Representative Architectural Elements

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Common Materials

"The development of building materials may be considered evolutionary rather than revolutionary." (Jester 14) The modern period of 1940-1970 saw the continued use of traditional materials, but the materials were used in new ways and with new stylistic treatments. In the United States, the scarcity of labor combined with the low cost of materials provided a constant motivation for use of technology to develop building products that were more efficient to produce and install.

World War II was the catalyst for many changes in material production and use. Mobilization for war resulted in large scale construction projects that contributed to the standardization of building systems. Wartime demands led to the development of new technology and the refinement of existing technologies, leading to greater efficiency and a decrease in cost. The development of plastics, aluminum and pre-cast concrete systems were all advanced during the war years.

The postwar building boom resulted from pent-up demand for new construction. During the Depression and war years, there was little domestic construction. After the war, servicemen were returning home, marrying, and starting families. The GI Bill assisted veterans in buying homes. In addition, demand for consumer goods led to increased construction in commercial and manufacturing areas. The explosive demand for construction drove the process and resulted in the further standardization and efficiency. Technological advances in material production continued through the postwar years.

Modern styles were heavily influenced by technological developments. The Art Moderne style featured the smooth, streamlined components of glass block and glazed brick. The Miesian style made use of standardized components of glass, steel and aluminum to create functional structures with clean lines. Brutalism and New Formalism were concerned with the expression of concrete through pre-cast and cast-in-place units.

The industrial state of Ohio was well placed to contribute to the building boom of the postwar era. Many traditional building products manufacturers were already located in the state. Existing businesses developed and marketed new technologies, and new manufacturing companies also were founded. Some examples of existing Ohio manufacturers include Belden Brick of Canton (masonry products), Libbey-Owens-Ford of Toledo (Vitrolite structural glass) and Owens-Illinois of Toledo (glass block). The Permastone Company of Columbus was founded

in the late 1920s and marketed a simulated masonry product that was widely used in the Modern era. The Lustron Company, also of Columbus, manufactured pre-fabricated porcelain enameled steel houses.

The period 1940 through 1970 witnessed a great deal of development of new materials and new treatments of existing materials. These changes were reflected in the stylistic evolution of architecture during the era.

Concrete

Concrete Block

Concrete Block was developed during the early 20th century. It became popular because it was inexpensive, easy to manufacture, made from readily available materials, and installed quickly.

Decorative Concrete Block

Concrete block was not only a solid building material, but it could also be used decoratively. Blocks were designed to form patterns when laid in a prescribed way.

Recessed diamond pattern
Sprague Electric Company (1962)
300 W. National Rd., Vandalia
MOT-05432-13

Projecting diamond pattern
Pingle's Trophies and Engraving (1965)
5312 N. Main St., Dayton
MOT-05336-09

Vertical reveal
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09

Angled pattern
Merkle Pharmacy (1960)
7600-2 N. Main St., Dayton
MOT-05329-12

Elongated split face block

Elongated split face block mimicked rough face stone and was often laid in an offset bonding pattern.

Dr. Stanley Scott office (1962)
2234 Salem Ave., Dayton
MOT-05262-36

Ornamental concrete block

Ornamental concrete block was usually square with decorative patterns and voids and was used to form a screen. Although more common in non-residential settings, this treatment was also found in some houses.

Screen integrated into façade
Vandalia State Bank (1950)
4600 N. Dixie Dr., Dayton
MOT-05407-09

Used as a porch screen
4624 Christopher Ave., Dayton (1956)
MOT-05350-39

Standalone screen with signage
First Finance (1964)
1013 N. Main, Dayton
MOT-05344-44

Applied ornament
Hoover Skate Arena (1965)
4623 Hoover Ave., Dayton
MOT-05556-32

Reinforced Concrete

Reinforced concrete was widely used because it was readily available, durable, and could be used architecturally to emphasize Modern styles. It was cast in place around steel reinforcement. The completed appearance was influenced by the formwork, as the angles and patterns of the forms created an architectural effect.

Decorative formed finish
Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50

Decorative formed finish
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06

Formed concrete panels
Wright Elementary School (1967-68)
480 W. Funderburg Rd., Fairborn
GRE-01202-10

Architectural Pre-cast Concrete

Architectural pre-cast concrete was developed and refined during the World War II era. It was manufactured, which offered control over quality and price. Standardized pieces allowed ease of assembly, and many different finish options were available. Pre-cast concrete could be used in different ways, including structural elements, decorative panels, and curtain wall cladding. Several treatments were observed in the Dayton survey, including use as a decorative element, exposed aggregate finish, smooth finish panels, and structural elements – canopies, columns, and beams.

Decorative elements

Pre-cast concrete allowed the use of non-rectangular sculptural forms. It was observed on a few buildings, primarily of the New Formalism style.

Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50

Third National Bank (1970)
205 E. National Rd., Dayton
MOT-05433-13

Exposed aggregate finish

An exposed aggregate concrete finish is created by removing the outer layer of cement paste to reveal the aggregate layer beneath. Aggregates may be mixed into the concrete, seeded into placed concrete, or mixed with a topping material and applied as an overlay. Aggregate size, shape and color determine the appearance of the final product. Several examples of exposed aggregate finish were observed in the surveyed properties. This finish was seen mostly in walls and spandrel panels. Aggregate materials included rock chips, pebbles and pea gravel; colors were generally beige, tan or golden.

Curtain wall system
Roesch Library,
University of Dayton (1969)
300 College Park Ave., Dayton
MOT-05158-60

Spandrel
Beerman Building Annex (1967)
5 W. Monument Ave., Dayton
MOT-05208-15

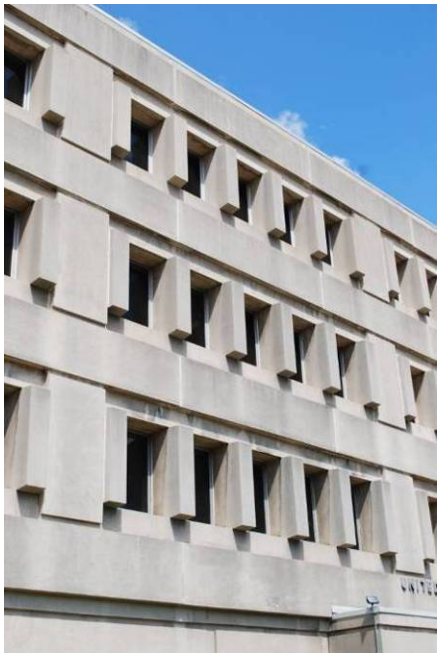
Spandrel
Fox Kettering Theatre (1967)
1441 E. Dorothy Ln., Kettering
MOT-05557-06

Spandrel of ribbon wall system
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08

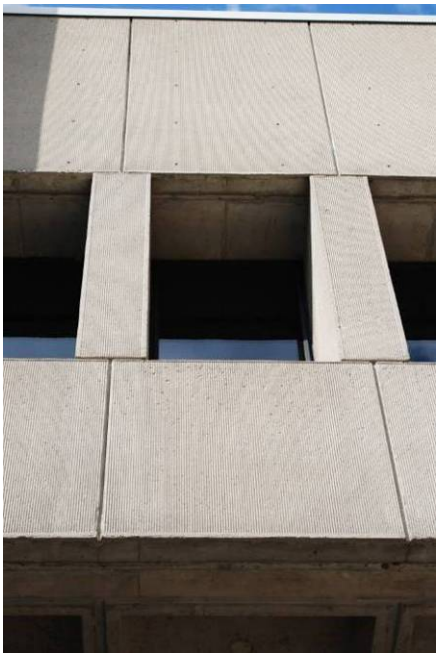
Wall system
A&W Root Beer Drive-In (1962)
1727 Woodman Ave., Dayton
MOT-05644-63

Panels

Large pre-cast concrete panels were thick, boxy forms used on buildings that were weighty and massive in form, such as those of the Brutalism style. These panels were seen on a few buildings in the Dayton survey area.



United States Post Office (1970)
1111 E. Fifth St., Dayton
MOT-05160-57



Taylor Administration Center
Sinclair Community College (1967-72)
444 W. Third St., Dayton
MOT-05202-15

Structural elements

Pre-stressed concrete was used in structural elements subject to loads, such as beams and slabs. Several examples of concrete structural elements were observed in the surveyed buildings.

Beams
Fire Station 74 (1966)
14 W. Trotwood Blvd., Trotwood
MOT-05481-08

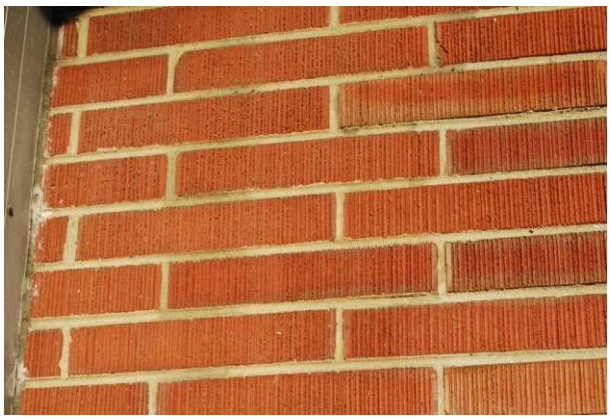
Canopy
Imperial 300 Car Wash (1966)
2536 Wilmington Pike, Kettering
MOT-05493-06

Piers
Eugene W. Betz, Architect office (1965)
2223 S. Dixie Hwy., Kettering
MOT-05492-06

Masonry

Brick

Brick was one of the oldest and most commonly used building materials in the Dayton area, and it continued to be widely used in the Modern era. It was readily available from factories in Ohio and surrounding states. Factories produced standardized pieces, allowing ease of assembly. Modern era brickwork varied from the traditional in color, shapes, finishes, and bonding pattern. Colors included shades of red, orange, buff, yellow, cream, gray, brown and black. Elongated brick was commonly seen, and some featured a rusticated horizontal band. Other finishes included scored, textured, and split face. Bonding patterns included stretcher, offset, stack and projecting, with stretcher and offset the most common. Brick construction of this era was also different than its predecessors. Face brick was manufactured with holes in the top and bottom to ensure even firing. In addition, brick was usually laid as a one-wythe veneer tied to a structural framing system of wood, metal or concrete.



Elongated with scored finish
1711 E. 3rd St., Dayton (ca. 1960)
MOT-05269-57

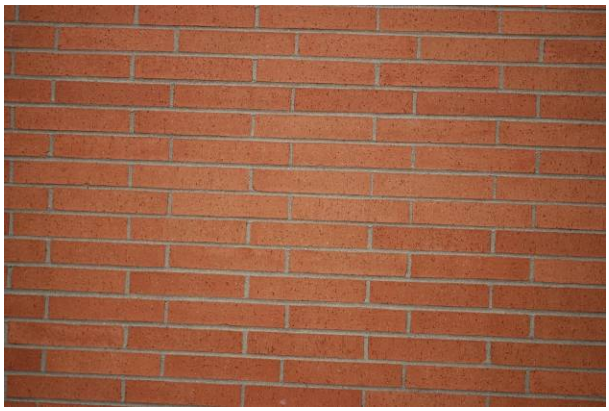
Elongated with rusticated horizontal band
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Ornamental Patterned Bonding

Alternating projecting pattern
Fairview Baptist Church (1965)
6401 N. Main St., Dayton
MOT-05332-09

Corner treatment
Merkle Pharmacy (1960)
7600-2 N. Main St., Dayton
MOT-05329-12

Elongated split face with offset bond
Fox Cleaners & Laundromat (1947)
4333 N. Main St., Dayton
MOT-05339-09



Elongated with offset bond
Kitty Hawk Elementary (1959)
5758 Harshmanville Rd., Huber Heights
MOT-05518-14

Elongated with offset bond and projecting pattern
Capri Motel & Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06

Ornamental treatment with contrast
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13

Stack bond
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Stack bond with contrasting accents
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13

Wall with recessed reveals
Rothenburg Medical Building (1963)
1131-33 Salem Ave., Dayton
MOT-05258-42

Glazed Brick / Ceramic Block

Glazed brick and ceramic block were used for emphasis and accent. The sleekness of appearance reflects attributes of the Modern style. Factory-manufactured standardized pieces ensured quality and ease of assembly. Bricks and blocks were available in different shapes and a variety of colors. Bonding patterns include stretcher, offset and stack. The survey revealed that earlier uses of these materials tended to be as accent striping, though later it was used to fill larger fields.

Elongated glazed brick with color accent
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06

Horizontal panels of stack bond
Richards Electric Supply (1961)
1569 Stanley Ave., Dayton
MOT-05514-48

Large field used to emphasize entrance
Rushmore Elementary (1964)
7701 Berchman Dr., Huber Heights
MOT-05517-14

Used as an accent
PMF Associates (1946)
1280 McCook Ave., Dayton
MOT-05508-48

Lava Rock

Lava rock was a popular stylistic treatment in the Modern era. It was found in panels and as a wall cladding. This treatment was found on a few residential and non-residential buildings, but it was not common.

Lava rubble used as wall cladding
Falcon Motel (1967)
36 N. Broad St., Fairborn
GRE-01205-10

Vertical panels
2139 Salem (1965)
2139 Salem Ave., Dayton
MOT-05261-41

Simulated Masonry

Simulated masonry became a popular treatment during the period because it was more affordable and quicker to install than traditional stone. Concrete products, applied either to lath or directly to other masonry, was formed into a simulated stone using molds and stamps. It was used in both new construction and renovation. Permastone, an Ohio product, was readily available in the Dayton area. Simulated masonry was observed in curved, flat, and accent panels. This treatment was observed on a number of residential and non-residential buildings in the Dayton area.

Curved panel
Salem Professional Center (1957)
1217 Salem Ave., Dayton
MOT-05260-42

Flat panel
1711 E. 3rd St., Dayton (ca. 1960)
MOT-05269-57

Accent panel
3740 Salem Ave., Dayton (1956)
MOT-05264-09

Accent panel
500 W. Sherry Dr., Trotwood (1957)
MOT-05478-08

Stone

Stone was a traditional material that was used in new ways. Large rubble stone walls or piers were used as a contrast to the surrounding materials. This feature was observed on several buildings in the survey.

Large panel and planter
Shelton Pharmacy (1962)
1525 Wayne Ave., Dayton
MOT-05205-60

Front wall
Siebenthaler Garden Center (1960)
6000 Far Hills Ave., Centerville
MOT-05218-03

Side wall
Greystone Medical (1965)
2033 E. Stroop Rd., Kettering
MOT-05502-06

Thin Stone Veneer

The cutting and manufacturing process to create thin stone veneer developed during the early part of the era. Veneer was used extensively with the curtain wall systems that became prominent during the period. Factory manufacture offered standardization, quality, attractive pricing, and a variety of options. Types of stone offered as veneer included limestone, marble, and granite.

Limestone

Limestone was locally available in the Dayton area and predominates in this type of treatment in the surveyed properties. It was often used to accent entrances.

Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14

W. W. Wurst, Architect office (1954)
4699 Salem Ave., Dayton
MOT-05267-08

Marble / granite panels

Seen rarely in the survey, marble or granite was used to frame entrances or as an accent area.

Ohio Bell (1970)
21 S. Pleasant St., Fairborn
GRE-01211-10

Wilbur Wright High School addition (1951)
1361 Huffman Ave., Dayton
MOT-05278-59

Metals

Aluminum

Aluminum "came of age" during the postwar era due to advances in production and cost reduction. It was available in many different finishes as well as being lightweight and resistant to corrosion. The survey revealed extensive use in curtain wall systems and other types of window framing. It was also seen in residential construction, especially in windows and ornamental elements. Aluminum became popular as a replacement siding on older homes during this period.

Extruded mullions
Fairview Baptist Church (1965)
6401 N. Main St., Dayton
MOT-05332-09

Vertical panel cladding
University of Dayton Arena (1969)
1801 S. Edwin C. Moses Blvd., Dayton
MOT-05157-64

Porcelain Enameled Steel

In addition to being lightweight, durable and strong, porcelain enameled steel gave a Modern, streamlined look to both commercial and residential structures. It was used both as decorative panels and as cladding for an entire structure. The Lustron Company was based in Columbus, Ohio, and produced pre-fabricated enameled steel houses from 1947-1950. The surveyed properties featured this material as decorative panels, spandrel panels, and panel cladding.

Decorative panels
David's Reliable Glass (1959)
3306 N. Dixie Dr., Dayton
MOT-05405-09

Spandrel panels
Burroughs Corp. Business Machines (1964)
131 Salem Ave., Dayton
MOT-05291-43

Panel cladding
Chapman-Lustron House (1949)
3007 Cornell Dr., Dayton
MOT-05162-38

Panel cladding
White Tower (1940-42)
200 E. Fifth St., Dayton
MOT-05156-15

Stainless Steel

Stainless steel became popular due to its resistance to corrosion, sleek appearance and Modern styling. It was observed in railings and ornamental applications.

Hand rails
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

Steel

Steel roofing was observed on several non-residential buildings in the survey. Almost all examples were standing seam roofing.

Wolf Creek Company (1962)
6051 Wolf Creek Pike, Trotwood
MOT-05482-08

Memorial Presbyterian Church (1948)
1541 S. Smithville Rd., Dayton
MOT-05174-61

Wrought Iron – Decorative

Decorative wrought iron was used extensively in Modern-era residential properties, primarily as porch elements and screen doors. This porch treatment was observed in many types of homes, including Cape Cod cottage, Ranch and homes with no distinctive type or style. The use of decorative wrought iron was found to have extended from the early 1940s until the mid-late 1960s. During the same time period, wrought iron was also used as a railing material in multi-story apartments and motels in the Dayton area.

Porch elements, including screen door
1643 Academy Pl., Dayton (1958)
MOT-05232-36

Balcony elements
Richard Fisher House (1962)
5835 Kimway Dr., Dayton
MOT-05564-03

Post
Jerry's Barber Shop (1963)
5200 Markey Rd., Dayton
MOT-05338-09

Railings
Dayton Motor Hotel (1950)
1639 N. Keowee St., Dayton
MOT-05403-48

Doors and Windows

The evolution of windows and doors reflects the developments in materials. Metal window and door frames, which were made from steel in the 1940s, were later produced from aluminum. Glazing also experienced new developments in technology, which reduced costs. As the years progressed, more and more glass was used in buildings.

Windows and doors reflected Modern styles. Corners were emphasized by the placement of windows and entrance doors. Expansive use of glazing became a hallmark of Modern era buildings. Although usually more traditional, residences also featured Modern styling in windows and doors.

Door Types

Blonde wooden entrance doors were commonly found on houses of the 1940s and 1950s. These doors usually had one to three lights, often in diamond or rectangular shapes. A large number of houses retain these original front doors, although some have been painted. Double entrance doors were sometimes found on houses built in the 1960s.

Residential entrance – blonde and painted
724-728 Adams St., Fairborn (1954)
GRE-01196-10

Residential entrance - double
506 W. Sherry Dr., Trotwood (1966)
MOT-05479-08

Residential garage door
220 Burgess Ave., Harrison Twp. (1960)
MOT-05484-09

Door Treatments

Stylized handles

Stylized door handles were found on several commercial establishments.

White Tower (1940-42)
200 E. Fifth St., Dayton
MOT-05156-15

Antioch Shrine Temple (1955)
107 E. First St., Dayton
MOT-05304-15

Sears, Roebuck & Co. (1967)
5200 Salem Ave., Trotwood
MOT-05297-08

3816 E. Third St., Dayton (1966)
MOT-05289-59

Airline Theater (1947)
246 N. Dixie Dr., Vandalia
MOT-05465-13

With sidelights

Sidelights were more commonly found in residential settings, as most commercial doors were of the storefront type (see below).

Eugene W. Betz, Architect office (1965)
2223 S. Dixie Hwy., Kettering
MOT-05492-06

Residential door with sidelights
272 Balmoral Dr., Kettering (1950)
MOT-05543-06

Window Types

Awning

Awning windows were observed in the Dayton area in both residential and non-residential settings, beginning in the early to mid-1950s and continuing into the early 1960s.

Individual
3740 Salem Ave., Dayton (1956)
MOT-05264-09

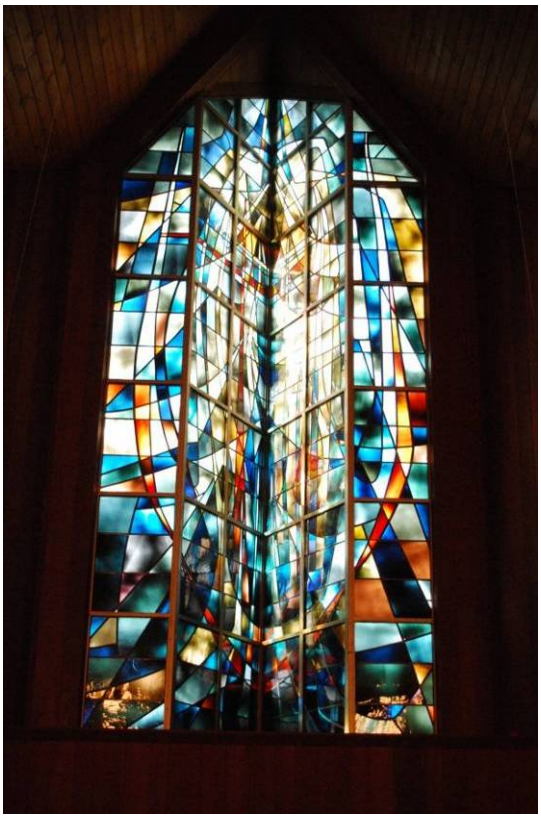
Grouped
Dayton Boys' Club (1956)
601 S. Keowee St., Dayton
MOT-05457-60

Art glass

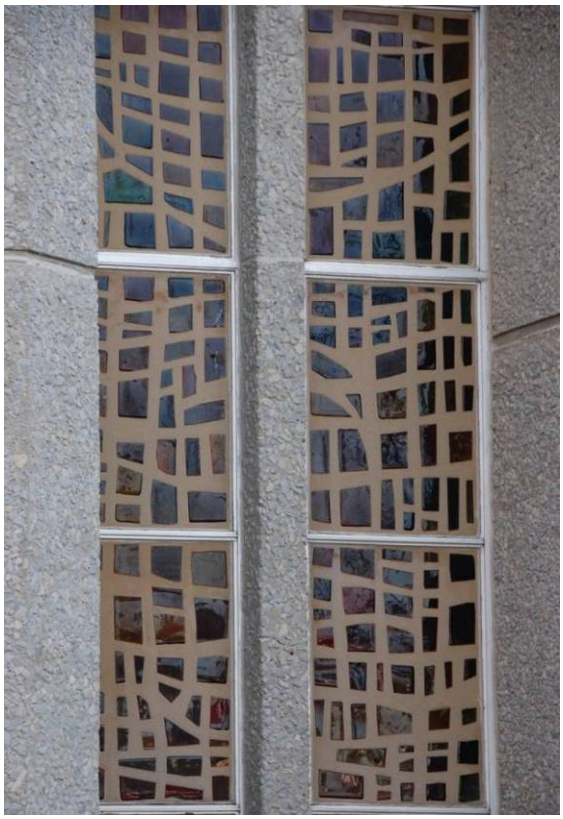
Some traditional art glass was found in Dayton-area churches, but the predominant type of art glass treatment was *dalle de verre*. *Dalle de verre* was developed as a new glass technique in France during the 1930s. Instead of using shapes cut from sheets of colored glass, *dalle de verre* used heavy faceted glass pieces. Originally, the glass pieces were set into a metal mesh that was then covered with a Portland cement mixture. Cement was not very practical, as it made for very heavy panels and had a long cure time. Eventually the metal mesh and cement combination was replaced by a specially developed epoxy resin. Aggregate was seeded into the newly poured resin to create a surface treatment. Also observed were several examples of panels of colored glass set in an offset pattern.

Leaded – traditional pattern
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06

***Dalle de verre* panel**
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06



Leaded – abstract pattern
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09



***Dalle de verre* - detail**
Church of the Incarnation (1969)
7415 Far Hills Ave., Dayton
MOT-05593-03

***Dalle de Verre* - curtain wall**
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09

Colored offset lights
First Church of the Nazarene (1964)
7031 N. Main St., Dayton
MOT-05330-09

Casement

Steel casement windows were observed in both residential and non-residential settings in Dayton. These types of windows were mostly found in buildings dating from the 1940s and 1950s. By the late 1950s, aluminum generally had replaced steel as a window framing material.

Trailmobile (1949)
1749 Stanley Ave., Dayton
MOT-05505-48

3325 Lenox Dr., Kettering (1949)
MOT-05548-06

Fixed wood with transom

Although this treatment was seen rarely in the surveyed buildings, a similar type of treatment was observed on some picture windows in residential housing (see Picture type).

3761-63 Salem Ave., Dayton (1956)
MOT-05265-09

Glass block

Glass block was used both as a decorative element and as a method of filtering light. It was very common in 1940s Art Moderne buildings, but it was also used in the 1950s in the Dayton area.

Used in large windows
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Used in entrance
Dayton Builders Exchange (1961)
2077 Embury Park Rd., Dayton
MOT-05386-09

Used in rounded corners
Univis Lens Company (1941, 1944)
401 Leo St., Dayton
MOT-05507-48

Hopper

Hopper windows were found both as individual windows and in groups. They were usually of aluminum and were found from the 1950s through the mid-1960s.

Individual
Electricians Union Building (1962)
1407 E. Third St., Dayton
MOT-05270-57

Banded with colored lights
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06

Horizontal slider

Horizontal slider windows began appearing in the Dayton area in the mid-1950s and were common on both residential and non-residential buildings. The popularity of horizontal sliders continued through the 1960s and beyond.

Capri Motel and Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06

Salem Professional Center (1957)
1217 Salem Ave., Dayton
MOT-05260-42

Jalousie

Although not common in Ohio due to lack of weather resistance, jalousie windows were found on several enclosed porches.

229 North American Blvd., Vandalia (1953, enclosure date unknown)
MOT-05463-13

Steel

Steel windows were found on earlier 1940s buildings. The survey results indicate that steel had been replaced with aluminum-framed windows by the mid- to late 1950s.

PMF Associates (1946)
1280 McCook Ave., Dayton
MOT-05508-48

Window Treatments

Clerestory

Clerestory windows were a common feature in the Modern style. They were found in both residential and non-residential properties in the survey, beginning in the 1950s and continuing through the rest of the period.

Continuous
Aggarwal Dental Center (1957)
2640 Salem Ave., Dayton
MOT-05163-36

Angled
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09

Corner
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06

Above adjacent roofline
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Horizontal banded

Horizontal banded windows were common features of the Modern era. They were found primarily on non-residential buildings from the early 1950s through the mid-1960s. Most of these windows were aluminum-clad, although steel-clad examples were occasionally found.

Continuous - turning corner
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48

Turning corner
Harrison Twp. Fire Station #94 (1958)
5190 Markey Rd., Dayton
MOT-05337-09

With wingwall
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Two-story with piers
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Turning curved corner
Chaminade High School (1951)
505 S. Ludlow St., Dayton
MOT-05207-56

With surround
Board of Education Building (1954)
348 W. First St., Dayton
MOT-05150-15

Rounded corner with curved glass

Only one curved glass window was observed in the survey area. Rounded corners in other Art Moderne buildings were usually filled with glass block.

440 W. Main St., Fairborn (1949)
GRE-01192-10

Picture

The survey data showed that picture windows were very common in residences built in the 1940-1970 period.

Wooden, multi-pane
330 North American Blvd., Vandalia (1955)
MOT-05464-13

Aluminum, multi-pane
312 Lesher Dr., Kettering (1954)
MOT-05546-06

Flanked by casements
2550 England Ave., Dayton (1958)
MOT-05354-39

Flanked by awnings
4223 Breezewood Ave., Dayton (1959)
MOT-05353-39

Flanked by double hung
214 Curtiss Wright Blvd., Vandalia (1943)
MOT-05460-13

Full height
12 Mario Dr., Trotwood (1957)
MOT-05468-08

Glazed Aluminum Curtain Wall and Storefront Systems

Glazed Aluminum Curtain Wall

Glazed aluminum curtain wall was one of most prominent stylistic elements of Modern design. Its clean lines reflected the "machine aesthetic" that was a common theme of Modern styling. Framing systems featured prominent use of aluminum. Spandrels were comprised of many different types of materials, including porcelain enamel, exposed aggregate reinforced concrete, and ceramic tile. Curtain wall systems were found in many non-residential buildings in the Dayton area.

With entrance system
Kettering Masonic Center (1958)
2251 S. Smithville, Kettering
MOT-05503-06

With entrance system
Bomberger Recreation Center (1955)
1306 E. Fifth St., Dayton
MOT-05161-57

With entrance system
Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14

Horizontal ribbon window system
Globe Industries, Inc. (1954)
1784 Stanley Ave., Dayton
MOT-05509-48

With exposed aggregate spandrel panels
Beerman Building Annex (1967)
5 W. Monument Ave., Dayton
MOT-05208-15

With porcelain enamel metal spandrel panels
Linden Professional Building (1964)
2838 Linden Ave., Dayton
MOT-05200-61

With piers
Dayton Auto Club (1959)
825 S. Ludlow St., Dayton
MOT-05206-56

With piers
Taylor Administration Center,
Sinclair Community College (1967-72)
444 W. Third St., Dayton
MOT-05202-15

With vertical concrete panels
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Storefront System

Storefront systems consist of glass entrance doors with metal framing that are surrounded by glass panels. These systems were found not only on retail establishments, but as entrances to churches, schools, and office buildings.

With porcelain enamel metal spandrel panels
Brandt Medical Center (1963)
5173 Brandt Pike, Huber Heights
MOT-05520-14

Church entrance
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06

School entrance
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Finishes

Ceramic Tile

Ceramic tile was used to provide color accents. Mosaic tile was the most frequent type observed, usually in school or church settings.

Accent on facade
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Used in a canopy
Dayton Towers (1963)
425 Dayton Towers Dr., Dayton
MOT-05159-57

Used in spandrels
St. John's Lutheran Church (1958)
122 W. National Rd., Vandalia
MOT-05466-13

Used in spandrels
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06

Large ceramic dimension tile
Tower Heights Middle School (1970)
195 N. Johanna Dr., Centerville
MOT-05594-03

Signage

Neon and light bulb

By 1940, exposed light bulb and neon signs had been in use for many years. Both types featured lights attached to a hollow-core metal base. Neon was popular due to the malleable quality of the neon tubing and wide variety of colors. Despite the popularity of neon, the exposed light bulb remained an important element of mid-20th-century signs. Many sign manufacturers took advantage of both lighting technologies well into the 1960s. Both neon and exposed light bulb signs were found in the survey.

Combination neon and exposed light bulb
Esther Price Candies (1952)
1709 Wayne Ave., Dayton
MOT-05195-60

Exposed light bulb
Command Motel (1960)
130 N. Broad St., Fairborn
GRE-01206-10

Neon with plastic panel
Dixie Drive-in (1959)
6201 N. Dixie Dr., Dayton
MOT-05413-09

Plastic and metal hollow core

Plastics for signs began to be used in the late 1940s and remained a staple of sign construction through the 1970s. Plastic panels, whether or not back-lit, also provided the ability to create a sign's wording with individual letters. This allowed signs to take on even greater dynamic proportions and irregularity in shape. Hollow-core metal sections were sometimes intermixed with plastic hollow-core sections. A number of period plastic and metal hollow core signs were observed in the survey area.

Plastic hollow core – individual letters
Westown Shopping Center (1957)
4227 W. Third St., Dayton
MOT-05300-32

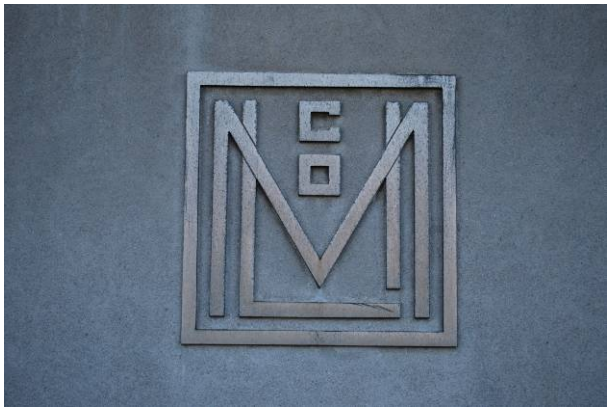
Plastic hollow core – pole mounted
Price Stores (ca. 1950s)
50 S. Jefferson St., Dayton
MOT-05298-15

Plastic hollow core – detached with planter
Charles Davis Florist (1968)
3817 Wilmington Pike, Kettering
MOT-05501-06

Plastic and metal hollow core – pole mounted
Imperial 300 Car Wash (1966)
2536 Wilmington Pike, Kettering
MOT-05493-06

Ornamental metal

Ornamental metal was attached to the building and contained simply a name and/or logo. Though not common, several examples of this type of signage were found in the survey area.



Plaque
Metropolitan Life Insurance Co. (1959)
3760 Salem Ave., Dayton
MOT-05314-09

Individual letters
Montgomery County Family Court Center (1961)
303 W. Second St., Dayton
MOT-05151-15

Ornamental cast stone

Ornamental case stone signage was integral to the wall and was inscribed only with a name. This type of sign was not common among the surveyed properties.

Oakview Manor (1951)
3219-3223 White Oak Dr., Dayton
MOT-05177-62

Dayton Boys Club (1956)
601 S. Keowee St., Dayton
MOT-05457-60

Other

Asbestos/asphalt shingles

Although asbestos and asphalt shingles had been produced since the early 20th century, wood grain siding shingles became popular in the 1940s and 1950s. This type of siding was found on a few houses in the survey area. Asphalt roofing shingles were found on nearly every house in the survey. A few examples of patterned roof shingles were observed.

Wood grain siding
1113 Mendota Ct., Kettering (1954)
MOT-05537-06

Patterned roof shingles
2816 Ghent Ave., Kettering (1956)
MOT-05532-06

Design Elements

The period of 1940-1970, in Dayton as well as elsewhere, was influenced by a confluence of forces that shaped Mid-Century Modern style. Technological advances during and after World War II produced new materials and new uses and expressions for traditional materials. New building types resulted from the ascendancy of the automobile and suburban development. A sense of energy and optimism arose after the long period of deprivation caused by the Depression and war. A number of Modern stylistic movements evolved in this period, and the diversity in styles was reflected in various expressions of architectural elements.

Non-residential structures tended to be architect-designed and reflected a broad spectrum of modern styles. A sense of energy and optimism was reflected in bold forms and the forward-looking use of materials. These buildings often featured a juxtaposition of elements, such as horizontal and vertical, glass and solid, and recessed and projecting. Quality and care were reflected in the treatment of architectural elements and forms as well as in the way they were used to interpret and accent style.

The period featured large scale residential construction in the suburbs. Home ownership was seen as the realization of the "American dream," and more and more people were buying their first homes. Residential design generally used more repetitive elements due to the large scale of development. Suburban developers often employed a palette of individual stock treatments that could be repeated to differentiate house models and types. Modern design features found in non-residential buildings were often incorporated into housing as well.

A number of design elements of the Mid-Century Modern era were noted in the surveyed properties.

Canopies

Canopies were one of most prominent features of Modern buildings. Early in the era, canopies were simple, but they tended to become more expressive with forms as styles and technologies evolved. Canopies ranged from those with clean, rational lines to curved, plastic forms that conveyed exuberance along with functionality. Materials used included reinforced and pre-cast concrete, aluminum, steel, and ceramic tile. A wide variety of canopy types was observed in the survey area.

Butterfly
Vandalia Evangelical United Brethren Church (1963)
200 S. Dixie Dr., Vandalia
MOT-05437-13

Campus
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Cantilevered with tie rods
Our Lady of Mercy Convent (1959)
220 W. Siebenthaler Ave., Harrison Twp.
MOT-05306-09

Continuous above storefront
Brandt Medical Center (1963)
5173 Brandt Pike, Huber Heights
MOT-05520-14

Continuous above entrance and windows with return
1501 N. Main St., Dayton (1957)
MOT-05343-42

Continuous above overhead doors
Harrison Twp. Fire Station #94 (1958)
5190 Markey Rd., Dayton
MOT-05337-09

Curved
AFL-CIO - The Lakewoods Apartments (1966)
980 Wilmington Ave., Dayton
MOT-05176-62

Drive in
Frisch's Big Boy (1968)
4081 Salem Ave., Dayton
MOT-05266-08

Floating
Wilbur Wright High School Addition (1951)
1361 Huffman Ave., Dayton
MOT-05278-59

Horizontal entrance with ornamental metal posts
Kitty Hawk Elementary (1959)
5758 Harshmanville Rd., Huber Heights
MOT-05518-14

Prow
Our Lady of Mercy Convent (1959)
220 W. Siebenthaler Ave., Harrison Twp.
MOT-05306-09

Sidewalk with angled metal supports
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06

Scalloped
State Fidelity Building (1963)
2601 Far Hills Ave., Dayton
MOT-05216-24

Stepped
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Eaves

One of the most common features of Modern styling is large overhanging eaves. Stylistic eave treatments were observed on both residential and non-residential properties in the Dayton area.

Continuous projecting - angled
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06

Continuous projecting - thick
John F. Kennedy Jr. High School (1967)
5030 Polen Dr., Kettering
MOT-05496-06

Continuous projecting - thin
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Corner projecting
Ft. McKinley Library (1955)
3735 Salem Ave., Dayton
MOT-05171-09

Prow
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06

Prow - stepped
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09

Scalloped
Fountainhead Apartments (1967)
5610 N. Main St., Dayton
MOT-05333-09

Exposed roof beams
396 Highland Terr., Kettering (1960)
MOT-05545-06

Entrances

Entrances were one of the most prominent treatments on Modern buildings and were often emphasized by the use of a canopy or other distinguishing feature. They generally were contrasted with the main structure through juxtaposition of different materials, planes, or orientation. The use of curtain wall and storefront entrance systems was commonly found in the Dayton area.

Corner recessed with planter and wing wall
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08

Corner recessed with storefront
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48

Recessed with storefront
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Vertical emphasis - projecting with concrete wing walls
Globe Industries, Inc. (1954)
1784 Stanley Ave., Dayton
MOT-05509-48

Vertical emphasis
Board of Education Building (1954)
348 W. First St., Dayton
MOT-05150-15

Vertical emphasis with canopy
State Employment Service (1959)
222 Salem Ave., Dayton
MOT-05256-35

Multi-story entrance with projecting canopy
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

Recessed multi-story with canopy
Financial South Office Building (1968)
5335 Far Hills, Kettering
MOT-05494-03

Entrance features

Entrance features reinforced and emphasized a building's style. Projecting planes and relief elements were used frequently to guide the eye to the entrance door. Planters were sometimes situated in or near the entrance area. A number of different entrance features were observed in the survey area.

Ornamental cast stone - relief
Winters National Bank & Trust (1955)
3703 N. Main St., Dayton
MOT-05341-40

Planter wall at entrance
Rothenburg Medical Building (1963)
1131-33 Salem Ave., Dayton
MOT-05258-42

Vertical pier at entrance
General Diaper Service (1955)
1407 Stanley Ave., Dayton
MOT-05506-48

Wing wall at entrance
State Employment Service (1959)
222 Salem Ave., Dayton
MOT-05256-35

Pilotis

Pilotis were used to elevate the main body of a structure and make the building appear to "float" above ground. This stylistic feature was made popular by Le Corbusier, amongst others. Several examples of pilotis were noted among the non-residential surveyed properties.

Pilotis
Roesch Library, University of Dayton (1969)
300 College Park Ave., Dayton
MOT-05158-60

Pilotis
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Pilotis with driveway
Anesthesia Associates of Dayton (1964)
1100 S. Main St., Dayton
MOT-05197-60

Pilotis with bank drive-through window
State Fidelity Building (1963)
2601 Far Hills Ave., Dayton
MOT-05216-24

Planters

Planters were used extensively to soften entrances and buildings within a site. Planters noted in the survey often referenced and coordinated with the style of the building. They were found in both residential and non-residential settings. Some residential planters contained a light post.

Brick stack bond
Rolling Fields Intermediate School (1955)
2900 Acosta St., Kettering
MOT-05490-06

Trellissed
Third National Bank & Trust (1967)
2951 Salem Ave., Dayton
MOT-05263-40

Porch wall
2512 Arlene Ave., Dayton (1956)
MOT-05361-39

Standalone
Trotwood Government Center (1970)
3035 Olive Rd., Trotwood
MOT-05469-08

Plinth

The plinth used a traditional architectural technique of elevating a building from its surroundings. This stylistic feature was used to "separate and elevate" the rational Modern built environment from the site. Only one plinth was found in the Dayton survey area.

Globe Motors (1968)
2275 Stanley Ave., Dayton
MOT-05513-50

Porch Posts

Several styles of decorative wooden porch posts, dating from the mid-1950s, were found in selected areas of Dayton and Fairborn. In contrast, decorative metal porch posts and railings were extremely common and were found in most of the residential areas surveyed. See also Materials – Decorative Wrought Iron.

Wooden ladder style
1602 Academy Pl., Dayton (1955)
MOT-05219-36

Wooden decorative
1626 Academy Pl., Dayton (1955)
MOT-05227-36

Wooden triangular
1619 Academy Pl., Dayton (1955)
MOT-05224-36

Wooden triangular - corner
20 E. Bonomo Dr., Fairborn (1957)
GRE-01188-10

Porte-Cochere

The expanded use of the porte-cochere reflected the significance of the automotive age. Due to its function, it often reinforced clean, horizontal lines. The treatment was also used to visually soften and screen walls. Most residences in the survey did not feature a porte-cochere because the building had an attached garage or carport. However, porte-cocheres were found in several types of non-residential buildings, including churches, medical offices, and businesses that feature quick drop off/pick up, such as dry cleaners. A specialized version of the porte-cochere was used in banks to shelter the drive-up teller window.

Church - ornamental screen
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06

Dry Cleaners
Fox Cleaners & Laundromat (1947)
4333 N. Main St., Dayton
MOT-05339-09

Medical office
3761-63 Salem Ave., Dayton (1952)
MOT-05265-09

Bank drive-up window
Monroe Federal Savings & Loan Assn. (1968)
264 E. National Rd., Vandalia
MOT-05439-13

Railings

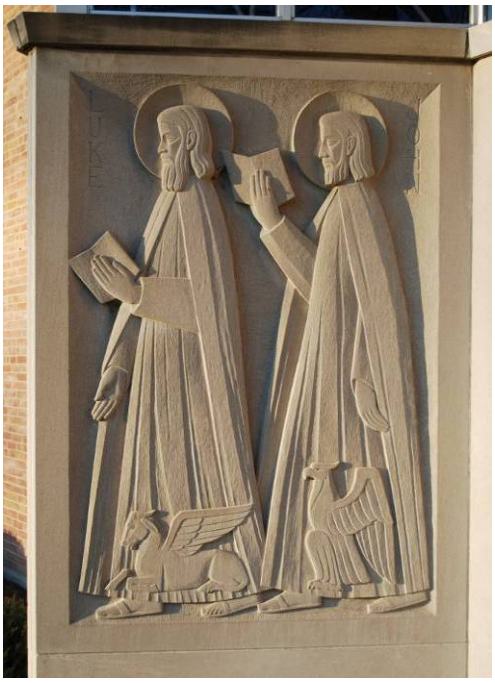
Railings were a functional detail used to reinforce the individual style of the building. Railings reflected rational Modernism with lightness and cleanness of lines. Very few of these examples were found in the survey area. Decorative wrought iron railings were found on some 1940s and 1950s non-residential buildings in the survey. For more information on this type of railings, refer to Materials – Decorative Wrought Iron.

Guardrails
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

At stairs
135 W. Dorothy Ln., Kettering (1963)
MOT-05499-06

Relief Ornament

Relief ornament provided an accent on public buildings, especially religious and civic structures. It was prominently located, usually on the primary façade. Only two examples were found in the survey.



Cast stone
Trinity Evangelical Lutheran Church (1963)
6540 N. Main St., Dayton
MOT-05331-09

Cast stone
Beth Abraham Synagogue (1949-51)
1306 Salem Ave., Dayton
MOT-05293-36

Roofs

Modern era roofs were not only utilitarian elements, but they were used for sculptural effect as well. Many geometric forms and shapes were found, ranging from flat and low-pitched gable to vertically oriented A-frames.

A-Frame
Charles Davis Florist (1968)
3817 Wilmington Pike, Kettering
MOT-05501-06

Asymmetrical
220 Burgess Ave., Harrison Twp. (1960)
MOT-05484-09

Butterfly
Northridge One Hour Martinizing (1968-70)
5901 N. Dixie Dr., Dayton
MOT-05412-09

Multiple butterfly
Fill It Up Car Wash (1970)
5505 N. Main St., Dayton
MOT-05334-09

Geometric
Fairmont East High School (1962-65)
3000 Glengarry Dr., Kettering
MOT-05491-06

Low pitched gable with porte cochere
Capri Motel & Coffee Shop (1956)
2700 S. Dixie Hwy., Kettering
MOT-05498-06

Low pitched gable with projecting eaves
Siebenthaler Garden Center (1960)
6000 Far Hills Ave., Centerville
MOT-05218-03

With prow gable clerestory window
2421 Sylvester Dr., Kettering (1960)
MOT-05533-06

With prow gable
Riverdale Congregational Christian Church (1959)
2560 N. Main St., Dayton
MOT-05342-45

With prow gable
4633 Hedgewood, Trotwood (1957)
MOT-05359-39

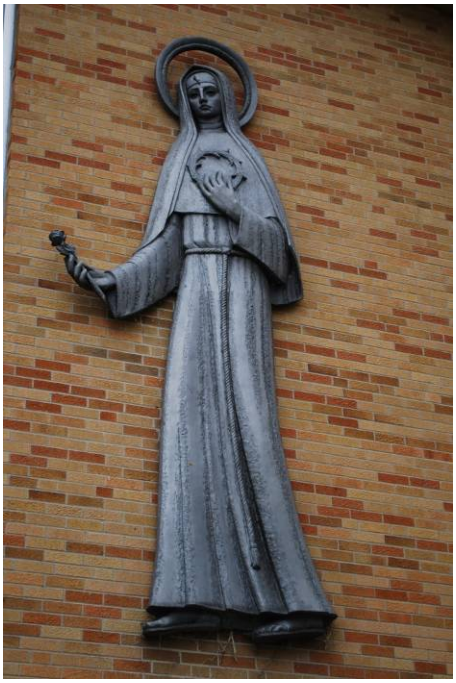
Varied roof planes
2626 S. Patterson Blvd., Kettering (1957)
MOT-05523-06

Varied roof planes
5764 Barbanna Ln., Trotwood (1955)
MOT-05521-08

Sculpture

Sculpture, sometimes with modern lines and graphic symbolism, was typically attached to civic or religious buildings. Only a few examples were observed in the survey.

Attached ornamental metal - civic
Dayton and Montgomery County
Public Library (1962)
215 E. Third St., Dayton
MOT-05153-15



Attached ornamental metal - religious
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09

Towers and Spires

Towers and spires were vertical elements used to emphasize horizontal architectural composition in public buildings or spaces. They featured clean Modern lines in both elevation and plan. Most towers were found on religious structures, but there was one example in a college plaza. Spires were found exclusively on church buildings.

Bell tower
First Church of the Nazarene (1964)
7031 N. Main St., Dayton
MOT-05330-09

Bell tower with canopy
St. Rita's Catholic Church (1964)
5401 N. Main St., Dayton
MOT-05335-09

Tower with ornamental block
Calvary Brethren Church (1962)
2850 E. Dorothy Ln., Kettering
MOT-05489-06

Tower with projecting elongated units
Central Christian Church (1957, 1962)
1200 Forrer Blvd., Kettering
MOT-05504-06

Tower with porte-cochere
Church of the Incarnation (1969)
MOT-05593-03

Spire
Mt. Olive United Church of Christ (1965)
5501 Olive Rd., Trotwood
MOT-05471-08

Wing walls

Vertical projecting wing walls were used to terminate the horizontal expanse of façade or to emphasize the building entrance. Ornamental masonry bonding, especially stack bond, was often found in brick wing walls. This treatment was observed in a number of schools, as well as on commercial and government buildings.

Elongated brick offset bond terminating façade
1711 E. Third St., Dayton (ca. 1960)
MOT-05269-57

Brick stack bond
Wayne High School (1959-75)
5400 Chambersburg Rd., Huber Heights
MOT-05516-14

Multiple brick stacked bond
Fairmont East High School (1962)
3000 Glengarry Dr., Kettering
MOT-05491-06

Angled concrete fins
Kettering City Hall (1970)
3600 Shroyer Rd., Kettering
MOT-05488-06

Existing Historic Designation

The following properties from the survey time period and area are individually listed on the National Register of Historic Places:

Areas of Significance	**Date**	**NR Number**	**Name**	**Address**	**City**
Architecture	1948	05000755	Fairborn Theatre	34 S. Broad St.	Fairborn
Art	1965	91001582	Holy Cross Lithuanian Roman Catholic Church	1924 Leo St.	Dayton
Entertainment/ Recreation Performing Arts	1942	05000756	Deeds Carillon	100 Carillon Rd.	Dayton
Science	1943	06000480	Unit III, Dayton Project	1601 W. First St.	Dayton

Proposed Historic Designation

Summary of Findings

The Dayton metropolitan area has a wealth of mid-20th-century residential and non-residential resources, representing a broad cross-section of building types and architectural styles common to the era. Many individual properties and some potential historic districts have been identified as likely eligible for the National Register of Historic Places. As with any historic resource, when determining National Register eligibility for mid-20th-century properties, historic integrity is an important consideration. See separate discussion in the next sections for general observations related to historic integrity in the project area, as well as a list of potentially eligible properties.

Most of the identified properties would be National Register eligible under Criterion C, illustrating a particular building type, architectural style, work of an architect, or construction method. Perhaps more than any other era, the post-WWII decades saw a huge increase of experimentation with new construction materials and methods. The innovative use of these materials and methods yielded expressive architectural forms such as canopies, wing walls, curtain walls, and other prominent features. Innovation in materials is a more important consideration during the mid-20th century than in earlier generations of architecture.

Due to the nature of the Ohio Modern- Dayton Survey, fewer individual properties were noted that would qualify under National Register Criteria A, B, or D. Examples of properties that might qualify under Criterion A are the Hoover Skate Arena, which exemplifies the broad pattern of Dayton's African-American commerce and recreation, and the Dixie Drive-in, which exemplifies the broad pattern of transportation-related roadside commerce and entertainment along the Dixie Highway. Examples of resources that might qualify under Criterion B (pending further research) are the Loritts-Neilson Funeral Home, for its association with a local African-American community leader, and early sections of Huber Heights, for the community's association with Charles H. Huber and his influence on large-scale post-WWII residential development in the Dayton metro area. No properties were identified that would qualify under Criterion D.

With the exception of an occasional architect-designed house or one with specific historic associations, residences would usually only be eligible as part of historic districts. There are several districts that have National Register listing potential for their architectural merit. There are also a few residential districts that may be eligible for their association with broad patterns of events, specifically government-sponsored WWII housing.

Non-residential properties may be eligible as individual buildings or as historic districts. Several office buildings, road-related properties, banks, schools, and churches might be eligible as representatives of particular building types. Many of these buildings also illustrate a particular architectural style. The McCook Field Industrial Park in Dayton and the Governor's Hill Office Park in Kettering are two examples of clusters of a similar building type that have both architectural merit and an interesting development history. Other possibilities for small historic districts include school campuses, church complexes, and governmental groupings.

Historic Integrity

Because the Ohio Modern - Dayton Survey was a representative sampling of properties spread over several communities rather than a comprehensive survey, properties that lacked historic integrity were largely excluded. The survey methodology was selective at the outset, with the most intact properties from the 1940-1970 era chosen for documentation. This approach was particularly true for nonresidential properties. Residential properties were chosen for their ability to represent different house types, with historic integrity a secondary consideration.

The seven defined qualities of historic integrity (location, design, setting, materials, workmanship, feeling, association) were evaluated for individual properties as well as for historic districts. Observations from the field work and windshield survey of nearly all of the metropolitan area revealed an overall difference between residential and non-residential properties with respect to historic integrity. Lack of proper maintenance and underutilization of a property can contribute to the decline of historic integrity, and this pattern was noticed more often in commercial properties. On the other hand, residential properties collectively had less integrity than non-residential.

Residential

Although parts of neighborhoods and individual houses maintained integrity, there was an overall lack of historic integrity in the residential sector. The removal of original windows was the most common alteration noted among residential properties. As with housing stock from earlier eras, mid-20th-century houses have been susceptible to subsequent alterations, such as the installation of vinyl siding. The narrower replacement vinyl siding presents a busier appearance than the wider wood clapboard or aluminum siding historically found on Ranch and Split-Level houses. The wider siding better emphasizes the horizontal nature that was intended in the original designs. Conversion of the attached garage into another room also alters the appearance of the façade and was a frequently observed, but less common, alteration. The fenestration of garage conversions often does not match that of the original house, and the loss

of the attached garage changes one of the character-defining features of mid-20th-century housing.

Housing stock during the years 1940-1970 had less ornamentation than housing of earlier decades; therefore even a small alteration affects the overall historic integrity. The replacement of original windows on a Ranch or Split-Level house makes a big difference to the house's character, especially if does not have any other character-defining features. For example, if a Craftsman house loses its original windows or an Italianate house loses its historic brackets, there are still several other characteristics that help to define the style. Retention of original materials and components is critically important with respect to integrity for mid-20th-century housing.

Housing of the mid-20th century is often maligned as being unattractive, uninspired, uninteresting or lacking in character. In comparison to the housing of the early 20th century or the late 19th century, the post-WWII era of residential properties is certainly more simplistic with regards to aesthetics. However, houses of the mid-20th-century era, upon closer examination, do have their own set of design characteristics. For example, Ranch houses alone have many different variables with respect to plan, layout, and details than originally imagined. Mid-20th-century housing is more appealing and resonates when intact, but when altered reads differently.

Two nearly identical houses in the Northern Hills neighborhood, Dayton, illustrate the difference that replacement windows can have on the appearance of a basic Ranch house. The house at 2315 Hickorydale Drive retains its paired horizontal-slider picture window and wood two-over-two windows, but the house at 2446 Marchmont Drive has had vinyl replacement windows installed.

2315 Hickorydale Dr., Dayton (1956)
MOT-05367-39

2446 Marchmont Dr., Dayton (1956)
MOT-05368-39

The vinyl windows along with the vinyl-clad framing on 2446 Marchmont are out of proportion compared to the original design and reduce its clean simplicity. The original windows of 2315 Hickorydale reinforce the intentional horizontality of the house.

Nonresidential

Throughout the Dayton metro area, non-residential properties were found to have a higher level of historic integrity overall than residential properties. An additional factor that affected historic integrity that was observed among nonresidential properties was location. In particular, commercial buildings located in areas that have experienced economic decline suffered from a lack of maintenance and higher vacancy rates. This unfortunate cycle ultimately can lead to loss of historic integrity, as the property deteriorates and historic fabric is replaced rather than repaired. Vacancy and property neglect were especially noticeable along the Salem Avenue corridor in Dayton and Trotwood. For example, medical arts buildings on Salem Avenue suffered a greater rate of vacancy and deferred maintenance than the same building type located in Kettering.

Because the primary characteristic of much of the mid-20th-century built environment is its simplicity of line, there is more subtle and often less ornament used than in earlier architectural styles. Resources from this period have less architectural fabric to lose, so retention of original materials is essential for maintaining integrity of Modernist era architecture. The mid-20th century was an era of great experimentation with new construction materials, which was especially evident on nonresidential buildings. The presence of the often innovative historic materials is important in conveying the original essence of the property's design. Lava rock, porcelain-enameled panels, exposed aggregate finish, simulated masonry, ceramic tile, various metals, many different glazing and curtainwall systems, and decorative concrete block were all popular construction materials for non-residential buildings. These materials should remain intact, unpainted, and uncovered, in order to maintain historic integrity.

Two examples of commercial buildings that have lost their historic integrity and would not qualify for National Register listing are the Capri Lanes and the Hasty Tasty Drive-in. Coincidentally, both enterprises do retain their historic roadside signs. The Capri Lanes is only moderately intact. The masonry has been painted, and part of the entrance canopy has been enclosed with modern materials. Two horizontal windows on the front façade have been covered. The Hasty Tasty Drive-in has been dramatically altered with additions, a new roof configuration, and the replacement of storefront windows. As a result, it now has a late 20th-century appearance.

Capri Lanes (1959)
2727 S. Dixie Hwy., Kettering
MOT-05497-06

Hasty Tasty Drive-in (1952)
3509 Linden Ave., Dayton
MOT-05184-61

Potential National Register Eligible Properties

Although every effort has been made to include all likely eligible properties identified during the Ohio Modern-Dayton Survey, the following list is not exhaustive. Further research would probably yield additional historic resources that are eligible for designation. Future access to interior spaces could reveal other eligible properties. Conversely, access to interior spaces may prove that a building that has been suggested for individual listing does not maintain sufficient integrity for nomination to the National Register.

Representative individual properties were noted for Oakwood. The entire community, however, retains a great deal of historic integrity, and a majority of the village might be eligible for National Register listing for architectural significance. Neighborhoods in the eastern portion of the village represent early 20th century through mid-1940s development. The western portion of the village predominantly represents post-WWII residential development. In addition to the Kettering properties in the table below, the neighborhoods of West Kettering had such a quantity of potentially eligible mid-century modern resources with high integrity that comprehensive neighborhood-wide surveys and designation should be explored.

List of Potential National Register Eligible Properties

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Residential	GRE-01209-10	Rockafield House - WSU President's House	Fairborn	1969	E.A. Glendenning			x	Architecture
	MOT-02577-24	Joseph Haverstick House	Oakwood	1949	J.N. Haverstick and Sons		x		Community Planning, Architecture
	MOT-05159-57	Dayton Towers	Dayton	1963		x		x	Community Planning, Architecture
	MOT-05176-62	AFL-CIO - The Lakewoods Apartments	Dayton	1966	Paul Deneau			x	Architecture
Individual Non-Residential	GRE-01202-10	Wright Elementary	Fairborn	1966-1967	Richard Thomas	x		x	Education, Architecture
	GRE-01208-10	Skyborn Drive-in Theatre	Fairborn	1950		x			Recreation
	MOT-05153-15	Dayton and Montgomery County Public Library	Dayton	1962	Pretzinger & Pretzinger	x		x	Education, Architecture
	MOT-05154-15	Grant-Deneau Tower	Dayton	1969	Paul Deneau	x		x	Commerce, Architecture
	MOT-05157-64	University of Dayton Arena	Dayton	1969	Pretzinger & Pretzinger	x		x	Recreation, Architecture
	MOT-05158-60	Roesch Library (University of Dayton)	Dayton	1969	Pretzinger & Pretzinger	x		x	Education, Architecture
	MOT-05160-57	United States Post Office	Dayton	1970	Samborn, Stekette, Otis & Evans / Dunker & Schioler			x	Architecture
	MOT-05174-61	Memorial Presbyterian Church	Dayton	1948				x	Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Non-Residential	MOT-05175-63	Our Lady of Immaculate Conception Church	Dayton	1966	Robert Louis Holtmeier			x	Architecture
	MOT-05205-60	Shelton's Prescriptions	Dayton	1962		x		x	Commerce, Architecture
	MOT-05216-24	State Fidelity Building	Oakwood	1963		x		x	Commerce, Architecture
	MOT-05278-59	Wilbur Wright High School Addition	Dayton	c. 1951	John Fred Surman	x		x	Education, Architecture
	MOT-05283-59	Orville Wright Elementary School	Dayton	1952-1954		x		x	Education, Architecture
	MOT-05304-15	Antioch Shrine Temple	Dayton	1955		x		x	Architecture
	MOT-05331-09	Trinity Evangelical Lutheran Church	Dayton	1963				x	Architecture
	MOT-05332-09	Fairview Baptist Church	Dayton	1965				x	Architecture
	MOT-05335-09	St. Rita's Catholic Church	Dayton	1964	Elmer H. Schmidt			x	Architecture
	MOT-05339-09	Fox Cleaners & Laundromat	Vandalia	1947		x		x	Commerce, Architecture
	MOT-05399-08	Hara Arena	Dayton	1965		x		x	Recreation, Architecture
	MOT-05407-09	Vandalia State Bank	Dayton	1950		x		x	Commerce, Architecture
	MOT-05413-09	Dixie Drive-in Theater	Dayton	1959		x		x	Recreation, Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Non-Residential	MOT-05437-13	Vandalia Evangelical United Brethren Church	Dayton	1963				x	Architecture
	MOT-05441-13	Leland Electric	Vandalia	1953		x		x	Industry, Architecture
	MOT-05469-08	Trotwood Government Center	Trotwood	1970		x		x	Government, Architecture
	MOT-05471-08	Mt. Olive United Church of Christ	Trotwood	1965				x	Architecture
	MOT-05488-06	Kettering City Hall	Kettering	1970	Eugene W Betz	x		x	Government, Architecture
	MOT-05491-06	Fairmont East High School	Kettering	1962-1965		x		x	Education, Architecture
	MOT-05492-06	Architect's Office (Eugene Betz)	Kettering	1965	Eugene Betz			x	Architecture
	MOT-05493-06	Imperial Car Wash	Kettering	1966		x		x	Commerce, Architecture
	MOT-05494-03	Far Hills Financial Center	Kettering	1968		x		x	Commerce, Architecture
	MOT-05496-06	John F Kennedy Jr. High	Kettering	1967	Keith L Dunker	x		x	Education, Architecture
	MOT-05499-06	135 W. Dorothy Lane	Kettering	1963		x		x	Commerce, Architecture
	MOT-05503-06	Kettering Masonic Center	Kettering	1958	Howard Templin/Henry Stock & Son	x		x	Architecture
	MOT-05504-06	Central Christian Church	Kettering	1957, 1962				x	Architecture
	MOT-05520-14	Brandt Medical Center	Huber Heights	1963		x		x	Health, Architecture

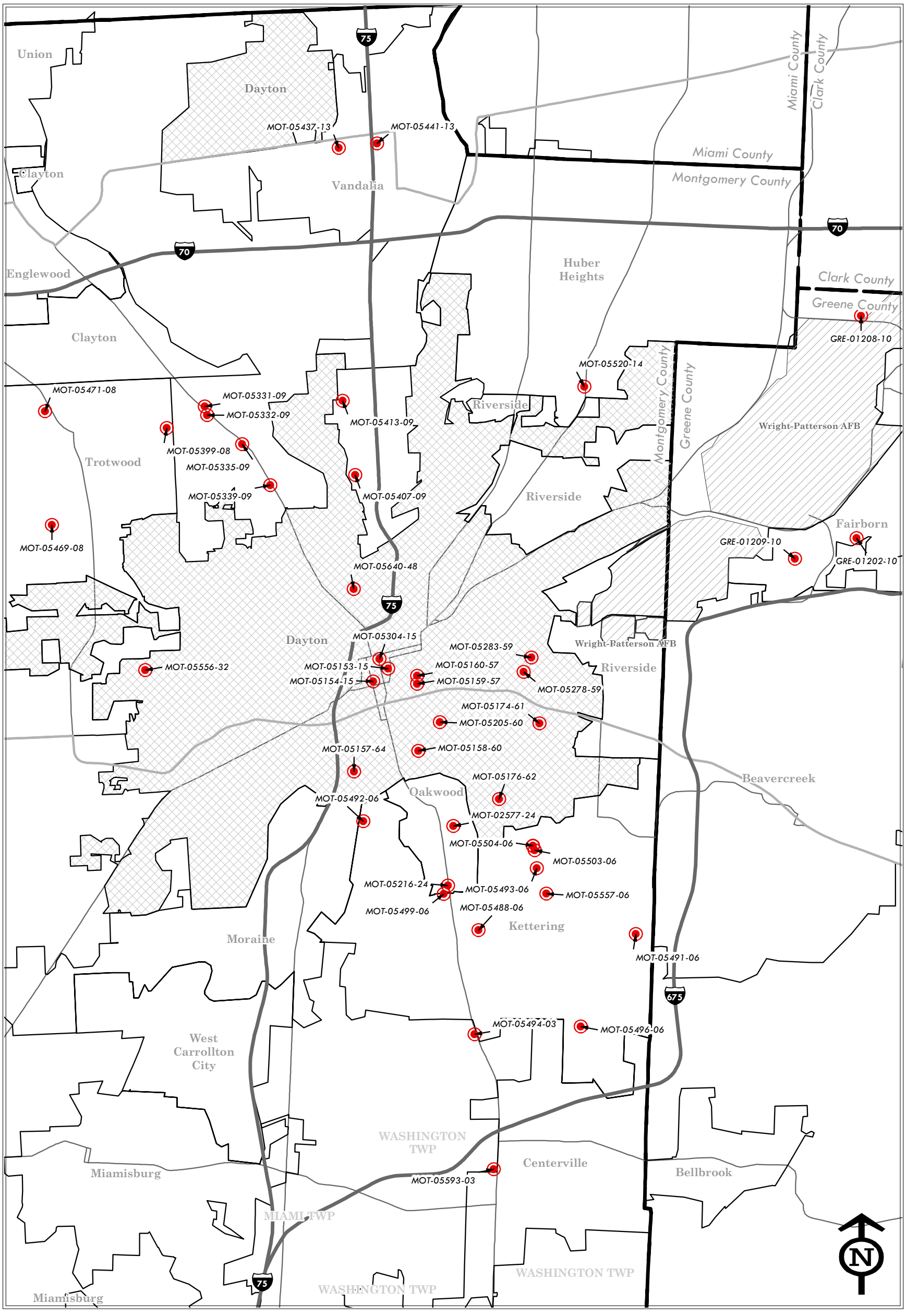
	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Individual Non-Residential	MOT-05556-32	Hoover Skate Arena	Dayton	1965		x			Recreation, Ethnic Heritage
	MOT-05557-06	Fox Kettering Theatre	Kettering	1967		x		x	Recreation, Architecture
	MOT-05593-03	Church of the Incarnation	Centerville	1969	William Paul Craig			x	Architecture
	MOT-05640-48	Diehl Band Shell	Dayton	1940	Works Progress Administration	x		x	Government, Architecture
Residential Districts	MOT-05182-183-19	Carillon Neighborhood	Dayton	1943-1944				x	Architecture
	MOT-05346-354-39 & MOT-05356-367-39	Northern Hills Neighborhood	Dayton	1954-1966				x	Architecture
	MOT-05369-21	DeSoto Bass Courts	Dayton	1940		x			Government, Ethnic Heritage
	MOT-05186-194-62	Patterson Park	Dayton	1946-1949				x	Architecture
	MOT-05388-395-32	Residence Park	Dayton	1941-1963				x	Architecture
	MOT-05272-290-59 & MOT-05355-59	Wright View	Dayton	1951-1957				x	Architecture
	MOT-05177-181-62 & MOT-05307-311-62	Belmont Woods	Dayton	1940-1945				x	Architecture
	MOT-05455-13	Continental Court Apartments	Vandalia	1969				x	Architecture
	MOT-05177-62	White Oak Apartments	Dayton	1951				x	Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Residential Districts	MOT-05271-59	E. Third St. Apartments	Dayton	1944				x	Architecture
	MOT-05597-611-14	Sections Built 1956-1970	Huber Heights	1956-1970	Charles Huber	x		x	Community Planning, Architecture
	GRE-01184-185-10 & GRE-01188-10	Bonomo Drive	Fairborn	1956-1957				x	Architecture
	MOT-05209-214-06	Huber Apartments	Kettering	1952				x	Architecture
	MOT-05641-06	Greenmont Village	Kettering	1942		x			Government
	MOT-05527-531-06	Residential District along South Wilmington	Kettering	1960-1970				x	Architecture
	MOT-05583-03 & MOT-05587-03	Pleasant Hill Neighborhood	Centerville	1953-1960	Zengel Construction Co.	x		x	Community Planning, Architecture
	MOT-05649-06	Apartment cluster on Southdale	Kettering	1962				x	Architecture
Non-Residential Districts	GRE-01182-10	Wright State University - Founder's Quad buildings	Fairborn	1964	Lorenz and Williams	x		x	Education, Architecture
	MOT-05202-203-15	Sinclair Community College	Dayton	1972	Edward Durell Stone	x		x	Education, Architecture, Landscape Architecture
	MOT-05511-512-49 & MOT-05513-50	Warehouse district along Stanley near I-75	Dayton	1968		x		x	Industry, Architecture
	MOT-05505-515-48	McCook Field Industrial Park	Dayton	1941-1968		x		x	Industry, Architecture

	Associated OHI Number	*Property*	*Location*	*Construction Date*	*Architect/Developer*	*Criteria*			*Area of Significance*
						A	B	C	
Non-Residential Districts	MOT-05648-06 & MOT-05650-06	Governor's Hill Office Park	Kettering	1964-1965		x		x	Commerce, Architecture
Multiple Property Document	Multiple	Multiple downtown civic buildings	Dayton	Various					
	Multiple	Metropolitan library system	Dayton & Environs	Various					
	Multiple	Banks	Dayton & Environs	Various					
	Multiple	Churches	Dayton & Environs	Various					
	Multiple	Schools	Dayton & Environs	Various					
	Multiple	Medical Arts Offices	Dayton & Environs	Various					
	Multiple	Automobile or commercial roadside properties	Dayton & Environs	Various					

Ohio Modern

Potential Individual National Register Properties



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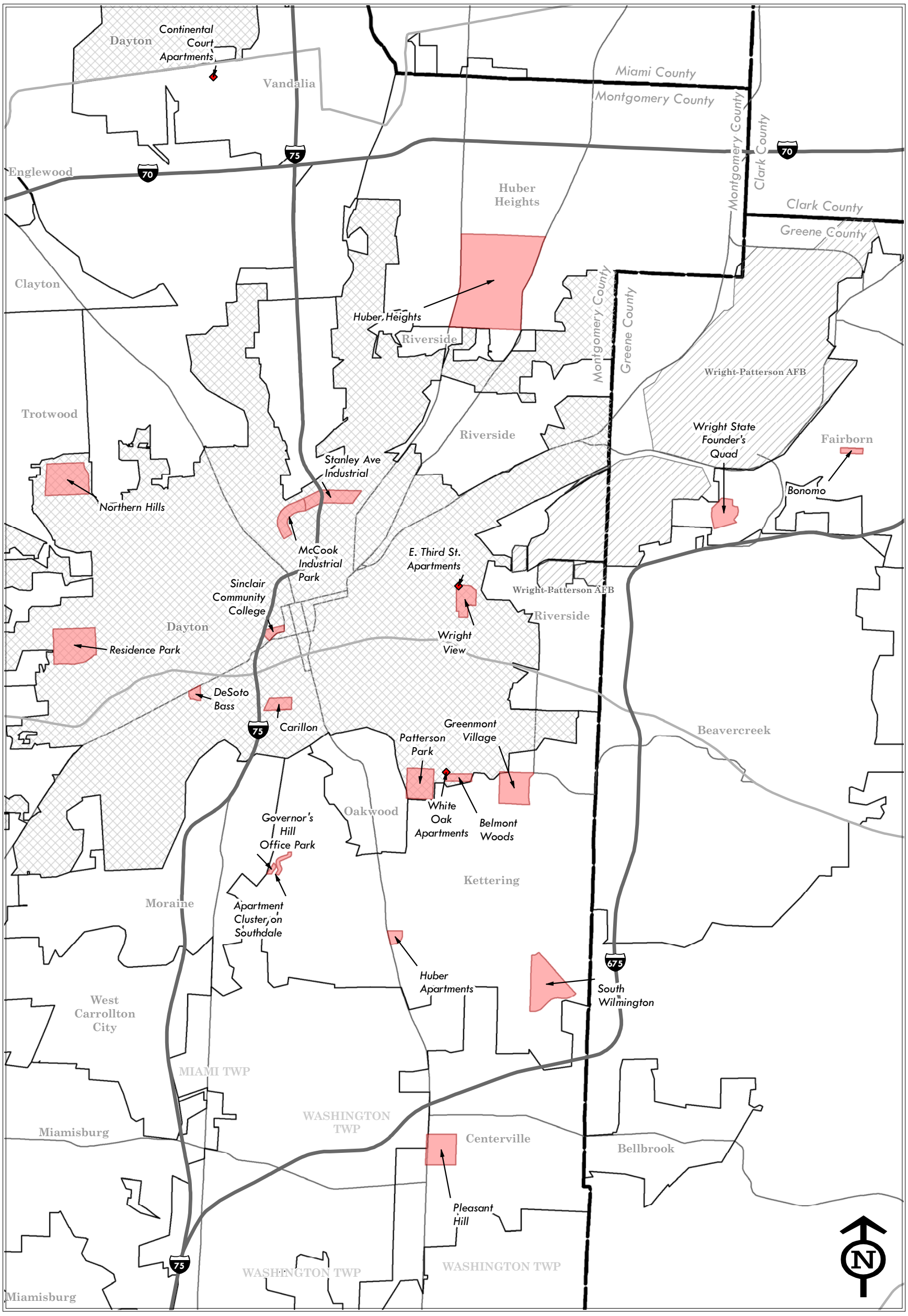
Potential Individual National Register Properties

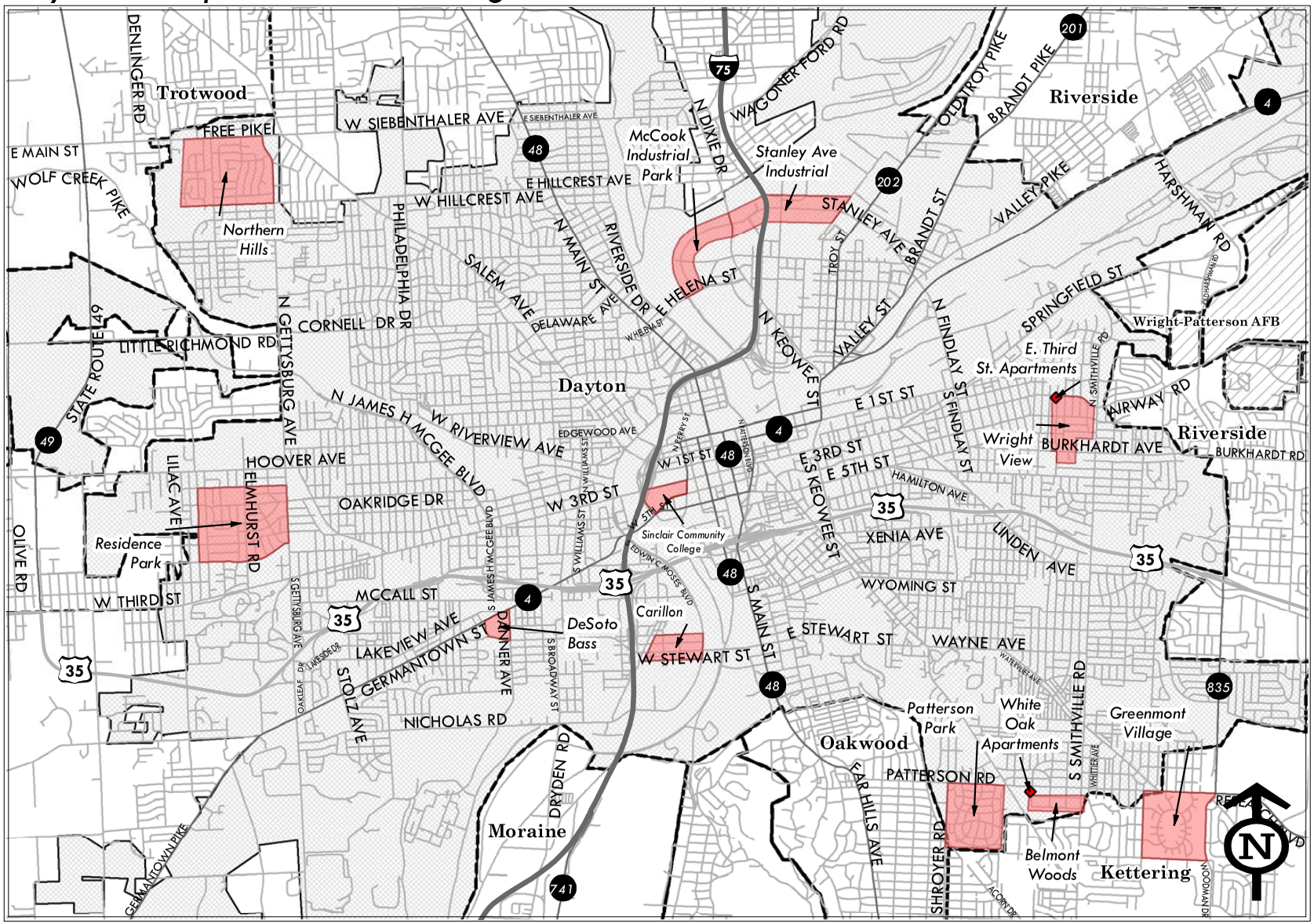
Ohio Modern

Potential National Register Historic Districts



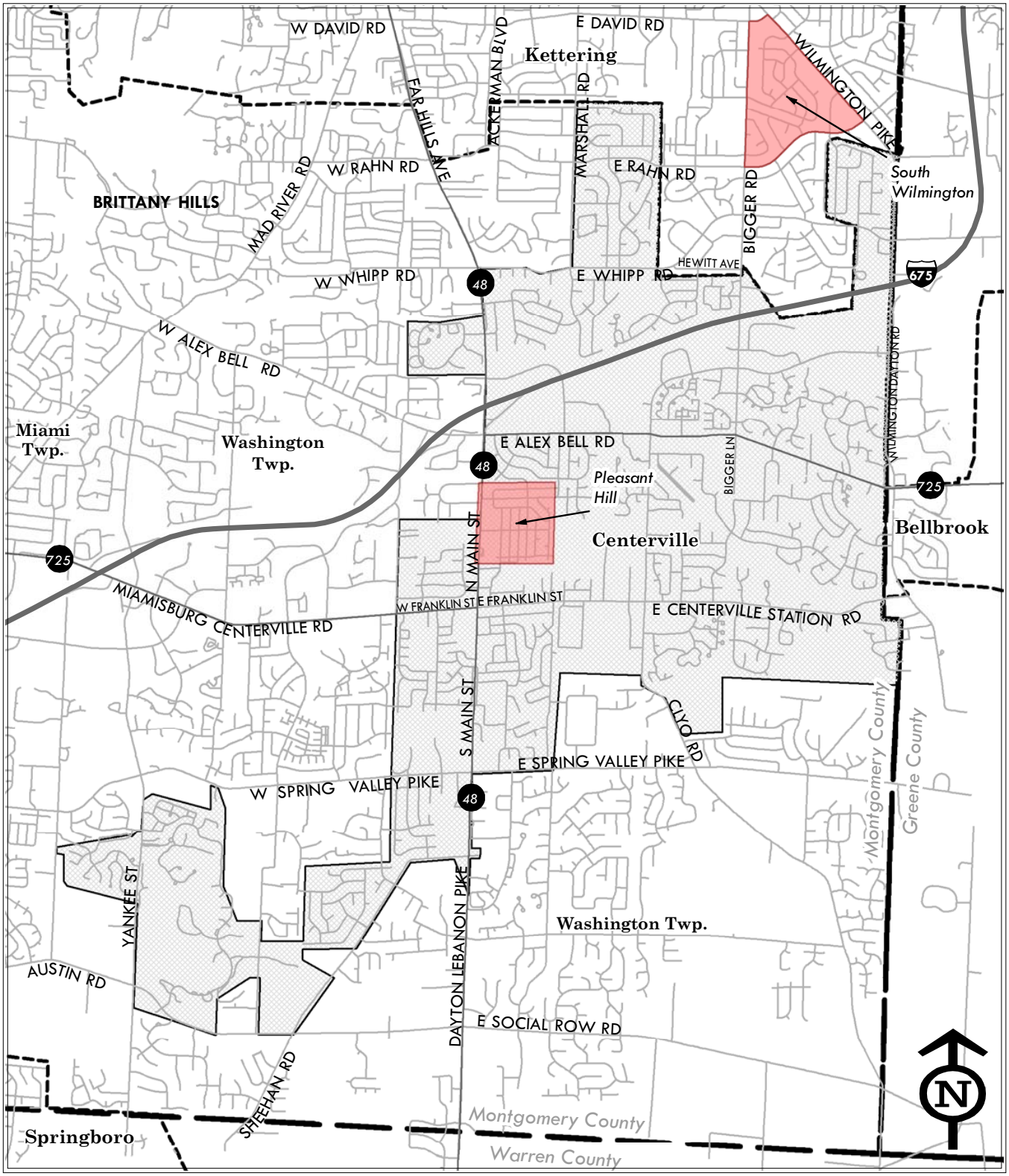
Ohio Modern

Dayton - Proposed National Register Historic Districts



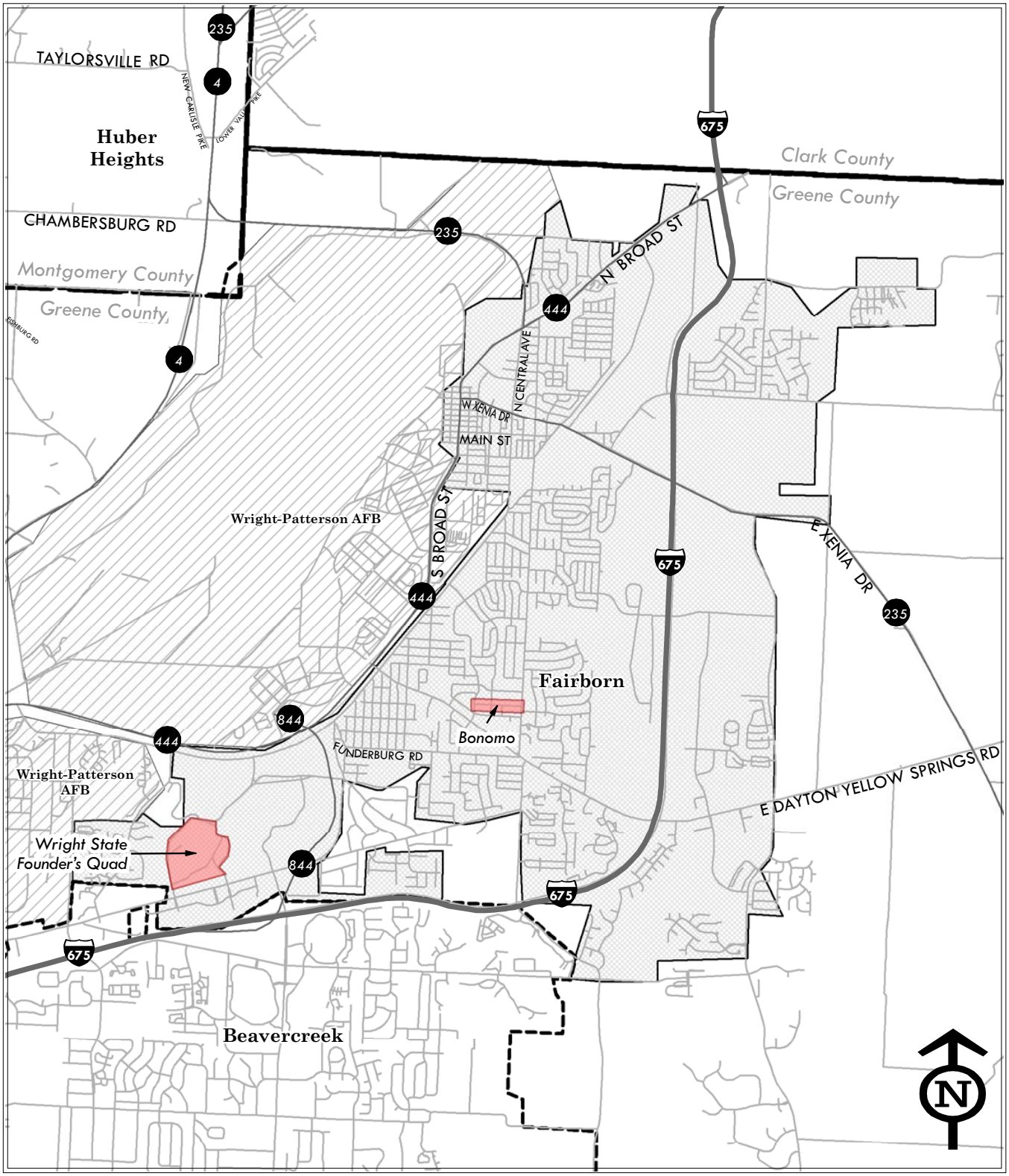
Ohio Modern

Centerville - Potential National Register Historic Districts



Ohio Modern

Fairborn - Potential National Register Historic Districts



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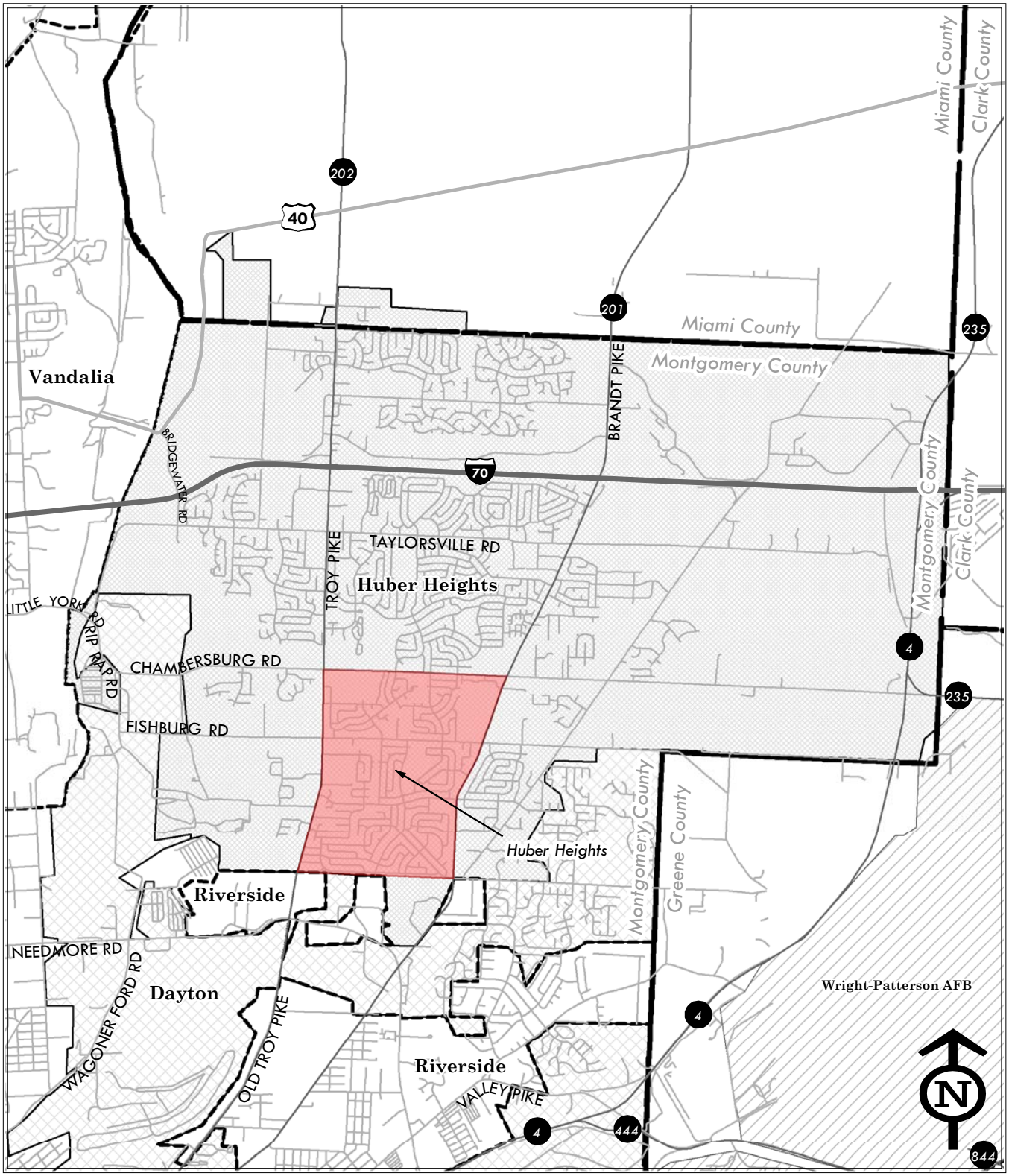
Approximate Potential District Boundaries

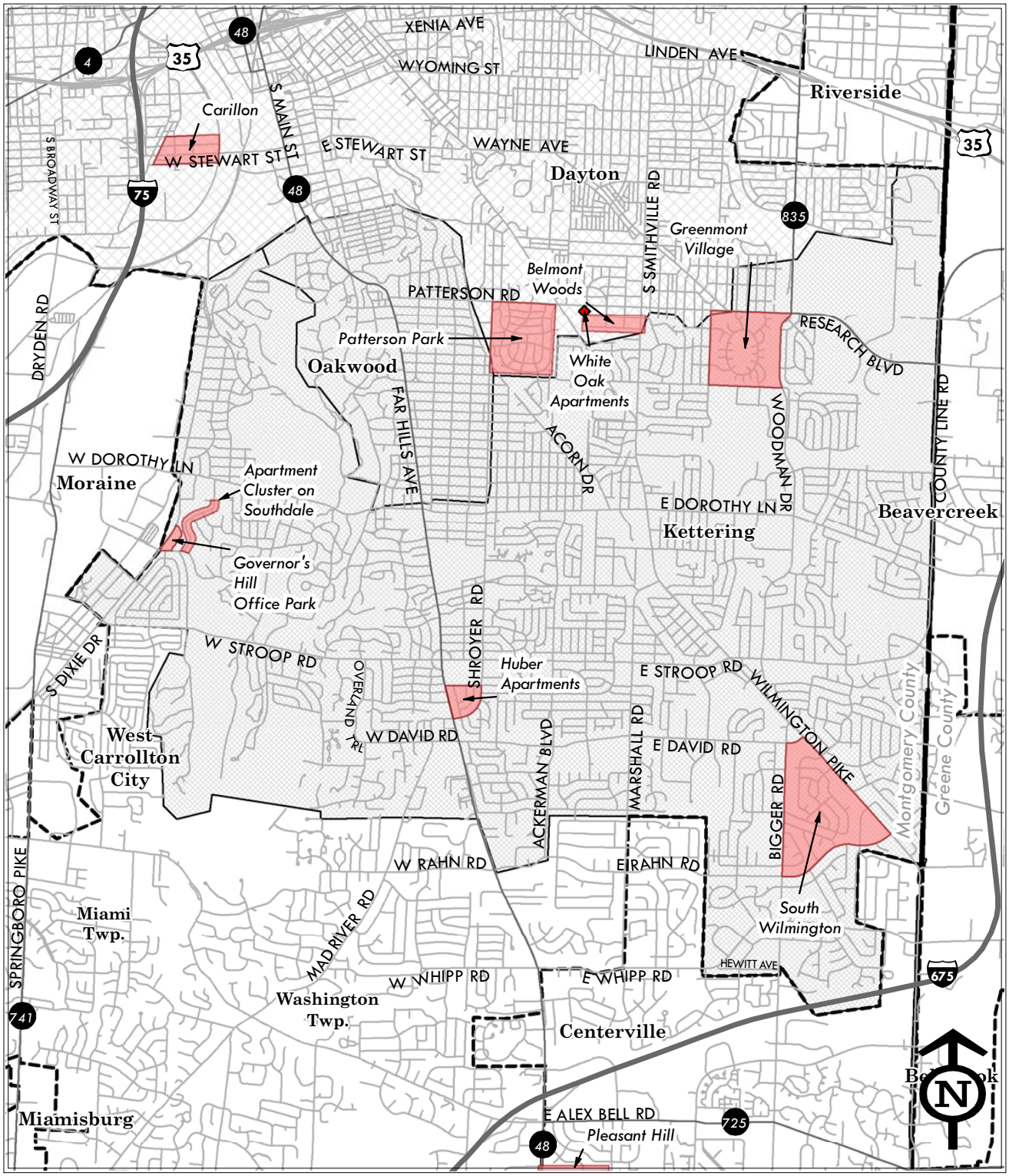
Ohio Modern

Huber Heights - Potential National Register Historic Districts



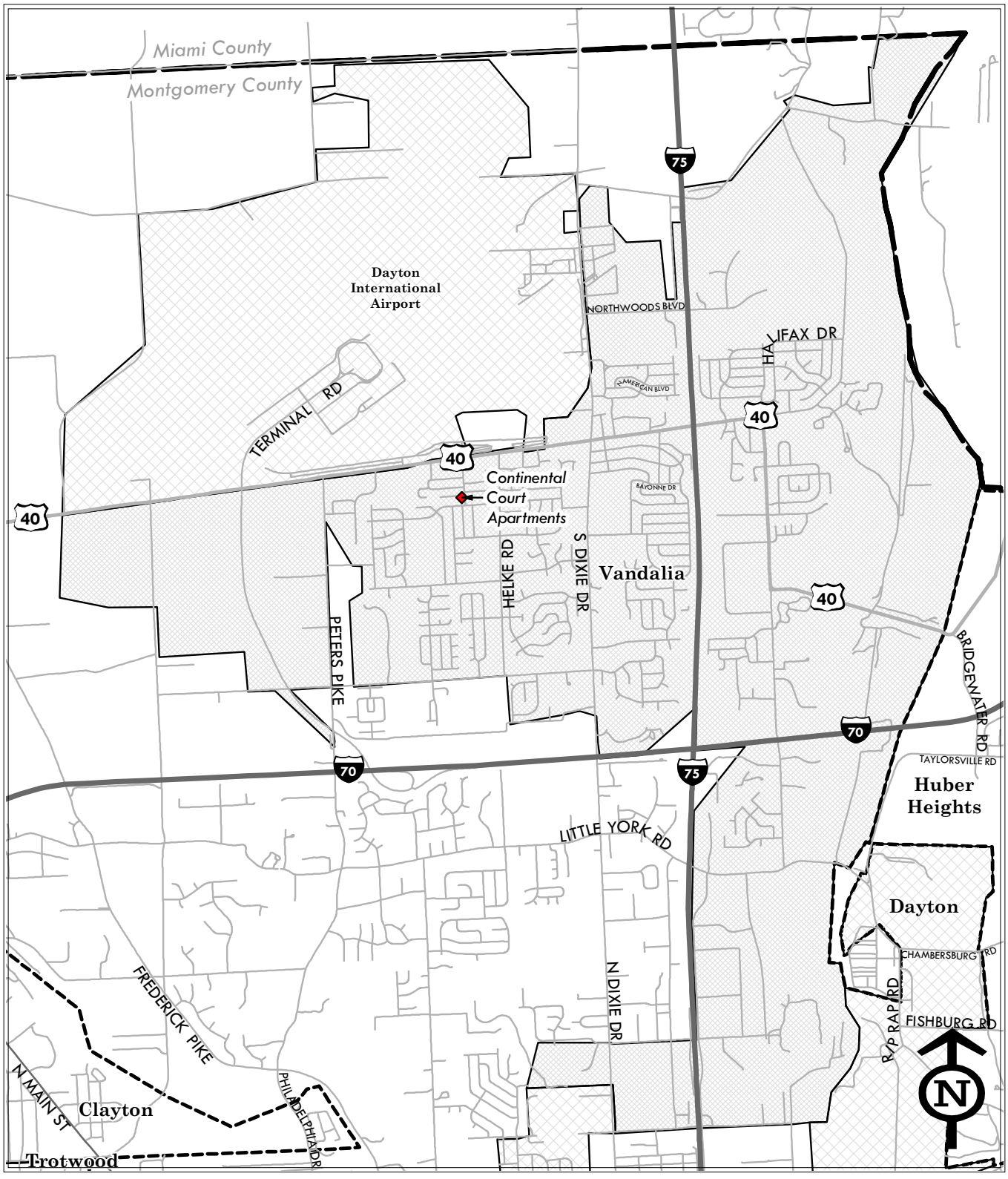
Ohio Modern

Kettering/Oakwood - Potential National Register Historic Districts



Ohio Modern

Vandalia - Potential National Register Historic Districts



◆ Potential Districts

Recommendations for Further Survey in the Dayton Area

Because a significant objective of the Ohio Modern survey was to document a broad cross-section and representative sampling of properties of many different types, uses, styles, ages, conditions, and qualities of construction, it was not possible to fully document any one property type, style, builder, or architect. Some property types were so numerous that they merit additional documentation. During the course of research following completion of the survey, it became evident that additional properties should be documented.

Another result of the broad cross-section sampling was an awareness of multiple categories of properties that are potentially endangered. Under-appreciated and often viewed as disposable, mid-century modern resources appear to be quickly disappearing from the survey area's landscape. For example, the Rike's Department Store parking garage, located at the southeast corner of N. Main and E. Monument Streets in downtown Dayton, has been razed. Built in 1959, it was the first multi-level parking garage in the city. (Zumwald 190) A second Rike's parking garage, built by 1965 on W. Second Street, has also been replaced with a newer parking garage that does not have the distinctive towering round access ramp.

Rike's Parking Garage, 1959
(Historic Image 47)

Also, an entire era of "updated" mid-century commercial façades, or "slipcovers" and commercial signage have been removed or left unmaintained and in deteriorated condition. An example of a removed mid-20th-century slipcover is the former Metropolitan Building, located beside the Victoria Theater on N. Main Street. It was added to the building in the 1950s and removed ca. 1989, when the adjacent Citizen Federal Tower was constructed. The building was then covered with Dryvit.

Metropolitan Building, 1959
(Historic Image 48)

Several roadside restaurants along the metropolitan area's transportation corridors have been demolished. Significantly, the entire 1966 Salem Mall in Trotwood, with the exception of Sears (MOT-05297-08), was demolished in 2006.

As discussed elsewhere in the report, five representatives of building construction companies were interviewed as part of the survey project. The names of other people associated with mid-20th-century builders were discovered during the course of research. In addition to further property documentation, we recommend interviews with other identified builders, including Charles Simms, who built many homes in Kettering, and Donald Huber, a son of Herbert C. Huber who is now associated with the Huber apartments and Huber South rentals (both in

Kettering). Other interviewees could include representatives from local construction suppliers and subcontractors from the era, including Schriber Roofing, Siebenthaler Company (landscaping), Requarth Lumber, and Gem City Brick.

Following World War II, the booming economy, vast industrial infrastructure, and military presence contributed towards a population explosion, which in turn affected the built environment. Future efforts should be made to continue the process started by the Ohio Modern survey project, continuing to record what remains from this vital era of the built environment in the Dayton metropolitan area. It is the hope that this project will serve as a starting point engaging the many local individuals and organizations that expressed an interest in the preservation of these resources. Among the many organizations that offered information or supported the Ohio Modern project were Preservation Dayton, Inc., Oakwood Historical Society, Totally Trotwood, Historical Society of Vandalia-Butler, and a number of Dayton neighborhood associations.

Resources Meriting Additional Documentation

Hundreds of religious structures were built between 1940 and 1970 in the Dayton area, designed by many local architects and featuring a wide range of design influences, materials, and styles. Only a relatively small sample of this important chapter of Dayton's ecclesiastical architecture was documented.

Although a generous sampling of banks and office buildings was included in the survey, each of these building types could be further explored throughout the region. For example, a pattern of sophisticated designs for medical arts professional buildings was observed, and further investigation of this office type is warranted.

With respect to residential properties, the project's focus was an inventory of representative house types, rather than the development of geographic representation. As such, some neighborhoods were only cursorily examined, and some neighborhoods, such as Eastmont in Dayton and Rona Hills in Fairborn, were not explored. A more comprehensive survey approach to Dayton's and the surrounding suburbs' mid-20th-century neighborhoods should be undertaken.

List of Addresses Noted, But Not Inventoried

The following list of recommendations for additional properties to survey was brought to the survey team's attention through research or by recommendation from interested citizens, historical societies, and municipal officials. Due to scope limitations, it was not possible to explore all of the suggested properties. As the properties on the list have not been field

verified, it is possible that not all of them are still standing or have sufficient integrity to merit documentation.

Name	Address	Date	Source
Lustron house	162 W. Franklin St. Centerville	ca. 1947	Citizen recommendation
Hithergreen Middle School	5900 Hithergreen Dr. Centerville	1966	General research
Meadowdale High School	Dayton	1958	*Dayton Daily News*, "Buildings of the Century," 12/18/99
Ponderosa Headquarters	Dayton	ca. 1965	*Dayton Daily News*, "Williams '10'," 1/24/93
Multiple 1966 buildings	Dayton	1966	*Dayton USA*, v 3, no 2, 2/67
Frank L. Smith Realty Co.	609 Watervliet Ave., Belmont neighborhood Dayton	1959 Addition	Citizen recommendation – historic images
Streets around Germantown, Maplegrove, Lakeview, Argonne	West Side Dayton	Early 1950s	Home Builders Association scrapbooks
Harold Mitchell House	5 Kimberly Circle Dayton	1953	Identified in *Dayton's African American Heritage*
International Union of Operating Engineers	6061 N. Dixie Dr. Dayton	ca. 1960	General research
County Administration Bldg.	451 W. Third Dayton	1972	General research
Office/Industrial Building	2551 Needmore Rd. Dayton	1961	General research
Dayton Convention Center	Dayton	1972	General research

Name	Address	Date	Source
Courthouse Square	Dayton	1974	General research
Former NCR Buildings	S. Main St. Dayton	Various	General research
Winters National Bank-Kettering Tower	Dayton	1970-72	General research
House models not surveyed	Huber Heights	1956-1970	General research
Office Building	1563 Dorothy Ln. Kettering	1968	General research
Kettering Justice Building	Kettering	1974	General research
Kettering Memorial Hospital	3535 Southern Blvd. Kettering	1958	General research
Town & Country Shopping Center	Far Hills Ave. and Stroop Rd. Kettering	1950-51	General research
Concrete block Modernist house	930 Runnymede Oakwood	1970	General research
Vacant commercial building	W. National Road Vandalia	ca. 1960	Historic image in City of Vandalia office – contact Julie Trick., Assistant to City Manager (her father's business)
Dayton Airport	Vandalia	1961	General research
Amateur Trapshooting Association	W. National Road Vandalia	Clubhouse, remodeled in 1968	Vandalia Historical Society
Vandalia City Building	Vandalia	1971	Vandalia Historical Society
Vandalia Elementary	346 Dixie Dr. Vandalia	1945	Vandalia Historical Society – to be demolished

Name	Address	Date	Source
Vandalia-Butler High School	Vandalia	1958	Vandalia Historical Society
Helke Elementary School	Vandalia	1970	Vandalia Historical Society – open classroom design
Cory Building (office building)	117 Dixie Dr. Vandalia	ca. 1965	Vandalia Historical Society
Imperial Hills Plaza	Vandalia	Unknown	Citizen recommendation
Vandalia Firehouse #1	N. Dixie Dr. Vandalia	1960	Vandalia Historical Society – to be replaced by new station
Beardshear Methodist Church	3145 Stop Eight Rd. Vandalia	Unknown	Vandalia Historical Society

Threatened Resources

Within the historic preservation community, it is a well known observation that mid-20th-century properties are often more endangered by neglect or demolition than older properties. Post-WWII buildings suffer from a perception problem about their relative historic value and architectural significance, contributing to their endangerment. It is commonplace that people judge the materials or design of the mid-20th century as inferior to other eras of design. Because the design aesthetic was simpler, less ornate, and more subtle than earlier periods, it is often perceived that buildings did not exhibit artistic thought or craftsmanship, resulting in a devaluing of mid-20th-century design. Due to the massive scale of construction undertaken in the post-WWII era in Dayton and throughout the country, buildings from the mid-20th century are relatively plentiful. Consequently, they do not appear to have the "scarcity" factor necessary for their value to be perceived. Whether it's due to the relatively young age, the sheer volume of post-WWII construction, or the use of materials that are no longer routine, there is a sense of disposability for properties of the recent past. Consideration of specific threatened properties should be given during any future documentation of the mid-20th-century built environment.

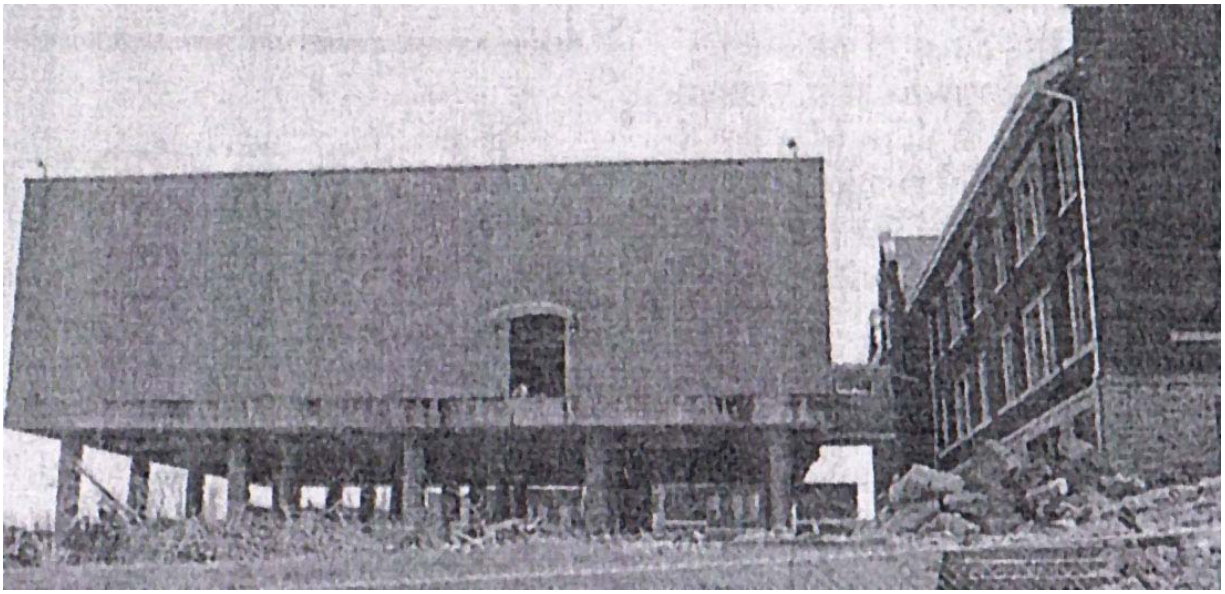
Perhaps of greatest concern are Dayton's and Huber Heights' entire inventory of schools, many of which were built in response to the post-World War II population boom. All schools within these jurisdictions are scheduled for demolition as part of present-day facilities improvement

initiatives. Many of these schools have served as the hearts of their residential neighborhoods. An effort should be made to document all schools within these districts prior to their demolition.

Already lost among Dayton's schools are the unique raised gymnasiums. In response to crowded inner-city neighborhoods, gym additions were built on stilts, which allowed for outdoor play during bad weather and parking after hours. "The gym on stilts at Van Cleve Elementary School – just the second of its kind in the nation – was hailed in 1963 as an innovative 'space architecture' answer for crowded urban schools." (Elliot)

Van Cleve Elementary School, 1975
(Historic Image 49)

Between 1961 and 1966, two other elementary schools (Cleveland, Edison) and Colonel White High School also received stilted gym additions. The creative design solution generated interest nationally, from school officials in places such as Milwaukee, Baltimore, and New Jersey. Although once considered innovative, the gyms were eventually deemed a failure as they were hard to heat and highly susceptible to mold. All four stilted gyms have been demolished within the last six years.


Cleveland Elementary School gym (built early 1960s), under demolition, 2004
(Historic Image 50)

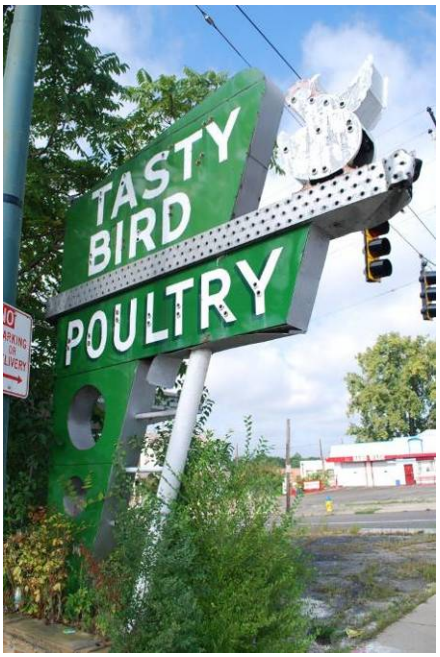
Another resource that proliferated in response to the mid-century growth of the metropolitan area was library branches. Three examples were surveyed, and some have been altered, but several others remain undocumented. Threats to this specific type of resource have been recognized nationally due primarily to budgetary constraints.

Other threatened resources from the era include movie theaters, automobile tourist-related buildings such as motels, and roadside signage. Single and twin screen movie theaters are endangered nationwide. Once the predominant type of movie theater, they have largely disappeared due to competition from multi-plex cinemas. The multi-screen cineplexes, typically owned and operated by national chains, eventually forced the majority of the smaller, independently owned cinemas out of business. Within the survey area, the Fox Kettering Theatre (MOT-05557-06) was recorded. The theatre's exterior is intact, but the building is for sale and has been vacant since 2006. Located near the corner of a busy intersection, it is a prime candidate for demolition if no creative buyer comes forward to either reopen the theatre or adaptively reuse the space. An identical theater, known as Fox Northwest Plaza Theater, at 3375 W. Siebenthaler Avenue on Dayton's northwest side, is also vacant. Closed in 1998, it does not have the same level of historic integrity as the Kettering theater and is also a likely candidate for demolition. Dayton's Polynesian-themed Kon-Tiki Theatre was demolished in 2005, after six years of vacancy. Constructed in 1968, it was on the Salem Avenue commercial corridor in Trotwood. Locally owned, it faced increased competition from larger cineplexes and in the 1980s was leased by a national theater chain. Ultimately the demolition of the nearby Salem Mall and the decline of commercial activity on Salem Avenue also contributed to the destruction of the Kon-Tiki. Documentation of any other remaining single or twin screen cinemas should be completed.

Small independent motels are particularly threatened due to real or perceived crime problems. By the late 20th century, with the ascension of the interstate highway system, most travelers frequented chain hotels and motels which proliferated on these new corridors, rather than the "mom and pop" motels which predominated along the previous generation of transportation routes. Consequently, many locally owned independent motels often deteriorated into the seedy havens that they were purported to be. Of the eight motels surveyed, four were vacant, one was temporarily closed due to public nuisance violations, and three were still in operation, at least one of which is of dubious character. The vacant motels are not likely to be rehabilitated or adaptively re-used and are probable demolition candidates. The former Howard Johnson's on Wagner Ford Rd. (MOT-05554-09) has had half of the exterior walls removed from the rooms and certainly will be demolished, as the building is exposed to the weather. Several motels remain on the Dayton metro area's pre-interstate transportation corridors, and they should be documented for their association with roadside commerce.

Mid-20th-century roadside signs are very susceptible to demolition, and the need to document the fast disappearing roadside signs from the metropolitan area's commercial streetscape is important. Although signs are frequently altered with a new business name, they are likely to be replaced or demolished if a property changes ownership or use. Signs located on vacant properties are in danger of deterioration without proper maintenance. Once deteriorated, roadside signs are rarely repaired. Often perceived as ephemeral and unnecessary, signs are readily torn down or left to collapse, even at functioning businesses. Small in scale in comparison to buildings, roadside signs are also vulnerable to removal due to changing tastes regarding what is visually pleasing on a commercial strip. By the end of the 20th century, people began to lament the clutter of roadside signage along major transportation corridors. What today might be considered a valuable relic of the mid-20th-century automobile culture was often readily torn down in an effort to homogenize the commercial streetscape.

The Tasty Bird Poultry sign (MOT-05165-38) is an example of a large-scale, flashy design. The juxtaposition of the shapes and angles of the sign and the Swiss cheese base give it elements of the Googie style. The "over-the-top" sign also featured a band of exposed light bulbs and neon over the lettering. A slightly abstracted chicken stands on top of the projecting band of bulbs (now missing). The Tasty Bird sign advertised a poultry farm store and was recorded as part of that property. The building is currently vacant and boarded up.



Tasty Bird Poultry
2860 Salem Ave., Dayton

Schultz's Breakfast Nook (MOT-05268-57), now known as Abner's, was a former hot dog stand. The business's sign is a horizontal platform with a cartoonish dog at each end. The dogs flank the outline of a house, which is missing its plastic panels. A horizontal section with plastic panels, featuring the Abner's name and a cowboy, is below the platform. The metal components of the sign are rusted. Once a very nicely designed sign, it is now endangered from neglect. The overall property is in fair condition and located in a low-income neighborhood. The sign is a likely candidate to be demolished.

Schultz's Breakfast Nook
2424 E. Third St., Dayton

This 1971 image of Trotwood's 700 block of E. Main Street shows the extent of roadside signage that was once present on the community's suburban edge and illustrates the types of signs still to be documented. Located east of the historic village center and State Route 49, the basic structure of the Beeber Center sign is intact, including the name and giant arrow. Constructed in 1961, it has been altered, with the individual business nameplates simplified into a larger back-lit plastic sign. The sign was noted but not inventoried during the survey and would be a good prospect for OHI recording.

Trotwood signs, 1971
(Historic Image 51)

The photo and the accompanying newspaper article also illustrate the beginning of sign debates in the waning decades of the 20th century. As Trotwood's administration struggled to create a succinct sign ordinance that would regulate size and setback, William Beeber, owner of the largest sign, ironically stated "we've let signs get out of hand. They're like a jungle." (Riley) Hal

Koinis, owner of the neighboring Flint's Hamburgers, took the opposite view, stating that there would be "a blight on business if any drastic change is made…hamburgers won't sell unless the sign is out front." Constructed in 1969 for $5,000, the fantastic Flint's sign, topped with a revolving starburst, no longer exists. While Trotwood's E. Main Street was certainly hectic in 1971, contemporary observers might note that Googie signs such as Flint's were a work of artistry, and their loss lessens the visual tapestry of the commercial roadside.

Recommendations for Mid-Century Modern Survey in Other Communities

The mid-20th century is an architecturally important era that should not be overlooked. While architecture from the decades 1940 through 1970 is sometimes casually dismissed as being cold or as consisting of generic, nondescript boxes (particularly among nonresidential properties), the reality is quite different. The Ohio Modern Survey in Dayton revealed that much of the built environment from the era in this community exhibits a great deal of design detail. Because people often do not understand or value the design sensibilities of mid-20th-century architecture, buildings of the era frequently suffer unsympathetic alterations. As discussed in the previous sections, certain building types, such as schools, libraries, motels, and theaters, are especially likely to be demolished.

Although generally defined as the recent past, many properties from the mid-20th century are approaching or have reached 50 years old. In order to understand the evolving historic preservation needs within a city or neighborhood, it will become increasingly important for communities, as well as entities dealing with Section 106, to document and evaluate buildings from the Modernist era.

Items of consideration for recent past surveys include:

- **Determining the community's priority for developing a survey project**.
  Many mid-20th-century surveys around the United States have first focused on the residential sector. Some cities such as New Canaan, Connecticut, further refined their residential survey to document only architect-designed houses. Conversely, some communities have begun their recent past documentation with non-residential properties, such as the *Recent Past Survey - Suburban Cook County*, completed 2006-2008. Thus far, all-encompassing surveys, such as Dayton's are in the minority of known projects. Another similar example, completed in 2006, is *The Development of Modernism in Raleigh, 1945-1965* survey, which included residential, both typical and architect-designed, and non-residential resources.

- **Determining the date range of the survey.**
  Some communities merely begin the survey where their previous one stopped at the 50 year cutoff and extend to, or just beyond, the current 50 year cutoff. During the Ohio Modern – Dayton Survey, it was observed that properties from 1940-45 generally were the same as pre-1940 properties. It was not until after World War II that a noticeable difference in architectural styles and building types took place. Depending on that and other historic development factors, a community may choose to begin their survey at 1945. It was also observed that

the architectural styles that came into prominence during the 1950s and 60s continued to the mid-1970s. Therefore, 1975 might be more logical ending date for a survey project, as architectural style was beginning to shift from Modernism to Post-Modernism around that time.

- **Determining the survey location.**
  In addition to the obvious subdivisions, suburban strips, and historic transportation corridors, good mid-20th-century representatives can be found interspersed among older buildings in historic downtowns and neighborhood commercial clusters.

Conclusion

Dayton and the suburbs included in the Ohio Modern: Preserving Our Recent Past History-Architecture Survey experienced a tremendous amount of growth from 1940 to 1970. A wealth of resources remains intact throughout the metropolitan region, reflecting the area's post-World War II prosperity. The resulting architecture has left a tangible legacy on each community's streetscape. Many of these buildings have architectural merit and are worthy of historic preservation. They also are noteworthy in their ability to convey the region's story of mid-20th-century development. From restrained Modernist offices to the artistic forms of Brutalism and Neo-Expressionism, to the soaring angles of Googie buildings and signs, to the rambling Ranch house, the architecture of the mid-20th century has much to be celebrated and preserved. The challenge for the preservation community is to raise awareness of the value of these resources that reflect the apex of Dayton's-- and Ohio's--manufacturing-based economic prosperity.