"DAISY HILL FARM"**  
The Estate of the Late  
O. Paul M. J. Van Sweringen  
CLEVELAND, OHIO  
Architect  
JAMES H. HERRICK & COMPANY, CLEVELAND, OHIO  
Landscape Architect  
ARTHUR H. WATSON

Our view into Daisy Hill Farm is by the willow-shaded bank.



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County and State

**Figure #28:** The Ship Room, 1946—after Stouffer remodel. From the Cleveland Public Library Photographic Collection.



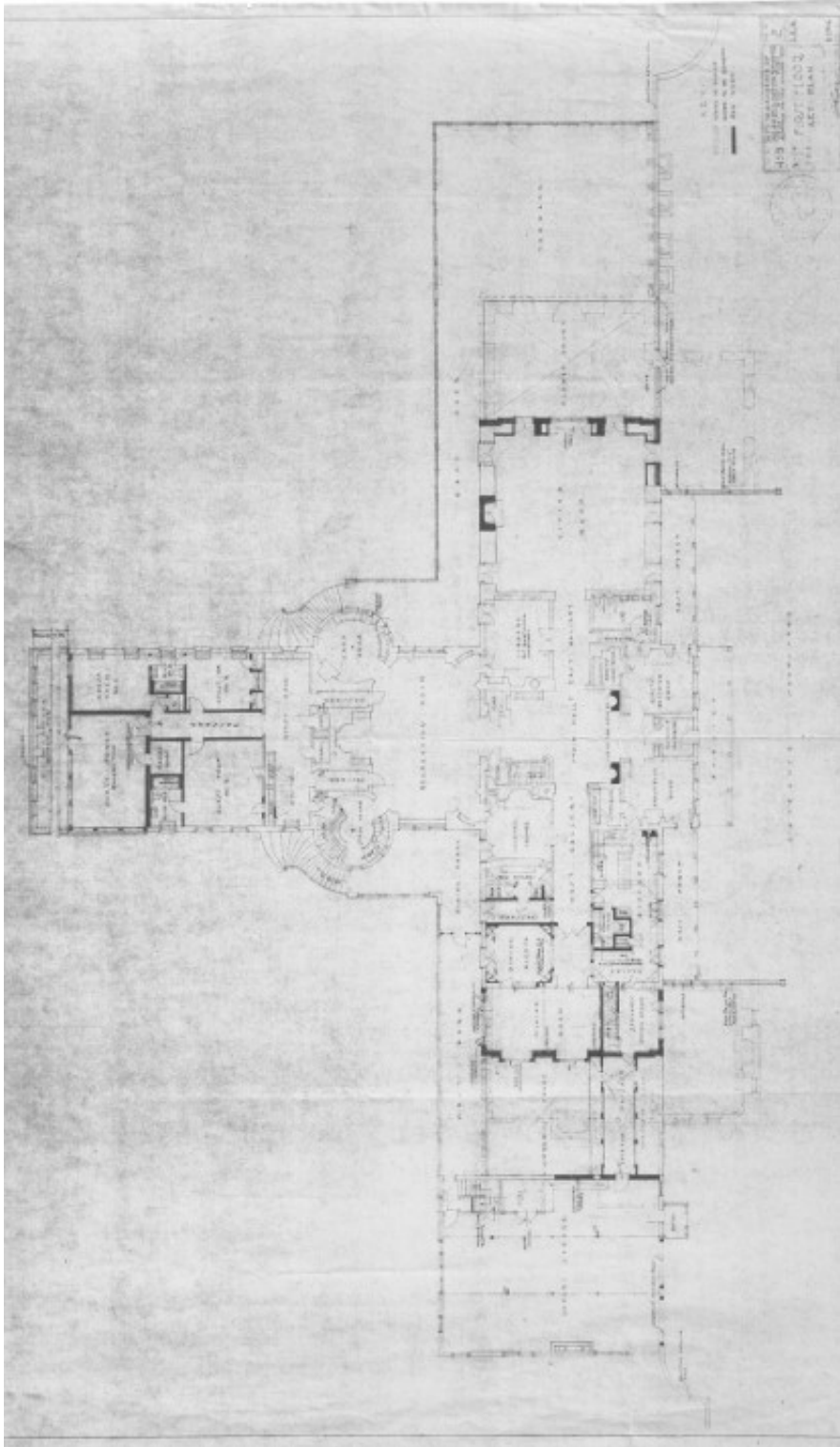
**Figure #29:** The Recreation Room, 1946. Gordon Stouffer was a big game hunter. From the Cleveland Public Library Photographic Collection.



Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

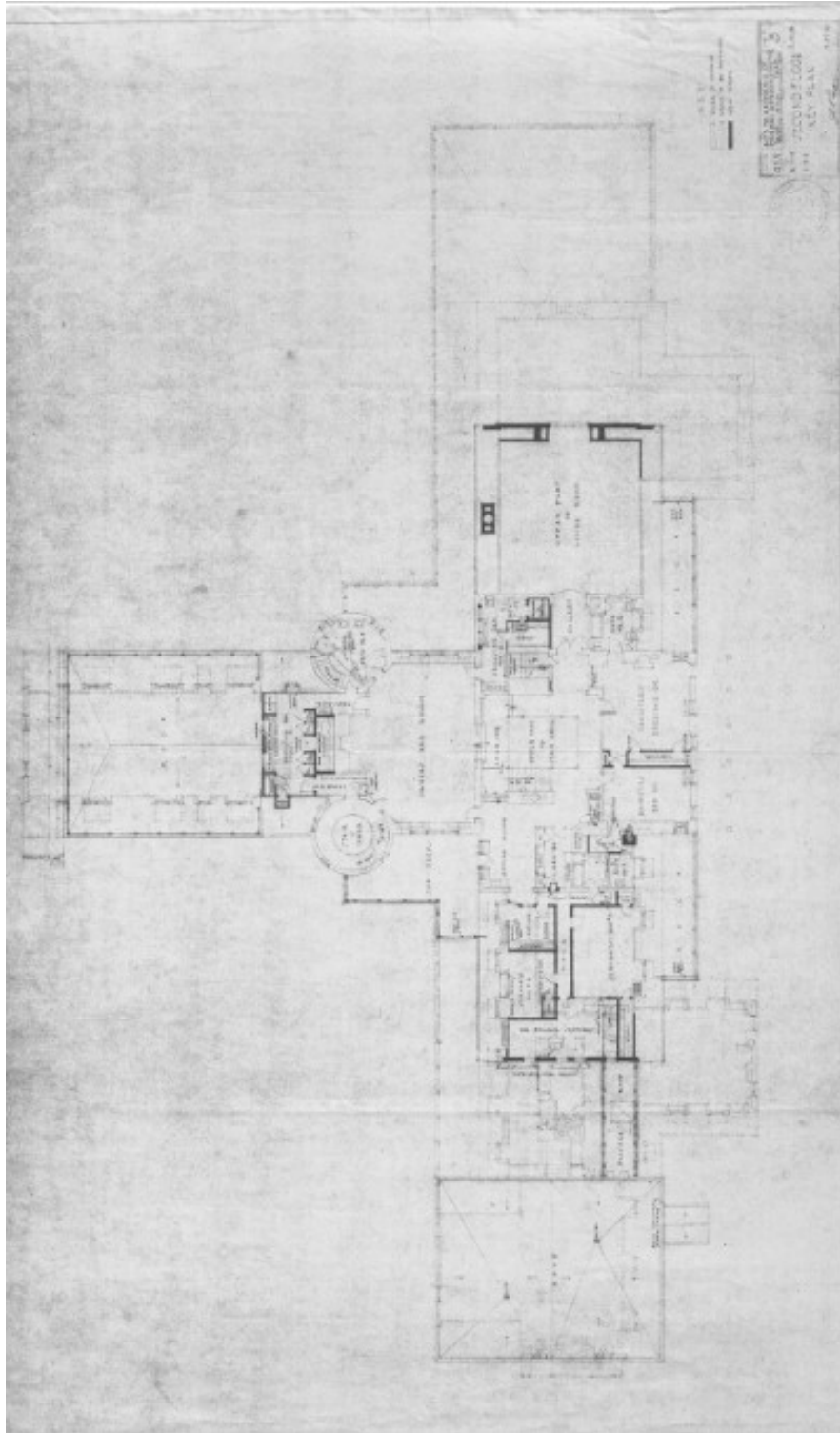
**Figure #30:** Roundwood Manor, Stouffer remodel plan—First Floor. The floorplan is the same in 2018.



Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

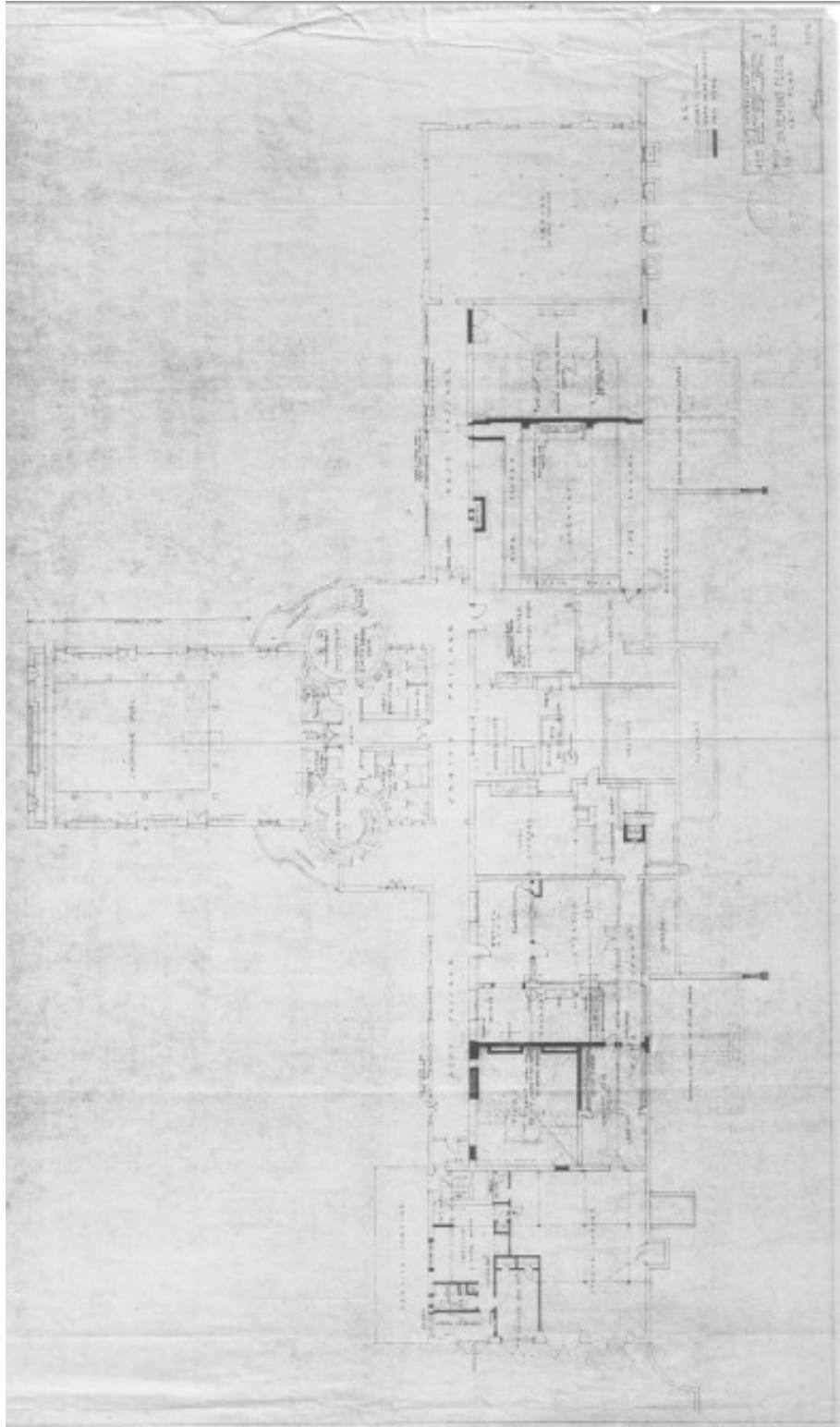
**Figure #31:** Second Floor. The floorplan is the same in 2018, except that the “Sewing Room” and “Servants Bedroom” have been combined into one bedroom.



Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

**Figure #32:** Basement Plan. The floorplan is the same in 2018, except that a mother-in-law suite was added to the eastern storage area.

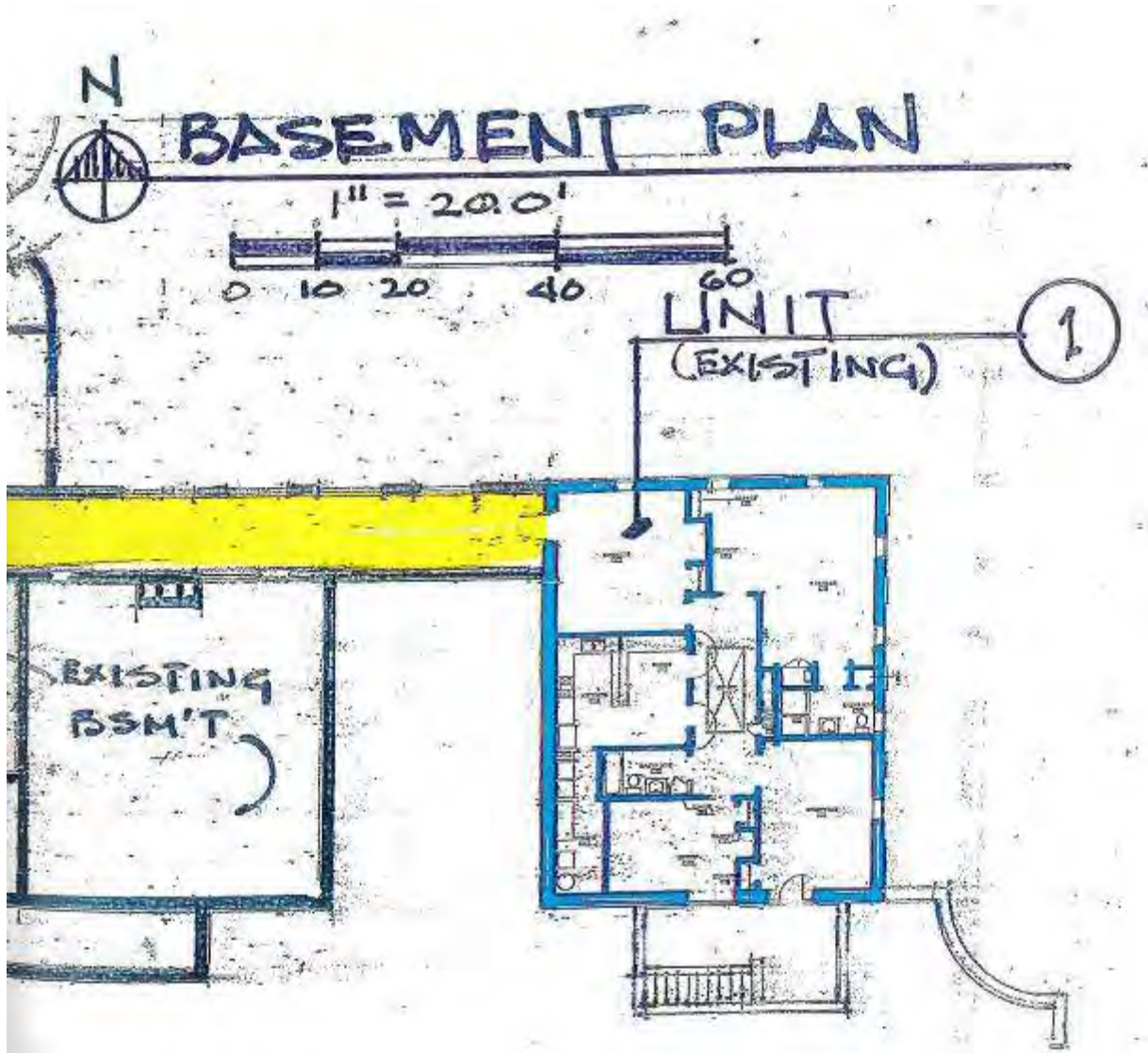




Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

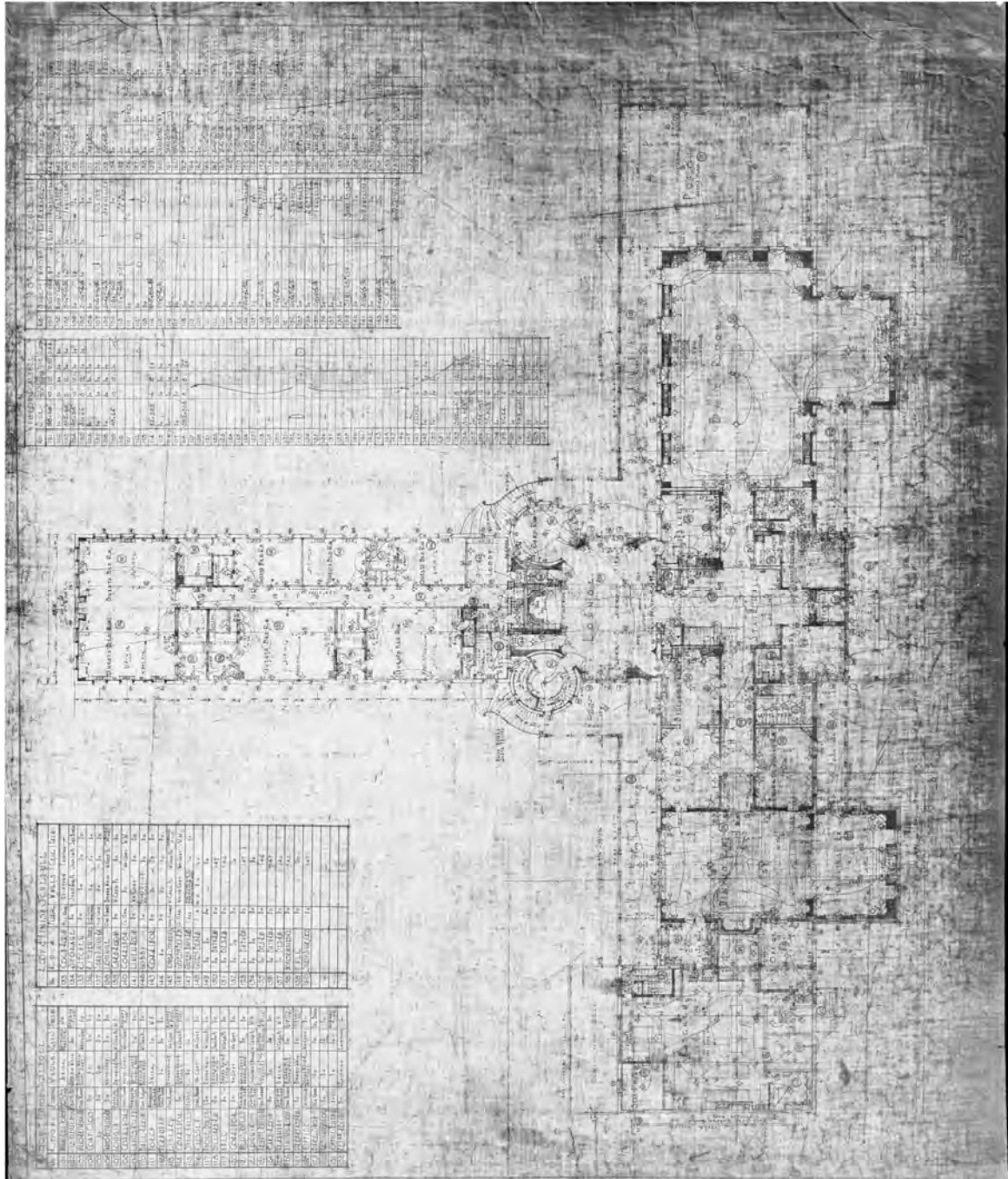
**Figure #33:** Mother-in-law suite made of unfinished basement space in 1994.



Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

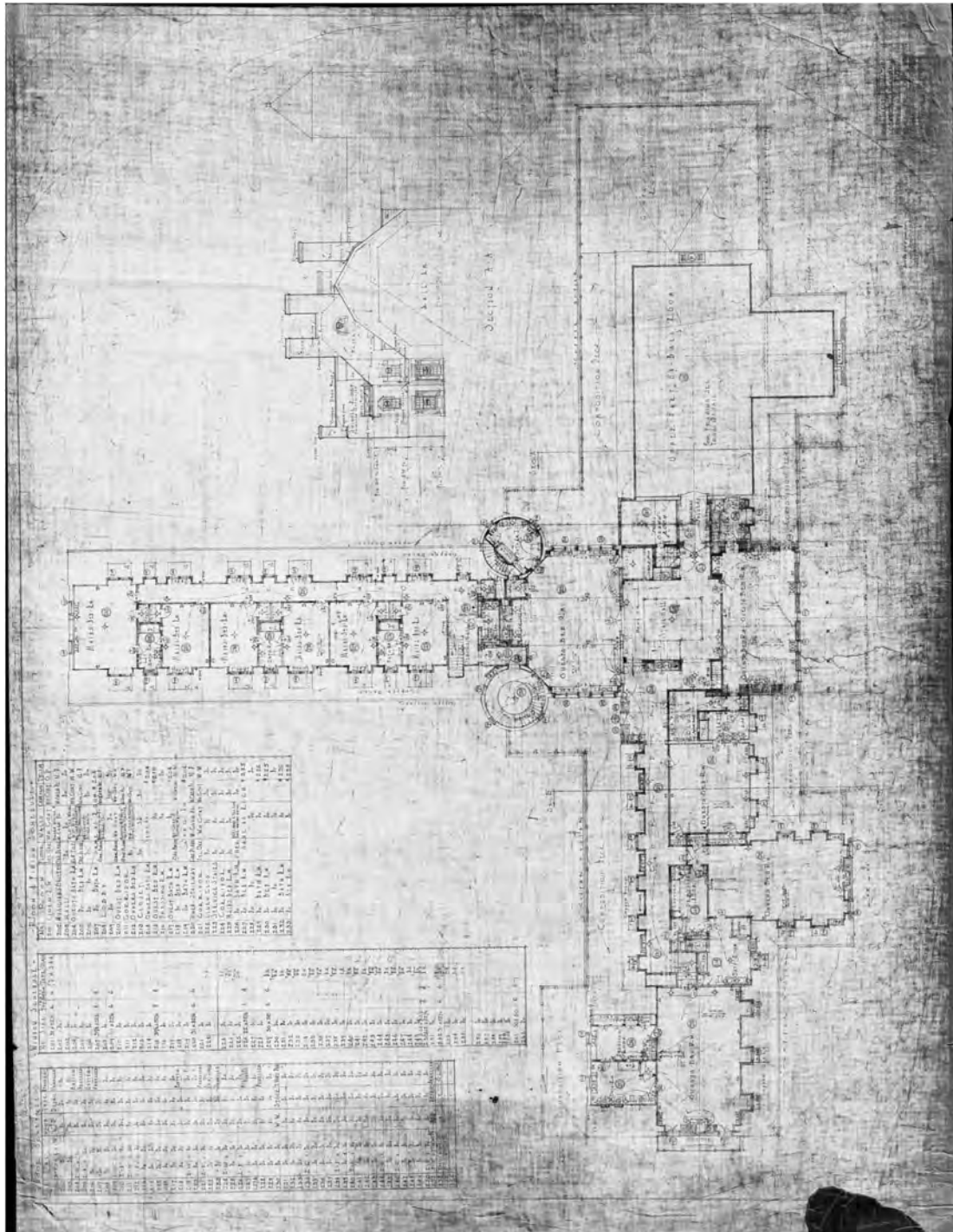
**Figure #34:** First Floor as built by Van Sweringens.



Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

**Figure #35:** Second Floor as built by Van Sweringens.





Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

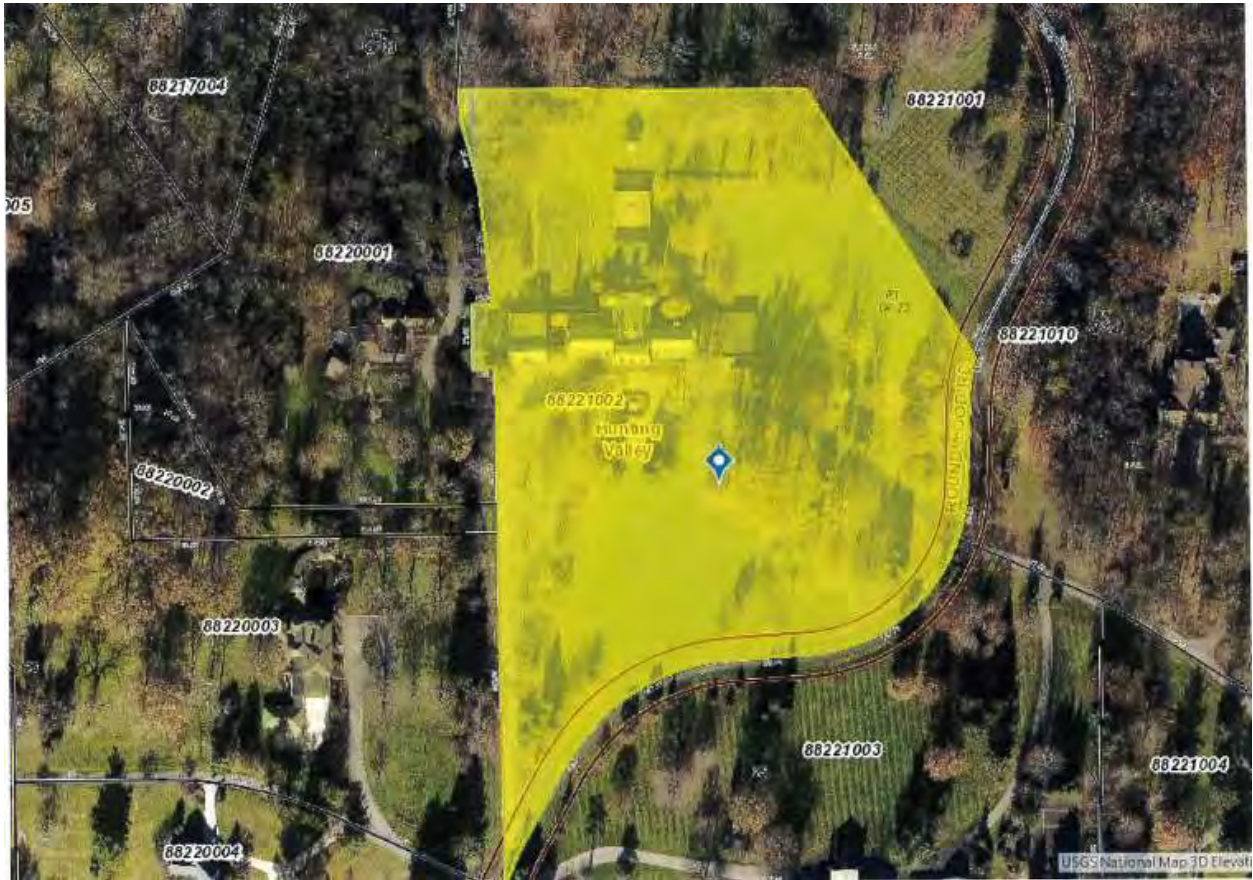
**Figure #36:** Map of Roundwood.



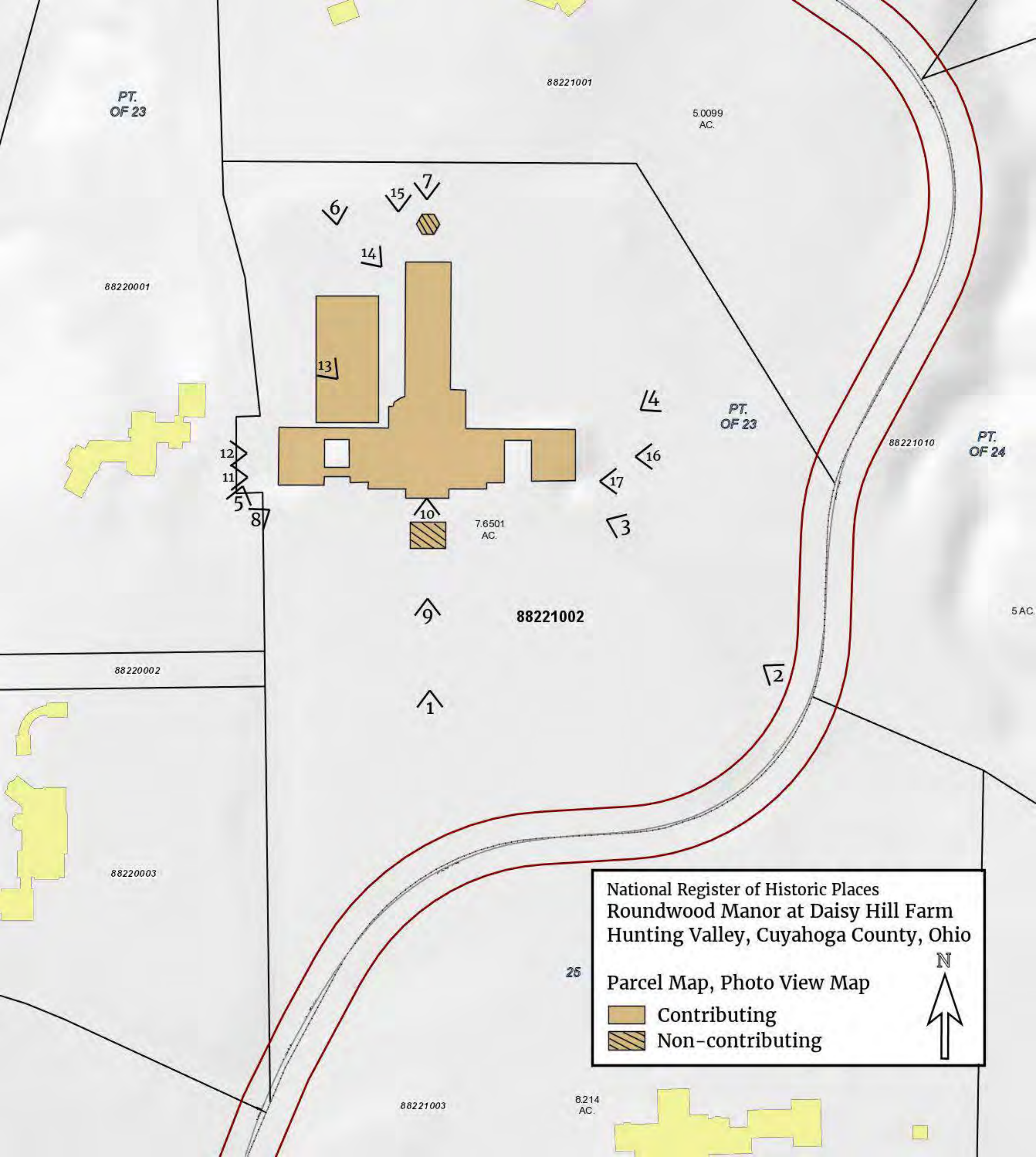
Roundwood Manor at Daisy Hill Farm  
Name of Property

Cuyahoga/OH  
County and State

**Figure #37:** National Register Boundary/Parcel map of Roundwood.







PT.  
OF 23

88221001

5.0099  
AC.

88220001

6

15

7

14

13

4

PT.  
OF 23

88221010

PT.  
OF 24

12  
11  
5  
8

16  
17

10

7.6501  
AC.

3

9

88221002

5 AC.

88220002

1

2

88220003

National Register of Historic Places  
Roundwood Manor at Daisy Hill Farm  
Hunting Valley, Cuyahoga County, Ohio

25

Parcel Map, Photo View Map

- Contributing
- Non-contributing



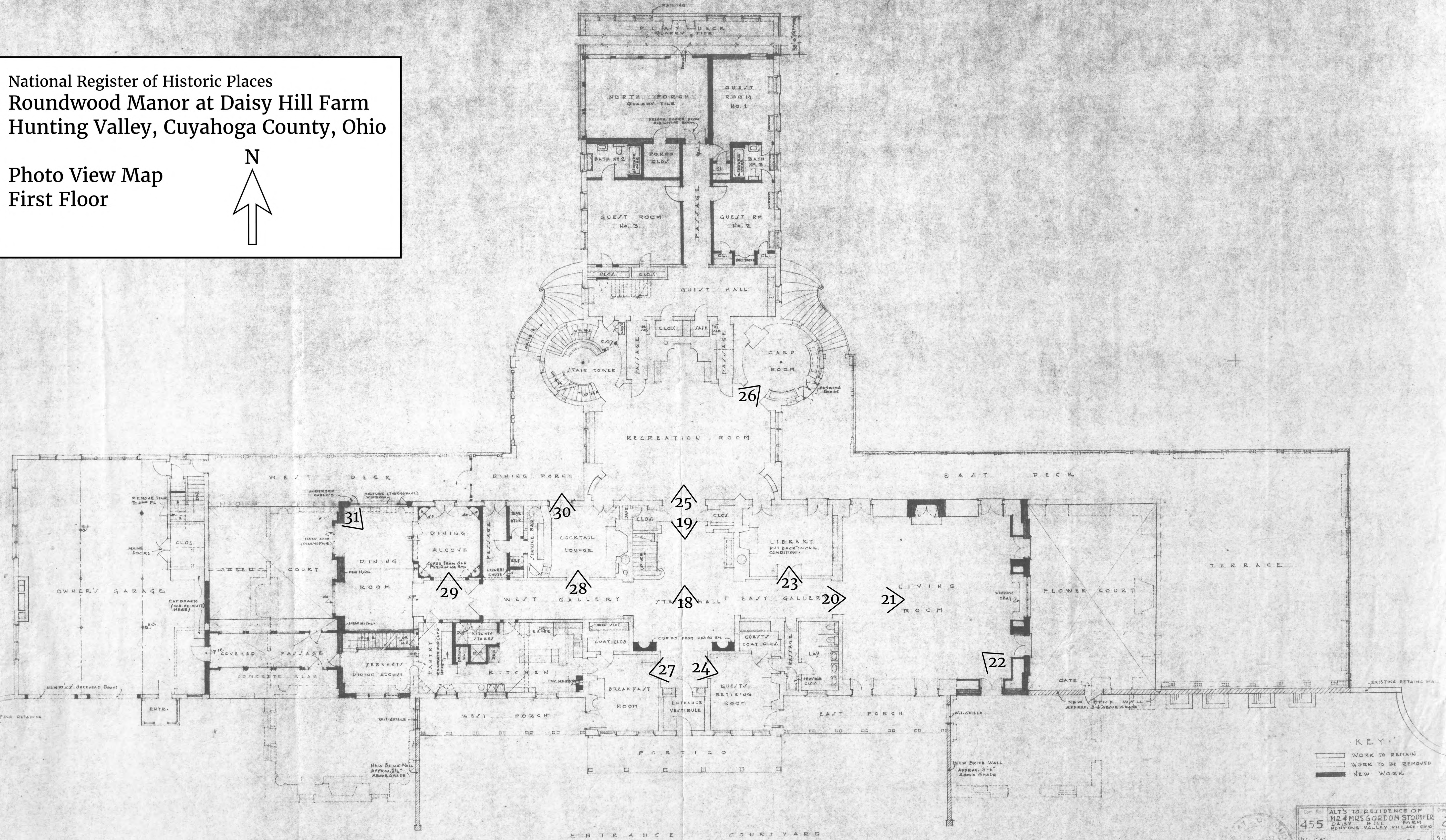
88221003

8214  
AC.



National Register of Historic Places  
 Roundwood Manor at Daisy Hill Farm  
 Hunting Valley, Cuyahoga County, Ohio

Photo View Map  
 First Floor



KEY  
 ——— WORK TO REMAIN  
 - - - - - WORK TO BE REMOVED  
 = = = = = NEW WORK

455  
 1/8" = 1'-0"  
 J.R.J.

ALT'S TO RESIDENCE OF  
 MR & MRS GORDON STUFFER  
 DAISY HILL FARM  
 HUNTING VALLEY VILLAGE, OHIO

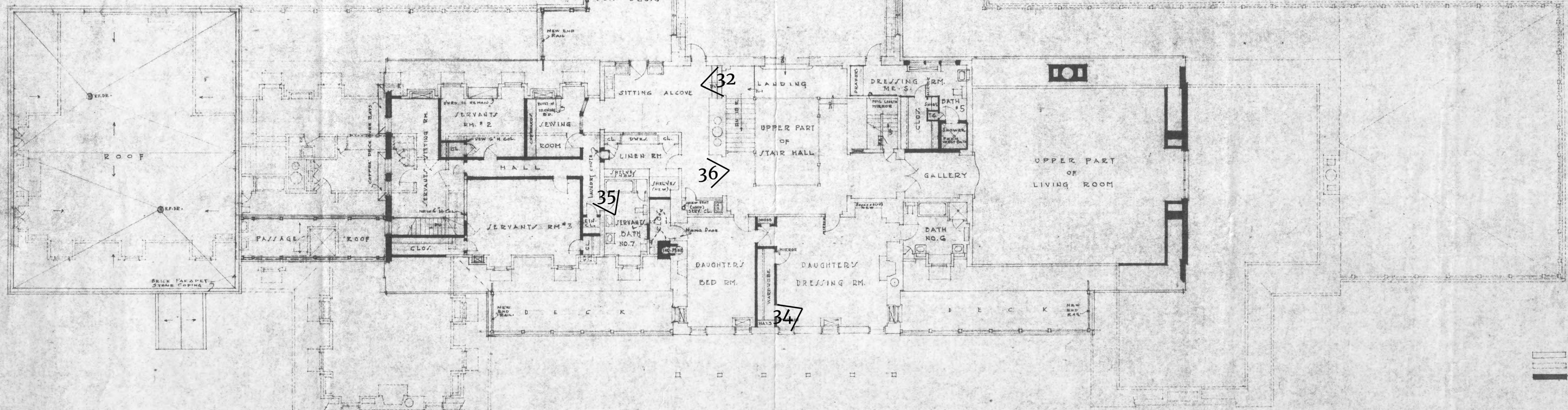
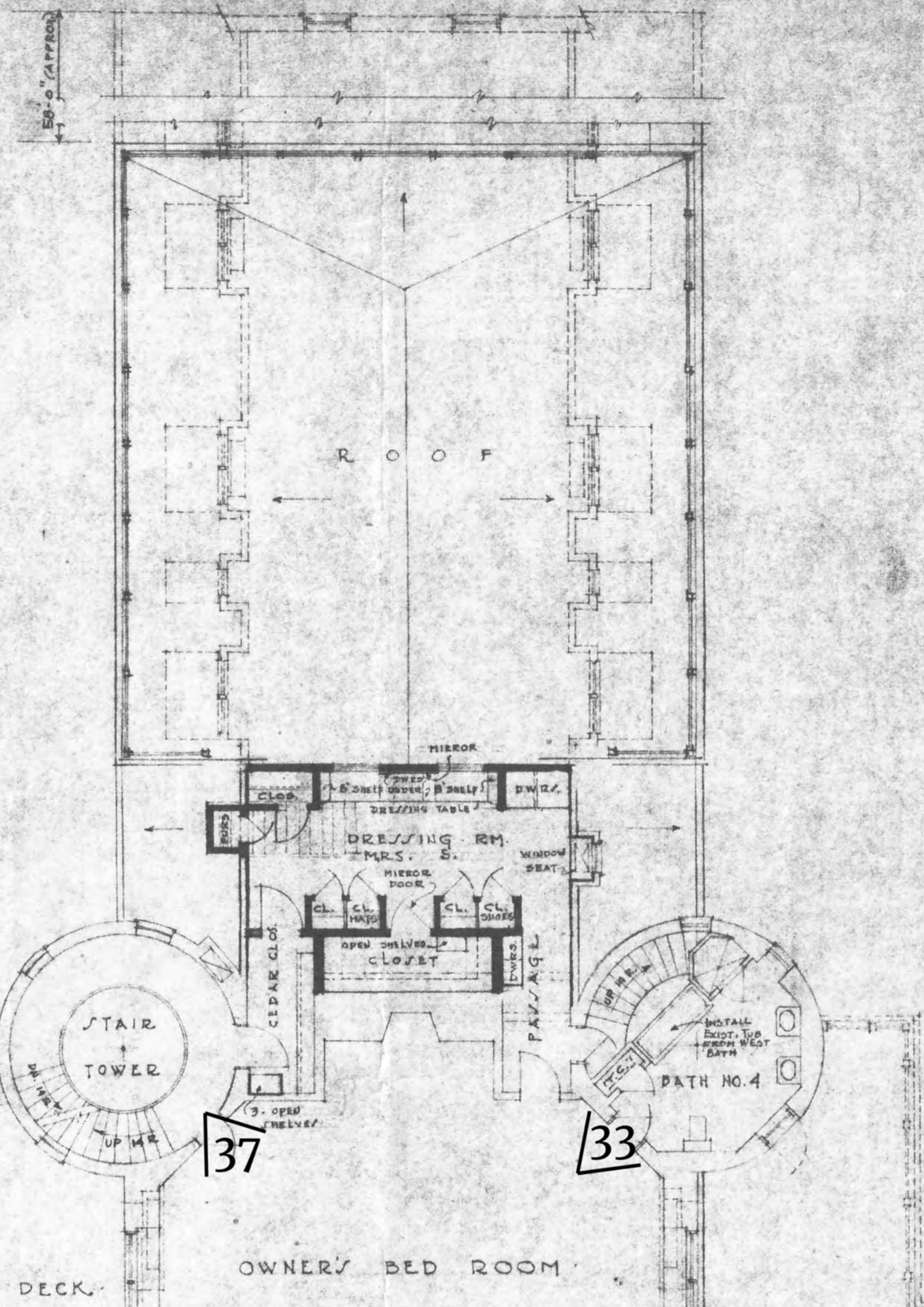
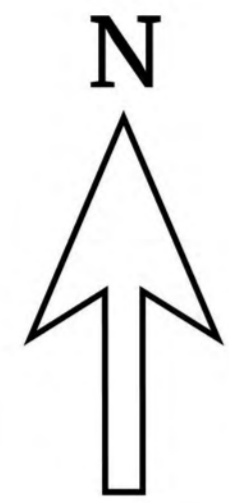
2  
 9-12-46  
 8-27-46

FIRST FLOOR  
 KEY PLAN



National Register of Historic Places  
 Roundwood Manor at Daisy Hill Farm  
 Hunting Valley, Cuyahoga County, Ohio

Photo View Map  
 Second Floor



KEY  
 [Solid line] WORK TO REMAIN  
 [Dashed line] WORK TO BE REMOVED  
 [Thick solid line] NEW WORK

455  
 1/8" = 1'-0"  
 I.R.J.

ALT'S TO RESIDENCE OF  
 MRS. MRS. GORDON STUFFER  
 HUNTING VALLEY VILLAGE, OHIO

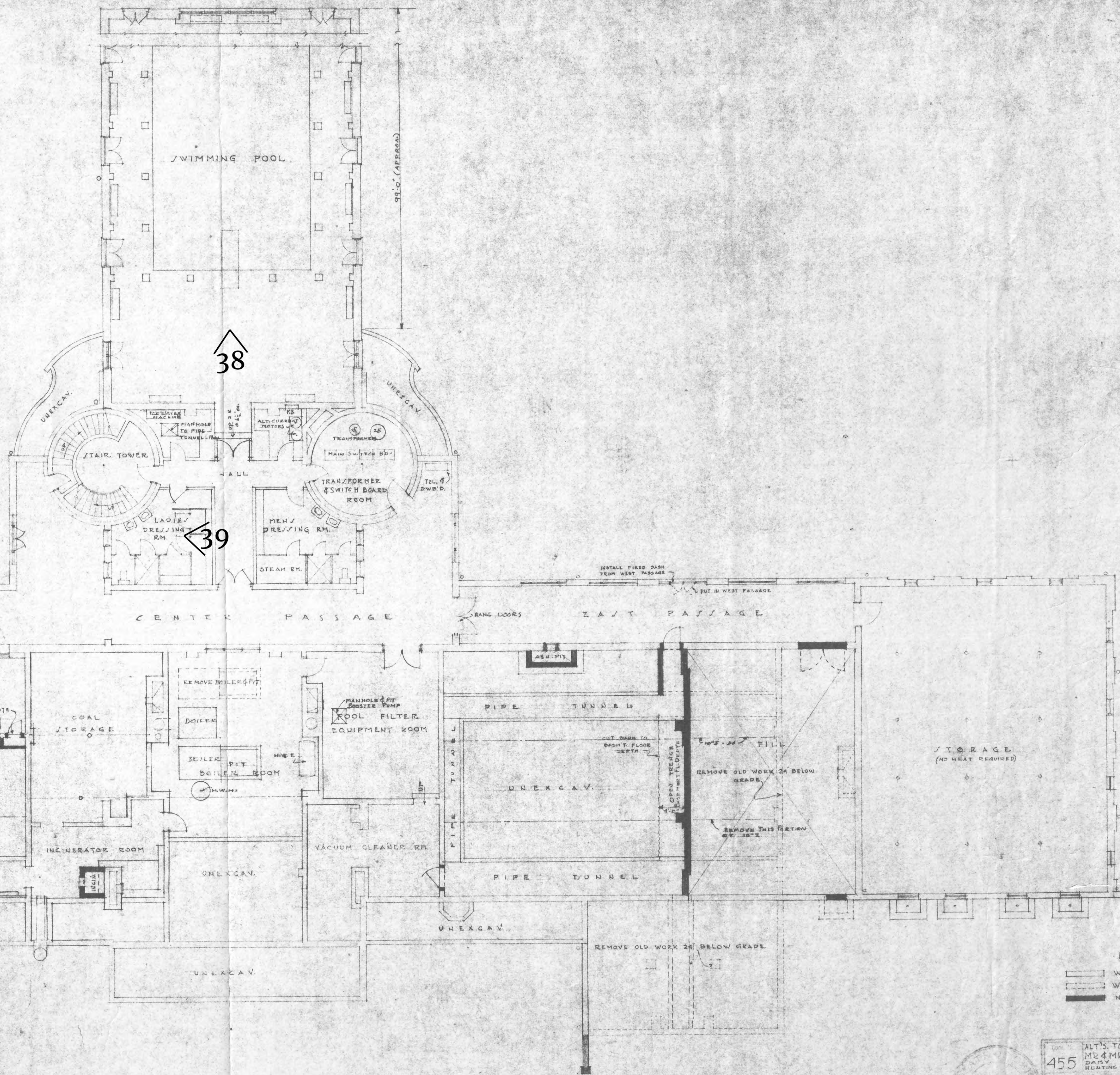
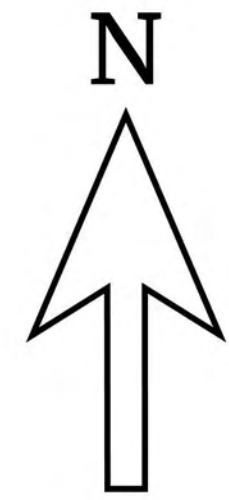
3  
 2-12-46  
 SECOND FLOOR  
 KEY PLAN

8-27-46



National Register of Historic Places  
 Roundwood Manor at Daisy Hill Farm  
 Hunting Valley, Cuyahoga County, Ohio

Photo View Map  
 Basement



KEY:  
 [Solid line] WORK TO REMAIN  
 [Dashed line] WORK TO BE REMOVED  
 [Thick solid line] NEW WORK

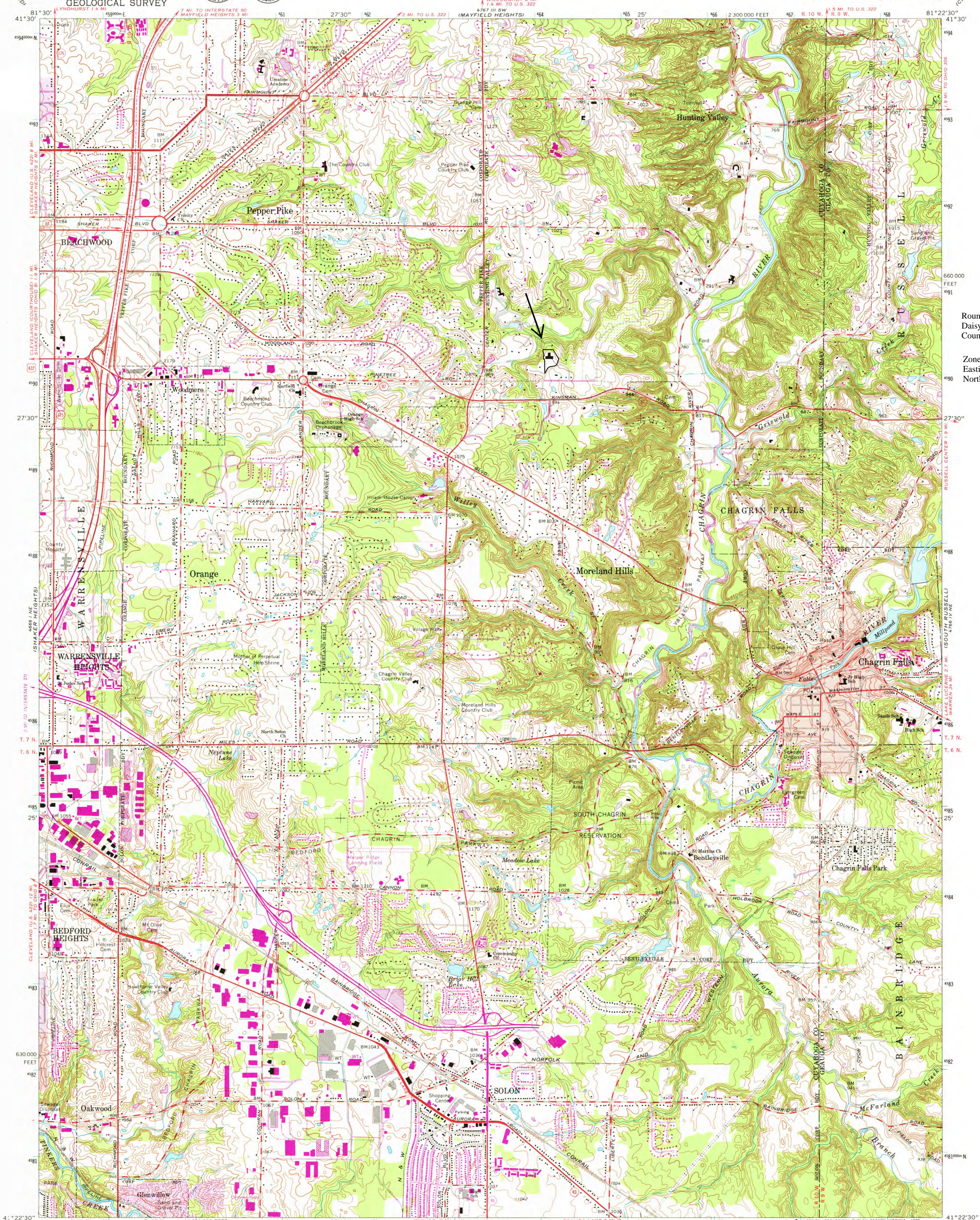
455  
 1/8" = 1'-0"  
 P.R.J.

ALTS. TO RESIDENCE OF  
 MR. & MRS. GORDON STOFFER  
 DAIY HILL FARM  
 HUNTING VALLEY VILLAGE OHIO

1  
 3-12-46  
 BASEMENT FLOOR  
 KEY PLAN

8-27-46



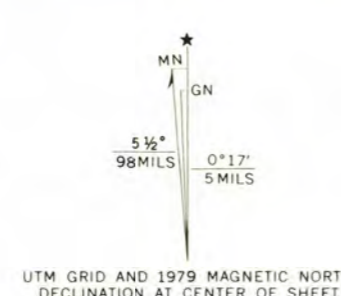


Roundwood Manor at  
Daisy Hill Farm, Cuyahoga  
County, Ohio

Zone 17  
Easting 464143  
Northing 4590224

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with State of Ohio agencies  
Control by USGS, USC&GS, and Cleveland Regional Geodetic Survey  
Topography by photogrammetric methods from aerial photographs  
taken 1952 and in part by Cleveland Regional Geodetic Survey  
Field checked 1953. Revised from aerial photographs taken 1962  
Field checked 1963

Polyconic projection. 1927 North American datum  
10,000-foot grid based on Ohio coordinate system, north zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 17, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown  
Entire area lies within the Connecticut Western Reserve  
Dotted land lines established by private subdivision of the  
Connecticut Western Reserve



SCALE 1:24,000  
1 000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 KILOMETER

CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

Revisions shown in purple compiled in cooperation with  
State of Ohio agencies from aerial photographs taken 1977.  
This information not field checked. Map edited 1979.  
Purple tint indicates extension of urban areas.  
Boundary lines shown in purple compiled from latest  
information available from the controlling authority

ROAD CLASSIFICATION

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



USGS CHAGRIN FALLS, OHIO  
Historical File  
Topographic Division N4122.5—W8122.5/7.5  
1963  
PHOTOREVISED 1979  
AMS 4766 IV NW—SERIES V852

MAY 12 1980  
1950









*Private  
Residence*



















































































































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Roundwood Manor at Daisy Hill Farm

Multiple Name:

State & County: OHIO, Cuyahoga

Date Received: 2/5/2019      Date of Pending List: 2/28/2019      Date of 16th Day: 3/15/2019      Date of 45th Day: 3/22/2019      Date of Weekly List:

Reference number: SG100003526

Nominator: SHPO

Reason For Review:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Appeal           | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue    |
| <input type="checkbox"/> SHPO Request     | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo              |
| <input type="checkbox"/> Waiver           | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary       |
| <input type="checkbox"/> Resubmission     | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period             |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years |
|   | <input type="checkbox"/> CLG             |   |

Accept       Return       Reject      3/22/2019 Date

Abstract/Summary  
Comments:

Recommendation/ Criteria B and C, transportation, Community Planning and Development, and architecture.  
Criteria

Reviewer  Control Unit

Discipline

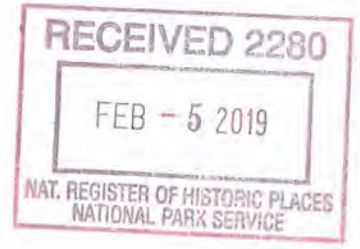
Telephone

Date 3/22/2019

DOCUMENTATION: see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





NATIONAL REGISTER OF HISTORIC PLACES  
NPS TRANSMITTAL CHECK LIST

OHIO HISTORIC PRESERVATION OFFICE  
800 E. 17<sup>th</sup> Avenue  
Columbus, OH 43211  
(614)-298-2000

The following materials are submitted on Feb. 1, 2019  
For nomination of the Roundwood Manor to the National Register of  
Historic Places: at Daisy Hill Farm,  
Cuyahoga County, OH

- Original National Register of Historic Places nomination form  
\_\_\_ Paper \_\_\_  PDF
- \_\_\_ Multiple Property Nomination Cover Document  
\_\_\_ Paper \_\_\_ PDF
- \_\_\_ Multiple Property Nomination form  
\_\_\_ Paper \_\_\_ PDF
- Photographs  
\_\_\_ Prints \_\_\_  TIFFs
- CD with electronic images
- Original USGS map(s)  
\_\_\_ Paper \_\_\_  Digital
- Sketch map(s)/Photograph view map(s)/Floor plan(s)  
\_\_\_ Paper \_\_\_  PDF
- \_\_\_ Piece(s) of correspondence  
\_\_\_ Paper \_\_\_ PDF
- \_\_\_ Other \_\_\_\_\_

COMMENTS:

- \_\_\_ Please provide a substantive review of this nomination
- \_\_\_ This property has been certified under 36 CFR 67
- \_\_\_ The enclosed owner objection(s) do \_\_\_ do not \_\_\_  
Constitute a majority of property owners
- \_\_\_ Other: \_\_\_\_\_





February 1, 2019

Julie Ernstein, Acting Chief, National Register of Historic Places  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Ernstein:

Enclosed please find two new National Register nominations for Ohio. All appropriate notification procedures have been followed for the nomination submissions.

NEW NOMINATION

Roundwood Manor at Daisy Hill Farm  
Isaac M. Wise Temple-Center

COUNTY

Cuyahoga  
Hamilton

The enclosed disk contain the true and correct copy of the information to the National Register of Historic Places nomination for Roundwood Manor at Daisy Hill Farm.

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Power".

*for* Lox A. Logan, Jr.  
Executive Director and CEO  
State Historic Preservation Officer  
Ohio History Connection

Enclosures