

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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### 1. Name of Property

Historic name: Greenwood Farm

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

N/A

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

Nat. Register of Historic Places  
National Park Service

### 2. Location

Street & number: 264 Richmond Road

City or town: Richmond Heights State: Ohio County: Cuyahoga

Not For Publication:

Vicinity:

### 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      \_\_\_ C      \_\_\_ D

Barbara Powell DSHPO for Inventory & Registration Dec. 21, 2015

Signature of certifying official/Title:

Date

State 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:)

*Jon Edison H. Beall*  
Signature of the Keeper

*2.23.16*  
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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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: \_brick, wood\_\_\_\_\_

### **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**

Located on the Portage Escarpment in Richmond Heights, the 16.9-acre Greenwood Farm straddles the east branch of Euclid Creek, which cuts a rugged and picturesque gorge through the rear of the property. From Richmond Road (State Route 175), a busy two-lane thoroughfare, an unpaved drive leads to a small group of buildings and related resources that constitute the farmstead. These include an imposing two-and-one-half-story house built of locally manufactured red paving bricks, a small powerhouse built to house the Delco-Light farm electric plant that once supplied light and power to the property, and a nineteenth-century English barn. Greenwood Farm retains a high degree of historic integrity, appearing much as it did during the Phypers family's tenure there, from 1909 until 2004.

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### **Narrative Description**

Located on the Portage Escarpment in eastern Cuyahoga County, Greenwood Farm straddles the east branch of Euclid Creek, which cuts a scenic gorge into the bluestone and shale. A short distance west of the farm, the east branch joins the creek's west branch to form a single channel that empties into Lake Erie at Cleveland's Wildwood Park. Although Greenwood Farm is located within a populous and built-up suburb in eastern Cuyahoga County, the property's 16.9 acres of field, stream, and woodlands appear much as they did during the occupancy of the Phypers family, from 1909 until 2004. On the east side of Richmond Road (State Route 175), opposite the farm, is a multistory retirement complex of recent construction. A housing subdivision abuts the property to the south, while to the north and northwest, woodlands lining the banks of the creek shield Greenwood Farm from commercial development at the nearby intersection of Chardon and Richmond Roads.



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In 2013, the City of Richmond Heights (the property owner) implemented a “Stormwater Retrofit Demonstration Project” financed by a grant from the Ohio Environmental Protection Agency under the provisions of the Surface Water Improvement Fund. The project included the installation of permeable and “geoblock” porous pavement systems (to accommodate parking in the vicinity of house and barn) and the construction of two bio-retention cells. The location of these developments is shown on the accompanying map. These projects, which have had a minimal impact on the historic appearance of the property, will improve the quality of the storm water runoff entering Euclid Creek and minimize the environmental impact of visitor parking.

The Phypers House. Owing to its size and deep setback (about 120 feet), the house built for George and Maude Phypers in 1917 presents a striking appearance from Richmond Road (Photo #1). Incorporating some elements of the Colonial Revival style, it is a commodious but plain two-and-one-half story house (2). The red-brick main block, rectangular in plan, is approximately 49 by 32 feet in size. Set back from either side of the façade are two-story wings of wood-frame construction. The one on the south, approximately 40 by 17 feet, incorporates a large open porch supported by six Roman Doric columns, with a ceiling of natural hardwood (3, 4); above the porch is a sunroom that also served as a sleeping porch. The smaller wing in the north elevation contains a kitchen and pantry on the ground floor, with a bath and bedroom above; it also features a two-story bay window in the west elevation (5, 6). The main block has a gable roof of asphalt shingles, while both wings have flat built-up roofs with deep eaves of beadboard. Piercing the center of the gable roof, front and back, are broad shed-roof dormers, each having six double-hung, 1/1 windows. The house has two chimneys: one inside the gable end of the south elevation (7) and another outside the north elevation of the kitchen wing. The house has a brick and clay-tile foundation and (except beneath the porch/sunroom wing), a full basement well lighted by rectangular three-light windows.

The main block, built of structural clay tile and locally manufactured red paving brick laid in running bond, is the most unusual feature of the house. Windows have flat arch lintels and modestly projecting sills of so-called “hill brick” with chamfered edges.<sup>1</sup> The façade is organized symmetrically. A broad central entrance (8) with a simple two-panel door and mullioned sidelights is recessed behind a pair of Doric columns and flanked by a pair of ornate sconces (missing their globes). The entrance is reached by a short concrete staircase with brick stoops now in disrepair. The house has double-hung, 1/1 windows throughout. Except those in the sunroom, kitchen, and southeast bedroom, which have been replaced, these appear to be original.

Inside, the original plan of the six bedroom/two bath/three half bath house is substantially intact. The ground floor has a center hall plan, with a large living room and an equally large dining room on either side of a spacious foyer (9). Rooms throughout the house are spare and unpretentious, with hardwood floors and simple pine woodwork (most of which has been painted). In the living room (10), which retains its natural woodwork, there is a textured brick fireplace with a simple arts-and-crafts mantel and a hearth of red-clay tile. On either side of the fireplace, doorways (formerly graced by French doors) lead to a short hallway, from which a pair

<sup>1</sup> Chamfered edges helped horses gain a secure foothold as they negotiated hills.

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of exterior doors opens onto the side porch. Sandwiched between, and accessed from either hall, is a small lavatory. On the other side of the foyer, the dining room (11) is distinguished by paneled walls, crown molding, and two built-in china cabinets positioned diagonally across from each other. A swinging door opens to a small pantry in original condition, another door to the much-remodeled kitchen, in which the only features of note are an annunciator and a bay window looking out onto the backyard. The kitchen opens to a small hall from which a single-flight service stairway leads to the bedrooms upstairs, as well as to one of two back doors, this one protected within a small wood-frame "mud room" with gable roof.

From the southwest corner of the central foyer rises an open-well two-flight stairway, with closed-string stairs and plain balusters (9). The steps, newel, and handrail have their original finishes. Gracing the landing is a handsome pendant lamp with a pressed-glass globe that appears to be original. Beneath the stair landing, three steps lead down to a pair of (swinging) French doors. Beyond is a small back hall off which open a closet and lavatory, all of which have their original octagonal ceramic floors. Off this hall, positioned exactly opposite the front entrance, is a second back door, this one flanked by a pair of small windows. A short flight of brick steps descends to the backyard.

On the second floor, six small bedrooms, two bathrooms, and a linen storage room with built-ins open off a narrow hallway running the length of the house (12). The hallway features vintage wallpaper and such period fixtures as a linen press, laundry chute, and ironing board cabinet. Two of the bedrooms have adjacent dressing rooms with built-ins (13); one, above the kitchen, has a bay window (14). Opposite this room, a second (service) stairway (15) leads to the back hall and kitchen. From the center of the second-floor hallway, a door with transom light opens onto a narrow, single-flight stairway leading to a large finished attic. The south gable end houses a servant's bedroom with pipe fittings (but not the fixtures) for a half bath and a storage room with built-in drawers and cupboards. Except for a small, crudely partitioned storage area added later, the remainder of the attic is an expansive, light-filled open space with all of its original finishes intact, including a hardwood floor, natural pine woodwork, and pine cupboards and chests fitted into the knee walls (16, 17). Spanning the ceiling at the north end of the room is the wire that once supported the "curtain" for the Phipers children's dramatic performances. Within the front dormer, the placement and spacing of two pendant lamps with porcelain-enamel shades suggests their onetime purpose: to illuminate a pool table.

Heated by steam heat, the house retains its original radiators, although the boiler has been replaced. Three zinc laundry tubs also remain.

Alterations. In the main block, the original slate roof has been replaced by asphalt shingles. The two wings have been clad with aluminum siding. The wooden frame enclosing the front entrance, which once supported screens, was probably added later (though early on) to admit fresh air; it appears, together with a broad awning, in a photograph said to represent the house "as it looked in the 1930s and 40s." Inside, the ceilings on the first floor have either been dropped or covered with rough-finished plaster. Three pairs of French doors that formerly graced the living room have been lost to theft, as have a number of light fixtures original to the house. Kitchen cupboards and counters have been cheaply "updated" at the expense of original fixtures.

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Upstairs, the sunroom has suffered extensive water damage to floor and ceiling (though the roof has since been repaired). The bathrooms retain their original octagonal ceramic floors and bathtubs, but other fixtures have been updated.

Powerhouse. At the northwest corner of the house is a small gable-roofed building—family members called it the “dynamo house”—that once housed a Delco-Light farm electric plant (18, 19). Built the same year as the Phypers house (1917), the plant supplied power to the residence and its outbuildings before the arrival of central station power. About 8 feet by 12 feet in size, the walls are of rock-face vitrified hollow block with shiplap siding in the gable ends. There is a door in the gable end facing the house and a small window in each of the other three elevations. Inside, the building has a concrete floor. The electric plant no longer survives, but its system of transmission poles and wiring remains in place, complete with ceramic insulators, and continues to carry commercial power to the farm’s outbuildings. The powerhouse has been painted green.

Barn. An English barn predating the Phyperses’ occupancy probably dates to the late nineteenth century. Also called a Three Bay barn or “thirty by forty” (its characteristic dimensions), it is a one-story barn with a gable roof and vertical plank siding. Like most English barns, this one is constructed of timber post-and-beam framing. The east elevation (20) incorporates a gabled wall dormer pierced by two round-arch cutouts that provided ventilation and light. Inside, there are three bays: one for livestock, a central threshing floor, and a mow for hay, straw, or sheaves. An interior stairway leads to the storage loft.

Alterations/Additions. The barn was altered and added to over the years as the functional needs of the farm and family changed. At unknown dates, additions were built on three sides of the barn. The earliest of these, featuring board-and-batten siding and a sliding board-and batten door, spans the rear (west) elevation, while on the south, a rectangular addition having a hybrid hip and shed roof once served as a chicken coop, according to a history on the Greenwood Farm website (21). On the north side of the barn, another narrow shed-roof addition, probably added in the 1920s, served as a garage for farm vehicles and automobiles; with double doors at each end, it could accommodate two vehicles front-to-back, allowing ingress and egress from either end (22, 23). The original roller doors in the east (front) elevation have been replaced with three paneled lift-style garage doors. The double-hung windows in the north and south gables were added later. Except for the gable end in the south elevation, the walls and trim have been painted green.

Groundskeeper’s Cottage. Behind the barn near the west rim of the gorge is a simple one-and-one-half-story gable-roof cottage (26). Although its date of construction has not been documented its overall form, scale, and modest details/architectural features suggest that it could date to the early twentieth century. It is believed to have once housed farmhands employed by George Phypers; by 1952, it had become the home of Thurlow Phypers and his two (successive) wives. The cottage is rectangular in plan and has a partial basement. The foundation is concrete block. A small gable-roof overhang protects the front entrance and stoop, reached by a short flight of brick steps. On the north side is small screened porch with shed roof supported on brick piers. The exterior walls are variously clad in vertical boards, wide clapboards, and aluminum siding. Inside, the cottage has been almost entirely gutted.

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Historic Site—Other contributing resources. In addition to the buildings described above, Greenwood Farm retains several other resources related to the Phypers family's occupancy that contribute to the property's historic integrity. From the northwest corner of the Phypers House, a stone walk of recent construction leads to the remains of a round stone-and-concrete fish pond, about 15 feet in diameter, of unknown date. Spanning the rear of the house, and connecting the house to its outbuildings, is a handsome serpentine walk built of the same red paving bricks used for the walls of the house. The walk follows the rim of the gorge for a distance of about 200 feet, offering fine views of the gorge (24). Opposite the large open porch on the south side of the house—and on the same axis as the porch and the house itself—is a parterre garden (25) once tended by Maude Phypers and, later, daughter June. Though long untended and rimmed by mature overhanging trees, its "bones" remain: a rectangular stone walk is overlaid at mid-section by an oval stone walk at the center of which stands a brick plinth that formerly supported a fountain. The garden is enclosed by a hedge of *Berberis thunbergii* (Japanese barberry). Original plants, if any, have not been identified. Also contributing to the property's historic setting is the unpaved drive. Lightly graveled, the one-lane drive enters from Richmond Road, passes the side porch, encircles the parterre garden, and continues to the barn, terminating at the cottage formerly occupied by Thurlow Phypers—a total distance of about 450 feet. The drive in its present configuration probably dates from the construction of the house in 1917.

Noncontributing building. Adjacent to the groundskeeper's cottage is a newer gable-roof, aluminum-clad one-car garage dating to outside the Period of Significance (visible in Photo #22).

Archaeological potential. The property is not being considered for National Register eligibility for archaeological significance, and an archaeological survey has not been undertaken at the site. However, sites such as this one with such longevity of use and occupation by one family provide the potential to yield additional archaeological information. Wells, cisterns, and/or privies associated with the original house, the existing house, and the groundskeeper's cottage, and artifacts associated with the groundskeeper's cottage, barn, and existing house could yield additional information about the historic functioning of the property. There may be Native American and earlier Euro-American archaeological sites on this property that may be lost in other neighboring areas due to development.



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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.)

POLITICS/GOVERNMENT  
SOCIAL HISTORY

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

**Period of Significance**

1909-1953

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

**Significant Dates**

1917

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

**Significant Person**

(Complete only if Criterion B is marked above.)

Phypers, George W.

Phypers, Maude P.

\_\_\_\_\_

**Cultural Affiliation**

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

**Architect/Builder**

unknown

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

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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.)

Greenwood Farm is significant under Criterion B as the longtime home of George W. Pypers, a prominent business and civic leader, and his wife Maude Pauline (Maynard) Pypers. Active in the insurance industry for nearly three quarters of a century, George Pypers was lauded as Cleveland's "insurance dean" upon his death at age ninety-nine. At home, he and his wife played significant roles in the early history of Richmond Heights as it changed from an agricultural village to a populous suburb, George as a sixteen-term member of the village council and "publisher" of the first newspaper, Maude as president of the Richmond Heights Community Club and the first woman to be elected to the school board. As the couple reared six children on their small farmstead, instilling the values of generosity, productive work, and stewardship of the land, they frequently opened their home and grounds to civic groups and neighbors. Located on the Portage Escarpment, where the east branch of Euclid Creek cuts a rugged gorge through the Euclid bluestone, the 16.9-acre Greenwood Farm retains a high degree of integrity. The Pypers house, built of locally manufactured paving brick, a nineteenth-century English barn, a Delco-Light powerhouse, and other historic features appear much as they did during the family's long tenure there. The Period of Significance, 1909–1953, begins with the Pyperses' move to the property in 1909, while the end date of 1953 marks George's retirement from the village council. It encompasses the most productive years of George's professional career and the period when George and Maude Pypers made their most important contributions to the civic, political, and social life of Richmond Heights. It is the best—indeed it is the only—property associated with George and Maude Pypers.

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

Born in Cleveland, George William Pypers (1873–1972) was the first of five children of George Sutcliffe Pypers and Catherine Elizabeth Barker.<sup>2</sup> Both parents were born in England and brought to the United States as infants. George attended the Cleveland public schools until the age of fourteen. He briefly worked as a messenger for the Postal Telegraph Company, then spent five years in the offices of the Lake Shore & Michigan Southern Railway. In 1890, he obtained employment with the insurance firm of Olmsted, Thomas & Company, marking his entrance into a profession in which he would remain active for the next seventy-four years.

The 1898 Cleveland city directory lists George Pypers as a bookkeeper, and his younger brother Charles as a clerk, with the insurance firm of Fred P. Thomas & Company. In 1900, George, in association with his brother Charles, opened their own office, Pypers Brothers & Company, in the then brand-new Williamson Building on Euclid Avenue at Public Square. The same year,

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<sup>2</sup> The early biography of George Pypers is extracted from Samuel P. Orth, *A History of Cleveland, Ohio*, 3 vols. (Chicago and Cleveland: The S. J. Clarke Publishing Co., 1910), 3:1021–22.

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George was united in marriage with Maude Pauline Maynard at Cleveland's First Baptist Church.<sup>3</sup> Descended from an old Boston family, Maude (1872–1965) was one of two daughters of Pauline Thurlow Greenwood and Charles Johnson Maynard, a noted naturalist and ornithologist. She was also a stepdaughter of Thomas S. Farley, having moved to Cleveland following her mother's second marriage. Maude was a graduate of the exclusive Miss Mittleberger's School in Cleveland and attended Smith College (1896–97), then one of only a handful of institutions available to women seeking higher education.

The Cleveland of 1900 was four times the size of the city of 1870. It was a boom town energized by its rapidly expanding population and industries, and the subsequent decade would see its population almost double—from 381,768 to 560,663.<sup>4</sup> The Pypers brothers were among those who prospered in the new century. Portraits of both men were included in the 1906 compendium *Progressive Men of Northern Ohio*, and by 1910 their insurance firm would rank as the fifth-largest in Cleveland.<sup>5</sup> George and Maude Pypers settled into a twelve-room house in a well-to-do area of East Cleveland, just off Euclid Avenue. They had four small children when, early in 1909, George advertised the family home for sale, explaining that its owner “desires to sell and go into [the] country.”<sup>6</sup>

That George Pypers was able to “go into the country” yet continue to commute daily to his downtown office was due to the recent introduction of the automobile (a 1910 biographical portrait cited “motoring” among his chief forms of recreation<sup>7</sup>) and to the improvements in local infrastructure then underway. In 1901, Cuyahoga County had begun the construction of a system of paved roads and bridges. By 1904, Euclid Avenue, the most-traveled road in Cuyahoga County, had been improved with a twenty-eight-foot-wide brick road extending from the limits of East Cleveland Village to Chardon Road in Euclid Village. Five years later, Chardon Road—which climbed the Portage Escarpment and led directly to the country place on Richmond Road that the Pyperses had purchased—was “under improvement” with brick pavement fourteen feet wide from Euclid Village to the county line. Improved roads, a county publication explained, would facilitate the hauling of produce to the city—Cuyahoga County outside the Cleveland city limits was then still largely agricultural—as well as serve “those who travel to and from suburban homes or seek pleasure in carriage and automobile riding.”<sup>8</sup>

In 1908, George and Maude Pypers purchased 18.62 acres in an as-yet-unincorporated section of Euclid Township from George and Kate Schmidt.<sup>9</sup> “I wanted to have room for a family and to

<sup>3</sup> “Pretty Church Wedding,” *Cleveland Plain Dealer*, September 2, 1900, 3.

<sup>4</sup> Carol Poh Miller and Robert A. Wheeler, *Cleveland: A Concise History, 1796–1996* (Bloomington and Indianapolis: Indiana University Press, 1997), 100.

<sup>5</sup> *Progressive Men of Northern Ohio* (Cleveland: Plain Dealer Publishing Co., 1906), 247; Orth, *History of Cleveland*, 3:1021.

<sup>6</sup> *Cleveland Plain Dealer*, March 14, 1909.

<sup>7</sup> Orth, *History of Cleveland*, 3:1022.

<sup>8</sup> *Public Work of Cuyahoga County: Report of the County Engineer on Road and Bridge Construction* (Cleveland, 1909), 5.

<sup>9</sup> Information about the Pypers family and Greenwood Farm comes principally from Danforth, Douglas Garrison; Schroeder, Lynn Maynard; and Danforth, James Greenwood, “The History of Greenwood Farm,” 2005 (see <http://www.richmondheightsohio.org/GreenwoodFiles/GreenwoodFarmHistoryUpdated.pdf>) and an untitled binder

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be able to have a garden,” George would later tell a newspaper reporter. A nineteenth-century Gabled Ell farmhouse and an English barn then stood on the property, which straddled the east branch of Euclid Creek at a point where the stream cuts a deep and picturesque ravine into the Euclid bluestone. A short distance to the north was a scenic waterfall that in the nineteenth century had powered grist and saw mills. They named the property Greenwood Farm, after Maude’s maternal grandfather’s farm in Ipswich, Massachusetts; there, as a young girl, she had often enjoyed encounters with the natural world in the company of her naturalist father.<sup>10</sup>

A map of the Phypers estate prepared in cooperation with the Ohio Agricultural Extension Service in 1912 suggests the grand ambitions George Phypers might have had for his gentleman’s farm. It contains a proposed planting plan, including substantial areas designated for orchards, gardens, berry patches, and vineyard. It also indicated the presence of “Ginseng Beds” on the south rim of the creek and, north of the creek, a “Catalpa Plantation, Planted 1911.”<sup>11</sup> Evidence of the latter has not been found, and today only open fields and the remnants of the apple orchard that once occupied the front yard can be seen. What can be documented is that, with the assistance of a groundskeeper who lived in a small cottage behind the barn, George and Maude Phypers raised produce and livestock for their own use, selling any surplus from a farm stand in the front yard. Making good use of the English barn, they kept (at varying times) “horses, a cow, pigs, chickens, ducks, a goat and a few sheep.” In a joint venture with his brother Charles, on a separate property nearby, George raised Tamworth pigs, a hardy English breed for which, in 1911, he advertised stud service (“\$2.00 or choice of litter”).<sup>12</sup>

With the birth of two more children—Marian Lois, born in 1910, and Ruth Smith, born in 1913, joined siblings June Greenwood (b. 1901), Paul George (b. 1903), Fordham Sutcliffe (b. 1905), and Thurlow Adams (b. 1908)—the family had outgrown their farmhouse. George Phypers made plans to enlarge and elevate it above a full basement and add a two-story porch wrapping around three sides. “I wish also,” he wrote in a letter following a meeting in March 1916 with the treasurer of the Cleveland Trust Company to discuss a loan, “to pave with brick the driveway from the street to the house and barn, the paving brick being already purchased and on the ground.” He concluded: “This property is my home, having lived on it for about seven years and it is my intention to stay on it for years to come.”<sup>13</sup> Before he could proceed with his plans, the house burned to the ground.

The family occupied a small camp house on the property and tents pitched on a platform while a large six-bedroom house was constructed in the summer of 1917 a short distance northeast of the site where the former house had stood. An unusual feature was the material used for the walls of

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containing a compilation of miscellaneous documents in the possession of the Greenwood Farm Historical, Cultural & Arts Association, Inc. In 1926, George and Maude Phypers sold slightly less than two acres to William Blank, their neighbor to the north.

<sup>10</sup> Greenwood Farm in Ipswich, Massachusetts, is a historic property and nature reserve owned, since 1975, by The Trustees of Reservations. See [http://en.wikipedia.org/wiki/Greenwood\\_Farm\\_%28Ipswich,\\_Massachusetts%29](http://en.wikipedia.org/wiki/Greenwood_Farm_%28Ipswich,_Massachusetts%29).

<sup>11</sup> Map of G. W. Phypers Estate, Euclid, O., in co-operation with OAES Forestry Dept., Aug. 5, 1912. The map appears in an appendix in “History of Greenwood Farm, Richmond Heights, Ohio,” prepared by Jeffrey S. Morris for the City of Richmond Heights, February 2006.

<sup>12</sup> Danforth, Douglas Garrison, et al, “The History of Greenwood Farm,” 7, 12.

<sup>13</sup> George W. Phypers to H. D. King, Treasurer, Cleveland Trust Company, March 30, 1916.



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the rectangular main block: locally manufactured brick pavers—presumably the same bricks that George Pypers had purchased to pave the driveway he had been planning.<sup>14</sup> “We built [the house] from brick originally intended for paving Richmond Rd.,” the practical businessman would later tell a reporter for the *Cleveland Press*. “For some reason, the bricks didn’t meet specifications. So I bought them.”<sup>15</sup>

To supply electrical power to the house and its outbuildings, Pypers ordered and installed a Delco-Light farm electric plant, which had been introduced only a year earlier (1916) by the prolific inventor Charles F. Kettering to bring electricity to homes, farms, and businesses in rural America.<sup>16</sup> Consisting of an electrical generator powered by gasoline engine and housed, for safety, in its own building behind the house, the purchase evidenced George Pypers’s willingness (and financial ability) to embrace new technology before most other people do; he was what we today might call an “early adopter.” A history of Richmond Heights prepared on the occasion of its fiftieth anniversary makes this point clear, illustrating, as well, George Pypers’s generosity: “He was the first in town to own a car. When radios became available, he would invite the neighbors over to listen to his latest model. His home had electricity . . . The Beechnut (Chardon Rd.) School was just across the ravine, so he had wires strung to the school house across the ravine [on Chardon Road] so they could hold special programs and community ‘home days.’”<sup>17</sup>

Set well back from the road, the commodious red-brick house, with its broad central entrance and large colonnaded porch, was an imposing presence. (The names of the architect and contractor have not been discovered.) Passersby, seeing the large house and so many children at play in the yard, would often stop to ask, “What orphanage is this?”<sup>18</sup> As the children grew older, the large finished attic would become “the unofficial teenage center for the north end of the newly formed village.”<sup>19</sup> Following completion of the house, Maude’s mother Pauline moved to Greenwood Farm, residing there until her death in 1932.<sup>20</sup>

As George Pypers set his hand to managing Greenwood Farm and rearing a large family, he continued to prosper in his chosen profession. In 1913, the Pypers Brothers and Neale Brothers companies merged to become the Neale-Pypers Company.<sup>21</sup> Following the merger, A. William

<sup>14</sup> Surplus bricks in the backyard identify their maker as “CENTURY, Willow, O.” Willow was the name of an unincorporated place in southern Cuyahoga County in the vicinity of the intersection of State Route 17 and 21, in what is now Independence, Ohio.

<sup>15</sup> Marie Daerr, “Spring Drawer-Cleaning Dusts Off Old Memories,” *Cleveland Press*, April 22, 1970. This article is included in an untitled binder containing historical materials pertaining to Greenwood Farm owned by the Greenwood Farm Historical, Cultural & Arts Association, Inc.

<sup>16</sup> See [http://doctordelco.com/Dr.\\_Delco/Delco-Light/Delco-Light.html](http://doctordelco.com/Dr._Delco/Delco-Light/Delco-Light.html).

<sup>17</sup> Helen Keidel, ed., *History of Richmond Heights* (Richmond Heights, O.: Kiwanis Club of Richmond Heights, 1967), 66-67.

<sup>18</sup> Danforth, Douglass Garrison, et al, “The History of Greenwood Farm,” 5.

<sup>19</sup> Keidel, ed., *History of Richmond Heights*, 66.

<sup>20</sup> In 1901, ownership of the Greenwood land in Ipswich passed to Thomas S. Greenwood’s daughter (Maude Pypers’s mother) Pauline T. Farley, who would be the last of the Smith descendant owners. Pauline held the land until 1911.

<sup>21</sup> Neale-Pypers, now known as the Neale-Pypers Corporation, continues in business in the Cleveland suburb of Independence.



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Neale was named president; George Pypers, first vice president; Charles Pypers, treasurer. The combined companies now reportedly represented some twenty different insurance companies, fifteen of these as sole agents.<sup>22</sup> In a dynamic city and region, Neale-Pypers thrived. A company brochure published in 1918 pointed to “the rapid and healthy growth” of the Middle West for the firm’s success, with “several hundred agents” in Ohio and Michigan, and offices in Cleveland, New York, Detroit, and Toledo. The brochure lists both George and Charles Pypers as vice presidents and directors. George would remain active with Neale-Pypers—a firm that continues today—until his retirement in 1964, at age ninety, having watched the industry expand from fire insurance to policies covering life, mortgages, automobiles, accident, health, and more. Citing his service record of 75 years, the *Cleveland Plain Dealer* would hail George Pypers as “the dean of insurance men here.”<sup>23</sup>

Notwithstanding the demands of business and a large family, both George and Maude Pypers became actively involved in their community. In 1917, even as their new home neared completion, the school issue set the wheels in motion for the incorporation of Claribel Village, named after the local post office. Within a year, Claribel was renamed Richmond Heights—thought to be more dignified—in honor of its first settler, Elihu Richmond of Taunton, Massachusetts.

In 1921, George Pypers was elected to Richmond Heights Village Council. He went on to serve sixteen consecutive terms, from 1921 until 1953, a period during which his council colleagues repeatedly elected him to serve as president pro tem.<sup>24</sup> During his tenure, the population of Richmond Heights grew incrementally—from 265 people in 1920 (shortly after its incorporation as a village) to 418 in 1930, 507 in 1940, and 891 in 1950—and many of the issues that claimed his attention related to this first flush of suburban development. In 1923, the council voted to issue bonds for the purpose of building electrical distribution lines within the village. In 1928, George Pypers introduced an ordinance to establish a City Planning Commission, following it with another, in 1929, “to district or zone the Village of Richmond Heights . . . according to the uses, heights, bulk and location of buildings and other structures.” The six-member council regularly authorized the dedication, widening, and paving of streets and the issuance of bonds for capital projects. In 1932, Pypers was appointed to the Light and Water and Finance Committees; the same year, he was appointed as council representative to the City Planning Commission and served in that position for many years.

During the Depression, the council approved the grading and planting of trees by the P.W.A.; during World War II, it proclaimed “trial blackouts” for the purpose of war preparedness. Two motions made by Pypers in 1937—“to regulate the location of places where beer or intoxicating liquors may be sold” and to prohibit gambling—died summarily for lack of a second. A year later, the *Cleveland Plain Dealer* reported that Pypers had polled residents and threatened political action against the notorious Ohio Villa, a gambling club operating within a few hundred

<sup>22</sup> “Insurance Firms Merge,” *Cleveland Plain Dealer*, February 2, 1913. The article also reports that Charles Pypers, George’s brother, was named treasurer, his son Fordham assistant treasurer.

<sup>23</sup> “G. W. Pypers Dies; Insurance Dean Here,” *Cleveland Plain Dealer*, October 27, 1972, 28.

<sup>24</sup> Richmond Heights, Ohio, Office of the Mayor, Minutes of the Council of the Village of Richmond Heights. Ohio.

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yards of Richmond Heights School.<sup>25</sup> In 1946, representing his constituents' opposition to construction of a county airport on the former airfield of Curtiss Flying Services, Phypers was among a delegation of East Side suburban officials that traveled to Chicago to protest before the Civil Aeronautics Administration.<sup>26</sup>

In 1922, George Phypers started the village's first "newspaper," *The Megaphone*, published "fortnightly." He mimeographed the one-sheet, two-sided paper at his office. Besides chronicling the news in the tiny village, Phypers sometimes scolded readers, albeit good-naturedly. Campaigning to keep the small waterfall at Richmond and Chardon Roads free from dumping, for example, he wrote that "old shoes, discarded baby carts and rusty wash boilers do not add beauty to any view!" Maude, meanwhile, was active in the Richmond Heights Community Club, serving as its president in 1922. In 1931, she became the first woman elected to the school board, serving one term.<sup>27</sup> The couple frequently opened their home and grounds for social gatherings, as when, in June 1920, Greenwood Farm was the venue of a picnic for members of George's Masonic lodge and their families, and, in February 1922, when the couple hosted a masquerade ball for members of the Richmond Heights Community Club. Devout Baptists, George and Maude Phypers were both charter members of the East Cleveland Baptist Church, organized in 1900,<sup>28</sup> and George was a longtime trustee of the Cleveland Baptist Association. Church members down on their luck were sometimes welcomed to stay in the old camp house at Greenwood Farm until they could get back on their feet.<sup>29</sup>

The private lives of George and Maude Phypers would be fondly recalled by several of their grandchildren in an illustrated history of Greenwood Farm: George, as a stern but loving father, a man of great energy who recited limericks at the dinner table, took the family on Sunday auto rides, and read widely on the subjects of religion and Theodore Roosevelt, whom he greatly admired; Maude, as a quiet, gentle woman with an "indomitable Yankee spirit" and a great love of the natural world. Both were book collectors, and the library at Greenwood Farm contained volumes on history, literature, and nature, together with children's and reference works.<sup>30</sup> One granddaughter would later remember "there always being a dictionary stand next to the table so that questions could be looked up during discussions at dinner."<sup>31</sup>

When George and Maude Phypers chose to settle in rural Euclid Township, it was a farming community with a large grape crop, and it remained so until after World War II. But with the coming of gas and water lines in the 1950s, the population of Richmond Heights surged amid the postwar housing boom. In a single decade it grew fivefold—from 891 in 1950 to 5,068 in

<sup>25</sup> "Villa Lights On as Council Waits," *Cleveland Plain Dealer*, April 5, 1938, 15.

<sup>26</sup> "Suburbs Tomorrow Protest Richmond Road Airport Site," *Cleveland Plain Dealer*, December 16, 1946, 8. Following a protracted court battle, the airport was approved and built. The Cuyahoga County Airport opened in 1950.

<sup>27</sup> Keidel, ed., *History of Richmond Heights*, 49.

<sup>28</sup> "East Cleveland Baptist to Open 50th-Year Fete," *Cleveland Plain Dealer*, November, 4, 1950, 8.

<sup>29</sup> Some of these reminiscences are contained in an untitled binder of historical materials pertaining to Greenwood Farm compiled by the Greenwood Farm Historical, Cultural & Arts Association, Inc.

<sup>30</sup> Danforth, Douglas Garrison, et al, "The History of Greenwood Farm," passim.

<sup>31</sup> Lynn Maynard Danforth Schroeder, "Remembrances of Greenwood Farm Ohio," November 2014, 2.

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1960—making it the fastest growing community in Ohio.<sup>32</sup> Farms and fruit orchards gave way to housing developments, businesses, and shopping centers. In 1960, the Village of Richmond Heights became the City of Richmond Heights, and over the next four decades the population more than doubled, to 10,944 in 2000.

As they witnessed sweeping changes around them, George and Maude Pypers lived out their lives at Greenwood Farm, continuing as stewards of the land and its buildings and making few changes. George remained active with the Neale-Pypers firm until his retirement in 1964, at age ninety, having watched an industry expand from fire insurance to policies covering life, mortgages, automobiles, accident, health, and more. Maude died in 1965 at age ninety-two, George in 1972 at age ninety-nine. Their first-born child, June, who never married, lived the rest of her life on the property. A graduate of Hathaway Brown School in Shaker Heights and Denison University, June received a Master of Arts degree in romance languages from Western Reserve University in 1930. She taught business education at Euclid's Shore High School from 1931 until 1968 and, later, business and French at Villa Angela Academy in Cleveland. A fiercely independent woman who drove a Model A Ford, June was later recalled, by her niece Lynn Maynard Danforth Schroeder, as "a force to be reckoned with"—a woman who "even at 90 was cleaning out chimneys."<sup>33</sup> June died in 2002 at one hundred years of age, having resided at Greenwood Farm for all but seven of those years.

Greenwood Farm exerted an ineluctable pull on the hearts of the Pypers children. By 1952, Thurlow Adam Pypers, an auto mechanic by trade, had returned to live at Greenwood Farm.<sup>34</sup> There he occupied the former groundskeeper's cottage (he was twice married but had no children) until his death at age ninety-two in 2000.<sup>35</sup> Following her husband's death, in 1984, Ruth Smith Pypers Danforth moved back to Greenwood Farm from California. June, "TAP" (as Thurlow was known), and Ruth hosted several family reunions at the farm, events that would later be lovingly recalled by the Pyperses' grandchildren. Ruth, youngest of the six Pypers children, was the last to occupy the house, residing there (part of the time with her son Douglas) until her death in 2006 at age ninety-three.

Owing to Greenwood Farm's exceptional natural beauty and historical significance, as early as 1995 city leaders initiated discussions with the three Pypers siblings—June, Ruth, and Thurlow Pypers—concerning the city's interest in purchasing the property. In 2004, the City of Richmond Heights purchased the front 9.3-acre parcel from June Pypers's heirs (Ruth and her son Douglas) for \$480,000, allowing them to remain on the property for three years. In 2006, the City of Richmond Heights purchased the back 7.6 acres from John Hocevar for \$183,848.93.<sup>36</sup> In 2008, the Richmond Heights City Council authorized the formation of a non-profit corporation to be known as the "Greenwood Farm Historical, Cultural & Arts Association, Inc."

<sup>32</sup> Keidel, ed., *History of Richmond Heights*, 49.

<sup>33</sup> Schroeder, "Remembrances of Greenwood Farm Ohio," 2.

<sup>34</sup> *Euclid City Directory* (1952), 193.

<sup>35</sup> In 1994, the property was divided between June and Thurlow Pypers. June retained the front 9.3 acres and transferred the back 7.6 acres to Thurlow. Danforth, Douglas Garrison, et al, "The History of Greenwood Farm," 2.

<sup>36</sup> Telephone conversation with former Richmond Heights City Councilman Lee Gase, March 26, 2015; "Greenwood Farm: Acquisition History Narrative" (n.d.) in Greenwood Farm files, Richmond Heights City Hall.

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for the purpose of operating, maintaining, restoring, and programming the use of the Greenwood Farm property under a lease agreement.<sup>37</sup> The association has since adopted a strategic plan, sponsored a variety of cultural and recreational programs at the property, undertaken critical maintenance projects, and initiated this nomination for the purpose of preserving the legacy of a notable Richmond Heights family.

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<sup>37</sup> City of Richmond Heights Ordinance number 47-2008.

Greenwood Farm  
Name of Property

Cuyahoga, Ohio  
County and State

## 9. Major Bibliographical References

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

*The Book of Clevelanders: A Biographical Dictionary of Living Men of the City of Cleveland.* Cleveland: The Burrows Bros. Company, 1914.

Cleveland Plain Dealer Historical (1845–1991). Cleveland Public Library.  
<http://www.cpl.org/Research/ResearchDatabases.aspx>

Danforth, Douglass Garrison; Schroeder, Lynn Maynard; and Danforth, James Greenwood. "The History of Greenwood Farm." 2005.  
<http://www.richmondheightsohio.org/GreenwoodFiles/GreenwoodFarmHistoryUpdated.pdf>

(Note: This is an update of an earlier document prepared by Jeffrey S. Morris for the City of Richmond Heights.)

Helen Keidel, ed., *History of Richmond Heights*. Richmond Heights, O.: Kiwanis Club of Richmond Heights, 1967.

"History of Greenwood Farm, Richmond Heights, Ohio." Prepared by Jeffrey S. Morris for the City of Richmond Heights, February 2006.

Larick, Roy, with Bob Gibbons and Edward Siplock. *Euclid Creek*. Images of America. Charleston, S.C.: Arcadia Publishing, 2005.

Orth, Samuel P. *A History of Cleveland, Ohio*. 3 vols. Chicago and Cleveland: The S. J. Clarke Publishing Co., 1910.

*Progressive Men of Northern Ohio*. Cleveland: Plain Dealer Publishing Co., 1906.

*Public Work of Cuyahoga County: Report of the County Engineer on Road and Bridge Construction*. Cleveland, 1909.

*Representative Clevelanders: A Biographical Dictionary of Leading Men and Women in Present-Day Cleveland Community*. Cleveland: The Cleveland Town Topics Co., 1926.

Richmond Heights, Ohio. Office of the Mayor. Minutes of the Council of the Village of Richmond Heights, Ohio.



Greenwood Farm  
Name of Property

Cuyahoga, Ohio  
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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: Greenwood Farm Historical, Cultural and Arts Association, Inc.

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 16.9 \_\_\_\_\_

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: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Greenwood Farm  
Name of Property

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**Or**  
**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                  |                   |
|-------------|------------------|-------------------|
| 1. Zone: 17 | Easting: 458398  | Northing: 4602369 |
| 2. Zone: 17 | Easting: 458754  | Northing: 4602352 |
| 3. Zone: 17 | Easting: 458742  | Northing: 4602135 |
| 4. Zone: 17 | Easting : 458398 | Northing: 4602146 |

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

The nominated property consists of the two lots identified by Cuyahoga County Permanent Parcel Nos. 661-080-05 and 661-080-40. It has a frontage of 508.78 feet.

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

Save for 1.89 acres sold by George and Maude Pypers to William Blank in 1926, this boundary represents the original property purchased by George and Maude Pypers in 1908.

---

**11. Form Prepared By**

name/title: Carol Poh  
organization: under contract with Greenwood Farm Historical, Cultural and Arts Association, Inc.  
street & number: 17903 Rosecliff Road  
city or town: Cleveland state: Ohio zip code: 44119  
e-mail: carolpoh@sbcglobal.net  
telephone: 216-692-0747  
date: August 1, 2015; revised November 16, 2015

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**Additional Documentation**

Submit the following items with the completed form:

Greenwood Farm  
Name of Property

Cuyahoga, Ohio  
County and State

- **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.)

### 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

Greenwood Farm  
Richmond Heights  
Cuyahoga County  
Ohio

Jeffrey Scott, photographer  
January 2015

1. General setting, looking northwest from entrance drive on Richmond Road.
2. Façade (east elevation) of house.
3. Façade and south elevation, looking northwest.
4. Side porch looking south toward parterre garden.
5. Facade and north elevation, looking southwest.
6. West (rear) and north elevations, looking southeast.
7. West and south elevations, looking northeast.
8. Front entrance detail.
9. Foyer and principal stairway.
10. Living room, looking toward fireplace flanked by double halls and side entrances from porch.
11. Dining room, looking toward kitchen and pantry, showing kitty-corner built-in china cupboards.
12. Upstairs hallway, looking from north to south, showing stairway to finished attic and, at far end of hall, door to sunroom above porch.

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13. Typical bedroom with adjacent dressing room.
14. This bedroom, in northwest corner of house above kitchen, was "Grandma Farley's" (Maude's mother's room) until her death in 1932. Note placement of closet, requiring a stepstool, a configuration required to "bridge" the back stairs (see #15).
15. Back stairs leading from upstairs hallway to kitchen.
16. Attic, looking southwest.
17. Attic, looking north.
18. West (rear) and south elevations of powerhouse, looking northeast.
19. Façade and south elevation of powerhouse. Note extant electrical pole (part of system still in use to carry commercial power to outbuildings) and surplus "CENTURY" brand paving bricks stacked alongside.
20. Façade (east) and north elevation of barn, looking southwest.
21. South and west (rear) elevations of barn, looking northeast.
22. North elevation of barn, looking west toward former groundskeeper's cottage and garage (both noncontributing).
23. Northwest corner of barn, looking east toward the house along the top of the Euclid Creek gorge. Snow covers both the unpaved drive and (immediately adjacent to gorge) the serpentine walk built of paving bricks.
24. East branch of Euclid Creek, looking north from the brick walk along the rim of the gorge.
25. Parterre garden, looking south from sunroom above porch.
26. Façade and east elevation of former groundskeeper's cottage (noncontributing), looking southwest.

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Supplemental Photo Views (additional views showing landscape features on the property)



Supplemental Photo 1: General setting, looking northwest from entrance drive on Richmond Road. (Photo taken by Beth DiNatale Johnson, October 2015)



Supplemental Photo 2: East elevation of main house. (Photo taken by Beth DiNatale Johnson, October 2015)



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Supplemental Photo 3: View from side porch looking south into parterre garden. (Photo taken by Beth DiNatale Johnson, October 2015)

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Name of Property

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Supplemental Photo 4: View of barn and landscape looking southwest. (Photo taken by Beth DiNatale Johnson, October 2015)



Supplemental Photo 5: Northeast corner of the barn, looking east along the top of the Euclid Creek gorge. (Photo taken by Beth DiNatale Johnson, October 2015)

Greenwood Farm

Name of Property

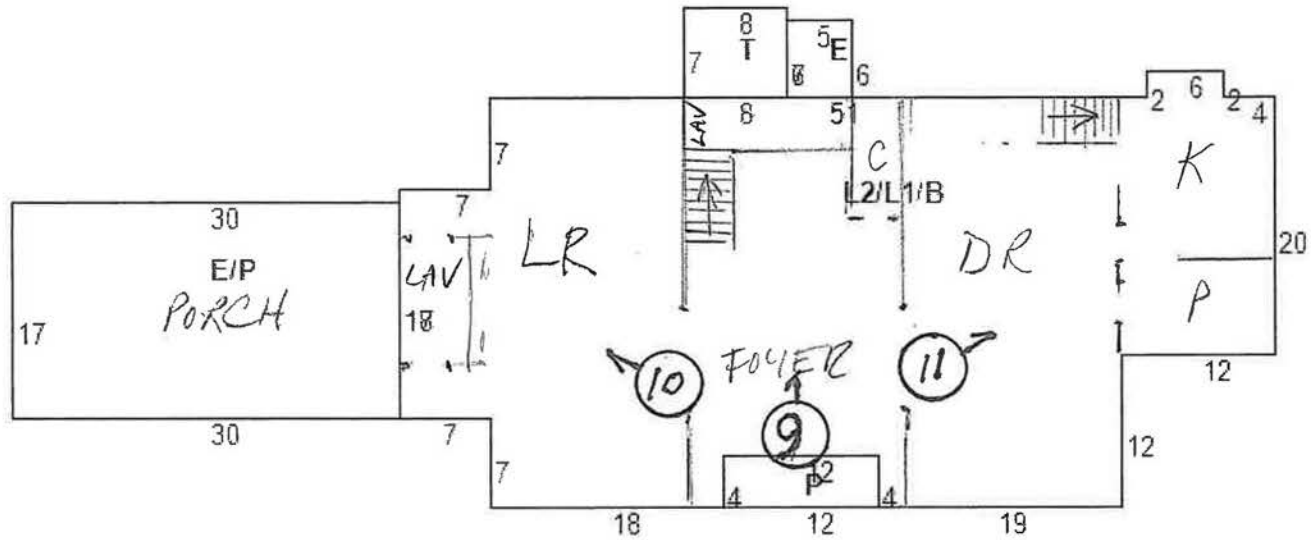
Cuyahoga, Ohio

County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

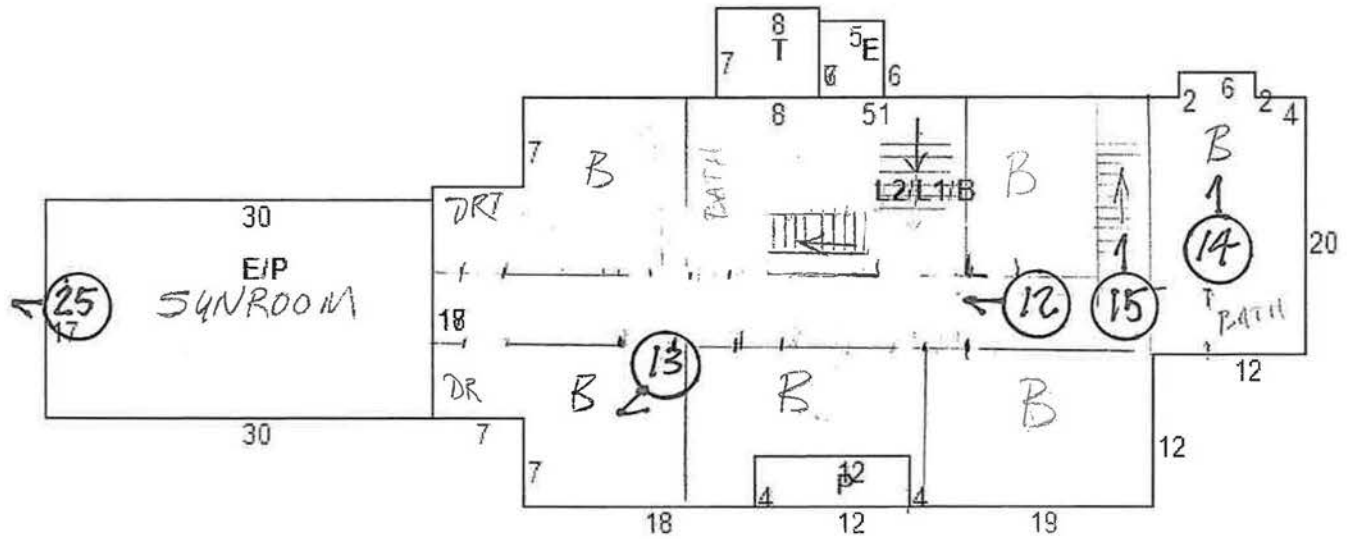
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

FREEMWOOD FARM  
RICHMOND HEIGHTS, CUYAHOGA COUNTY, OH  
HYPER'S HOUSE  
FIRST-FLOOR PLAN  
(NOT TO SCALE)

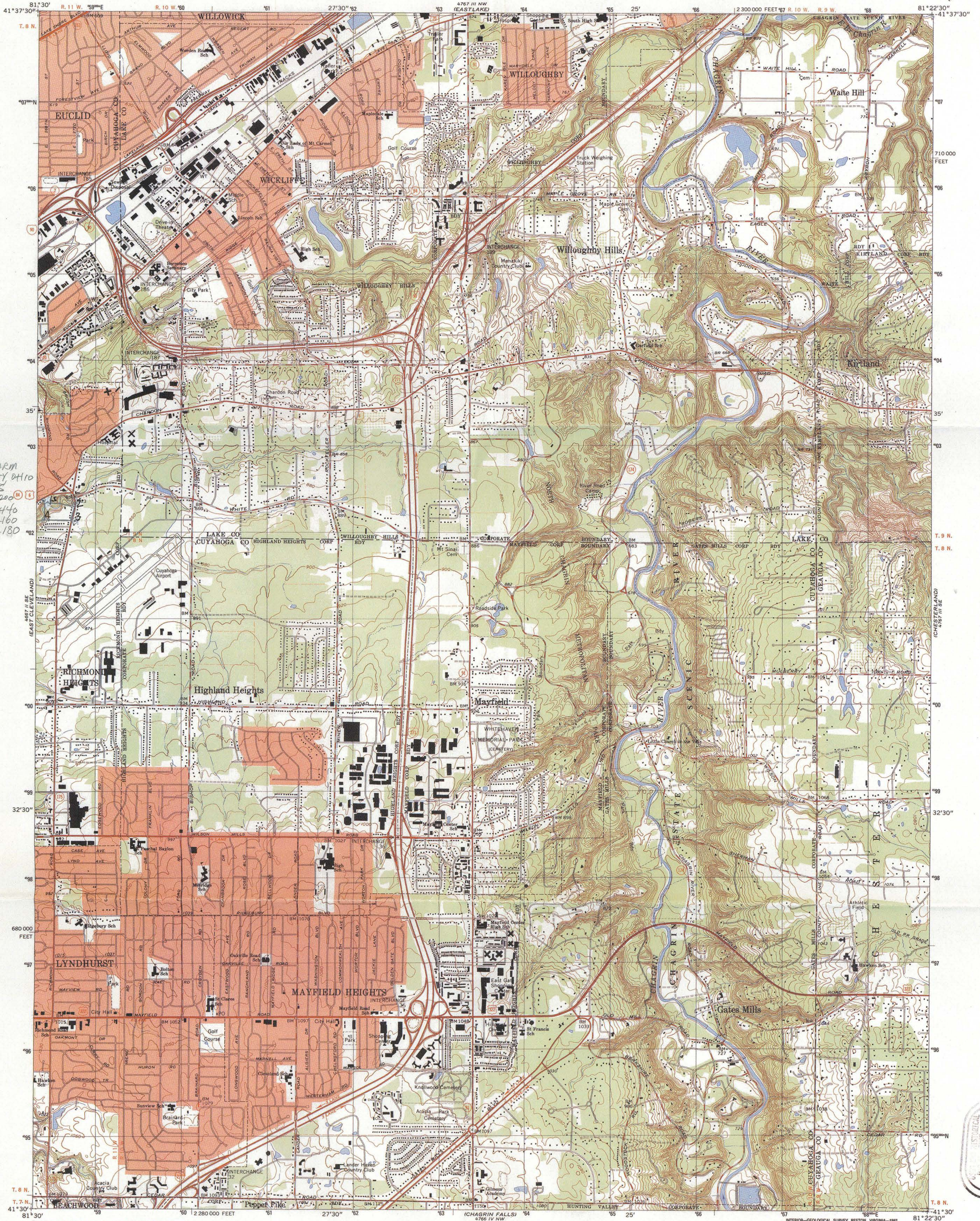




GREENWOOD FARM  
 RICHMOND HEIGHTS, CUYAHOGA COUNTY, OH  
 PHYPERS HOUSE  
 SECOND-FLOOR PLAN  
 (NOT TO SCALE)



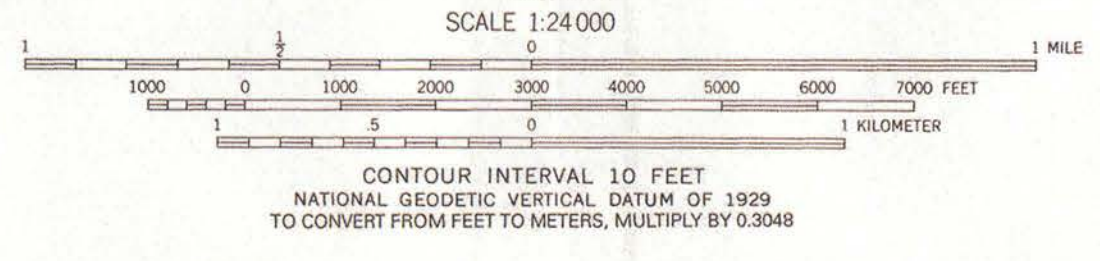
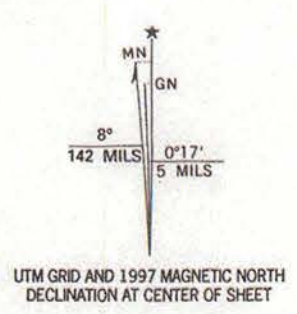




GREENWOOD FARM  
CUYAHOGA COUNTY OHIO  
UTM REFERENCES  
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17.459180, 4602180

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Produced by the United States Geological Survey  
Topography compiled 1952. Planimetry derived from imagery taken 1988. Photoinspected using imagery dated 1994; no major culture or drainage changes observed. Survey control current as of 1963 boundaries, other than corporate, revised 1997  
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Ohio coordinate system, north zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 17  
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software  
Entire area lies within the Connecticut Western Reserve. Land lines established by private subdivision of the Connecticut Western Reserve



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

MAYFIELD HEIGHTS, OHIO  
1994

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

DMA 4767 III SW-SERIES V852



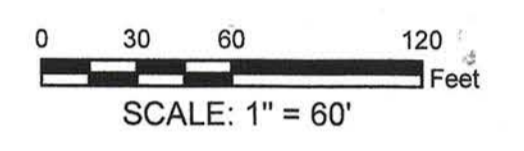


# SITE PLAN w/ PHOTO KEY

FOR  
**GREENWOOD FARM**  
264 RICHMOND ROAD  
RICHMOND HEIGHTS, OHIO

- CONTRIBUTING (4 buildings, 1 site)
- NON CONTRIBUTING (1 building)
- NR boundary

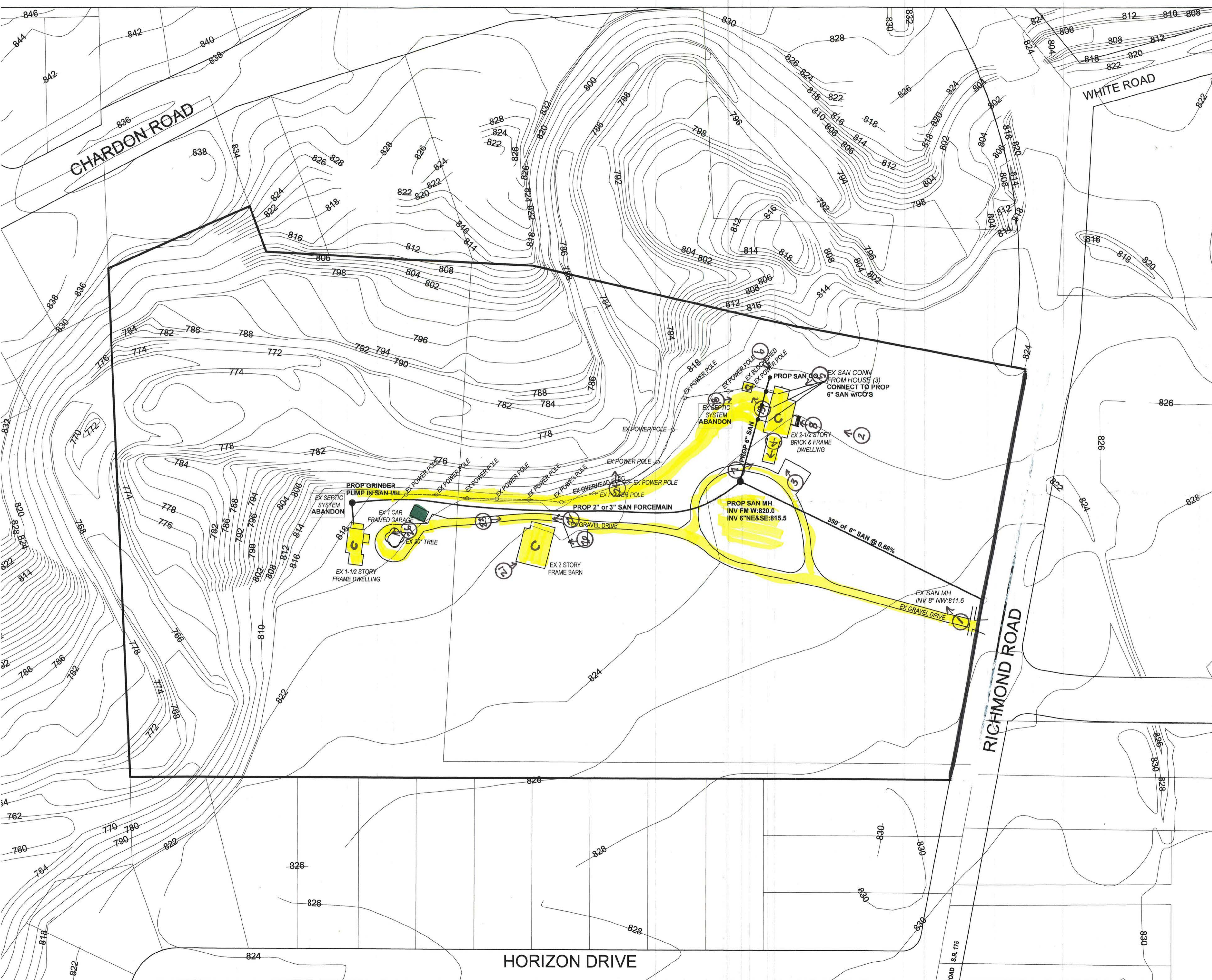
Greenwood Farm, Cuyahoga County,  
OH



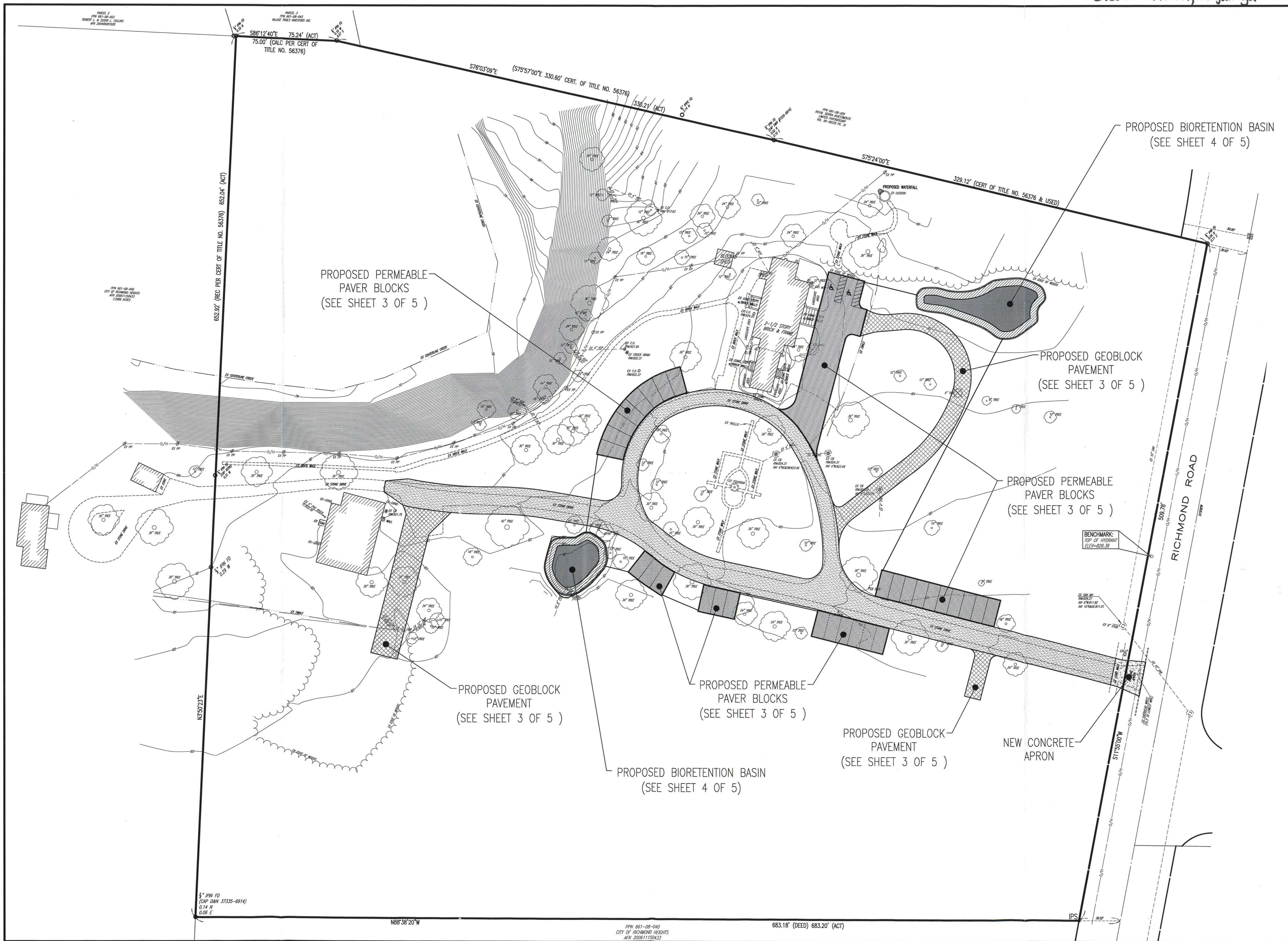
MARCH, 2009  
1994 TOPO

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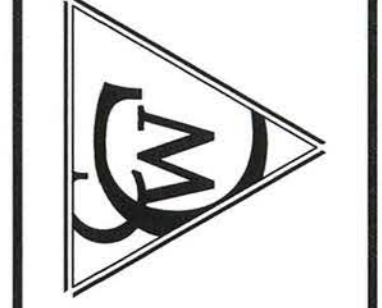




REVISIONS	
No.	Date

THE CITY OF RICHMOND HEIGHTS  
 STORMWATER RETROFIT DEMONSTRATION PROJECT  
 ON GREENWOOD FARM PROPERTY  
**OVERALL SITE PLAN**

**THE C.W. COURTNEY COMPANY**  
 Civil & Consulting Engineers  
 Land Surveyors  
 700 Beta Drive, Suite 200  
 Cleveland, Ohio 44114  
 [phone] 440.449.4005 [fax] 440.449.0883  
 www.cwcourtney.com



Drawn By: BRS  
 Chk'd By: CLC  
 Horiz. Scale: 1" = 30'  
 Vert. Scale: NTS  
 Date: MARCH 2013  
 Job No.: 17-129  
 Sheet 2 of 5

STORMWATER RETROFIT DEMONSTRATION PROJECT ON GREENWOOD FARM PROPERTY













261













































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Frank Shaw  
Paper Hang

1-187





























COUNTYLINE  
TRACTOR SUPPLY CO.























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Greenwood Farm  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OHIO, Cuyahoga

DATE RECEIVED: 1/08/16 DATE OF PENDING LIST: 2/09/16  
DATE OF 16TH DAY: 2/23/16 DATE OF 45TH DAY: 2/23/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000041

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 2-23-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.





September 15, 2015

Burt Logan  
State Historic Preservation Officer  
Ohio History Connection  
800 E. 17<sup>th</sup> Ave.  
Columbus, OH 43215

Dear Mr. Logan:

I write in support of the nomination of the Greenwood Farm in Richmond Heights for placement on the National Register of Historic Places.

The Greenwood Farm was the longtime home of the Phypers family. George W. Phypers was a prominent businessman and an active civic leader. With his wife, Mary, he played a significant role in the early history of Richmond Heights transitioning from an agriculture village to a populous suburb.

The Greenwood Farm has maintained much of its original integrity and future planning for the farm will allow visitors such as students and educators, historians, civic organizations, children and families, and environmental stewards to treasure the resources of Greenwood Farm.

I ask that the Ohio Historic Site Preservation Advisory Board give the nomination of Greenwood Farm its full consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Kent Smith".

Kent Smith  
State Representative  
8<sup>th</sup> House District

Thank you for  
your consideration  
of Greenwood  
Farm.

A handwritten signature in black ink that reads "Burt".



September 21, 2015

Ms. Susan M. Tietz  
National Register and Survey Manager  
Inventory and Registration  
800 E. 17<sup>th</sup> Avenue  
Columbus, Ohio 43211-2474

Dear Ms. Tietz:

I am writing this letter in support of the "Greenwood Farms Historical, Cultural and Arts Association" ("Greenwood Farm Association") and their application to be placed on the National Register of Historic Places. The Greenwood Farm Association, which the City of Richmond Heights created in 2008, has a non-profit purpose of, among other things, preserving, and maintaining the integrity of the property and the structures on it. Entering the Greenwood property is a walk back in time as the nineteenth century English barn and the 1917 farmhouse built for owners George and Maude Phypers, come into view from the winding drive off the Richmond Road.

Our agency has supported many programs and events that were hosted by the Greenwood Farm Association. Association members are volunteers committed to preserving this remarkable property as a historic place that can be enjoyed by the public. The property is also adjacent to Euclid Creek, which provides an additional incentive for educating the public about the farm's place in history and connecting that history to the importance of the stream in the life of the Phyper Family. Since the farm has been preserved, Euclid Creek's sensitive headwaters are protected because the land is relatively undeveloped and there is a beautiful riparian forest on the property.

At this point, the Greenwood Farm Association is working hard to maintain the historical integrity of the original house so visitors can still enjoy the look and feel that the house and its environment had when the Phyper family and their family descendants once lived and worked on the Farm.

In an era where many historical structures and our history are eradicated, it is wonderful that there are people who have dedicated their time, energy and resources to protect and enhance this historical property. I hope Greenwood Farm will be listed on the National Register of Historic Places.

Sincerely,



Janine Rybka  
District Administrator

C. F. Cash, Greenwood Farms Association





Economic Development  
P: 216.486.2474 F: 216.383.6320  
[www.richmondheightsohio.org](http://www.richmondheightsohio.org)

Tuesday September 22, 2015

Glenda S. Greenwood – Board President  
Ohio Historic Site Preservation Advisory Board  
800 E. 17<sup>th</sup> Ave., 3<sup>rd</sup> Floor Conference Room  
Columbus, Ohio 43211

Dear Ms. Greenwood:

On behalf of Mayor David Roche and the Richmond Heights City Council, I am writing this letter in support of the "Greenwood Farms Historical, Cultural and Arts Association" ("Greenwood Farm Association") and their application to have Greenwood Farm located at 264 Richmond Road, Richmond Heights, Ohio placed on the National Register of Historic Places. The Greenwood Farm Association, which the City of Richmond Heights created in 2008, has a non-profit purpose of, among other things, preserving, and maintaining the integrity of Greenwood Farms and the structures on it.

In 1909, George Phypers, one of the forefathers of the currently existing insurance company Neale Phypers Corporation, along with his wife Maude bought the 17 acre Greenwood Farm property. At that time, a late 18<sup>th</sup> century barn stood and still remains. Then, in 1917 during the same year that our City's founding fathers established the township of Richmond Heights, the Phypers had the large farm house constructed of locally manufactured red paving brick. George Phypers was a pillar of Richmond Heights and served on its City Council for a period of time. The Phypers family lived at Greenwood Farms until 2004.

At this point, the Greenwood Farm Association is working hard to maintain the historical integrity of the house so visitors can still enjoy the look and feel that the house and its environment had when the Phypers and their family descendants once lived, and worked on the farm. In addition, Greenwood Farm Association is working to make Greenwood Farms a destination for visitors from everywhere. Greenwood Farm is truly a historical asset for Richmond Heights and the entire Northeast Ohio region.

Therefore, when Greenwood Farm is placed on the National Register of Historic Places, Greenwood Farms, and the City of Richmond Heights will benefit from the positive exposure that the designation will certainly bring to this lovely property and to our community.

Thank you,

  
Christel Best

Director of Economic & Community Development





26789 Highland Road  
Richmond Heights, Ohio 44143-1429  
P: 216.486-2474 F: 216.383.8432  
[Richmondheightsohio.org](http://Richmondheightsohio.org)

September 23, 2015

Glenda S. Greenwood – Board President  
Ohio Historic Site Preservation Advisory Board  
800 E. 17<sup>th</sup> Ave., 3<sup>rd</sup> Floor Conference Room  
Columbus, Ohio 43211

Dear Ms. Greenwood:

During the City Council meeting of September 22, 2015, the Council unanimously voted in support of Greenwood Farm being placed on the National Register of Historic Places. In fact, during the Council discussion about the importance of Greenwood Farm, one eager Richmond Heights resident and homeowner expressed how much he and his family enjoyed attending our Greenwood Farm "Fun Fest at the Farm" event the prior weekend. He explained that he was surprised and pleased to learn that this historical gem was right around the corner from his own home and he marveled at the hiking trails and the majestic waterfall at the back of the property. This gentleman and his family are like so many people in our community who are now discovering Greenwood Farm and its historical significance for the first time.

As the City's elected officials, we know that Greenwood Farm provides our community more than just a venue for fun events including farmhouse tours, lawn concerts, hay rides and hikes, but it also provides meaningful volunteer opportunities, water and soil conservation and training opportunities, historical education opportunities about our City's forefathers (the Phypers), and community building opportunities.

For these reasons, we strongly support the Greenwood Farm Association's application to have Greenwood Farm placed on the National Register of Historic Places.

Sincerely,

David H. Roche, Mayor

Eloise Cotton-Henry  
President of Council





**Senator Kenny Yuko**

25th District

**Ohio Senate**  
Senate Building  
1 Capitol Square  
Columbus, Ohio 43215  
(614) 466-4583

23 September 2015

Ohio Historic Site Preservation Advisory Board  
3<sup>rd</sup> Floor Classroom  
800 E. 17<sup>th</sup> Ave.  
Columbus, OH 43211

**RE: Greenwood Farm | Richmond Heights, OH  
National Register of Historic Places Application**

Dear Board Members:

I am writing to express my strong support for Greenwood Farm in Richmond Heights in their application to be placed on the National Register of Historic Places. As the Greenwood Farm Historical, Cultural and Arts Association is actively trying to expand their presence in the region, I believe there is no better way to attract new visitors to the community than to designate this property as a National Historic Site.

Greenwood Farm has a long and rich history within the Greater Cleveland area, starting with its founders. George and Maude Pypers, two well-known and active members in the political and business communities, purchased the Greenwood Farm property in 1909. In 1917, the same year that the township of Richmond Heights was founded, the Pypers built their magnificent home surrounded by the natural beauty of streams, fields, and woodlands. The two-and-one-half story home was constructed from locally manufactured red bricks and remained occupied by the Pypers family for nearly a century.

In 2004, the Greenwood Farm property was purchased by the City of Richmond Heights. Since 2008, the Greenwood Farm Historical, Cultural and Arts Association has been the leading organization in maintaining and preserving the beauty of the architecture and grounds, as well as strengthening the community aspect of the property. In fact, by the end of 2015, there will have been 14 programs hosted at Greenwood Farm, including an Easter egg hunt, as well as a "Concert under the Stars" event.

Because of its intrinsic value to the Richmond Heights community and testament to the legacy of the Pypers family, I wholeheartedly extend my support for Greenwood Farm in their quest to be named to the National Register of Historic Places. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Kenny Yuko".

**Kenny Yuko**  
State Senator  
25<sup>th</sup> District



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 Dec. 29, 2015  
For nomination of the Greenwood Farm to the National Register of  
Historic Places: Cuyahoga Co, 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 = 5 letters of support  
 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: \_\_\_\_\_





RECEIVED 2280

JAN 08 2016

Nat. Register of Historic Places  
National Park Service

December 29, 2015

J. Paul Loether, Deputy Keeper and Chief, National Register  
and National Historic Landmark Programs  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8th Fl. (2280)  
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find six (6) new National Register nominations for Ohio. All appropriate notification procedures have been followed for the new nomination submissions.

NEW NOMINATION

Springfield Metallic Casket Company  
Greenwood Farm  
Mueller Electric Company Building  
Baldwin Piano Building  
Grant-Deneau Tower  
Falls Stamping and Welding Building

COUNTY

Clark  
Cuyahoga  
Cuyahoga  
Hamilton  
Montgomery  
Summit

The enclosed disks contain the true and correct copy of the nominations for the Mueller Electric Company Building and Grant-Deneau Tower nominations to the National Register of Historic Places.

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 black ink, appearing to read "Lox A. Logan, Jr." with a stylized flourish at the end.

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

Enclosures