

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

Historic name: Downtown Dayton Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: The district is roughly bound by Interstate 75 to the west and St. Clair Street and the west face of Patterson Boulevard to the east, and Monument Avenue to the north and Sixth Street/Norfolk Southern Railroad line to the south.

City or town: Dayton State: Ohio County: Montgomery

Not For Publication: n/a Vicinity: n/a

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

 DSHPO Inventory & Registration		<p style="font-size: 1.2em; margin: 0;">July 9, 2019</p>
Signature of certifying official/Title:	Date	
<u>Ohio Historic Preservation Office/ Ohio History Connection</u>		
State or Federal agency/bureau or Tribal Government		
<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>		
Signature of commenting official:	Date	
Title :	State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

Contributing	Noncontributing	
<u>87</u>	<u>39</u>	buildings
<u>3</u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u>3</u>	<u>1</u>	objects
<u>94</u>	<u>40</u>	Total

Number of contributing resources previously listed in the National Register 54

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Commerce/Trade

Social

Government

Religion

Recreation and Culture

Industry

Transportation

Healthcare

Current Functions

(Enter categories from instructions.)

Commerce/Trade

Social

Government

Religion

Recreation and Culture

Industry

Transportation

Healthcare

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7. Description

Architectural Classification

(Enter categories from instructions.)

Mid-Nineteenth Century – Gothic Revival

Late Victorian - Italianate, Second Empire, Renaissance Revival

Late Nineteenth/Early Twentieth Century Revivals – Late Gothic Revival, Beaux-Arts

Early 20th Century American Movements – Commercial Style, Chicago

Modern Movement – Moderne, International, Miesian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone, Terra Cotta, Concrete, Glass, Metal

Narrative Description

Summary Paragraph

The Downtown Dayton Historic District is in Dayton, situated at the confluence of the Great Miami River and Mad River. Dayton is the county seat for Montgomery County in southwest Ohio (**Map 1**). The current setting of metropolitan Dayton is urban, with a population of about 141,000. The historic district lies entirely within Dayton's commercial/civic district. The boundaries extend roughly to the banks of the Great Miami River to the north and Sixth Street to the south. They extend to Interstate 75 and its exit ramps to the west and to St. Clair Street and the west face of Patterson Boulevard to the east. The centrally placed Main Street (running north-south) and Third Street (running east-west) form the spines of the district. The period of significance is from 1865-1980. It covers the mid-nineteenth and early twentieth century development of Dayton into an important industrial and commercial center through to mid-twentieth century economic challenges and the efforts to combat them through private development and city planning efforts such as urban renewal. Resources in the district physically reflect this period in its historic development.

There are a total of 94 contributing resources, 54 previously listed resources, and 40 non-contributing resources. The resources include three sites (public spaces) and four objects (statues/sculptures). Buildings in the district are typically commercial and civic, and represent a range of styles from nineteenth and early twentieth century revival-styles to mid-twentieth century modernism. Two previously listed historic districts; the Fire Blocks Historic District and Terra-cotta Historic District are located within the boundaries of this district. The previously listed resources comprising them contribute to the significance and enhance the integrity of the Downtown Dayton Historic District. The Downtown Dayton Historic District retains historic integrity exhibited through the architectural styles and types of resources, continuous streetscapes and setbacks and urban density and character.

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Narrative Description

The Downtown Dayton Historic District comprises approximately 220 acres which encompasses over 36 city blocks. (**Maps 1 and 2**). The two previously listed historic districts are indicated on (**Map 4**). Listed under Criteria A, B, and C, the Fire Blocks Historic district comprises of twenty-five previously listed resources that include both, early light-industrial and commercial buildings and those constructed after the Great Flood of 1913. Two resources contributing to the Fire Blocks Historic District, the Park Presbyterian Church (11 N. St. Clair Street) and the Hoover Livery Stable (15-23 N. St. Clair Street) have been demolished since the district was listed on the National Register. Terra-cotta Historic District comprises of six previously listed resources, all light-industrial and commercial listed under Criterion C, for architecture. The resources are associated with the Area of Significance Commerce for the Downtown Dayton Historic District and enhance the integrity of the district.

The district is divided into seven areas depicted as Survey Areas 1-7 in **Map 2** to organize the narrative description. A brief discussion of each survey area below is followed by the description, assessment and evaluation of resources within the area. Photograph locations and directions are illustrated in **Map 2**.

SURVEY AREA 1

Survey Area 1 extends from Monument Avenue to the north to Sixth Street/Norfolk Southern Railroad to the South, and from Interstate 75 to the west to the west face of Wilkinson Street to the east. Until the mid-twentieth century, this portion of downtown comprised of residential blocks interspersed with modest retail and business establishments. Extensive private development as well as the Center City West Urban Renewal (**Maps 3 and 5**) during the mid-twentieth century claimed most of the earlier buildings. Most of downtown's civic buildings, constructed during the mid-twentieth century and later, are on Second and Third streets west of Wilkinson Street. The area thus has a concentration of mid-twentieth century modern buildings, particularly along the well-developed First and Second streets. Resource numbers 1-31 (**Photographs 1-17**) are located within Survey Area 1.

1. 405 W. First Street Building

Constructed 1974

Architect: Brown and Head Architects

Contributing Building

The one-and-a-half-story building is located at the western boundary of downtown, adjacent to Interstate 75 (**Photograph 1**). It has an asymmetric footprint with jagged edges along its west and street-facing south facades. The building, which is finished with brick, has a distinct front façade, with a full height glass curtain wall set in a metal frame with horizontal spandrel which is recessed behind a projecting roof supported with angled brick piers. A recessed, glazed entrance provides access to the building near the east corner of the façade. This composition of curtain wall, projecting roof and piers is framed within windowless corner bays of brick construction. Steps leading to a mezzanine floor inside the building are visible from the glazed front.

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Constructed in the Center City West Urban Renewal area, it represents private development within the context of city-guided planning. The modest modernistic building retains elements of its type that were commonly used during the mid-twentieth century, including the asymmetric geometry and massing of the building, the glass curtain walls complete with metal frames and spandrels, and their recessed setting along the front façade. Currently used as office space, the building retains its integrity of design, material, and workmanship. The building contributes to the historic district.

2. 371 W. First Street Building/Hutzler & Long Building

Constructed: 1956

Architect: William N. Leviton

Non-Contributing Building

Located on the north side of W. First Street near the western boundary of Dayton's downtown, this is a modest two-story building (**Photograph 1**). A parking lot associated with the building is located to its west. The building has been extensively remodeled, with a faux Classical front façade, complete with a pedimented entrance bay and "entablatures" extending over the original façade. Windows are fixed frame with dark, tinted glazing. Wrap-around corner windows are located at the western bay of the three-bay front façade. Side facades are unadorned and punctuated with rectangular metal frame windows. The west façade is brick-clad, while the windowless east façade is constructed with concrete blocks. The building was constructed in 1956, at a time of extensive redevelopment on the western portion of W. First Street. It has been used as a modest office building through its past, constructed for the Hutzler & Long advertising company, and used through the 1950s by that company and by Hutzler & Associates Insurance. Later, during the 1960s, the building housed the employees' office of the Ohio Bell Company.¹ Because of major alterations, the building does not retain its original finishes, materials, or design characteristics, and thus does not retain its integrity. The building does not contribute to the historic district.

3. 369 W. First Street Building

Constructed: 1970

Builder: Arthur Beerman

Contributing Building

Located on the north side of the street, near the western boundary of the business district (**Photograph 1**), the four-story building has two wings that fan out in the south and west directions, with a flight of steps leading to a recessed corner entrance block. The building is of reinforced concrete construction and showcases exterior materials and finishes typical for mid-twentieth century modern buildings. The two wings comprise of alternate bays of vertical strip windows for each floor, separated with vertical concrete panels with concrete fins that extend the height of the building. Set between the vertical windows and marking the different floors are

¹ Williams Directory Company, various years, *Williams Dayton City Directory*, Williams Directory Company, Cincinnati, Ohio. This source will be referred to as *Williams Directory* throughout. The directory, *Sanborn Fire Insurance Maps*, and the *City of Dayton Downtown Map*, 1967 are primary sources for identifying building uses and occupancy through the period of significance.

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aggregate finished rectangular panels. Vertical groove patterns are etched along the base, where basement vents are visible, and at the parapet levels of the two wings. A flight of steps with flanking planters, set asymmetrically between the two wings, leads up to the entrance block. Constructed with a similar concrete finish as the two wings, this block rises higher than either. Glass curtain walls are set within the concrete frame on the faces of the block. A glazed doorway provides entrance to the building.

The building was constructed at a cost of 1.5 -2 million dollars. As originally planned, the central block of the building had a different appearance, with horizontal ribbon windows instead of the curtain wall.² The building was constructed in the Center City West Urban Renewal area at a time when private and public efforts aimed to return economic vitality to Dayton's downtown. The building is currently occupied by medical practitioners. The building, which brings together typical materials, details, and finishes, and decorative patterns used for mid-twentieth century buildings, retains its integrity of design, materials, and workmanship. The building is a contributing resource to the historic district.

4. 333-349 W. First Street Building/ Miller Building (and Addition), 340 W. Monument Garage addition

Constructed: 1956; Addition: 1960; W. Monument Garage: 1969

Architect/Builder: William McCabe (architect/designer) Miller family (builders)

Contributing Building

The Miller Building and its addition are located on the north side of W. First Street, west of N. Perry Street (**Photographs 1 and 2**). The original building is a seven-story tall rectangular block of reinforced concrete construction, with nine front and seven side structural bays. The first floor of the street façade is recessed, with a central entrance and a glazed first floor façade set behind stone clad structural columns. The upper floors have alternating bands of wrap-around ribbon windows and brick wall. The building has a flat roof. The addition is a three-story building finished with a brick veneer and ribbon windows that match those of the original building. A glazed entrance with a glass curtain wall extending up to the third floor is located at the western corner of the street façade. A ramp located between the two leads down to underground parking. The building has elements of the International Style, such as the ribbon windows, plain facades and taken together, varying and juxtaposed massing, with variances such as the exposed brick finish. The pattern of alternating masonry and ribbon windows is like the Talbott Tower (58), located across the street, and constructed in 1958, only two years after this building.³

A three story parking garage addition of reinforced concrete construction, is located to the rear of the building, accessible from Monument Avenue, from an alley to the east of the buildings, and from N. Perry Street via Lowe Lane. The garage is connected via a second story bridge,

² "For Downtown," *Dayton Journal Herald*. February 1969, Dayton, Ohio.

³ Resources are cross-referenced by their resource numbers as listed in this, Section 7.

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constructed with the garage, to the office building. The garage is finished with a brick veneer and has elongated horizontal openings that echo the character of the office building.

The original building was considered state-of-the-art when it was constructed, fitted with a helicopter landing pad on its terrace and underground parking for about 200 cars.⁴ It had important tenants, including Aetna Life Insurance, Traveler's Insurance, General Precision Equipment, and North American Aviation. Its construction provides evidence of the westward expansion of Dayton's downtown beyond its core centered on Main and Ludlow streets. From about 1970, the building came to be known as the Dayco Building. Dayco had its roots in Dayton Rubber Company, founded in the city in 1905. Through the twentieth century, the company diversified its products, and was eventually renamed Dayco in 1960.⁵ The building retains the character-defining features of its modernistic design, materials, and construction, thus retaining its historic integrity. The Miller Building contributes to the significance of the Downtown Dayton historic district.

5. Red Cross Building/IBM School, 370 W. First Street

Constructed: 1954

Architect/Builder: Unknown

Non-Contributing Building

The two story building features brick walls punctuated with pigmented metal fixed frame ribbon windows. On the front, street façade, vertical and horizontal ribbon windows form a continuous band framing a central brick panel, with a glazed store-front type entrance at the east end of the band. The east façade features a mural covering the central section of the façade. Asymmetrically placed ribbon and fixed frame windows pierce the west façade. Parking lots flank either side of the building. The two-story building was used, until 1968 to house office space for the IBM Corporation and Prudential Insurance. Since 1968, the building has been used by the Red Cross organization.

The building underwent major alteration during the 1980s, when the recessed entrance porch was enclosed with the new exterior façade wall. The alteration was significant in that it completely changed the original façade of the building. The building does not retain its integrity and is not a contributing building.

6. Board of Education Building/Dayton Design Tech School, 348 W. First Street

Constructed: 1956

Architect: Freeman A. Pretzinger

Contributing Building

⁴ The proposed building is described in the article, June 27, 1957, "Building to Feature Copter Port," *Dayton Journal Herald*, Dayton, Ohio.

⁵ Etsy, Janice and Kate Bruck. 1994; rev. 2012. Dayco Corporation: ms 199. Wright State University Special Collections and Archives. Wright State University, Dayton, Ohio.

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Located on the south side of W. First Street, between its intersections with Perry Street and Red Cross Lane (**Photograph 3**), the three-story International Style building is of brick construction, with its asymmetrical front façade punctuated with metal frame ribbon windows with operable awning type panels and stone surrounds. The entrance bay, near its east corner, is stone clad with a recessed entrance door, shaded with a concrete overhang, and topped with a metal frame glass curtain wall. The building has a concrete parapet and a flat roof. The building, which is a good example of the International Style, retains its integrity. It is significant both for its architectural characteristics and as a public building associated with education. The building, constructed in the western portion of downtown, contributed to its development and expansion during the 1950s. The building retains its integrity of design, materials, and workmanship and is a contributing resource.

7. First Place/Stratford Motor Hotel/Ramada Inn, 330 W. First Street

Constructed: 1962

Architect: Richard D. Levin & Associates; Construction Frank Messer & Sons;

Owner/Builder Sol Friedman

Contributing Building

The eleven-story First Place building is located on the south side of W. First Street, between its intersections with Perry Street and Red Cross Lane (**Photograph 4**). It has a footprint of about 90 by 200 feet at the first-floor level, which includes a terrace extending from the west side, and a 66 by 200 feet plan for each of the ten upper floors. With elements of the Miesian and New Formalist styles, the building is of reinforced concrete construction. The usable terrace located along the west side of the building includes a swimming pool and a recreation area topped with a curved concrete roof. The front of the tower is a glass curtain wall extending the height of the building, in five bays separated by concrete piers. A three-story, multi-level enclosed parking garage is built into the east and south sides of the building's envelope. The east side façade of the building comprises of metal clad sections with metal frame windows set back within a first-floor band and evenly spaced vertical bays of brickwork. The parking garage is discernible from the ramped concrete construction along the east and the south facades.

This building was constructed as the Stratford Motor Hotel, an early mid-twentieth century high-rise building in Dayton. Located in the newly modernizing western part of downtown Dayton, this hotel was associated with the smaller neighboring Stratford Hotel located at 225 W. First Street (12). Later during the 1960s and early 1970s, the Ramada Inn chain operated in the building, gaining further significance for motel/hotel businesses following the construction of the easily accessible Interstate 75. In 2004, the building was rehabilitated as an apartment building - a function it continues to serve. Major alterations appear to have been limited to the interior spaces. The building retains its modernist, Miesian elements, such as its glass curtain wall, and its original construction and materials. This early modernist high-rise building is eligible for listing as contributing to the historic district.

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8. and 9. Office Buildings, 310 and 320 W. Monument Avenue

Constructed: 1988

Architect/Builder: Unknown

Non-contributing Buildings

Located on the south side of Monument Avenue west of its intersection with Perry Street and standing next to each other in the same compound, the buildings at 310 and 320 W. Monument Avenue are office buildings constructed as mirror images of each other. The reinforced concrete buildings are four stories in height, and feature store front windows at the first floor level.

Constructed after the period of significance, these are non-contributing buildings.

10. 300 W. Monument Avenue

Constructed: 1988

Architect/Builder: Unknown

Non-contributing Building

The two story commercial building is located at the southwest corner of Monument Avenue and Perry Street. The building is finished with brick veneer and features metal frame, fixed ribbon windows along its street facades; the rear façade features a picture frame window, composed in a step form that extends the two floors of the building. The building was constructed after the period of significance and does not contribute to the district.

11. 301 W. First Street

Constructed: 1987

Architect: Unknown

Non-contributing Building

Located on the north side of First Street west of its intersection with Perry Street, this is a three story reinforced concrete building with brick veneer walls. The building was constructed after the period of significance, and does not contribute to the district.

12. Dayton Metropolitan Housing Authority/Stratford Motel, 225 W. First Street

Constructed: 1958

Architect: Paul Deneau; Developer: Sol Friedman

Contributing Building

Located on the north side of First Street near its intersection with Perry Street, this is a three-story International Style influenced building of reinforced concrete construction with exterior walls of brick masonry (**Photograph 5**). It has a distinctive, angled front façade, 58 feet wide, with a glass curtain wall extending the full height, framed by brick walls and concrete piers. A metal canopy supported with a metal post marks the entrance from First Street, which also provides, via a driveway in its west bay, vehicular access to the parking located to the rear. The side façade of the building is 156 feet long, asymmetrical and seven structural bays wide. A parking area, supported by pilotis type columns, is built into the rear, north side of the building. Windows marking the bays are typically metal framed. A paved area to the east of the building makes for additional parking space and access to the built-in parking area.

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The motel was part of the rapid development of W. First Street during the 1950s. During the late 1970s-early 1980s, the building was remodeled inside to house offices. As evidenced by this building, the Stratford Motor Hotel/Ramada Inn (now, First Place, 7) building across the street, and a Holiday Inn, now demolished, that operated in the area, proximity to the new Interstate 75 was lucrative to the hospitality business in the area. Although privately owned, the building is currently home to the Dayton Metropolitan Housing Authority. Alterations to the building include the replacement of the original curtain wall, which comprised of alternating panels of glass and metal spandrels, with the new metal frame curtain wall along the front façade, and paint applied to the exterior of the building. This building has a dominant International Style, and the elements of that style, including its asymmetrical form, configuration of fenestration, modernistic canopy and support system, are all intact. In spite of the alterations, the building retains integrity and contributes to the district.

13. AT&T Communications Building/Ohio Bell Building, 300 W. First Street

Constructed: 1968

Architect: Unknown

Contributing Building

The four-story tall (AT&T Building) is located at southwest corner of W. First and Perry streets (**Photograph 6**). The rectangular building is nine bays wide along First Street and five bays deep along Perry Street. It is of reinforced concrete construction with concrete, stone-clad, and brick walls. The first floor along Perry and part of First Street is set back from the plane of the building, the upper floors supported with black marble clad columns. A glazed facade along Perry and First streets, set back from the columns, provides the main entrance to the building. The remainder of the First Street and side and rear first floor facades are of reinforced concrete construction, with marble clad beams and engaged columns. Side entrances along First Street and the west façade interpose the concrete base which separates the brick finished upper floors from the street. The upper floor facades are of brick construction with alternating vertical grooves and vertical strip windows, recessed within stone surrounds, marking the bays. The stone surrounds extend to the height of the building, enveloping the three recessed windows, and are topped with delicate arches. The building has elements of the New Formalist Style, which include the use of classical elements such as arches, overall symmetrical composition, the separation of the upper floors from the street level, and the use of materials such as marble for cladding.

Ohio Bell already had a presence in downtown when the building was constructed, with offices at 205 W. Second Street. The building retains its integrity of design, materials, and construction, continuing to express elements of the New Formalist style. Moreover, the building remains home to a telephone company and thus adheres to its intended use. The building is a contributing resource to the Downtown Dayton historic district, exemplifying private development in an urban renewal area during the late-1960s.

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14. Hanitch Huffman House, 214 W. Monument Avenue

Constructed: 1868

Architect: Unknown

Building previously individually listed on the National Register, 1982, NR #82003617

Located at the intersection of North Perry Street and West Monument Avenue, this Italianate style building is of brick construction (**Photograph 7**). The main, W. Monument Avenue elevation is three bays wide and features a covered porch that wraps around the side facades accessed via a short flight of steps. The building has a side bay entrance set within an elliptical bay, with elongated, rounded arched sidelights flanking either side of the panel. The porch meets up with a bay windows on the west and east side elevations. Windows throughout are elongated, almost taking on the appearance of doors at the first floor level – with arched lintels topped with keystones. The building has a low pitched hipped roof with broad, bracketed eaves, features typical of the Italianate style. A second entrance from the rear façade provides access to the associated parking lot.

The Hanitch Huffman House is listed on the National Register for its association with the prominent industrialist Huffman family of Dayton, and as a notable example of the Italianate style. The house was initially sited across Monument Avenue and was moved to its present location in 1982 to accommodate a parking lot. The house was evaluated to retain its integrity even though it was moved from its original location.⁶ It is currently used as a law office. The character defining elements, materials, and workmanship have not been altered significantly, and the building retains its integrity. It represents the transition of nineteenth century single residential dwellings to offices, as downtown Dayton's character changed to a primarily commercial district during the mid-twentieth century and enhances an understanding of the district

15. and 15A. Isaac Pollack House/Dayton Peace Museum, 208 W. Monument Avenue

Constructed: 1890/1876. Previously individually listed building on the National Register, 1974, NR #74001581

Architect: Unknown

Storage building/Garage (15A) 1980s: Non-contributing building

The three story Second Empire style building is at the southwest corner of Monument Avenue and Wilkinson Street (**Photograph 7**). Entrance to the building is on the west bay of the three bay Monument Avenue façade and is approached via a short flight of steps. The round arch entrance doorway is surrounded with an elaborate architrave topped with a full pediment. A second entrance is partly visible, built into a projecting bay in the west side façade. First floor windows of the brick building are full height, round arched with one over one wood frame double hung panels, the surrounds topped with keystones. Second floor windows are elongated double hung segmented arches with elaborate surrounds also with keystones. The third floor is built into a mansard roof and is punctuated with ornate rounded arched and pedimented dormers. The east side façade has windows less elaborately detailed, while of similar character as those on

⁶ Website for Martin Folino, Legal Professional Association, current occupant of the house, at <http://www.martinfofino.com/Huffman-House>.

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the front façade. The building has a rear entrance with a newly built ramp extending to Wilkinson Street. A brick chimney stack pierces the mansard roof and is visible from Wilkinson Street. A single story side-gable garage/storage building (15A) is located in the southeast corner of the property. Constructed during the 1980s, the garage/storage building is non-contributing to the district.

Isaac Pollack House was likely constructed at 319 W. Third Street, in a downtown residential area in 1876 (Montgomery County Auditor records indicate that it was constructed in 1890, while the date is recorded as 1876 in the National Register nomination). The house continued to be used as a residence until 1913, when it was converted into a dance studio. Later, Montgomery County used the building for over two decades to house its offices. The building was listed in the National Register in 1974. It was moved to its current location just east of the Hanitch Huffman House (14) in 1979. The building is home to the Dayton Peace Museum now. The Isaac Pollack House enhances the integrity of the historic district.

**16. Westminster Presbyterian Church, 208 W. First Street/125 N. Wilkinson Street
Constructed: 1925-1926**

Architect: Ralph Adams Cram and Schenck and Williams

Contributing Building

The late-Gothic Revival Church is located on the south side of First Street, between Wilkinson and Perry streets (**Photograph 8**). Set back from the street with landscaping, the limestone clad building has a soaring gable front entrance with cross-gable projections, flanked on either side by two story flat roofed wings. Entrance is recessed within a stone pointed, buttressed archway. The double, multi-paneled wood doors are topped with an elaborately ornamented wood tympanum. A decorative band of stonework sits above the spandrel. Above the entrance arch, a pointed arched stained-glass window with metal frame and wood tracery dominates the façade. Limestone mullions divide the window into three. Vents set in stonework top the engaged buttressing and the cross gable ends and punctuate the pediment. The side façade comprises of six bays framed by the cross-gable masses at the ends of the church, and a cross gable extension to the rear. The bays of the two story flanking wings are demarcated by piers, with paired, stone mullion multi-panel windows with transoms marking each bay. Metal grills protect the windows at the first floor level. Side entrances are in the cross gable ends and to the rear of the church. Set back from these wings, the rising façade of the church is marked with buttresses separating bays with large, pointed arched stained-glass windows. The roof of the building is covered with slate shingles.

The Westminster Presbyterian Church of Dayton originated with the First Presbyterian Church, which was founded in 1799 in the settlement even before Dayton was formally established. The church split because of a dispute over slavery in 1838, to reunite in 1919. The need for a building to serve a larger congregation of over 1000 led to the construction of this building. The building was designed by Ralph Adams Cram, nationally recognized for his design of churches, and Dayton's Schenck and Williams and features a large Tiffany window in the rear face that

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remains in excellent condition.⁷ The building retains its integrity as a late-Gothic Revival church, and its association with a congregation that has been a vital part of the downtown community through the period of significance. The building is contributing to the district.

17. Price Brothers Headquarters/One Stop Center, 367-371 W. Second Street

Constructed: 1969

Architect: Brown and Head Architects

Contributing Building

This is a four-story building with elements of the New Formalist style located to the west of N. Perry Street, on the north side of W. Second Street (**Photograph 9**). The first floor is a recessed glazed storefront facade, with two symmetrically placed arched concrete canopies extending out to the sidewalk. The two upper floors are finished with twenty-six precast concrete panels for each floor. Single elongated windows are set recessed – one for each panel. Rather than being one above the other, windows on each floor are set in opposing corners of their concrete panels – the entire composition of the façade with its concrete panels and windows forming a staggered pattern. The side elevations comprise of two pairs of similar panels set between massive windowless bays at the corners. The building has a part fourth floor and a flat terrace. The fourth floor is finished with glass curtain walls. A raised parking deck is attached to the rear of the building. The setting back of the main mass of the building from the street with a recessed first floor, the symmetric composition of the façade, and the use of decorative concrete panels are all elements of the New Formalist style.

The building was constructed as the headquarters of the Price Brothers Company at the cost of \$4 million.⁸ Price Brothers was a construction and concrete pipe and building manufacturing company founded in Dayton in 1899. Initially a contractor for the construction of dams and other large projects, the company focused on manufacturing and installing concrete pipes during the post-World War II years. Constructed on the site of former single dwellings, the building is located within the Center City West Urban Renewal area. The City of Dayton acquired the building in 1998. Currently used as a municipal building housing the city's One Stop property development processes and permits office, the building retains its integrity of design, materials, and workmanship. The building is a contributing resource to the historic district, representing private development in an urban renewal area.

⁷ Refer Westminster Presbyterian Church website at <http://westminsterdayton.org/about/church-history.html>; Wright State University Special Collections. *MS-276 – Westminster Presbyterian Church Records*, accessed at Wright State University Special collections at <https://libraries.wright.edu/special/collectionguides/files/ms276.pdf>

⁸ Bland, Jim. "Buildings Sprouting Downtown," *Dayton Daily News*. Nov. 3, 1968, Dayton, Ohio.

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18. Mumma Building/Montgomery County Police Department, 345 W. Second Street

Constructed: 1970

Architect/Builder: Unknown

Contributing Building

This building is located on the north side of W. Second Street, west of N. Perry Street near the western boundary of downtown. This is a four-story building of concrete construction, with a roughly square plan and a footprint of approximately 67 feet by 70 feet (**Photograph 9**). An attached underground two-level parking garage, of concrete construction is located to its rear. The building has elements of the Miesian and New Formalist styles. Its facades are composed of Miesian vertical curtain wall type glazing between floors with spandrels and interspersed with vertical concrete piers. These concrete piers, found in New Formalist style buildings, replaces the steel/metal frame seen in Miesian buildings. A brick surround with a cantilevered concrete canopy brings focus to the storefront type, asymmetrically placed entrance to the building. Planters associated with the building flank the glazed entrance located in the middle portion of the front façade. Constructed to house offices, this building was acquired by Montgomery County in 2002, and has since been home to the county police department. The office building exemplifies development in the City Center West Urban Renewal area. The building retains its integrity of design, materials, and workmanship and contributes to the historic district.

19. Ohio Bell Building/AT&T Building, 205 W. Second Street

Constructed: 1930

Architect: Schenck and Williams

Contributing Building

The eleven story Art Deco style reinforced concrete building is located on the north side of Second Street between Perry and Wilkinson streets (**Photograph 10**). The building has a granite clad first floor, topped with a band of polychromatic terra-cotta tiles that forms its base, above which the limestone clad tower, featuring polychromatic terra-cotta tiles and ornate metalwork, rises. The Second Street façade is seven bays wide. The central five bays rise to the full height of eleven stories. The two corner bays of the symmetrical elevation rise to six stories, arriving at a stepped form typical of the Art Deco style. The entrance, which rises to two stories, is recessed within a central rounded arch flanked with lamps on either side. Polychromatic decorative tiles with floral patterns frame an ornate radiant metal grill surrounding the glazed doorway. An arcade of three round arched windows featuring a balconet sits above the entrance. Flanking the entrance, windows, recessed within limestone piers and mullions extend vertically across floors, with decorative metal spandrels with chevron patterns marking the floor transitions. The building is topped with a stepped parapet with alternating decorative panels, and eagle sculptures mark the corners, both in the central section and the six story corner bays. The side façade, which is seven bays wide, is consistent with the composition and ornamentation patterns of the main facade.

It was constructed as the new Dayton headquarters of the Ohio Bell Telephone Company. The offices of the company were located, prior to the construction of this building, at 44 S. Jefferson Street, in the Home Telephone/Price Stores Building (176). The building was used by the Ohio

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Bell Company as its primary home at least until its new, 1968 building was constructed at 300 W. Second Street, remaining an additional office for the company through the period of significance. The building is now home to the AT&T Company. A major work by Dayton's Schenck and Williams and the earliest remaining Art Deco building in Dayton, the AT&T Building retains its integrity of design, material, construction, and association, and is a contributing building.

20. Montgomery County Building and County Building Garage addition, 451 W. Third Street

Constructed 1972; Garage Addition: 1992

Architect: Edward Durrell Stone with Brown and Head Architects

Contributing Building

Raised on a landscaped plaza in the irregular shaped block between Mary Street and Interstate 75 on the north side of W. Third Street, the Montgomery County Administration Building is a symmetrical, twelve-story polygonal building – in plan a rectangle, with recessed corners (**Photographs 11**). The raised plaza slopes up to the building, with stepped walkways axially aligned to the south and east faces of the building leading to a platform that makes up the base of the building. This arrangement of approach and plaza extends a monumental character, appropriate for one serving civic purpose, to the building. The plaza also serves a utilitarian purpose – that of accommodating below ground automobile parking for those working in the building. The building is designed in a dominant New Formalist style. Its facades are composed of glass curtain walls complete with metal framed windows and spandrels between floors, each set framed back within concrete piers that rise from the ground all the way to the flat roof. The four corners of the buildings are set back, forming a solid, stone clad frame for the rhythmic pattern of curtain wall and concrete pier that make up the faces of the building.

The choice of the site for the Montgomery County Building dates back to at least 1954. The Comprehensive Plan published by the City of Dayton that year included a recommendation that Third Street west of Wilkinson Street be zoned for the construction of civic and government buildings. Civic buildings were constructed in this area over the coming decades in a piecemeal fashion, starting with the Dayton Safety Building during the early 1950s, and a courthouse west of it later during the 1960s. As the Perry Mead and Miami Maple Urban Renewal projects (later, combined to be called the Center City West Urban Renewal project) moved forward, new, grand schemes were drawn up for these blocks west of Wilkinson Street. In 1967, Edward Durrell Stone presented a plan that included not just the Montgomery County Building, but also two office towers with landscaped public plazas filling up the blocks between Wilkinson Street and Interstate 75.⁹ The county building was the only one designed as part of the plan that was eventually realized.

A three-story public parking garage addition, of concrete construction is located to the rear of the building – barely visible from W. Third Street but occupying much of the frontage along Second Street. The garage features decks set behind vertical ribbed concrete banks, and glass curtain

⁹ Meeker, Hubert. "County's Building Plan Has it All," *Dayton Journal Herald*. . October 3, 1967, Dayton, Ohio.

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walls at the northeast and southeast corners. It is connected via a bridge designed with the garage to the County Building. The Montgomery County Administration Building is a significant example of the work of architect Edward Durrell Stone with Brown and Head as architects of record in Dayton. The building, which retains its integrity, is a contributing resource.

21. Montgomery County Juvenile Justice Center, 380 W. Second Street

Constructed: 1988

Architect: Unknown

Non-Contributing Building

The Juvenile Justice Center is a five story reinforced concrete building. The building, which features brick, concrete, and glass curtain walls is located to the west of the County Jail. It has a recessed west corner entrance with an overhanging concrete canopy. The building was constructed after the period of significance and does not contribute to the district.

22. Montgomery County Jail, 330 W. Second Street

Montgomery County Jail constructed: 1964-1965; Addition: 1988

Architect for the original Montgomery County Jail: Gareth Rogers Williams (Lorenz & Williams) and Freeman A. Pretzinger (Pretzinger & Pretzinger); Architect for the addition and the Montgomery County Juvenile Justice Center: Unknown

Non-contributing building

The County Jail Building is located on Second Street west of its intersection with Perry Street. It comprises of a smaller original building, constructed in the Miesian style similar to the Montgomery County Court Building (23) described below, and a larger, Second Street facing addition attached to and replacing the north wall of the original building, and thus its main facade. The addition, marked by chamfered corners, is six stories tall of reinforced concrete construction with brick walls. Floors are separated with concrete bands. Small windows punctuate the façade at regular intervals. The building is connected to the Dayton Safety Building (27) via a bridge that was constructed after the original building. The addition has a significant effect on the original building, altering the appearance with its design, different materials, and construction, resulting in a loss of integrity. This building does not contribute to the district.

23. Montgomery County Court Building, 41 N. Perry Street

Constructed 1964-1965; Addition: 1988

Architect: Gareth Rogers Williams and Pretzinger & Pretzinger

Contributing Building

The eight-story Miesian style building at the Perry Street/Second Street corner is of concrete construction with pigmented glass curtain walls alternating concrete panels forming a clean, symmetrical arrangement (**Photograph 12**). The building has a set-back, colonnaded first floor concrete finished facade and is topped with a flat roof. It is raised on a platform within a small landscaped plaza located between Perry Street and its mass. This is a significant civic building constructed during the 1960s in the western section of downtown, near other mid-century modern civic buildings. Such as the Dayton Safety Building and the Montgomery County Courts

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Addition (27). It retains its integrity of design, material, and construction, and continues to serve the civic function it was designed for. The building is contributing to the historic district.

24 and 25. Federal Courthouse and Post Office Building/Federal Building and Plaza, 200 W. Second Street; Gateway Sculpture

Constructed 1975; Gateway Sculpture: 1977

Architect/Builder: GBBN (Architects), Mercer and Sons (Builders); Sculptor: Joseph Konzal Contributing Building (Federal Building) and Contributing Object (Gateway Sculpture)

Dayton's Federal Building and associated public plaza occupy an entire block between W. Second Street and W. Third Street and N. Perry Street and N. Wilkinson Street (**Photograph 13**). The building is set back toward W. Third Street with landscaped public plaza in front and a paved walkway leading up to it from W. Second Street. The plaza was designed and constructed in association with the building. The Federal Building is nine stories tall, with a footprint of 138 feet by 105 feet.¹⁰ The building is of concrete construction. Each of its facades features deep brown precast concrete panels framing curtain walls. The curtain walls comprise of reflecting glass with metal frames and extend from the second to the sixth floor of the building. The upper three floors overhang from the plane of the building. Unlike the lower floors where the vertically-dominant glass curtain wall takes up much of the surface, these upper floors have a marked horizontality enhanced by the narrow ribbon windows piercing them. The Federal Building, with its asymmetrical composition of juxtaposed masses, use of concrete panels as finishing materials, and extensive use of overhangs to define its form, features many elements of the Brutalist style. The building and its associated plaza also include two works of art that were commissioned by the Government Service Administration's Art in Architecture Program, namely the sculpture "Gateway" by Joseph Konzal and the mural "Red Neon Circle Fragments on a Blue Wall" by Steve Antonakos, located on the vertical surface of the canopy that overhangs above the recessed, storefront entrance to the building. The mural was completed in 1978, about three years after the completion of the building.¹¹ The Gateway is an abstract sculpture twelve feet tall on a six foot by eight foot base, comprising of welded steel masses.

The Federal Building was constructed on a site that had long been designated for civic buildings. It forms, along with the County Courthouse (23), Dayton Safety Building (23), and the Montgomery County Administration Building (20), a group of civic buildings, which resulted from a long-considered need for a government/civic zone. The building was designed as a state-of-the-art facility that incorporated cutting edge technology of the time. The building featured 188 ton air conditioning condensers that were served by a deep well in the building's southwest corner. Smoke detectors notified the facility managers of any smoke or fire on a large,

¹⁰ United States Government Services Administration (GSA). *Federal Building and Courthouse, Dayton, Ohio*. Accessed on May 5, 2017 at <https://www.gsa.gov/portal/content/141663>; Montgomery County Real Estate data accessed at mcrealeatate.org.

¹¹ United States Government Services Administration (GSA). *Federal Building and Courthouse, Dayton, Ohio*. Accessed on May 5, 2017 at <https://www.gsa.gov/portal/content/141663>

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illuminated “trouble board” in the lobby, and prerecorded tapes would automatically broadcast evacuation orders if needed. The post office located at the first-floor level was equipped with automated machines.¹² These and other features of the building made it a unique, first of a kind in Dayton during the mid-1970s. The Federal Building retains its integrity of design, material, and workmanship as it continues to display its dominant Brutalist style. The building is a contributing resource to the historic district. The sculpture is located on the plaza associated with the Federal Building, near the Perry Street-Second Street intersection. Funded as part of the U.S. General Service Administration's Art-in-Architecture Program, it cost \$17,000. Associated with the Federal Building and funded via the same mechanism as the building, the sculpture is a contributing resource to the district.

26. 361 W. Third Street

Constructed: 1988

Architect/Builder: Unknown

Non-contributing Building

This concrete construction two story building with concrete walls is located on the north side of Third Street west of Perry Street, near the western boundary of the district (**Photograph 27**). The building has an entrance set within a glass curtain wall near the west end of the street façade. It houses the county coroner offices and laboratories. The building was constructed after the period of significance and does not contribute to the district.

27. Dayton Safety Building, 1955; 333 W. Third Street and Montgomery County Court Building Addition, 1988; 301 W. Third Street

Architect: Freeman A. Pretzinger (Original); Architect for Court Building: Unknown

Contributing Building

Located between N. Perry Street and Vista View Drive on the north side of W. Third Street, the Dayton Safety Building is a five-story, stone-clad Neo-classical/International style edifice (**Photograph 14**). The building has a symmetrical front façade sixteen bays wide and is six bays along the side façade. The central entrance is recessed within a projecting fluted-stone clad surround and is topped with fixed frame transoms. Windows for floors two to four are set in vertical aluminum frame strips, and square fixed frame windows punctuate the fifth floor. This section of downtown was designated in the 1954 Comprehensive Plan for a complex of civic and government buildings. The Dayton Safety Building, which housed the city's police department, courts, and associated offices, was the first of the civic buildings to be constructed there during the mid-twentieth century. It continues to house the city's police department. The Dayton Safety Building is an important mid-twentieth century example of transitional architecture with elements of the Neo-classical and modernistic styles. It is also significant as an early modernist building, constructed in the expanding western portion of downtown Dayton, that serves civic and government functions.

¹² Roay, Ron. March 31, 1976, “Federal Building To Be Dedicated Officially Tuesday,” *Dayton Daily News*, Dayton, Ohio.

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Montgomery County Courts Building addition is a six story reinforced concrete building located at the northwest corner of Perry and Third Streets. The building is connected to the Dayton Safety Building via a bridge at the third and fourth floor levels. The bridge is set back from the street and visually separates the older building from the addition. The addition features a rounded street corner clad with curtain wall extending the height, a recessed first floor, and flanking stone clad walls with vertical strip window. Distinguishable from its addition that houses related functions associated with law and public safety, the Dayton Safety Building retains its integrity of design, material, construction and association; the building with its addition is contributing to the historic district.

28. Montgomery County Medical Society /Third National Bank, 40 S. Perry Street

Constructed: 1967

Architect/Builder: Unknown

Contributing Building

Located at 40 S. Perry Street at its northeast intersection with Fourth Street, this single-story building is faced with a decorative pre-cast concrete wall with uniformly spaced vertical strip windows, standing on a recessed brick faced base. Windows at this lower level give evidence that the building has a basement. A modest entrance with an overhanging parapet above is located at the south corner along the S. Perry Street façade. The building was constructed as an office for Dayton's Third National Bank. Third National Bank was one of the city's longest running financial institutions, having been formed in 1863. The building, which retains its integrity, displays typical mid-twentieth century modern decorative elements, such as the precast concrete wall and strip windows. Currently housing the Montgomery County Medical Society, the building is a contributing resource to the historic district.

29. Sacred Heart Church, 41 S. Wilkinson Street (217 W. Fourth Street)

Constructed: 1890

Architect: Charles Insko Williams

Previously individually listed on the National Register, 1987, NR #87001885

Located at the northwest corner of Fourth and Wilkinson Streets, Sacred Heart Church is a two story building constructed of limestone with sandstone belt courses in the Romanesque Revival style and topped with a Byzantine dome (**Photograph 15**). The lower floor is the basement level which is accessible via steps leading down along the Wilkinson Street facade, over which the main floor, a clerestory, rises to a height of seventy-five feet. The church has a cross gable plan, with the large, octagonal dome rising from the center. A prominent rose window is set above the entrance at the Wilkinson Street façade, and the central entrance bay is flanked by a square tower on either side. Similar rose windows provide focus to the side facades, though only the front elevation includes the flanking towers. The copper covered dome is topped with an octagonal cupola and punctuated with windows with interspersed engaged ionic pilasters. The towers are capped with cupolas that are essentially scaled down versions of the dome. A side entrance to the building is from a modest landscaped court along the north façade of the church. The building is replete in classical detailing, such as pedimented gables at the roof level and entablatures at the base of the dome.

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The Sacred Heart Church was formed by former members of St. Joseph's Catholic Church, the only church in Dayton for English-speaking Catholics at the time, in 1883. Listed on the National Register in 1987, building is a significant example of the Romanesque Revival style in downtown. The National Register nomination included an associated dwelling, the church rectory, located on W. Fourth Street, immediately east of the church. The dwelling has since been removed. The Sacred Heart Church, however, retains its integrity of design, material, craftsmanship, and association, and enhances that of the historic district.

30. Senior Resource Connection (Senior Citizens Center), 105 S. Wilkinson Street

Constructed: 1970

Architect: Richard Donald Levin; General Contractors: Fryman-Kruck

Contributing Building

This building is located at 105 S. Wilkinson, at the intersection with Fourth Street (**Photograph 16**). The irregular-shaped, brick finished building is two stories tall with elements of the Brutalist and Neo-Expressionist styles. It features a recessed first floor with entrances set within storefront type glazing. The upper floor features a geometry of juxtaposed masses, horizontal concrete bands encasing Flemish-bond brickwork. Brutalist elements include solid massing and the extensive use of concrete as an exterior material. Its sculptural quality adds a Neo-expressionist element to the design. The Senior Resource Connection building has provided Dayton's senior citizens state-of-the-art facilities, including clinic, game rooms, meeting rooms, library, and an auditorium since 1970. Built in the newly developing western part of downtown, the irregular shaped brick and concrete building is characterized by elements of the Brutalist and Neo-Expressionist style. These elements are intact, and the building retains its integrity. The Senior Resource Connection is contributing to the historic district.

31. Holden Hotel/Holden House Apartments, 200 W. Fifth Street

Constructed: 1916

Architect: Urban Theis and J. B. Thies

Contributing Building

The nine story reinforced concrete construction building is located at the southwest intersection of Fifth and Wilkinson Streets (**Photograph 17**). The brick-faced building, which is embellished with classical detailing, is six bays wide on both the street facades. Entrances are from the fourth bays on both elevations. The first floor of the building has been altered with brick infill in each bay pierced by one over one double hung windows with concrete sills and surrounds. It is separated from the upper floors by a simple stone cornice. The upper floors have retained their characteristic design features. Corner windows at the first floor level are set in stone architraves with rounded arches and keystones. Walls between windows have square stone inlays with classical wheel and vegetation relief. Corner windows at the second story level have molded stone lintels. Windows are all one over one double hung. Single windows punctuate each bay along the Wilkinson Street façade, while the Fifth Street elevation features paired windows in each bay. Stone balconets with ornamental brackets and stone inlays mark the corner windows on the eighth floor, further emphasized with high relief ornamental stone inlays flanking them. A simple cornice separates the eighth from the ninth floor, where the corner windows have rounded

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arched architraves, and echoing in composition the second floor, stone inlays between each window. The building is crowned with a simple stone cornice and brick parapet.

The Holden Hotel was constructed in 1916 near the new passenger railway station on Sixth and Ludlow Streets to meet the demand from the growing numbers of visitors to Dayton. The hotel continued to operate through the mid-twentieth century even after the number of visitors arriving by rail dwindled as the automobile became dominant. Later, after the period of significance, the building was converted to rental apartments. On the exterior, alterations to the building are limited to the enclosing of the first floor display windows and replacement windows in other openings that imitate the original types. With much of the original façade and ornamentation intact, the building retains its integrity of design, material, construction, and its association with downtown commerce. The building contributes to the historic district.

SURVEY AREA 2

Survey Area 2 extends from Monument Avenue to the north to the north side of Second Street to the south, and from the east side of Wilkinson Street to the west side of Main Street. On Monument Avenue, it includes the two buildings on the north side of the street, east of its Main Street intersection. The survey area includes a mix of late-nineteenth/early twentieth century buildings as well as mid-twentieth century and recently constructed buildings. Two early high-rise buildings; the Insko Building (46) and YMCA Building (32), both on Monument Avenue are in this area, as are modest early residential buildings now used as office/retail establishments. At 132 feet, Main Street is wider than the typical 99 feet wide streets in the district, and in this Survey Area, the Private George Washington Fair statue (61) is installed in a landscaped divider south of Monument Avenue. Resource numbers 32-61 (**Photographs 18-30**) are in Survey Area 2.

32. YMCA Building/ Landings Apartments, 115 W. Monument Avenue

Constructed: 1929

Architect: Schenck and Williams

Previously individually listed building on the National Register, 1988, NR #88001299

The YMCA building is located on the north side of West Monument Avenue, near its intersection with North Wilkinson Street, on the banks of the Great Miami River (**Photograph 18**). The fourteen story building is of Spanish Colonial style, of concrete construction with brick exterior walls. The bilaterally symmetrical building comprises of a two story, hipped roof recessed block flanked on either side with three story hipped roofed blocks that abut the street. Steps leading up from the road, to the piazza thus created, lead to two arched doorways set in the side bays of the central block. A towering U-shaped structure that steps up toward the sky rising fourteen stories is located to the rear, north side of the central block. Openings at the first floor level are round arched, while those at other floor levels are typically rectangular. The building is replete with metal and Bedford stone detailing, exemplified by the stone surrounds with cable molding at the doorways, the rowlock brickwork over the arched windows, the stone balconies at various floor levels, blind arches and stepped brick cornices at the roof levels, and the low

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pitched roofs with extended eaves. Portions of the building continue to be used as Dayton's downtown YMCA. The high tower is currently used for condominiums and rental apartments.

The newer YMCA expanded on the facilities that the earlier, six story building at 101 West Third Street (70) had provided its growing membership. The Monument Avenue Building included a large auditorium, several meeting rooms and banquet halls, three gymnasiums and a larger swimming pool, as well as classrooms, laboratories, and dormitories.¹³ The building is listed on the National Register of Historic Places under Criterion A for its association with the YMCA and its role in Dayton's social history and under Criterion C for its distinctive architectural characteristics. Although the building, in part, now houses residential apartments, it has retained its character-defining form, materials, and workmanship, and retains its integrity, enhancing that of the historic district.

33. First Baptist Church, 111 W. Monument Avenue

Constructed: 1915

Architect: Schenck and Williams

Contributing Building

The First Baptist Church is located on the north side of Monument Avenue near the west boundary of the historic district (**Photograph 18**). The late-Gothic Revival style church is of brick and limestone construction. The front gable entrance is reached via a short flight of steps leading to a projecting bay pierced with three pointed arch entrance doors set in a limestone arcade. The arches are separated by engaged pilasters. The entrance arcade filled with brick inlay, is framed between a pair of stunted turrets with narrow arched windows punctuating them. Entrance doors are wooden with glass panels. A stepped raised pediment with stone caps and infills is pierced with a large tripartite pointed arched window with ornate stained glass panels and tracery. Intricate stone inlay work, blank lancet windows, and finials characterize the pediment. The side façade comprises of four evenly spaced arched, stained glass windows separated by brick buttresses, leading to a cross gable end with a large arched window. A side portico provides a second entrance from the east façade. The rear section of the building, likely comprising the rectory and other ancillary spaces, is less elaborate, with rectangular ribbon windows with stone surrounds visible near the upper section of the façade. The cross-gable roof finished with red tiles, has a hexagonal metal sheathed spire that rises to its pinnacle.

Founded in 1824, the First Baptist Church of Dayton is one of its earliest religious organizations. The church was located on the west side of Main Street near its First Street intersection depicted in *Sanborn Fire Insurance Map*, 1896. Ground was broken for the construction of a new church on Monument Avenue for a growing congregation in early 1913. The Great Flood of 1913 interrupted the construction, and the new church building opened its doors in June 1915. An exemplary late-Gothic Revival church in downtown, the First Baptist retains its integrity of design, material, workmanship, and its long-standing association with the social and religious history of Dayton and its downtown community. The building is contributing to the district.

¹³ See the article, September 8, 1929. "Interior of YMCA Structure Is Most Attractive," *Dayton Journal*, Dayton, Ohio

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34. Beerman Realty Building/Refiners Oil Building, 11 W. Monument Avenue

Constructed: 1928

Construction: H. R. Blagg Co.

Contributing Building

The eight story Second Renaissance Revival style building is located on the north side of Monument Avenue, west of Main Street (**Photograph 19**). It shares its east wall with the three story mid-twentieth century Beerman Building Annex (35). The building is eight stories in height, three bays wide along its front, Monument Avenue façade and eleven bays along its Main Street façade. The first two stories, which form the base of the classically composed main façade, are clad in rusticated stone. There are two recessed round arched entrances on the two side bays, and these are surrounded by an ornate pedimented architrave with Doric columns. The wide central bay at street level has three windows set in a rounded arch arcade. The second story is punctuated with multi-light windows corresponding to each opening at the first floor level, that is, one each on the side bays and a group of three in the central bay. A simple cornice separates the base from the brick finished upper floors of the reinforced concrete construction building. The corner multi-light windows at the third floor level are surrounded by architraves with pediments. Other windows from the third to seventh floors are also multi-light and have stone sills and are topped with flat arched lintels with keystones. A simple cornice separates the eighth floor from those below. Windows at the eighth floor are round arched with stone surrounds. Brick paneling separates the windows, with stone balconets bringing emphasis to those at the corners. A dentiled cornice and a shaped parapet crown the building. The east side elevation is similarly elaborated as the front façade, with the central bays framed by the projecting corner bays. The west façade is a less elaborately detailed version of the front façade, with simpler window surrounds and ornamentation. There is no cornice at the roof level, and the brick parapet is finished with clay tiles.

The building was known in the 1920s and 1930s as the Refiners Oil Building and was likely associated with the Refiners Oil Filling Station that was located to its east, where the Beerman Annex now stands. City directories indicate that the building had several vacancies during the Great Depression and once again during the early 1970s, reflecting the state of downtown economy during those times. During the intervening years, its occupants included professional services and other businesses as well as state and city government services. Beerman Realty, associated with Dayton entrepreneur Arthur Beerman, was listed as a major tenant since the early 1970s, and the building has been known as the Beerman Realty Building since the time. The building retains its integrity of design, material, construction, and its association with developments in downtown Dayton from its construction through to the mid-twentieth century. The Refiners Oil/Beerman Realty Building is contributing to the historic district.

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35. Beerman Building Annex, 5 W. Monument Avenue

Constructed: 1970

Architect: Unknown

Contributing Building

The Beerman Building Annex is a two-story New Formalist building attached to the original Beerman Building (Refiners Oil Building), which was constructed during the 1920s (**Photograph 19**). The building is located at the intersection of N. Main Street and W. Monument Avenue, at the corner of the Main Street Bridge in Dayton. The New Formalist building is four bays along the main, Monument Avenue, façade and nine bays along the side façade. The glazed, storefront type entrance is in the east bay of the front façade. The building, which features glass curtain walls set within precast concrete piers that flare as they extend to the roof, is finished with aggregate. The building was constructed to house offices. The Beerman Building Annex is a good example of the New Formalist style applied at a modest scale. Currently used as a restaurant, the modest building is an excellent example of the application of the New Formalist style to a commercial building of its scale. The building retains its integrity of design, material, and construction, and is contributing to the historic district.

36. Fire Department Building, 300 N. Main Street

Constructed: 1962

Architect: Unknown

Contributing Building

Dayton's Fire Department Building is located at 300 N. Main Street, at its northeast intersection with E. Monument Avenue (**Photograph 20**). The modernist building, with elements of the International Style, comprises of two sections, of which one is two stories and the other three stories tall. The two-story mass faces Main Street, and it includes three built-in garages for large vehicles accessible via oversized overhead doors. The lettering "Station Four" is set above the overhead doors. The first-floor entry level of this portion of the building is granite clad. Windows are typically metal frame ribbon types, composed in horizontal strips above the garages and vertical strips above the granite clad wall where they are flanked with concrete fins. The three-story section, which is located further to the east and faces Monument Avenue, has painted brick walls at the first-floor level and stone clad walls at the upper levels, with horizontal metal frame ribbon windows. A glazed entrance topped with a canopy and glazing above is located between the two and three-story sections. A rear entrance shaded with a prefabricated concrete trellis wall and approached via a ramp is set in the east wall of the building. The north face of the building, which is composed of similar materials and elements as the remaining building, faces the Great Miami River.

This building was constructed to house the city's fire department and remains so. The site had long been associated with the city's fire department and was the location of an earlier department building as depicted in the *Sanborn Fire Insurance Map*, 1955. The modernistic Fire Department Building retains its integrity of design, material, construction, and association with its use, and is in a fair to good condition. The building is contributing to the historic district.

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37. Fire Alarm, Telegraph, and Police Signal Building/City Signal Building, 15 E.

Monument Avenue

Constructed: 1928

Architect: Schenck and Williams

Contributing Building

The two story Classical style building is located on the north side of Monument Avenue between Jefferson and Main streets (**Photograph 21**). Set back from the street with a landscaped front yard framed in a garden wall, the building features a five bay original stone-clad street façade and a three bay west side façade. A two story two bay modern addition is attached to the east façade. A flight of steps leads to the main entrance to the building, located in its west bay. The doorway is set within a classical architrave, with a two panel replacement metal frame window sitting above at the second floor level. Clerestory windows are recessed at the basement level of each bay. The bays are separated with stone piers, topped above the second story with a continuous architrave. The central bay features a group of three windows separated by stone mullions. The side bays have one window at each floor level. Windows throughout are either two over two metal frames or simple two panel metal frame. The west side façade has a larger central bay with groups of three windows organized as in the front elevation. Basement clerestories extend the breadth. The south bay of this façade has no opening at the first floor level. The remaining bays are all pierced with one window each, with some multi-panel windows as in the front façade. The building is topped with a simple cornice and a shaped parapet. The addition, of concrete construction, features a full height curtain wall marking the corner of its front façade.

Built to house the City of Dayton's Fire Alarm, Telegraph, and Police Signal Facilities, it was located strategically near a city fire department, this building was one of two (the other being the new post office) that was constructed during the first half of the twentieth century to house civic/government uses. The building has retained its original uses. The addition to the building appears to be a late mid-twentieth century construction, comprising of a concrete clad and glass curtain wall. Alterations include repaired steps to the entrance and accessible ramps, apart from the newer metal frame windows. The building and its addition retain their integrity, and their association with the purpose they were constructed to serve. The older Fire Station associated with the property was replaced during the 1960s with a new fire department headquarter building at 300 N. Main Street (36). Retaining its association with early and mid-twentieth century civic functions, the City Signal Building is contributing to the historic district.

38. 136 W. Monument Avenue Building, 136 W. Monument/240 N. Wilkinson

Constructed: 1895

Architect: Unknown

Contributing Building

Located at the southeast corner of Monument Avenue and Wilkinson Street, the two and a half story building was constructed as a single dwelling (**Photograph 22**). The building has a stone foundation with a full basement, its exterior walls finished with stone and, on the rear façade, stucco. The Victorian house presents an eclectic mix of Medieval revival styles popular during the late nineteenth century. The form of the house, with a steep hipped roof and projecting gable

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ends, recalls those typical of the Queen Anne style. The building has two stoop type entrance porches, on Monument Avenue and Wilkinson Street respectively, each accessible by short flights of steps. The porches are supported by stout Doric columns, which are out of character with the Medieval revival styles of the building, evidently later modifications. The rough stone finish of the street-facing elevations, irregular massing with rounded bay windows, and stepped pediments punctuated with small windows present a mix of Romanesque and Tudor Revival styles. Other windows are double hung, some with fan lights above.

This building was constructed as an opulent single dwelling in 1895. As indicated in city directories and *Sanborn Fire Insurance Maps*, the building continued to be used as a dwelling through the 1950s. By 1964, the building housed a physician's office, symptomatic of the changes in downtown from its earlier mixed-use character to a predominantly commercial/business use. Despite alterations such as the modified porches, the building retains its integrity as a former Victorian dwelling representing a mix of Medieval revival styles. Further, in its changing use, it reflects transformations that Dayton's downtown underwent in the post-war years. This building is contributing to the historic district.

39. and 40. Monument Walk Townhomes, 130 W. Monument Avenue

Constructed: 2017

Architect/Builder: Unknown

Non-contributing Buildings

The two four-story condominium type apartment buildings, designed together in a uniform style, are located at the southwest corner of Monument Avenue and Ludlow Street. The buildings are finished with a dark brick veneer and feature six over six and nine over nine aluminum frame windows. Built after the period of significance, these buildings do not contribute to the district.

41. Chase Bank Drive-Through/Winters Bank Drive-Through, 236-240 N. Ludlow Street

Constructed: 1969

Architect: Unknown

Contributing Building

The bank drive-through is located at the southeast corner of Ludlow Street and Monument Avenue. Chase Bank Drive-through comprises of a single-story brick teller booth, approximately 39 feet by 14 feet in dimension, from which extends a concrete drive through canopy approximately 47 feet by 30 feet in dimension. The porte cochere type canopy, which extends to and covers the teller booth, is supported with concrete columns, spaced to allow for three lanes for drive through customers. A brick wall is raised behind the teller booth, visually separating this property from the parking lot located to the rear. An entrance door to the building is located on the west face within the recess between it and the lateral wall. There is a parking area associated with the drive-through, located to its north and east.

The bank teller booth and drive through exemplifies the mid-twentieth century building type, one that with its porte cochere type canopy, was built specifically to accommodate automobile drive-throughs. This drive-through banking building is the only remaining in downtown from the mid-

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twentieth century. The building was constructed for the Dayton based Winters Bank, and served other banks, including the Chase Bank, when Winters Bank was acquired by that bank. The building retains its design, materials, and workmanship, and thus its historic and architectural integrity. The property is a contributing resource to the historic district as the remaining example of a mid-twentieth century bank drive-through and teller booth.

42. 20 W. Monument Avenue Building, 20 W. Monument Avenue

Constructed: 1865

Architect/Builder: Unknown

Contributing Building

Built on a narrow lot on the south side of Monument Avenue at the Lowe Lane corner, the building was constructed as a modest gabled ell single dwelling with elements of the Italianate style. The two story building has a stone foundation with a full basement. Its walls are of brick construction. A side hallway entrance at the west corner is approached via a short flight of steps and a covered porch, featuring decorative modillions supported with wood posts. A prominent bay window at the first floor level topped with a bracketed cornice, and a set of paired windows above dominate the front façade. Windows on the front façade are segmental arched two over one, with stone sills and lintels, while rectangular windows with stone sills and lintels dominate the side facades. A rear, side entrance to the house is located on the west side façade, approachable from Lowe Lane. A small extension to the rear façade is finished with wood siding.

The house is a typical urban variation of the gabled ell planned for construction on a narrow lot. Its modest Italianate elements – the bay window, segmental arches, extended eaves, are intact. Constructed in a section of downtown that was largely residential during the mid-nineteenth century, the building was used as a single dwelling through much of its history, as gauged from city directories and *Sanborn Fire Insurance Maps*. By the mid-1960s, the building, along with its neighbor, at 18 W. Monument Avenue (43), housed the American Red Cross, and has remained a commercial property since that time. It is currently home to a beauty salon. The building is significant, exemplifying the repurposing of single dwellings to commercial use as Dayton's downtown changed during the mid-twentieth century from mixed use to primarily business. Retaining its integrity, this is as a contributing resource.

43. 18 W. Monument Avenue

Constructed: 1885

Architect/Builder: Unknown

Contributing Building

The modest two story building with a gable end front façade shares its side walls with the neighboring buildings at 12 and 20 W. Monument Avenue (44 and 42). The building sits on a stone foundation with a two bay wide façade. Entrance to the building is on the east bay, covered with a copper finished hood. A replacement rectangular bay window marks the west bay of the façade. A single and paired segmented arched windows topped with stone lintels mark the second floor, and an ocular window is located at the attic level within the pediment.

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This building was constructed as a single dwelling in a section of downtown that was mainly residential. Used as a dwelling through the early decades of the twentieth century, the building was expanded with at least two additions during the time. During the post-World War II period, the building was used as an office, exemplifying a downtown that was changing from a mixed-use district to a primarily commercial. In 1967, the building housed Dayton's Red Cross. The building has been altered with newer windows and doors, even as other openings at upper levels retain their original shape and form. The building exemplifies the conversion of single dwellings to commercial use as Dayton's downtown changed during the mid-twentieth century from mixed use to primarily business. Retaining fair integrity, the 18 W. Monument Avenue Building is contributing to the historic district.

44. 12 W. Monument Avenue Building

Constructed: 1940

Architect/Builder: Unknown

Non-contributing Building

This modest commercial building is located on the south side of Monument Avenue between Ludlow and Main streets. The two story, five bay wide brick building has a recessed entrance, topped with a wood-panel segmented arch transom, located in the second bay from the east. The central bays at the first floor level have new multi-light windows with wood-paneled spandrels. The west corner bay has a new picture-frame window. The second story of the building appears to have been extensively altered, with newer paneling, plaster, and stucco over the original brick wall. The two east bays feature segmented arched multi-light windows, while the remaining windows are rectangular multi-light. Quoins that emphasized the entrance bays have been covered in plaster and stucco. The outlines of earlier stone inlays and paneling surrounding the upper floor openings are refinished with stucco. Cross gable roofs, overhanging eaves and simple pediments sit above the central bays of the building.

The building housed a variety of professional services and other businesses, including offices for engineers, architects, a music company, and accountants. It appears to have been extensively altered recently, after the period of significance. Much of the original exterior fabric has either been replaced or covered, resulting in poor integrity. The building is not contributing because of loss of integrity.

45. 10 W. Monument Avenue Building

Constructed: 1900

Architect/Builder: Unknown

Contributing Building

Located on the south side of Monument Avenue between Ludlow and Main streets, this is a three story, two bay wide Renaissance Revival style lime-stone clad building (**Photograph 23**). The entrance to the main floor is on the west bay via a flight of steps. The building features an English basement with steps leading down at the east bay. The entrance is via a glazed door set within a keystone topped rounded arch. A full height single panel window is located symmetrically within a rounded arch identical to that at the entrance. A two panel multilight

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window with stone surrounds pierces each bay at the second floor level. A stone cornice separates the second from the third floor, where a triple mullioned window is centrally placed. The window has a projecting stone lintel, and a dentiled cornice with elaborate corner brackets, topped with a shaped parapet, crowns the façade.

The building was a club house during the early decades of its construction. Later during the mid-twentieth century, the building was used to house retail establishments and offices, as it does in the present day. In this, it represents the changing character of downtown during the mid-twentieth century, when small dwellings and buildings with social functions were converted to retail and office uses. The building retains the characteristic features of its classical style, and retains its integrity of design, material, construction, and association, and is contributing to the historic district.

46. Insko Building, 255 N. Main Street

Constructed: 1894

Architect/Builder: Charles Insko Williams

Building previously individually listed on the National Register, 1994, NR #93001390

Located at the southwest corner of Monument Avenue and Main Street, the Insko Building is seven stories tall with a full basement, constructed in the Second Renaissance Revival style (**Photograph 23**). The Main Street façade is three bays wide, while the Monument Avenue façade is four bays wide. The limestone-clad first floor of the Insko Building forms a wide base, over which the brick finished upper floors rise. Entrance to the building is from a recessed, arched doorway on Main Street, which is flanked on either side by a round arched window. Round arched windows punctuate Monument Avenue façade at the first floor level. The upper floors have one-over-one double hung windows with brick moldings framing them – one for each bay; additionally, smaller rectangular vents are located flanking the central bays. An exterior metal fire-escape stairway extends up centered on the Monument Avenue elevation. Stone quoins emphasize the corners and separate the side bays from the central ones. The seventh floor is shallower than the rest and is finished with rusticated stonework. A cornice with decorative modillions marks the roof-line of the Insko Apartment Building.

The Insko Building was designed and constructed by Dayton's Charles Insko Williams. The building was controversial at the time of its construction, as it led to the removal of one of Dayton's earliest log cabins that was located on the site. Williams was both the architect and the developer for the apartment building – one of the earliest of its type in downtown Dayton. Insko Building was listed on the National Register in 1994. The building retains its integrity as an exemplary Second Renaissance Revival style apartment building, the work of an important Dayton architect, and as significant to the late-nineteenth century development of downtown. The building enhances the integrity of the historic district.

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47. Beerman Building/Planned Parenthood, 224 N. Wilkinson Street

Constructed: c. 1955

Builder: Arthur Beerman

Contributing Building

Located at 224 N. Wilkinson Street, near its intersection with Monument Avenue, this is a three-story modernistic stucco-finished building with a glass curtain wall extending its corner, entrance bay. The front and rear facades are nine bays wide, while the side façade is two bays wide. The building is of reinforced concrete construction. Windows are typically paired, or single metal framed. A distinctive feature of the building is the entrance along the south bay of the main façade, which is a chamfered glass curtain wall extending the height of the building and recessed from a concrete beam and column frame. The rear façade of the building is modest in its composition, with a rectangular window centered within each bay on all the three floors.

The *Sanborn Fire Insurance Map* of 1955 identifies this as an office building. By 1967 the building was called the Beerman Building, associated with builder and businessman Arthur Beerman. Through the 1960s, the building was home to various Beerman businesses, including its realty, management, and insurance companies. Other large corporations, including Boeing Airplane and Douglass Aircraft also occupied office space in the building. In 1997, the basement of the building was remodeled, according to Montgomery County auditor records. It is likely that the exterior was also altered at the time. The building is currently a medical facility used by Planned Parenthood of Dayton. This is a commercial, modernistic building with elements of the International Style. It has been modified with newer exterior finishes, signage, and replacement windows in character with a modern building. The building retains its original massing, its construction materials, and its façade composition of solid surfaces punctuated with regularly placed openings. It thus retains fair integrity and is a contributing resource.

48. Dayton Women's Club, 225 N. Ludlow Street

Constructed: 1849; Modified: 1865, 1950

Architect/Builder: Unknown

Individually previously listed building on the National Register, 1975, NR #75001499

Located on the west side of Ludlow Street near its intersection with Monument Avenue, Dayton's Women Club is a Second Empire style building with a mid-twentieth century addition to its rear façade. The original building has a two story, four bay asymmetrical brick façade with an added single-story bay, and a central entrance porch supported on Corinthian columns. The two floors are topped with a slate mansard roof punctuated by full height windows. The entryway at the first-floor level is flanked by floor length double hung windows with limestone, molded semi-circular arch frame surrounds. Double hung windows at the second floor and roof levels have segmental arch frames. An extended metal cornice marked by paired brackets and a molded frieze separates the roof from the floors below. The west side façade features two bay windows at the first-floor level. The east side façade is marked by paired windows at all floor and roof levels in its south bay. Located to the south of the original building is a two/three story, irregular shaped brick addition constructed in about 1950. Windows on the east facade characterizing the flat-roofed addition are rectangular, with larger ones located at the first-floor

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level. The west façade is windowless, with a side entrance from a covered porch supported by Doric columns providing access to the addition. An exterior staircase provides access to a second-floor entrance along the rear façade of the building.

The original house was constructed in a Classical Revival style for Robert Steele, a prominent Dayton citizen known for his contribution to education and for his historical writings on Dayton. In 1861, the building was purchased by merchant Napoleon Bonaparte Darst, who remodeled the house in the Second Empire style in 1865. The house remained a residential property until 1916, when it was purchased by Mrs. Joseph Crane, a sister of National Cash Register (NCR) founder John Patterson, to house the Dayton Women's Club, a social organization. The building remained the quarters of the club throughout the period of significance, with an addition constructed in 1950. The original building retains its characteristic Second Empire features, while the addition represents a mid-twentieth century expansion of the premises, also retaining its simple, characteristic elements. Listed on the National Register in 1975, Dayton Women's Club retains its integrity of design, material, craftsmanship and historical association, enhancing that of the historic district.

49. 111 Building, 103-111 W. First Street

Constructed: 1968

Architect: William Rump; Contractor: B. G. Danis Company; Builder: Miller Family;

Structural Engineer: Korda-Nemeth

Contributing Building

Located on the northeast corner of First and Ludlow Streets (**Photograph 24**) this eleven-story modernist building has a dominant Miesian style exhibited on its south (main) and east facades. These facades are built of steel frame with curtain walls of glass interspersed with spandrels set within slender mullions. The first floor along the First Street and east facades is set back by about six feet, and black marble clad columns support the floors above. Set behind these columns is the glazed first floor, with the main entrance to the building from First Street. The recessed first floor gives the appearance of "floating" upper floors, a typical characteristic of the Miesian style. The roof of is flat. The remaining facades are of masonry construction and painted a dark color, with the oversized letters "111" in prominent display on the west façade.

This was the first dominant Miesian style constructed in downtown, developed by the Miller family, prominent builders in Dayton who had also built the nearby Miller/Dayco Building (4) 1956-1960. This building was designed by architect William Rump. The family owned the building until 1973, when it was sold to the Shear Brothers. The building retains the integrity of its character defining Miesian design, materials, and construction. The modernist building, a contributing resource, exemplifies private development in downtown Dayton during the late-1960s.

50. First Street Garage, 21-29 W. First Street

Constructed: 1926

Architect/Builder: Unknown

Contributing Building

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This parking garage is located on the north side of First Street between Ludlow and Main Streets. The reinforced concrete building is five levels high and six bays wide on the street façade (**Photograph 25**). Recessed entrance to the parking decks is from the second and third bays from the east. The remaining bays at the street level feature display windows and doors providing access to retail businesses located there. The building has a concrete base and is finished with brick veneer throughout. The bays at the first floor level are separated with columns finished with panels of stacked header courses of brickwork. A brick architrave with a simple cornice separates the first from the upper floors. Projecting brick pilasters, also finished with stacked header coursework, extend to the fourth floor level, and are stone-capped as they meet the wall there. The symmetrical upper story façade features shallower second bays from each corner. The wider bays are pierced with triple ribbon commercial metal windows, each with a fixed panel sitting atop two hopper panels. Floors are separated by brick paneled spandrels that extend the characteristic stack bonded brickwork. The fifth level features single three panel commercial windows of the same configuration as those below, set centrally above brick paneled spandrels. A simple brick parapet with modest stone inlays extends to the height of the garage.

This is the oldest existing free-standing parking garage in downtown. Through much of its history, this was used as a commercial garage, with the first floor occupied by small retail, such as a beauty shop, confectionary, and automobile accessories. During the Second World War, it was used by the federal government as a Signal Corps parking garage. During the mid-twentieth century, the building was home also to a rental car agency. Newer display windows notwithstanding, the building retains its character-defining features of an early twentieth century parking garage – a building associated with the growing prevalence of the automobile prior to the Great Depression. The First Street Parking Garage retains its integrity and association with its historic use through the period of significance and is a contributing building.

51. IBM Building/Soin Building, 33 W. First Street

Constructed: 1966

Architects: Shaw Metz Associates, Hugh A. Lagedrost, and George E. Walter

Contributing Building

The six-story tall building, designed with elements of Miesian style, is of concrete and steel construction with decorative stone cladding. (**Photograph 25**). The first floor is set back from the plane of the façade, with evenly spaced stone finished columns at the outer edge expressing the structural basis for the building. The upper floors are punctuated with recessed elongated windows set within a grid-work of stone finished concrete frame, a reinterpretation of the Miesian style with concrete and stone replacing the metallic frame in the latter. The building retains its integrity of design, material, and construction. The IBM Building (now known as the Soin Building) is significant to the mid-twentieth century growth of commerce in Dayton's downtown, and as an example of a modern commercial building, associated with a large, multi-national corporation. It is a contributing building to the historic district.

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52. Main Street Garage, 117 S. Main Street

Constructed: 2009

Architect/Builder: Unknown

Non-Contributing Building

The six story reinforced concrete construction parking garage is located at the northwest corner of First and Main streets (**Photograph 25**). Entrances for parking are located centrally along First Street and at the north corner of the Main Street façade. Retail and restaurant spaces are set behind store front glass windows and doors along the Main Street façade. Built after the period of significance, this is not a contributing resource.

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53. First Lutheran Church, 138 W. First Street

Constructed: 1906

Architect: Peters, Burns and Pretzinger

Previously individually listed building on the National Register, 1983, NR #83002011

The Gothic Revival style church is located at the southeast corner of First and Wilkinson streets (**Photograph 26**). The building is constructed of rusticated, rough-hewn Bainbridge stone. Reflecting the arrangement of the nave and aisles inside, the three bay gable end front façade is composed of a three mullioned stained glass rectangular window separated by buttresses, surrounded by quoins, hoodmolds, and stone sills, and topped with a stringcourse and battlements. Elaborate, recessed pointed arch wood doorways, set in stone arches provide the main entrances to the church from the side bays. A large pointed arched stained glass window with wood tracery is set under the gable roof, above the central bay. The side facades comprise of elongated pointed arched stained glass windows separated by stone buttresses. A 100 foot square tower is located on the south side of the Wilkinson Street façade. Side and basement entrances are also located on this façade, which terminates with a large Gothic window punctuating the cross-gabled bay at the south end of the church. A limestone garden wall demarcates the church property from the street.

The First Lutheran Church is listed on the National Register as an example of late-Gothic Revival style. Through its history, the church provided the Lutheran community living in and near downtown a place for congregation, meeting and worship. It is thus also associated with the social history of Dayton and its downtown through the period of significance in the twentieth century. Retaining excellent integrity, the First Lutheran Church enhances that of the historic district.

54. Talbott Tower, 131 N. Ludlow Street

Constructed: 1937-38, Tower Addition: 1958

Architect (Original Building and Tower Addition): Lorenz and Williams; Builder

(Addition): Maxon Construction Company

Contributing Building

Located at the southwest corner of N. Ludlow Street and W. First Street, Talbott Tower comprises of a twelve-story tower constructed behind an original Art Moderne style building. The original Talbott Building is three stories in height (**Photograph 26**). It is a commercial

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building with retail and offices at the street level, and offices at the upper two floors. A metal canopy extends out above the first floor. Exterior walls of the building are finished with ashlar limestone; a black marble molding clads the base of the building. The first-floor façade has large storefront window alternating with entrance doors and recessed walls. The walls and openings are separated by rounded pilasters capped with horizontal grooves. Entrances to the building, located at the corner and the sides, are glazed, metal framed. The upper floors have mullioned, recessed ribbon windows with translucent, mortar-bonded glass blocks above and below. A fourteen-panel ribbon window stretches around the rounded corner. A fourteen-story rectangular tower which comprises of parking at the lower levels and twelve stories of office spaces above, rises from the core behind the original building. The addition comprises alternate bands of metal frame ribbon windows and stone cladding extending horizontally along all the facades. The upper floor is constructed entirely of glass curtain walls. The building is designed to match the materials and the composition of the original Art Moderne style building.

The original Talbott Building was constructed in 1938, as the Great Depression was coming to an end. The building accommodated parking for as many as 450 cars in the multi-level garage over which the offices were built. The new Talbott Tower was constructed during the late-1950s, when businesses, residents, and city officials viewed downtown's economic prospects with optimism, anticipating continued future growth. Talbott Tower retained a 98 percent occupancy rate for the next 15 years after its construction. Among its occupants were the Mead Corporation, which filled its office spaces until the construction of the Mead Tower (67) at Courthouse Square Plaza.¹⁴ The Talbott Building is significant as being among the few surviving Art Modern style commercial buildings in downtown Dayton. The tower adds further significance to the old building. Constructed during the 1950s and anchored to the high commercial value Ludlow Street, it signaled the modernist expansion of the core commercial and business functions of downtown westwards. The Talbott Tower retains its integrity of design, material, construction, and association with the development of downtown over the twentieth century. The building contributes to the historic district.

55. Christ Episcopal Church, 20 W. First Street

Constructed: 1879

Architect/Builder: Unknown

Contributing Building

The Christ Episcopal Church is located near the southeast corner of First and Ludlow streets, constructed of brick in the Gothic Revival style, with later modifications (**Photograph 27**). The property comprises of the church building, which faces First and Ludlow streets, and a connected Parrish House located to the rear, south side. The main entrance to the church is ensconced between the Parish House and the church, approached from a landscaped court located to the east of the building. The First Street façade comprises of a steeple tower at the northeast corner. The pointed arched window openings along the front façade have been filled with bricks, though the arched lintels remain in place. Older, or original windows on the east face of the steeple tower

¹⁴ See the article, dated January 16, 1977, "Mead Pullout puts Talbott Tower in Market for 'for rent' Signs," *Dayton Daily News*, Dayton, Ohio.

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remain in place. The gable end of the building has been extensively modified, with an extension of brick and vertical lights from the plane of the original façade. The side facades comprise a two bay cross gable section and a five bay side gable with interspersed, pinnacled buttresses. Each bay is punctuated with an elongated pointed arch opening. The original stained glass panels have been filled in and covered with murals. The church building has a basement level that was constructed in 1966, and which is accessible via steps from the First Street façade. The single story roughly rectangular parish house was constructed during the late 19th century and modified during the late twentieth century. The building was connected to the church via a hallway from the time of its construction. The building, originally of brick construction, has been resurfaced and finished with stucco.

The Christ Episcopal Church was established in Dayton in 1830 and was holding services in a building at Fourth and Jefferson streets until 1879, when it moved to its present location on West First Street. The Gothic Revival brick building was renovated in 1966, when a basement was added.¹⁵ The building underwent a remodeling project during the early 2010s, with additions to the front façade. The building has undergone some important modifications, including the walling in of most window openings, the construction of a basement and most recently, an alteration of the First Street façade with a contemporary extension. Even so, it retains important Gothic revival details, including its massing, window characteristics, steeple, and buttresses. The building represents a religious denomination whose history extends well into the early nineteenth century. The building was constructed in 1879, and the connected parish house during the 1890s as depicted in *Sanborn Fire Insurance Maps*, 1887, and 1897. Taking the alterations into account, the building retains its association with the denomination it has always housed and retains sufficient integrity to contribute to the historic district.

56. 18 West First Street Building, 18 W. First Street

Constructed 1850; Modified: ca. 1890, ca. 1950s

Architect/Builder: Unknown

Contributing Building

Located on the south side of First Street between Ludlow and Main streets, 18 West First Street Building is a two-story stucco-finished building of masonry construction with a raised stone foundation. The four bay front façade is asymmetrical, with the east bay recessed from the plane of the elevation. Entrance to the building is from this recessed bay, emphasized by a pedimented porch with Doric columns, a Greek revival element. A set of paired double-hung windows is located at the second floor level above the entrance. The western portion of the façade has a bay window with a hipped copper roof at the first floor level and three double hung windows at the second floor level. The front façade windows have flanking louvered wood shutters. A pediment filled with wood siding is applied above the second floor, another Greek Revival element, hides the irregular hipped roof that covers the building. Ribbon one over one and paired twelve over twelve double hung windows punctuate the west side façade. An exterior chimney stack along the west façade rises above the roof line.

¹⁵ Website for the Christ Episcopal Church, <http://daytonchristepiscopal.com>.

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This property was constructed as two attached dwellings at 18 and 16 W. First Street, sharing a side wall. The dwellings continued to be used as homes through the early twentieth century. By the mid-twentieth century, the two buildings had been combined into a commercial building that housed a shop. The building is currently used for an office. The 18 West First Street Building has been altered considerably through its history. Early alterations included a front façade expansion to the dwelling at 16 W. First Street during the 1890s as depicted in the *Sanborn Fire Insurance Map, 1897*. The most significant alteration, however, occurred during the mid-twentieth century, when the residence was converted to a retail use, with the removal of an interior dividing wall. Other alterations include replacement windows, and exterior finishes such as the stucco over masonry. Alterations to the building are representative of changes that occurred during the 1950s, when older residential buildings in downtown began to accommodate commercial use. The building is associated with significant mid-twentieth century changes to Dayton's downtown. It retains its integrity of historical association with the events during the period of significance, when alterations to it were made. The 18 West First Street Building is thus a contributing building.

57. Walker Building, 14 W. First Street

Constructed: 1923

Architect/Builder: Unknown

Contributing Building

The L-shaped building wraps around the Harries/Barclay Building (58) located at the southwest corner of First and Main streets, thereby having two street facades separated by the adjoining building (**Photograph 29**). Walker Building is a narrow four story Renaissance Revival style stone clad building. On the First Street elevation, there is a side entrance to the building at the west corner; the remainder of the street level has storefront display windows with a recessed entrance to the shop set centrally. The first floor is separated from the five-bay upper floors by a simple cornice with a decorative iron balconet attached above it. Five full height rectangular multi-light, metal frame side hung windows with two panels are slightly recessed within rounded arches. The arches are stone-filled above the spring-line, ornamented with shield and vegetation relief. Rectangular windows, of the same type as the first floor, with stone sills and surrounds, punctuate the upper two floors. A simple cornice set on an ornamental stone band is located above the fourth floor, and a classical baluster crowns the façade. The Main Street façade has a modified first floor, comprising of display windows and a central entrance set within newer granite stone cladding. The three-bay upper floors are composed of elements identical to corresponding features on the First Street façade. A flagpole attached to a stone inlay between the third and fourth floor projects out of the façade. The south side façade, visible from Main Street is seven bays wide. The first floor is pierced with high-level multi-panel ribbon windows, and two over two wood-frame double hung windows pierce the upper floors. Alternating bays, which have no windows, are elaborated with modern murals.

The building has been home to both modest retail and specialty stores and as branch/additional offices for larger businesses. During the decades after its construction, the building housed sporting goods and stationery retail businesses. In the 1940s, the building was used by the National Cash Register Company as its sales office. Later during the mid-twentieth century, it

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was home to a photography store, and served as additional office space for Walkers' Inc. during the 1970s. The building is named for that last company. The first floor of the building has been modified with newer display windows and finishes; however much of the façade retains the characteristic design features, materials and construction of the Renaissance Revival style. The building retains sufficient history architectural integrity and association with the history of commerce in downtown to contribute to the district.

58. Harries Building/Barclay Building, 137 N. Main Street

Constructed: 1925-1926

Architect: Frank Hill Smith; Builders: Building Owners and Managers Association, Chicago

Contributing Building

Located at the southwest corner of First and Main Streets, the Harries/Barclay Building is a ten story tall Second Renaissance Revival style building (**Photograph 29**). The building is four bays wide along Main Street and six bays along First Street. It shares its side walls with the L-shaped Walker Building (57) at 14 W. First Street. The Harries Building is of reinforced concrete construction with stone and brick walls. The first two stories of the building, which feature a rusticated stone finish, comprise its base. At the street level, evenly spaced replacement display windows extending two bays each extend across both facades. All but two display windows on First Street are replacement metal-framed; the two west bay windows have been filled with paneled wood. The display windows are topped with metal canopies, above which sit wood paneled transoms. The second floor is punctuated with replacement single panel fixed windows topped with flat arches. A dentiled cornice with wave ornamentation separates the base from the brick-faced upper floors. The bays in the upper floors are separated with brick pilasters. Replacement single panel fixed windows with concrete sills, brick spandrels, and soldier course brickwork defining the lintels pierce the bays throughout. A simple architrave sits above the pilasters at the ninth floor level, separating it from the tenth floor. The fixed panel tenth floor windows are separated by brick piers, sitting directly atop the architrave. A dentiled cornice crowned with a paneled parapet is set at the roof level.

The building was constructed during an economic boom, only a few years before the onset of the Great Depression. It was among the last of the many high-rise buildings constructed in the style during the early twentieth century, as the Art Deco style of Liberty Tower would soon be more popular, and the depression slowed down building activity. Changing occupancy of the building reflects the economic situation of downtown. The occupancy was high during the 1920s, fell during the Great Depression, and upon recovery, remained near full until the early 1970s. The economic challenges Dayton's downtown and its businesses faced during the 1970s were reflected in the high vacancy rates during the period. The building was owned by Mr. and Mrs. Howard Davies of Dayton, and constructed by the Building Owners and Managers Association of Chicago. The exterior alterations to the building include new display windows and single panel windows at the upper floor levels. Characteristic features of the Renaissance Revival style – the classically composed façade and ornamental elements – remain intact. The building retains

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integrity of design, material, construction, and its association with the development of downtown commerce and is contributing to the district.

59. Arts Garage, 107 N. Ludlow Street

Constructed: 2003

Architect/Builder: Unknown

Non-contributing Building

The three story reinforced concrete parking garage is located on the north side of Second Street, covering the frontage between Wilkinson and Ludlow Streets. Entrances to the garage are located on all the three streets that it faces. The garage was constructed after the period of significance and is not a contributing building.

60. Benjamin & Marian Schuster Center for Performing Arts (Schuster Center), 1 W. Second Street and Performance Place Tower, 101-109 N. Main Street

Constructed: 2003

Architect: Cesar Pelli and Associates

Non-contributing Building

The performing arts building is located on the north side of Second Street between Ludlow and Main Streets (**Photographs 28**). The building houses a 2,300 seat theatre. The building is connected via the atrium to the seventeen story Performance Place Tower on Main Street. The theater and tower complex were built the period of significance and is not a contributing resource.

61. Pvt. George Washington Fair Monument and Plaza, N. Main Street

Dedicated: 1884 near present location; relocated to Riverview Avenue 1848; Rededicated near original location 1991.

Sculptor: Unknown

Contributing Object

Located on N. Main Street south of its intersection with Monument Avenue, the Private George Washington Fair Monument comprises an eleven and a half feet tall statue of the Civil War soldier set on an eighty-five feet tall ensemble of pedestal and column (**Photograph 30**). The statue is carved out of white Italian Carrara marble, depicting the soldier holding his rifle in front of him. The statue is set in a landscaped, paved, teardrop shaped plaza raised centrally between lanes of Main Street.

An early Civil War monument in Dayton, the Private George Washington Fair Monument was sculpted out of Carrara marble and installed and dedicated a few yards north of the current site in 1884. The statue was modeled on Private Fair, who was a bricklayer from Dayton and a Union soldier. As the automobile began to dominate downtown Dayton, the statue was seen as cause for a traffic bottleneck. Thus, in 1948, it was moved to a park west, near Riverview Avenue outside downtown. An early 1990s urban design project, which included the creation of the teardrop shaped plaza, brought the statue back to Main Street. The Civil War memorial monument associated with downtown landscape retains its integrity and is a contributing resource.

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SURVEY AREA 3

Survey Area 3 extends from the south side of Second Street to the north side of Fourth Street, and from the east side of Wilkinson Street to the west side Main Street. This portion of downtown includes central, historically valuable commercial buildings, civic-use buildings, and social/cultural-use buildings spanning the period of significance. The Courthouse Square Plaza, as well as four of the five buildings associated with the Courthouse Square Urban Renewal (**Map 3**) are in the area, which is characterized by modest and high-rise buildings constructed in historic revival and modernist styles. Resource numbers 62-85 (**Photographs 31-40**) are in Survey Area 3.

62. Mulligan Building, 32 N. Wilkinson Street

Constructed: 1978

Architect/Builder: Unknown

Non-contributing Building

The modest two story building is located on the east side of Wilkinson Street between Second and Third streets. Entrance to the building is from a projecting bay at the south end of the street façade and is set within a glazed curtain wall encased in concrete blocks. The first floor is composed of a ribbon of tinted fixed storefront windows. At the second floor level, a ribbon of fixed metal frame windows, extending to the north façade, is recessed within concrete panels, above and below. The building is covered with a flat roof. The building is currently home to a law firm and a street-facing restaurant. Constructed in 1978, the modest building is located outside mid-twentieth century urban renewal areas and is not associated with historically significant planning efforts from the period. The building does not contribute to the historic district.

63. 130 W. Second Street Building/First National Bank Building

Constructed: 1972

Architect: Harry Weese

Contributing Building

Located at the southeast corner of W. Second Street and N. Wilkinson Street (**Photograph 31**), this is a twenty-story building of reinforced concrete construction with stone panel and glass faced elevations. The building is six bays wide along its N. Wilkinson Street façade and three bays wide along its W. Second Street façade. The building has a stone-clad base, with the first floor recessed from the plane of the façade. Storefront windows and entrances to restaurants and other retail/commercial businesses extend the lengths of the street facades. The main entrance to the building is via a flight of steps leading up to glazed doorway centrally located on the N. Wilkinson Street façade. The structural elements of the building – the stone-clad beams and columns –surround the metal framed ribbon windows that are set within each bay. The uppermost floor, likely used to house mechanical systems and other utilities, is windowless. A three-story wing extending from the rear bays of the building and fronted with a landscaped public area connects it to the neighboring Liberty Building (64). A driveway leads to a below ground parking garage located under this wing. This modernistic building exhibits elements of the Miesian style in its clear expression of structure and construction, and its sleek rectangular form.

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The 130 W. Second Street Building represents a private effort to modernize and revitalize the city's downtown during the mid-twentieth century. The First National Bank, with which this building is associated, was incorporated in Dayton in 1863. The building was constructed on a site that was vacant at least since 1967, having been used as a parking lot and for small commercial buildings. This building has the added distinction of being the first high-rise in the city to be designed by a nationally and internationally known architect, Harry Weese of Chicago. It is also among the earliest modern office buildings to incorporate street-facing retail/restaurant at the first floor level, setting a precedent for other buildings, such as in Courthouse Square. The building retains its integrity of design, materials, and workmanship, and its association with mid-twentieth century commercial development. The building is a contributing resource to the historic district.

64. The Mutual Home & Savings Association Building/Hulman Building/Liberty Tower, 120 W. Second Street

Constructed: 1931

Architect: Schenck and Williams

Previously individually listed building on the National Register, 1982, NR #82001480

The twenty-three story Art Deco style building is located on the south side of Second Street between Ludlow and Wilkinson streets (**Photograph 32**). The façade of the building is clad in limestone and stands on a black marble base extending the height of the first floor. The side and rear facades feature brick infills within the reinforced concrete structure. The front is five bays wide, with a glazed entrance doorway recessed within fluted, black marble pilasters encasing a stepped-form architrave with floral and chevron engravings. The side bays feature metal frame display windows. Three arched windows with keystones penetrate the three central bays at the second floor level, and two pairs of windows separated by mullions and pilasters extend across all the bays at the third floor level. The upper stories are set back from the street. A limestone, paneled parapet, ornamented with volutes and chevron patterns sits above the third floor. The upper floors feature vertical strips of multi-light metal frame windows separated by ornamental metal spandrels, recessed within limestone pilasters and mullions. The upper floors, which have decorative stone spandrels, feature three set-backs from the street with corners with lower heights forming a step-pattern. The building terminates with a stepped, paneled parapet with inlays of decorative patterns.

This building was planned by the Mutual Home and Savings Association during the late 1920s, when commerce in downtown Dayton was booming. By the time it was completed in 1931, however, the Great Depression had taken its hold; Mutual Home and Savings Association itself failed soon after the completion of the building. During the 1940s, the building was purchased by the Hulman family, owners of the Indianapolis Motor Speedway. The building was later renamed Liberty Building after being obtained by the Liberty Savings Bank for its offices. The building is currently home to the First Financial Bank and other businesses. From the time of its construction until 1969, when the Grant Deneau Tower (88) at 40 W. Fourth Street was completed, Liberty Building, designed by Dayton's Schenck and Williams, was downtown's

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tallest at 23 stories. The Art Deco style building retains its integrity of design, material and construction, and with its long association with the historic district, enhances its integrity.

65. Leigh Building, 100 W. Second Street

Constructed: 1977-1978

Architect/Builder: Unknown

Contributing Building

The reinforced concrete construction, seven story building is located at the southwest corner of Second and Ludlow streets (**Photograph 32**). The building shares its west wall with Liberty Tower (64), and its main entrance is set within a concrete bay near that building. The first two floors of the building, comprising of glazed curtain walls, are deeply recessed within the structural elements of the building. Offices and retail establishments are located at these levels. The remaining building comprises of several levels of automobile parking decks. The facades are of concrete construction with openings elaborated with concrete railings. Egress for cars is on the Ludlow Street façade. The building is home to retail, banking, and other business and professional services, and serves as public parking. It is associated with Courthouse Square Urban Renewal project. Retaining its integrity of design, material, and association as a mixed use office, retail and parking facility, Leigh Building contributes to the historic district, associated with the urban renewal effort in Dayton during the mid-twentieth century.

66. 40 W. Second Street Building/Elder Beerman Building, 34-40 W. Second Street

Constructed: 1975

Architect: Levin and Porter Associates

Non-contributing Building

The Elder-Beerman Building is located at the southeast corner of Second Street and Ludlow Street. The building forms the northwest corner of the Courthouse Square Plaza. This is a four-story building with ten structural bays along its N. Ludlow Street façade and six structural bays along its W. Second Street façade. The main entrance to the building is its corner, with the upper floors there forming a chamfered, curtain-walled front. The first floor of the concrete-clad facade comprises of a series of storefront windows and doors. The upper floors are punctuated with rectangular metal frame windows. The façade of the building is finished with stucco. The building was significantly altered in 2003 and again in 2008, so that the original façade has been altered with new cladding and windows.

The Elder-Beerman Store was incorporated in Dayton in 1945, having its roots in the Boston Dry Goods Store that operated in the city during the late-nineteenth century and in the Elder and Johnston store that was in business earlier in the twentieth century. This building was constructed as part of the Courthouse Square Urban Renewal project that gained federal funding in 1973. The building was originally constructed with facades comprised of aggregate finished curtain walls throughout, with glass curtain walls at the chamfered ends. There was practically no glazing at the upper levels, either along the street facades or the Courthouse Square plaza elevation. The remodeling resulted in stucco finished concrete cladding, punctuated with new window openings at all floor levels along the street facades, and new windows piercing the

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curtain walls along courthouse square. While some aspects of its mid-twentieth century modern façade remain on the Courthouse Square Plaza elevation, those facing the streets do not retain any of the original façade features. Because of extensive remodeling, and notable change in use from department store to commercial office use, this building does not retain its integrity of design, material, workmanship, and association. The former Elder-Beerman store building is not contributing to the district as it does not retain integrity.

67. Key Bank Tower/Mead Tower, 10-22 W. Second Street

Constructed: 1975

Architect: Lorenz and Williams

Contributing Building

Mead Tower (currently called Key Bank Tower) is located at the southwest corner of Second Street and Main Street at the northeast corner of the Courthouse Square Plaza (**Photographs 28, 35**). The building is twenty-seven stories tall and of reinforced concrete construction. It has five structural bays along the Second Street façade, and three structural bays along the Main Street façade. The first floor of the building comprises of double height glazed storefront windows along the street facades, with entrances located in the central bays of both these elevations. Below grade street access to shops and restaurants along the south face of the building is via an exterior stairway from the Courthouse Square plaza. The upper floors of the building are composed of alternating vertical strips of metal framed glass and spandrel curtain walls and grooved concrete panels. Mead Tower is topped with a flat roof. The building has elements of the Miesian style in its use of glass curtain wall, sleek rectilinear form, and expression of structure. The concrete panels between the strips of curtain wall are a variation from the Miesian style, which would typically use metal frame in their place.

Associated with the Courthouse Square Urban Renewal project, Mead Tower was designed by the Dayton-based architecture firm Lorenz and Williams as part of the Courthouse Square Urban Renewal project, which in turn had its roots in plans drawn by the firm RTKL during the late 1960s. The construction of Mead Tower, along with the Elder Beerman Building (66) at the corner of N. Ludlow and W. Second streets in 1975 marked an important development for this latest urban renewal project in downtown. Mead Tower retains its integrity of design, materials, and workmanship, with its Miesian style elements clearly discernible and is especially significant in connection with plans that were first drawn during the late 1960s. The building is a contributing resource to the downtown historic district for its association with the Courthouse Square Urban Renewal project.

68. YWCA Building, 141 W. Third Street

Constructed: 1913-1914

Architect: Schenck and Williams; Construction: Structural Concrete Company

Contributing Building

Located at the intersection of Wilkinson and W. Third Street, in the same block as the City Hall (70, old YMCA Building), the YWCA is six stories tall of concrete construction with brick and stone finishes that exhibit elements of the Neo-classical style (**Photograph 33**). Constructed on a

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raised stone foundation, the main Third Street elevation is five bays wide, while the Wilkinson Street elevation is eleven bays wide, with brick pilasters marking the transition between the bays. The building has a full basement perceptible from vents punctuating the raised stone base along the façade walls. The main entrance is at the symmetrical central bay of the Third Street façade, at street level and covered with a concrete canopy. The three central bays at the second to fourth floor levels of the main façade are walled in with newer stone finish. Windows throughout are replacement double-hung casement types, with those on the upper floors having rectangular transoms above. Side entrances to the building are located along Wilkinson Street. The central bays of the Wilkinson Street façade are set back from the side bays. At the second floor level, a colonnade of square brick finished pillars brings focus to this central bay.

The YWCA Building has continuously housed this social organization, which has played a significant role in Dayton's history. The building underwent alteration in 1959-1960. Although in the same location, the original entrance was configured differently, with steps leading to an entrance portico roofed with a stone pediment. The central bays of the three floors above the entrance were set back, with monumental columns supporting the floor above to create a covered second floor portico. This prominent feature of the original façade was walled in with a stone finish, to create additional floor space. When constructed, only a portion of the building had a sixth story. The flat terrace, though, was accessible and was marked by a free-standing colonnade along its perimeter. A full sixth floor was also constructed as part of alterations to the building. Considering its long-standing association with Dayton's YWCA and that alterations were made to improve the building during the mid-twentieth century within the period of significance, the YWCA Building is a contributing resource.

69. Dayton Bicycle Club (Edwin Smith House), 131 W. Third Street

Constructed: 1850

Architect/Builder: Unknown

Individually previously listed building on the National Register, 1974, NR #74001582

Located on the north side of Third Street between Ludlow and Wilkinson streets, the Dayton Bicycle Club is a three story Renaissance Revival building of masonry construction with Greek Revival and Tuscan architectural elements. The building is set back from the street, a masonry and iron compound wall separating the property from the sidewalk. Stone quoins frame the front façade, and a projecting cornice with decorative brackets hides the roof-line above. The front façade is asymmetrical, three bays wide. The recessed doorway to the building, set in the west bay, is a simple entablature with full transom light. The remainder of the first floor is punctuated by three ribbon arched doors with glazed panels, topped with a simple cornice over the doorway. At the second-floor level, the two windows marking their bays are rectangular double hung, with projecting lintels above and balconets with iron balustrades at sill levels. The glazed panels at both floor levels are elaborated with decorative lattice ironwork. Smaller square windows at the third floor level are set behind iron trellises. Other, taller buildings flanking the Dayton Bicycle Club render the side and rear facades largely obstructed from view.

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Constructed as home to prominent Dayton physician Edwin Smith, the Dayton Bicycle Club was listed on the National Register in 1974 for that association as well as for being an example of transitional Renaissance Revival architecture in Dayton. Its long-standing association since 1893 with Dayton Bicycle Club provides it with added significance. Comprised of Dayton's business community, Dayton Bicycle Club was an active advocate for a new, City Manager form of government. Its participation in progressive reform during the early decades of the twentieth century was instrumental in instituting civic changes. Alterations made to the building during the 1920s, such as the construction of arched doors, were sympathetic to its architectural style and were carried out during the period of significance. Still home to the Dayton Bicycle Club, the building retains its integrity and enhances that of the historic district.

70. City Hall (Former YMCA), 101 W. Third Street and City Hall Garage Addition, 123 W. Third Street

City Hall Constructed: 1908

Architect: Architect's League, Ltd.

City Hall Garage Constructed: 1978

Builder: City of Dayton

Contributing Building

Located in downtown Dayton at the intersection of West Third and Ludlow streets, the six-story Dayton City Hall was constructed in 1907-1908 to house the city's YMCA (**Photograph 34**). The Neo-classical/Renaissance Revival style building is five bays wide along the shorter, front façade and seventeen bays deep along the Ludlow Street side façade. The front façade exhibits a bilateral symmetry with the entrance located in the central bay. The building has a full basement and a raised stone foundation. A flight of stone steps leads to the multi-door main entrance covered with a portico with a full entablature supported on Corinthian columns. English basement entrances are accessible via steps built on the side of the portico. The first floor of the building is finished with stone, and all windows at this level are set in rounded arches. The four stories above are of brick construction set in the Flemish bond. All the upper story windows are rectangular along the main façade, with those in the second story corner bays emphasized with stone sills and surrounds and projecting, bracketed pediments above. A side entrance emphasized with a stone canopy is in a central bay of the side façade. Second and third floor windows in the central bays of the Ludlow Street face are grouped together to take on the appearance of elongated rectangular openings, with fanlights above. Projecting stone parapets with raised stone railings extend over fifth story windows. The uppermost, sixth story is finished in stone, and includes a projecting bracketed cornice with rectangular window openings above, and a raised parapet concealing the flat roof that covers the structure. The entrance portico gives way to a spacious hall with an open well staircase directly ahead, and an elevator bank to the rear, west side. All the floors of the building, including the basement, house municipal and city government and offices. These spaces have been modified for civic use, so that its association with the original YMCA functions has not been retained.

The reinforced concrete, nine floor tall garage is located immediately to the west of the City Hall and is connected to it (**Photograph 33**). The building is raised on columns at the first floor level.

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The street elevation comprises of vertical strips of concrete and narrow openings with concrete spandrels extending to the roof level. The stairwell is located at the east corner of the façade and is encased in a glass-curtain wall. The structure serves as a parking garage for City Hall workers, visitors, and the public. The garage is connected to the City Hall via a bridge at the third floor level, and a staircase foyer located to the rear, northeast side of the building, and is thus visually set apart from the older building.

The City Hall building was constructed to house Dayton's YMCA. The building remained a YMCA facility until the construction of the newer, Monument Avenue building (32) in 1929. This building on West Third Street was converted to Dayton's Municipal Building or City Hall in 1941 and has remained so ever since.¹⁶ The interior of the building has been remodeled to house the city government and its various departments. The façade has largely retained original materials, architectural features and elements associated with its Neo-Classical/Renaissance Revival styles. The building was significant for housing one of Dayton's important social organizations, and later as central to its civic government. The garage addition was constructed in 1978, visually separated from the original building with only the bridge connection clearly visible from the street. It does not detract from the integrity of the original building. The City Hall building retains its integrity of design, materials and craftsmanship, and of its association with civic and community development of downtown. The building is contributing to the historic district.

71. DP&L Building, 37 W. Third Street

Constructed: 1976

Architect: Lorenz and Williams

Contributing Building

DP&L (Dayton Power and Light) Building is located at the northeast corner of Third and Ludlow streets, at the southwest corner of the Courthouse Square Plaza (**Photograph 35**). The twelve story building is of reinforced concrete construction, with five structural bays along the Third Street façade, and twelve bays along the Ludlow Street façade. The first two floors form a base for the building, with metal spandrels separating the storefront windows at the first floor level from the two panel metal frame windows at the second floor level. Stone clad columns mark the bays along all facades of the rectangular building. The upper eight floors of the building are composed of alternating vertical strips of metal framed glass and spandrel curtain walls with intermediate stone clad pilasters dividing each bay. The top two story windows are not separated by spandrels or intermediate piers and are expressed as unified vertical strips extending the breadth of the structural bays. The corners of the curtain wall are chamfered at this level, setting them back from the structural framing of the building. The building has Miesian style elements in its use of glass curtain wall, sleek rectilinear form, and expression of structure, and includes variations such as the extensive use of stone cladding on the façade.

¹⁶ Prosser, Teresa, and Judy McClune (Montgomery County Historical Society), 1981, *Historic American Building Survey of the Dayton Municipal Building, Dayton, Montgomery County, Ohio (Survey No. OH-427)*, Historic American Buildings Survey, National Park Service, Dept. of the Interior, Washington DC.

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Associated with the Courthouse Square Urban Renewal project, the DP&L Building was designed by Lorenz and Williams. Courthouse Square formed the first stage of development for Dayton that was envisioned during the late 1960s by the planning and architecture firm RTKL. Although completed in 1976, the DP&L Building is integral to downtown development because it was built according to plans first advanced during the late 1960s. The building is also associated with the Dayton Power & Light Company, a utility provider to the city and its downtown since the early twentieth century. Together with the early twentieth century DPL Building (159) located in the Fire Blocks district, this is the second building associated with the company in downtown. The building retains its integrity of design, materials, and workmanship and is contributing to the district.

72. Old Courthouse, 7 N. Main Street (Courthouse Square)

Constructed: 1850

Architect/Builder: Howard Daniels (New York)

Individually previously listed building on the National Register, 1970, NR #70000510

The Old Courthouse is located at the northwest corner of Third and Main streets marking the southeast corner of Courthouse Square Plaza (**Photograph 35**). Raised on a landscaped platform, the limestone building has classical front and rear façades, each with six Doric columns topped with a full entablature and pediment. A portico leads to a central doorway, flanked by two bays with interspersed engaged square columns, that provides access to the building. The two story side façades are comprised of nine bays marked by engaged square columns and six over six double hung windows at each level. Inside, the restored courthouse is topped with a monumental rotunda with an ocular opening at the apex.

The Old Courthouse was completed in 1850, costing over one hundred thousand dollars, replacing an earlier courthouse in a city that had already undergone rapid growth during the 1840s. The building was designed with its exterior based upon hexastyle temples from Ancient Greece. Soon after its construction, however, the city deemed that the courthouse was too small to serve a city that continued to grow rapidly after its opening. In 1884, a large, new courthouse building was constructed immediately to the north of the Old Courthouse. These buildings continued to serve the county through the period of significance until the mid-1960s, when its functions moved to the new courthouse at 41 N. Perry Street after its completion in 1965. The Old Courthouse was listed on the National Register in 1970. When the Courthouse Square renewal was planned during the late 1960s and early 1970s, its planners ensured that this building would be preserved even as all other older buildings were to be removed to construct the plaza and new buildings. The building was rehabilitated during 2003-2005 and is currently owned and managed by the organization Dayton History. Regarded as one of the superior examples of Greek Revival architecture, the Old Courthouse is significant for serving the city and county's legal system through the period of significance until 1965, and remaining an anchor in Courthouse Square following the urban renewal project. The Old Courthouse enhances the integrity of the district.

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73. Courthouse Square Plaza/Courthouse Square

Completed: 1974-1975

Designer: Lorenz and Williams

Contributing Site

The Courthouse Square Plaza is in the block bound by Second and third streets to its north and south and Ludlow and Main streets to its west and east (**Photograph 35**). The paved, landscaped public plaza is walled along its north and west edges by three buildings, namely the DP&L Building (71), Key Bank/Mead Tower (67) and the former Elder Beerman Department Store (66). The Old Courthouse (72) occupies the corner of Third and Main streets. The 1.6 acre public place is made up of two intersecting rectangles, set on a raised platform approached via short flights of steps from Main and Third streets, and connected to Ludlow and Seconds Streets via paved alleys between the buildings that line the streets. A large circular fountain is located adjacent to the DP& L Building. A semi-circular lower level located adjacent to Mead Tower provides access to restaurants at that level. A stage for outdoor performances lines the north wall of the Old Courthouse. The compositional geometry is enhanced by diagonal paving and similarly patterned landscaping punctuating the space.

Along with the Dave Hall Plaza Park in the Midtown Mart Urban Renewal area, Courthouse Square is one of the two public spaces in downtown Dayton associated with an urban renewal project. Initial plans for the plaza were drawn prior to 1973, when federal funding for the Courthouse Square was approved. The plaza and surrounding office/commercial buildings formed the first phase of six of the development of downtown that the Baltimore planning firm RTKL, on contract with the City of Dayton, had presented during 1967-1970. That plan set out new construction within the business core, starting with the redevelopment of the Courthouse Square. The plaza, which was dedicated in 1975, as well as two of the three new buildings in the block, namely Mead Tower and DP&L Building, were designed by Dayton's Lorenz and Williams. Courthouse Square remains a pre-eminent public place in downtown Dayton, significant for its association with mid-twentieth century urban renewal, urban design, and planned development. The site retains its integrity and is a contributing resource.

74. Old Post Office Building, 120 W. Third Street

Constructed: 1912-1914; Restored: 1985

Architect: J. Knox Taylor; Restoration: Lorenz and Williams

Previously individually listed building on the National Register, 1975, NR #75001505

The grand Beaux-Arts style building is located at the southeast corner of Third and Wilkinson Streets (**Photograph 36**). Raised on a platform that distances it from the sidewalk, the building features a fifteen bay Ionic colonnade framed within two massive projecting corner bays. Flights of steps lead to entrances, framed by stout Doric columns, symmetrically at both ends. The Ionic colonnade supports a full, ornate, classical entablature above. A portico is set behind the colonnade leading to a wall of engaged Ionic columns with large multi-panel double hung windows at both the floor levels, with multi-light transoms over the first floor windows. The floors are marked by an ornamented lintel at the first floor level topped with a cornice for each window. Stone spandrels are set under the second story window. The gently sloping red-tiled

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hipped roof is visible above the cornice. Stone cut attic windows punctuate each bay above the third floor between the elaborate cornice and the eaves. The side façade comprises the massive corner bay and seven bays, each pierced with windows, further south. The modified U-shape of the building is discernible from the relatively unadorned rear façade.

The Post Office Building opened its doors in 1914 to replace an older, more modest post office located at the intersection of Fifth and Main streets. The construction of the new building began in 1912 and was disrupted by the Great Flood of 1913, opening with the formal dedication the following year. The stone-faced building, the largest and most opulent example of Beaux-Arts classicism in downtown, was listed on the National Register in 1975. The building was restored in 1985. Enhancing the historic district, the landmark building retains its integrity and its association with the civic development of downtown.

75. Algonquin Hotel/Dayton Grand Hotel, 11 S. Ludlow

Constructed: 1903, Altered: ca. 1962

Architect: Charles Insko Williams; Alteration: Paul Deneau

Contributing Building

Located at the southwest corner of Ludlow and Third streets, this is an early twentieth century hotel building that underwent extensive alteration during the mid-twentieth century (**Photograph 36**). The building comprises two sections – a twelve story hotel building five bays wide along each façade, and covered parking deck attached to its south face. The restored hotel building shows elements of its original Second Renaissance Revival style, such as its rusticated stone base covering the first two floors, bays framed in brick arches, and the projecting cornice crowning the roof. Other features of the building include projecting bay windows in the central bays of the building, and simple, one over one double hung windows. Entrance to the hotel is recessed, with a cantilevered metal canopy, from the central bay facing Ludlow Street. The rusticated stone base tier extends to the Ludlow Street façade of the garage deck, visually unifying it with the hotel building.

The Algonquin was a luxury hotel located near the newly opened passenger railroad station on Sixth and Ludlow Streets.¹⁷ When constructed, it was a much larger edifice, extending eleven bays along Ludlow Street. With its convenient location, the hotel met a growing demand to house the increasing number of visitors who came to Dayton for business and commerce, arriving via train. As rail travel decreased and the automobile grew popular for long distance travel, during the post-war years, buildings associated with the station were gradually demolished during the 1960s and 1970s, with the last associated structure removed during the 1980s. The Algonquin Hotel, which had changed owners and names through the intervening years, was part of the Hilton Hotel chain by the 1960s. The removal of as many as six bays of the original hotel and the construction of a multi-story parking deck in about 1962 reflects the changes in commerce and business and the growing importance of the automobile during the post-World War II years. Currently known as the Dayton Grand Hotel, the building has undergone major alterations during the period of significance. It retains its integrity of

¹⁷ Library of Congress Digital Collections, accessed at <https://www.loc.gov/resource/det.4a12180/>

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association with mid-twentieth century changes in Dayton and its downtown and exemplifies efforts at modernizing its buildings to meet those economic challenges. The former Algonquin Hotel is a contributing building to the historic district.

76. Fifth Third Center Garage, 2-10 S. Ludlow Street/16 S. Ludlow Street

Constructed: 1989

Architect/Builder: Unknown

Non-contributing Building

The seven story reinforced concrete construction garage is located at the southeast corner of Ludlow and Third Streets. The upper floors of the building cantilever over the first floor, which features retail spaces with metal frame display windows throughout. The garage was constructed after the period of significance and is not a contributing property to the district.

77 and 78. Dayton Arcade, 28 W. Third Street, 18-22 W. Third Street

Constructed: 1902, 1904

Architect: Fred M. Andrews; Developer: E. J. Barney

Previously individually listed property on the National Register, 1975, NR #75001498

Covering over half a block between Third, Fourth and Ludlow streets, the Dayton Arcade is a complex of two connected buildings - the Flemish Revival Gibbons Building with a Renaissance Revival Annex at 18-22 W. Third Street and the Renaissance Revival Fourth Street/Ludlow Street Building (**Photographs 37, 39**). The three and a half story Gibbons Building facing Third Street (77) is three bays wide, of stone and brick construction, with a stone clad first floor and decorative stone inlays in the brickwork above. The bays are separated by turreted polygonal oriels topped with lion headed gargoyles. The recessed central entrance ensconced between the oriels, is via a semi-elliptical stone arch. Display windows mark the first floor side bays. Walls are of Flemish bond construction with inlaid stone quoins. Mullion windows above are paired or ribbon with stone surrounds. Stepped wall dormers are characterized by broken volute brackets, with segmented pediments. The central bay has segmented pilasters, Ionic capitals supporting the cornice under a dormer, with intricate ornamental stonework. Metal sheathed mansards rise behind the dormers.

The five story annex is located to the east of the Gibbons Building, with shared adjacent walls and access within. The annex is of brick and stone construction and is three bays wide. The tripartite façade comprises a base, a central tier (second—fourth floor) and a crowning fifth floor tier above. The first floor of the building is altered with replacement windows and newer stone cladding, likely mid-twentieth century alterations. The upper floors comprise of two narrow side bays of double hung windows with stone surrounds at the second to fourth floor level. Corners are emphasized with stone quoins. The wider central bay for the central tier is recessed from the plane of the façade and framed with stone inlay. Three ribbon windows at each floor level are elaborated with stone architraves, and stone spandrels mark the transition between the floors. Windows at the fifth floor are arched and set within decorative brickwork. An elaborately ornamented cornice projects out, crowning the building at roof level. Both, the Flemish Revival

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building and its Renaissance Revival annex have plaques reading M J Gibbons and 1902, for their dates of construction, and are connected via the arcade at the first floor level.

The five story, eleven bay Fourth Street/Ludlow Street Building (78) is constructed in the Renaissance Revival style with rusticated stone cladding. The first floor is composed of pilasters with recessed display windows. Entrance to the arcade is from the fourth bay from the west corner of the building. The trabeated second story has square windows topped with flat, keystone arches. Paired pilasters with Ionic capitals divide the bays at the third and fourth floor levels, with inlays of brickwork done in the Flemish bond forming the exterior walls. The third floor windows are double hung and topped with fanlights. Apart from the less elaborate second to fifth bays from the west, the remaining third floor windows all have stone pediments. Only for those three bays, the fourth floor windows are arched. The trabeated fifth floor, with an ornate cornice is punctuated with square clerestory windows. The Ludlow Street façade of the building is of similar composition and character as the Fourth Street façade except that it is clad entirely in stone with no brickwork. The first floor of the façade is modified, with newer display windows and brick veneer. The interior of the Ludlow Street building has a monumental central space with an ornate dome, 90 feet in diameter and 70 feet tall, not visible from the street.

The arcade was developed as a mixed-use complex with an indoor market, retail, offices, and residential apartments. The main floor of the arcade was devoted to a fresh food market and retail, while the second floor had office spaces. The upper floors had large five and six room apartments as well as bachelor apartments on the top-most floor.¹⁸ The arcade, as discussed in its National Register nomination, signified Dayton's modernization. During the mid-twentieth century, the Dayton Arcade fell into disuse. The city and its businesses recognized the significance of the property and made several attempts to restore it. The arcade is currently being rehabilitated, a project funded in part by a Federal and state historic preservation tax credit award. The Dayton Arcade complex is significant to the history of commerce in Dayton's downtown. Exemplifying both the Flemish and Renaissance Revival styles, the complex has retained its architectural integrity and enhances the district.

79. Stop N Save Food Mart, 36 W. Third Street

Constructed: 1930

Architect: Unknown

Contributing Building

The modest, three story commercial/retail building shares its east wall with the Flemish Revival Gibbons Building (part of the Dayton Arcade, 77, **Photograph 37**). The first floor of the building comprises of a modified storefront, with a recessed glass entrance set within the east bay of the two bay façade. The west bay storefront is walled with a mural depicting the use of the grocery store. A canvas awning extends over the first floor. Each bay at the second floor level is marked by two double hung windows with concrete sills and hood lintels. A simple concrete cornice separates the second and third floors of the brick-finished façade. At the third floor level,

¹⁸ See, for details of the building upon its opening, March 3, 1904. "Most Beautiful Building Dedicated By A Labor Of Charity," *Dayton Daily News*, Dayton, Ohio.

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triple windows – a large central one flanked on either side by a narrower opening – punctuate each bay. A concrete cornice above transitions to simple brick parapet above. The commercial building was constructed in 1930 and has housed retail at the first floor level and offices above through its history. The building has undergone alterations, likely during the mid-twentieth century, including a modified storefront and newer window frames. It nonetheless retains its integrity as a characteristic example of a modest commercial building constructed during the early decades of the twentieth century. The building contributes to the historic district.

80. One Dayton Center, 1 S. Main Street

Constructed: 1989

Architect: Sherman Carter Barnhart

Non-contributing Building

The twenty story Postmodern style high-rise building is located at the southwest corner of Third and Main Streets (**Photograph 40**). The reinforced concrete building is finished with polished red granite, black marble, and features an extensive use of metal framed glass curtain walls throughout. The building, which houses the office of the Fifth Third Bank and other business and professional services was constructed after the period of significance and is not a contributing resource.

81. Dayton Daily News Building, 45 S. Ludlow Street

Constructed: 1908

Architect: Albert A. Pretzinger

Previously individually listed building on the National Register, 1978, NR #78002144

The three story Beaux Arts style building, three bays wide and six bays deep, is located at the northwest corner of Ludlow and Fourth streets (**Photograph 38**). The building is set on a raised platform with a full basement. The three bay front façade is demarcated with engaged Corinthian columns extending the height to the full, ornate entablature above. The central doorway is framed in an elaborate architrave with Corinthian columns supporting a broken, segmental arched pediment. A recessed wood-frame glass curtain wall completes the façade. The six bay side façades are marked with wood frame windows set within stone architraves at the first floor level, with wood-frame windows extending to the entablature above. Square pilasters with Corinthian capitals separate the bays. Each bay has an attic window frieze, above which an ornamental cornice with modillions and a raised parapet crown the building.

Dayton Daily News was published under other names, notably, the *Democratic Herald*, and the *Democratic Empire* during the 1830s and 1840s. During the 1860s, this newspaper also began to publish daily, under the name of the *Daily Herald*. The paper became known as the *Daily News* in 1898, after it came under the ownership of James Cox, a future Governor of Ohio, and Joseph Dowling. The *Journal* had its press in a building on South Main Street, across from the Market Hall. The *Daily News* was published in its quarters at the E. Fourth and Main street corner and later, at the southeast corner of Second and Jefferson streets. Prior to the construction of this building, *Dayton Daily News* constructed a new Beaux Arts style building in 1908-1910 at the corner of South Ludlow and Fourth streets. In 1922, a press building was added to its rear, west

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side. Later, during the 1950s and 1970s, further additions to the building were constructed. All the later additions have since been demolished. The Dayton Daily News Building is an outstanding example of Beaux Arts architecture in downtown Dayton. It is the last remaining building of the complex of buildings associated with the city's storied newspaper. This building retains its historic integrity, enhancing that of the district.

82. Commercial Building, 44 S. Ludlow Street

Constructed: 1909

Architect: Albert A. Pretzinger; Developer: Adam Schantz, Jr.

Previously individually listed building on the National Register, 1982, NR #82001477

Commercial Building is located at the northeast intersection of Ludlow and Fourth streets (**Photograph 39**). Its shares its side walls with the two wings of the Fourth Street Dayton Arcade Building (78). The building is four bays wide on the Ludlow Street façade and three bays wide on the Main Street façade. The first floor of the building has been altered with granite cladding, while the upper floors retain their design, material, and craftsmanship. The elaborate stone architrave which frames the recessed entrance on the north bay of the Ludlow Street elevation has been retained. The second floor of the building is stone clad, with mullioned windows framed within stone pilasters. A cornice with modillions over the stone cladding separates the second floor from those above. The floors three to nine are simply treated; boarded windows with brick spandrels and stone lintels fill the space between brick piers. A stone cornice with modillions sits atop the ninth floor. The tenth floor is stone clad, with classically ornamental stone panels separating the windows. An elaborate, modillioned cornice sits atop the tenth floor along the Fourth Street façade; the cornice over the Ludlow Street façade has been removed, leaving its framework visible.

During the turn of the century, Ludlow and Fourth Street had become a prime area to conduct business, anchored as it was by the Dayton Arcade, completed in 1904, and the new passenger railroad station at Ludlow and Sixth streets. Early tenants at the Commercial Building included prominent financial institutions such as the Dayton Building and Loan Association and the Franklin Savings and Loan Association, which continued to conduct business there even during the Great Depression. While the building remained a viable property for business during the depression, it suffered from the economic downturn during the 1960s and 1970s. The building had already felt the consequences from neglect in 1982, as documented in the National Register nomination form prepared that year. The Commercial Building is currently unoccupied. Some of its character-defining elements, such as the first floor materials, window panels, and part of the cornice crowning it, have been removed or altered. Yet, the building retains an overall integrity of design, materials, construction, and association with its use through the period of significance, and enhances the district.

83. Kuhns Building, 45 S. Main Street

Constructed: 1883

Architect: Peters and Burns; Builder: Beaver and Butt

Previously individually listed building on the National Register, 1978, NR #78002146

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Located at the northwest corner of Main and Fourth streets, Kuhns Building is of brick construction, with a restored façade at the first floor level, windows at upper levels framed in arches, and a prominent mansard roof (**Photograph 40**). The Fourth Street façade of the building is nine bays wide, while the Main Street façade is five bays wide. The street facing first floor of the building has been altered with newer stone cladding and storefront windows during the mid-twentieth century and later. The upper floors retain their characteristic Romanesque elements. Both the street facades exhibit bilateral symmetry. Entrance to the building is from the projecting central bay of the Main Street façade, topped with a mullioned rectangular window at the second floor level, and two round arched windows above. The central entrance is flanked by arcaded bays that combine the second and third floor windows with spandrels into a unified compositional element. The arcaded pattern is continued along the nine bays of the Fourth Street façade. The building is topped with a slate covered mansard roof punctuated with windows, patterned with alternating gable roofed and shed roofed dormers at the fifth floor level.

Benjamin Kuhn, who commissioned the building, was a prominent industrialist who owned Farmers' Friend Manufacturing Company, a leading agricultural implements manufacturing firm. The Kuhns Building remains Dayton's pre-eminent example of its style in downtown. This was a prime commercial property, whose tenants included lawyers, insurance companies, realtors, financial and lending institutions as well as tradesmen such as tailors, dressmakers, and barbers. Occupancy appears to have been a reliable measure of the state of the downtown economy. During the Great Depression, almost a quarter of the spaces in the building were vacant, and a comparable situation was evident during the economic downturn of the early 1970s. At the time that the building was nominated for listing on the National Register in 1977, it was undergoing restoration. Kuhns Building is downtown Dayton's preeminent example of a Romanesque commercial building, retaining its integrity of design, craftsmanship, materials and association with commerce in the city. Kuhns Building enhances the integrity of the historic district.

84. McCrory Building, 29 S. Main Street

Constructed: 1924

Architect: W. M. Simpson

Contributing Building

McCrory Building is located on the west side of Main Street between Third and Fourth streets (**Photograph 40**). The three story commercial/retail building is three bays wide, with a classically detailed terra-cotta upper facade. At the first floor level, some of the cladding material has been removed; however, much of the original display window arrangement with recessed doors and the name of the old store, "McCrory's" imprinted on transoms remain in place. The bays are separated by fluted pilasters that sit on engaged bases. The building has a full entablature, in some disrepair particularly where the pilasters engage with it. Bays at both the upper floor levels are punctuated with ribbons of three one over one double hung windows. Spandrels are comprised of terra-cotta panels. The central panel has a relief of the name "McCrory Building" while the two side panels are elaborated with engaged balustrade and other motifs. The building is topped with a shaped parapet which shows disrepair.

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The building was home to the J. G. McCrory Company 5 and 10 Cent Store, later changing its name to the McCrory Five Cent to One Dollar Store. From the 1960s to the mid-1970s, the store was called McCrory McClellan Green Stores/Variety Stores. Apart from McCrory's the building housed other small retail and entertainment facilities, including a billiards room and beauty shop, but its significance stems from its association with the long-lasting McCrory business. Although in some disrepair, the building, which is a designated local landmark in Dayton, retains the characteristic elements of its classical style and its association with an important downtown retailer. The building is contributing to the historic district.

85. Lindsey Building, 25 S. Main Street

Constructed: 1916-1917

Builder: Theodore Lindsey

Previously individually listed building on the National Register, 1985, NR #85000564

This twelve story commercial building is constructed on a narrow lot on the west side of Main Street between Third and Fourth streets (**Photograph 40**). The street façade of the Lindsey Building is four bays wide, while the side façade, which extends the depth of the lot, is fifteen bays wide. The lower three floors of the façade that comprise its base was originally stone clad with first floor storefront window and a side entrance. The display window is painted over with murals. The lower two floors of the base have been refinished with newer granite cladding, with the original stone clad remaining in place at the upper level of the base. Recessed square window openings with stone sills pierce the stone clad portion of the base. A simple stone cornice separates the base from the remaining building, which is finished with stretcher course brickwork. Floors four to seven are unadorned, with a window punctuating each bay. These are differentiated from the upper two floors by a stone cornice. The upper floors are set back slightly, with the bays separated by corbelled brick piers that meet an entablature elaborated with paneling and simple classical ornamentation. The side elevations are of brick construction with windows similar in character to those on the front façade set within the bays. All the window openings of the building have been boarded, obscuring the original window panels from sight. The building shares the lower portion of its south façade wall with the neighboring McCrory Building (84).

The Lindsey Building is listed on the National Register as exemplifying the development and construction of high-rise buildings in Dayton during the early decades of the twentieth century. The building is significant also to the present context for contribution to downtown commerce and business activity since its construction. After its construction, the building was home to Miami Building and Loan Association and several other tenants; during the 1930s and 1940s, it was even known as the Miami Savings Building. Later, through the mid-twentieth century, it was home to multiple professional services and businesses, with the first floor typically occupied by retail establishments, as evidenced from city directories through the years. Vacancies had increased by the late 1970s, and there were few tenants by 1982. Alterations to the lower floors of the building had been documented in 1985 in the National Register nomination form and were likely carried out during the early- to mid-1970s during the period of significance. The original

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1/1 sash windows remain in place behind the wooden planks used to board them for security by the current owner, the City of Dayton. The building retains fair integrity of design, material and construction, and its association with commerce in downtown Dayton, and enhances the historic district.

SURVEY AREA 4

Survey Area 4 extends from the south side of Fourth Street to the north to the Sixth Street/Norfolk Southern Railroad to the South, and from the east face of Wilkinson Street to the east to the west face of Main Street to the east. While the survey includes some buildings constructed during the mid-twentieth century or later, including the modernist Grant Deneau Tower (88), one of the city's tallest, it is characterized by early twentieth century commercial and light-industrial buildings. The Terra-cotta Historic District, 1984, NR #84003789, comprising of buildings from the 1910s and 1920s, is located entirely within the survey area (**Map 4**). All contributing buildings to that district retain their integrity and enhance that of the Downtown Dayton Historic District. Resource numbers 86-106 (**Photographs 41-48**) are within Survey Area 4.

86 and 87. Dayton Board of Education, 129 S. Ludlow Street/115 S. Ludlow Street & 101 S. Ludlow Street

Constructed: c. 1910 (129/115 S. Ludlow Street) 1916 (101 S. Ludlow Street); Altered: 1996
Architect/Builder: Albert A. Pretzinger (101 S, Ludlow Street)

Non-contributing Buildings

Located at the intersection of Ludlow and Fourth streets, the Dayton Board of Education comprises of two early twentieth century buildings, three and six stories in height that have undergone major alteration and brought together as one edifice during the mid-1990s. The three story section (101 S. Ludlow Street) of the facility faces Fourth and Ludlow Streets, while the six story section looks onto Ludlow Street. Entrance is from a glazed arched canopy between the two sections. The Fourth and Ludlow Street facades of the three story building comprise of first floor display windows with overhanging metal canopies shading them. All the floors above are windowless, finished with colored concrete. Display windows have been walled in for the six story section, even as canopies overhang above them. The visible south side façade is 11 bays wide, with recessed rectangular mullioned windows.

As depicted in *Sanborn Fire Insurance Maps*, 1918, 1955 and *City of Dayton Downtown Map*, 1967, the Board of Education facility was originally two separate commercial buildings, each with street facing retail and offices above. The six story building was known as the Cappel Building, and the three story Mercantile Building. Montgomery County Auditor records indicate that Dayton's Reynolds and Reynolds Company acquired the two buildings in 1986 and obtained a permit for a major remodel in 1996, which resulted in the current shape and condition of the property. The Dayton Board of Education purchased the property in 2003. The property does not appear to retain any character defining features typical of early twentieth century buildings, and all major alterations are outside the period of significance for this nomination. The current owner

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has no association with the history of the buildings. The buildings therefore do not retain integrity of design, material, craftsmanship and are not contributing to the historic district.

88. Grant Deneau Tower, 40 West Fourth Street

Constructed: 1969

Architect: Paul Deneau

Previously individually listed building on the National Register, 2016, NR #16000044

Located at the southeast corner of Fourth and Ludlow streets, 40 West Fourth Street is a twenty-two story concrete and glass skyscraper with a parking garage attached to the rear, south side (**Photograph 44**). The north and south facades are constructed of glass curtain walls within a steel frame. The east and west facades are windowless of brick construction. The multi-story parking lot is of concrete construction. Characteristic of the New Formalism style, concrete columns are rendered visible on all four symmetrical facades, delineating the bays that comprise the building exterior. The exterior columns extend to the roof, where they meet a projecting cornice comprising of evenly spaced concrete arches. The east and west facades are built of an infill of brickwork laid in common bond, with patterns of headers every twenty-fifth row. The glass curtain wall with metal framing, emphasizing the vertical plane on the north and south facades are characteristics of Miesian modernist skyscrapers. The symmetry of the facades is broken only at the entry level, which is recessed from the plane of the building along the north and west facades, and where the main entrance is set at the northwest corner of the building.

At the time of its completion, this New Formalist/Miesian style tower was the tallest building in the city. Grant Deneau Tower was constructed to attract businesses back to downtown in the face of suburban flight, providing facilities such as a state-of-the-art business mart. The building replaced the historic Keith Theatre on the site. While not part of an urban renewal project, the construction of the tower nonetheless had a similar effect – that of razing older buildings to make room for new development. Retaining its integrity, the building, significant to the mid-twentieth century development of Dayton's downtown enhances the integrity of the historic district.

89. Reibold Building and Reibold Parking Garage (addition), 117 S. Main Street, 131 S. Main Street

Construction Dates: 1896, 1904, 1911, 2002 (Garage Addition)

Architects: Burns and Pretzinger and Charles Insko Williams, Architects Associated, Inc. Contributing Building

Located at the southwest corner of Main and Fourth Streets, Reibold Building is eleven stories tall, comprising of an original, Second Renaissance Revival edifice flanked on either side by two additions (**Photograph 41**). While the composition of the facades, including the delineation of bays, and the size, organization of the lower floors, roof-lines, and scale and proportion of the windows are in harmony across the original building and the addition, there are nonetheless variations in detailing that help tell them apart. A common stone-clad base extending the first three floors of the building with evenly spaced storefront windows and rectangular recessed openings above demarcated by granite clad pilasters, tie the original building and additions together. The treatment of the floors above varies by dates of construction. The original building,

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ten stories tall, is the most elaborately detailed. The four bay front façade of the original is limestone clad, elaborated throughout with rusticated stonework. The central bay is set back slightly from the side bays. Decorative stone cornices project over the seventh and eighth floors. Side bays have two rectangular double hung windows each, and these are unified with an extended stone sill. The central bay comprises of sets of three ribbon double hung windows. Floors four to seven are elaborated with stone spandrels with wreath ornamentation. The eighth floor, which is separated by cornices above and below, forms a base from which the elaborately ornamented upper two floors rise. Windows at the ninth floor level are topped with stone pediments; the tenth floor forms an arcade of round arched windows, and an elaborately ornamental cornice with moldings and decorative brackets marks the roof line.

The first addition, completed in 1904, is located to the south of the original building. The connecting bay is set back from the street above the sixth floor. The addition, which is eleven stories in height, is minimally adorned, smoothly finished surfaces contrasting with the rusticated and ornate elaborations on the face of the original building. Following the composition of the original building, the addition has simple cornices separating the ninth floor from those above and below it, and an ornate cornice crowning the building. The front façade is four bays wide, while the side façade has nine visible bays. Windows are one over one double hung, with openings in five of the nine bays of the side façade walled in. The second addition is located at the intersection of Main and Fourth streets, with a six bay Main Street façade and a thirteen bay Fourth Street façade. This second addition, completed in 1914, is the least ornate. Sill lines extend the lengths of the floors to demarcate them, and a simple cornice marks the roof line. An eleven story parking garage, constructed in 2002, is connected to the rear of the first addition, accessible from Fifth Street.

Completed in 1896, the original ten story Reibold Building, located on Main Street adjoining Rike's Department Store at the time was the city's tallest building. The Boston Dry Goods Store, later renamed Elder-Johnston Department Store, was in Reibold Building before it moved to other locations. The first addition of 1904 provided the growing department store added space, which was further augmented when the second addition was made in 1914 to replace Rike's. The second addition was slated to be completed in 1913; construction was interrupted by the Great Flood, leading to a delay in the completion of the project. Reibold Building was a prestigious office building through the period of significance, with lawyers, doctors, insurance companies, and financial institutions occupying its spaces. The building retained relatively high occupancy even during the Great Depression. It was only during the economic downturn of the 1970s that high vacancies were evident.

The building has undergone alterations, with the base comprising the first three floors finished in a post-modern style, and several windows of the first addition walled in. Windows in the second addition also appear to have been replaced. The original building – particularly its upper floors, retain the characteristic features of the Second Renaissance Revival style, and the extensive ornamentation associated with it. The building retains its massing, organization of bays and its decorative features. The 2002 reinforced concrete garage addition is set back from and attached

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to the north, side façade of the Reibold Building, extending its height; it does not adversely affect the integrity of the character defining elements of the older building, as it is set apart from the major facades. With consideration to the architectural modifications, the Reibold Building retains fair integrity of design, material and construction, and its association with the history of downtown commerce and development through the period of significance. Reibold Building is a contributing building to the historic district.

90. City Church/Salvation Army Building, 138 S. Wilkinson Street

Constructed: 1951; Addition: 2011

Architect: Unknown

Contributing Building

Located at the intersection of S. Wilkinson Street and W. Fifth Street, the Salvation Army Building comprises of 10 bays and openings along W. Fifth Street and 14 bays along S. Wilkinson Street (**Photograph 42**). The original construction was L-shaped, with an adjoining building standing at the street corner. That building was removed in about 2011, and a new addition was made to the original building at the time. The three bays on the east side of the Fifth Street façade best retain their original characteristics, with the two-story building constructed on a stone base and with stone clad walls. This section of the building has elements of the Neo-classical style, with grooves in the stone linking the first-floor metal frame windows and marking the lintels at the second-floor level. The words “Salvation Army” and an emblem for the organization that originally occupied the building are etched between the floors. The corner addition is entirely new, comprising of seven bays, six with narrow strip windows above a raised basement along Fifth Street and a gabled curtain wall with three additional bays along Wilkinson Street. The new section is finished with concrete cladding. The remainder of the Wilkinson Street façade is original; alterations here include newer window frames. This portion of the building is eleven bays wide and stands on a stone base that is punctuated with vents for the basement. The corner bay is clad with concrete to match the new addition. Entrances to the building are from a central bay along W. Fifth Street (a modest, side entrance) and the central bays along S. Wilkinson Street (main entryway, marked by glazed metal frame doors).

Salvation Army was established in Dayton in 1883, its distinct functions housed at two locations along Fifth Street.¹⁹ Later, the organization had quarters at 650 S. Main Street and South Market Street as depicted in the *Sanborn Fire Insurance Map of 1918*. Concurrently with the present location, it had another branch on W. Third Street, west of Williams Street as shown in *Sanborn Fire Insurance Maps*. Its offices, gym, and chapel were housed at the present location at the time. The original building was roughly L-shaped. The organization remained here until 2008, when the NorthGate Church moved in. In 2011, the City Church took over the building and altered it as described above.²⁰ While the interior has been altered to accommodate its new use as a church and a new section added, much of the original L-shaped building retains its characteristic design elements and materials of construction and its integrity. The former Salvation Army Building and is a contributing building to the historic district.

¹⁹ For early history of Salvation Army, see Dayton, Drury, 1909, V1, pp. 356-357.

²⁰ See the websites of the NorthGate Church at www.thenorthgate.org, and City Church at www.citychurch.com.

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91. St. John's Lutheran Church, 141 S. Ludlow Street

Constructed: 1965

Architect/Builder: Unknown

Contributing Building

The St. John's Lutheran Church is located at 141 S. Ludlow Street at its intersection with W. Fifth Street (**Photograph 43**). Constructed in 1965, this is the only mid-twentieth century modernist building serving a religious purpose. The church, of brick construction, has an asymmetrical plan, a façade punctuated with stained-glass windows, and a gable end entrance topped with an extended, exaggerated roof. Along with other buildings such as Senior Resource Connection (30) and the Antioch Temple (117), also constructed in downtown, the church provides evidence that Dayton's downtown continued to be significant to the community's social and cultural life during this period as it had been during the past. The building retains its integrity of design, materials, construction and association. St. John's Lutheran Church is a contributing resource to the historic district.

92. Wurlitzer Building, 122-126 S. Ludlow Street

Constructed: 1926

Architect/Builder: Robert Finn

Previously listed as contributing building to the Terra-cotta Historic District, 1984, NR #84003789

The six story, five bay commercial building is located on the east side of Ludlow Street, adjoining Ludlow Building (93) (**Photograph 44**). The entire front façade is clad with polychromatic ceramic tiles with classical ornamentation. The building has an altered first floor, with replacement display windows, an entrance recessed in the north bay, and a canvas canopy shading the whole arrangement. A simple cornice set above the canopy makes for a transition to the upper stories. A single, one over one replacement double hung window pierces each floor of the shallow corner bays. Paired mullioned replacement double-hung windows are set in the wider central bays. Paneled spandrels are cast below the windows. The bays are separated by ornate piers that terminate with Corinthian capitals at the entablature below the sixth floor. A projecting cornice marks the transition to the sixth floor. Sixth floor windows have architraves, with lintels above the corner windows set in curvilinear fashion. A simple parapet crowns the building, rising from a dentiled cornice extending the length of the façade above.

The building was named for the Wurlitzer Music Company, which had opened a store in Dayton on Ludlow Street prior to the construction of this building.²¹ It has continued to be significant to downtown commerce through the period of significance, when its tenants have included modest businesses and retail establishments, including a jewelry store, dance costume and accessories store, and a photography store at street level. Changes to the building include newer display and other windows, likely installed after the period of significance. The building nonetheless retains integrity of design, material, construction, and its long association with business and commerce

²¹ "Miami Valley Public is Invited to the Wurlitzer Opening Next Wednesday," *Dayton Daily News*, pp. 1, Dec 12, 1926, Dayton, Ohio.

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in downtown. The Wurlitzer Building enhances the integrity of the Downtown Dayton Historic District.

93. Ludlow Building, 136 S. Ludlow Street

Architect: Albert A. Pretzinger; Builder: Adam Schantz, Jr.

Constructed: 1917

Previously listed as contributing building to the Terra-cotta Historic District, 1984, NR #84003789

The Renaissance Revival building is located at the northeast corner of Ludlow and Fifth Streets and comprises of a five story brick section at the corner flanked on Ludlow and Fifth streets by three story sections finished with ceramic veneer blocks (**Photograph 44**). The five story section is three bays wide along Fifth Street and five bays along Ludlow Street. The first floor comprises of replacement metal frame display windows interspersed with glazed or paneled entrance doors on both the street facades. Newer awning canopies shade the display windows along both the facades, with transoms above them. The walls surrounding the transoms are stone-clad, and a stone cornice separates the first from the upper floors. Ribbons of three mullioned one over one wood frame windows mark the upper floors, where the bays are separated by quoined brick pilasters. Paneled brick spandrels sit below the fourth floor windows, and an entablature with wave form band ornamentation caps the floor. The fifth floor is crowned with an ornate entablature and bracketed cornice.

The three story side wings have similar composition of bays and windows as the taller corner block but vary in detail. The first floor of both the wings comprise of similar replacement windows as the central block, with identical canopies and transoms above. For the Ludlow Avenue wing, the bays are separated by slender paneled pilasters each crowned with classical ornamentation. The spandrels under the third floor windows are paneled, and the mullions are topped with ornamentation, with entablatures above interrupted by the pilaster ornamentation. The facade terminates with an elaborate cornice, with a frieze comprising of alternating brown and white panels. The three story Fifth Street façade features pilasters topped with Corinthian ornamentation, and polychromatic classically patterned panels extending their height. Windows have elaborately detailed spandrels at the third floor level, and the building is topped with a dentiled cornice and crowned with a pierced balustrade.

Ludlow Building was significant to the development of downtown and its commercial history through the period of significance. During the decades after its construction, tenants included the Ohio Savings and Loan Association, Dayton Sewing Machines, and several other businesses and professional services occupying the office spaces. The building continued to entertain high occupancies until the mid-1960s. City directories indicate that the Ludlow Building had high rates of vacancies during the late 1960s and early 1970s as Dayton and its downtown were facing economic headwinds arising from suburban growth. The first floor of the building has been altered with newer storefront windows, as described above; Ludlow Building however retains its integrity of design, material, construction, and its association with business and commerce in downtown. The building enhances the integrity of the Downtown Dayton Historic District.

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94. Wilkinson Tower, 126 W. Fifth Street

Constructed: 1974

Architect: Unknown

Contributing Building

The Wilkinson Plaza Apartment Building (Wilkinson Tower) is located at 126 W. Fifth Street, on the south side of the street, near the southwestern boundary of downtown (**Photograph 45**). The fourteen-story modernist building has a staggered rectangular footprint of approximately 180 feet by 63 feet. The building is set behind a roughly finished fluted concrete wall with a landscaped lot partly visible from the street. The building is of reinforced concrete construction. The exterior walls of the front and rear facades comprise of alternating vertical strips of glass curtain walls with spandrels fitted at each floor level, and rough aggregate finished vertical concrete panels. The side facades of the building are blank aggregate finished concrete walls. The structural bays are built into the walls and thus not discernible on the façade.

Wilkinson Tower was constructed in 1974 in the southwestern part of downtown near the Center City West Urban Renewal area, making it the only residential apartment building constructed within the survey area during the 1970s, and one of three apartment buildings from the period of significance. The building is owned by the Dayton Metropolitan Housing Authority and provides affordable public housing to residents of Dayton in the present day. Wilkinson Tower retains its integrity of design, material, and workmanship as an example of a mid-twentieth century modernist high-rise apartment building in downtown. The building is a contributing resource to the historic district.

95. Wise Building, 110 W. Fifth Street

Constructed: 1922

Architect/Builder: Unknown

Contributing Building

The modest two story commercial, brick-walled building is located on the south side of Fifth Street between Ludlow and Wilkinson Streets (**Photograph 45**). The first floor features replacement storefront windows with two recessed centrally placed doors providing access to the retail establishments at the street level. A ribbon of nine paneled wood-frame transoms are set above a simple metal cornice topping the display windows. A continuous panel of decorative brickwork, comprising of header courses set within soldier course frames sets above the transoms. Centered on the second floor is a triple mullioned, wood-frame, one over one double hung set of windows. This central window arrangement is flanked by two one over one double hung windows on each side. The windows are separated by slender brick piers. Windows are framed within an inset of header and stretcher course brickwork and topped with a simple brick entablature and metal cornice. A stepped parapet crowns the building, with its name carved on a stone inlay at the apex. The visible, unadorned east side face is pierced at the second floor level by one over one and four over four double hung windows.

The modest commercial building constructed in 1922 was typical of the smaller buildings of its type from the time. Through its history, the Wise Building has been home to small businesses

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and trades – tailors, stationers, confectionary suppliers, and most recently, a barber and a gift shop. Although the building has replacement windows, it retains the design, materials, and workmanship associated with modest commercial buildings from the early twentieth century. The building is contributing to the historic district.

96. CPA Building, 42 W. Fifth Street/204 S. Ludlow Street

Constructed: 1905

Architect: Frank M. Andrews and Charles Herby

Previously listed as contributing building to the Terra-cotta Historic District, 1984, NR #84003789

This four story brick building is located at the southeast corner of Ludlow and W Fifth streets, with a three bay W Fifth Street façade and a five bay Ludlow Street façade, featuring elements of the Renaissance Revival style (**Photograph 46**). The building, which has undergone restoration since it was nominated as contributing to the Terra-cotta Historic District, features newer commercial display windows set within the original, classically detailed cast iron framework. Brick quoins emphasize the corners of the upper floor walls. Windows are one over one double hung sash types, with stone sills and radiating stone lintels. The entrance to the building is from the fourth bay on Ludlow Street, and is recessed within a round stone arch flanked by engaged Doric columns. A round arched window with a stone surround topped with a keystone sits above the entrance. The building is topped with a bracketed stone cornice.

The building is associated with the Christian Publishing Association (CPA) an important publisher of religious periodicals in Dayton, and later, for its continued contribution to business and commerce as a printing press and office building through the mid-twentieth century. The Christian Publishing Association (CPA) set up in Dayton in 1868, eventually establishing its press and offices at the CPA Building in 1904. The building was sold to Charles Wilson Hamiel in 1924, where he operated the Hamiel Hat Company. The Hamiel Building, as it was later called, continued to provide retail and office space to Dayton's businesses through the period. It suffered from vacancies during the Great Depression, like other downtown buildings. Later during the post-war era, its occupants included the George Pflaum Publishing Company. As with other commercial and office buildings in Dayton, the CPA Building, had low occupancy during the 1970s. The building was rehabilitated in 2015, according to Montgomery County auditor record. The CPA Building enhances the integrity of the Downtown Dayton Historic District.

97. Thomas Building, 32 W. Fifth

Constructed: c. 1916

Architect: Pretzinger and Musselman

Previously listed as contributing building to the Terra-cotta Historic District, 1984, NR #84003789

Thomas Building is located on the south side of Fifth Street, near its intersection with Ludlow Street (**Photograph 46, 47**). It shares its west wall with the CPA Building (96). The terra-cotta clad Classical/Renaissance Revival style commercial building is five stories in height and four bays wide. The first floor of the building, occupied by the Spaghetti Warehouse restaurant,

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comprises of replacement display windows detailed in keeping with the architectural character of the building. A canopy overhangs the central entrance to the restaurant, with cloth awnings shading the storefront windows on either side. Entrances to the building located at corner bays are recessed. An ornate, dentiled cornice separates the first floor from those above. Each bay above, separated with engaged pilasters, is punctuated with triple mullioned single light windows with terra-cotta paneled spandrels. The pilasters have Corinthian capitals. The building is crowned with an ornamented, bracketed architrave cornice.

Thomas Building remained associated with business and commerce in downtown Dayton through the mid-twentieth century. It was used by the Christian Publishing Association after its construction, housing the shipping, stock, press and offices as indicated in the *Sanborn Fire Insurance Map* of 1918. Later during the mid-twentieth century, the building also housed facilities for the George Pflaum publishing business. Alterations to the building to accommodate the restaurant were designed from the original blueprints, according to the National Register nomination, and were compatible with the style and architectural character of the building. Retaining its integrity of design, material, workmanship, and association with the development of downtown and its commerce, the Thomas Building enhances the Downtown Dayton Historic District.

98. Dayton Barber College, 28 W. Fifth Street

Constructed: 1951

Architect: Unknown

Contributing Building (Previously listed as non-contributing building to the Terra-cotta Historic District, 1984, NR #84003789, for a different period of significance)

The Dayton Barber College is a single-story building located on the south side of W. Fifth Street, sharing its west wall with the Thomas Building (97) (**Photograph 46**). The front façade is symmetric with a central entrance flanking newer, replacement storefront windows. The façade is finished with stone – the only decorative elements are grooving that match those of Thomas Building. The outlines of the words “Dayton Barber College” are visible above the storefront windows and entrance, providing evidence of the building’s function before it fell into disuse.

This modest building is an example of early mid-twentieth century commercial architecture in downtown. During its early years, small retail businesses, such as the Reliable Loan and Jewelers Company (1958), operated at the location. From the early 1960s, the building was home to Dayton Barber College, which continued to operate there at least until the late 1960s. The building, which remains in fair condition is currently not in use. Despite alterations such as newer storefront windows, the building retains the architectural characteristics of an early mid-century commercial building. Retaining its integrity, the building is contributing to the historic district.

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99. 20 W. Fifth Street Building

Constructed: 1910

Architect/Builder: Unknown

Contributing Building (Previously listed as non-contributing building to the Terra-cotta Historic District for a different period of significance, NR #84003789)

This modest three story commercial building is on the south side of Fifth Street between Ludlow and Main Streets, sharing its east wall with the Reed Steffan Building (100) (**Photograph 46**). The first floor of the building has storefront display windows and a recessed central entrance. The upper floors have been clad throughout with granite and ceramic tiles, one of which has come loose to expose an older brick façade. Centrally placed glass block walls provide light to the interior of the building. The west side wall is blank, and three evenly placed vents are visible there along the shallow pitched roof-line.

The modest commercial building was used as a furniture store, under different names – Cappel Furniture Company (1924), Wayne Furniture Company (1944), and Portney Home Furnishings (1950s-1960s). During the late 1960s, the building became home to a costume retailer, and based upon the mid-twentieth century finishes used such as glass-block, the building underwent alterations at the time. Currently unoccupied, signage associated with the costume store remains in place, indicating that that was the last occupant of the building. The building underwent major alterations during the early 1970s, within the period of significance at a time of economic downturn. The building thus exemplifies efforts made by local businesses to make their old properties viable for business by giving them a modern face. It contributes to the Downtown Dayton Historic District as a property constructed during the early 1900s that was improved during the period of significance to retain its viability.

100. Reed Steffan Building, 12-18 W. Fifth Street

Constructed: 1921

Architect: Pretzinger and Musselman

Previously listed as contributing building to the Terra-cotta Historic District, 1984, NR #84003789

The three story five bay Classical/Renaissance Revival building is located on the south side of Fifth Street between Main and Ludlow streets (**Photograph 46, 47**). It shares its east wall with Fidelity Building that is located on the Fifth-Main street corner. The reinforced concrete construction building is faced with white, marble-like terra-cotta. The first floor comprises of replacement metal frame display windows and entrances to street facing retail establishments and a recessed off-center entrance to the interior and upper floors of the building. The modern canopies over the storefronts are in disrepair. Above the canopies, multi-paneled wood-frame transoms extend the length of the façade. The five bays above are separated by fully embellished engaged, paneled piers of the Corinthian Order extending to the second floor to meet an elaborate entablature. An ornate, dentiled cornice crowns the classically detailed building. Windows at the first floor level are replacement fixed single panel with original wood framed three paneled transoms. At the third floor level are the original three part mullioned windows with matching three part transoms.

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The Reed-Steffan Building has continued to exemplify commerce in downtown Dayton, and was home to different home furnishing companies, including Reed Furniture Company, Cappel Furniture Company, and during the mid-twentieth century, Portney Furnishings as well as a floor covering company. Currently, the Dayton Chess Club is a major tenant of the building. The building is in an improved condition than as described in the National Register nomination, as the cornice, then in disrepair, appears to have been stabilized. The Reed Steffan Building retains its integrity of design, material, construction, and association and enhances the integrity of the Downtown Dayton Historic District.

101. Fidelity Building, 211 S. Main Street

Constructed: 1918-1919; Additions: 1929, 1929-1930

Architect: Peters, Hermann and Brown; Engineer: Joseph E. Lowes; Builder; Fidelity Building Association

Contributing Building

The Fidelity Building is located at 211 S. Main Street, at its intersection with Fifth Street (**Photograph 47**). The building comprises an original rectangular twelve story edifice constructed in 1918-1919, making up the six bay elevation facing Fifth Street and a four bay façade along Main Street. A twelve story addition built in 1929 faces Main Street and seamlessly adjoins the original building. To the south of this first addition is a single bay wide, three story rectangular addition constructed in 1929-1930. The lime-stone clad building is constructed on a prominent stone base. Primary entrances to the building are in the corner bays along both the street-facing elevations. Other entrances to the building and the first floor retail facilities are in a central bay of the Main Street façade, with a newer metal canopy bringing focus to it. The entrances are fitted with metal frame glazed doors, similar in character to the windows at all levels of the building. Large, glazed display windows help define the first story of the elevation. Punctuating the upper levels along the street elevations are double mullion fixed windows with stone sills. A stone entablature separates the first and second floors from the upper floors. The third floor, which is shallower than the second in height, is separated from the upper floors, a stone entablature extending between them. The lower floors act visually as a base for the building from which the uniformly designed upper floors rise. An entablature at the terrace level, of a similar character as those at the lower levels, tops the building to complete the classically composed street elevations.

Ornamentation is an important feature in the design of the street façades, especially at the lower floor levels. Classical entablatures also have cornices with decorative brackets with dentils at both the second and third floor levels. The word "Fidelity" and the date "1873" are etched under the first floor entablature along the South Main Street façade. Ornamentation extends to the bays along each of the street facades, which are marked by fluted, paneled stone-clad pilasters, with classical ornamentation. The twelfth floor comprises a recessed penthouse set on a flat terrace. The last addition to the south façade is a single bay building with a storefront entrance extending across the front façade. The upper stories comprise an arrangement of a larger central window flanked on either side with narrow windows with fluted stonework separating them. The front facade is clad with limestone. Stepped patterns on the stonework and the parapet are elements of

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the Art Deco style, while the simply adorned sills, lintels, and ornamental fluting are elements of the Neo-Classical style that match the original building.

The Fidelity Building was a culminating achievement of the builder and financier, Fidelity Building Association, founded in Dayton in 1873. The Fidelity Building Association occupied the first two stories of the building from its opening in 1919 until about 1949, serving over 10,000 account holders in the Dayton area. The upper stories housed offices and facilities associated with medical practice throughout its period of significance, providing patients a one-stop state of the art health care facility in the heart of downtown, a purpose it continued to serve through its period of significance. The Fidelity Building retains its integrity of design, material, workmanship, and its association with the downtown commerce and is a contributing building to the historic district.

102. Print Shop, 214 S. Wilkinson Street/19 Court Street

Constructed: 1925; Altered: 2004

Architect/Builder: Unknown

Non-contributing Building

The two story building of reinforced concrete construction with brick and concrete faced walls is located at the northeast corner of Court and Wilkinson Streets. The building has a four bay Wilkinson Street façade. It has a corner entrance comprising of full-length aluminum frame glazed fixed window panels and glazed doors. The bays are separated with brick piers at the first floor level, each of which is crowned with a lighting fixture. Paired single panel fixed frame windows punctuate the bays at the first floor level. The building is concrete faced above the first floor windows. The smoothly finished second floor is pierced irregularly with square fixed frame windows similar in character to those at the first floor level. The east bay of the Court Street façade is single story, with no windows,

The building was constructed in 1925 to house a typographical shop for the Union Station Transfer Company, in an area of downtown known for its printing presses and publishing industry. The Union Station Transfer Company continued to operate there through the 1950s. During the 1960s and 1970s, the building was used by the Dayton Typographical Services. Later, after the period of significance, the building was procured by Montgomery County, which transferred it to the Sinclair Community College in 2002. Sinclair Community College altered the building significantly, including the addition of an entire new floor to the one story structure to use it as a homeland security training center. The significantly altered building no longer retains its integrity of design, material, construction or association, and does not contribute to the historic district.

103. 115 Court Street Building

Constructed: 1937

Architect/Builder: Unknown

Contributing Building

This small, single story, brick building is located on the north side of Court Street, between Ludlow and Wilkinson streets. Graphic Arts Building (104) is located to its east. The building

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features a brick façade with a ribbon of four metal frame, multi-light windows with metal grills set high above the base. The windows have concrete sills and are separated with brick mullions. A soldier course belt above acts as a continuous lintel. The building features brick corbelling above the windows and is crowned with a simple brick parapet with metal coping. There are no openings visible along the side walls of this building. The building abutted an adjoining building that has since been removed, although part of the neighboring wall remains. There is a parking lot located facing the brick-finished east side wall.

The building has been used as a warehouse through its history, including by the Dayton Rubber Company, Town and Country Stores, and the Drury Printing Company which had its operations in the Graphic Arts Building during the mid-twentieth century. Even as other buildings in the immediate vicinity have been removed or altered, the building, currently property of the Sinclair Community College, has been spared of any major alterations. The small warehouse, which has been associated with significant Dayton-based business and commercial enterprises through its history, retains its integrity and is contributing to the historic district.

104. Graphic Arts Building, 221 S. Ludlow Street

Constructed: 1924-1925

Architect: Schenck and Williams

Previously individually listed building on the National Register, 2009, NR #09000911

This light-industrial building is located at the northwest corner of Ludlow Street and Court Street, at the southern boundary of the historic district. The building is of reinforced concrete construction with brick walls, five bays wide along each of the facades. The first floor of the Ludlow Street façade has a recessed entrance set in a segmented arch surround located at the north corner bay. The remainder of the first floor is filled with stone masonry topped with a ribbon of metal frame, industrial clerestory windows. A simple stone cornice separates the first from the upper floors, which are constructed of brick, with projecting brick-faced piers marking the bays. Windows that extend the breadth of all the bays are multi-panel, metal frame industrial-types with operable sashes. These windows all have concrete sills and sit on brick spandrels. The piers rise to meet a limestone beveled cornice, and a shaped brick parapet crowns the façade. The two bays of the first floor Court Street façade nearest to the Ludlow Street Corner are also filled with aggregate concrete and brick, respectively, while clerestory industrial windows remain in place. A side entrance to the building is in the second bay from the west. Windows on this façade, too, are industrial metal frame with operable sashes; however, unlike those on the Ludlow Street façade, they are of varying sizes rather than uniform. Some window openings at the upper levels are filled with glass blocks. The parapet on this and other secondary facades is capped with vitreous tiles. The remaining two facades comprise of large sections of solid masonry, with some bays having large industrial windows.

The Graphic Arts Building was listed on the National Register in 2009 for its association with Dayton's printing and publishing heritage from 1924-1936, and as an example of an industrial building designed by notable Dayton architects Schenck and Williams. The building was commissioned by the Christian Publishing Association, which had its offices and press in the

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CPA Building (96), Thomas Building (97), and the Bollinger Building (105), in a part of downtown known for its printing industry. CPA continued to use the facility until 1936, when it sold the building to the Printing Arts Corporation, which continued to use it for printing until 1997 under the name of the Drury Publishing Company. While the light-industrial building has been vacant for several years, with some disrepair to the exterior masonry and windows, it nonetheless retains its integrity of design, material, and construction, enhancing that of the historic district.

105. Bollinger Building, 206-208 S. Ludlow Street

Constructed: 1909

Architect: Unknown

Previously listed building as contributing to the Terra-cotta Historic District, 1984, NR #84003789

Located on the east side of Ludlow Street, the two story five bay brick building is attached to the CPA Building (96) to its north, sharing its design characteristics and effectively working as its architectural extension (**Photograph 46**). The Bollinger Building extends the cornice line of the CPA Building, and has similar mullion windows with stone sills and radiating stone lintels. The first floor is comprised of display windows with canvas canopies and fanlights above. The entrance to the building is recessed, set within a round stone arch surround supported with engaged Doric columns. Square brick pilasters with stone bases and stone Doric capitals set apart the second floor. This building was intended to house the facilities associated with the publisher, Christian Publishing Association (CPA), at the second floor level, the first floor being devoted to retail. The building continued to be home to other retailers and businesses after its association with CPA ended during the mid-1920s. Tenants included tobacco companies, furniture retailers, and during the mid-twentieth century, a men's furnishings store. As with other commercial and office buildings in Dayton, the Bollinger Building, too had vacancies during the Great Depression and 1970s. The building was rehabilitated in 2010, according to Montgomery County auditor record. The building retains its historic integrity and enhances that of the Downtown Dayton Historic District.

106. Stomps Chevrolet Building, 225 S. Main Street

Constructed: 1928

Architect/Builder: A. L. Ostendorf

Contributing Building

The six story light industrial reinforced concrete building is located on the west side of Main Street near its intersection with Sixth Street (**Photograph 48**). The building features a five bay wide, brick street façade and a ten bay south side façade, composed of uneven bay sizes. The first floor of the street façade has display windows and recessed entrances that are filled with metal panels topped with translucent lights, and a simple concrete cornice separates it from the upper floors. Brick-clad pilasters separate the bays. Each bay above is pierced with groups of three multi-light industrial windows with operable panels. Brick mullions separate the windows, some of which have missing or broken panes. The façade is topped with a simple brick parapet. The front façade arrangement wraps around to the corner bay of the south side façade. The

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remaining bays of this side façade feature large multi-light industrial windows with operable panels. The south, Sixth Street façade and the rear façade are largely comprised of solid brick masonry, with some bays at the upper floor levels having industrial type windows. Clay tiles top the parapet along the rear and side facades.

The building was constructed as home to the Stomps Chevrolet automobile showroom, sales, and service business. Apart from its use as the federal government Signal Corps during the Second World War, the building continued to house the Stomps automobile sales business through the 1960s. By the mid-1970s, various government agencies, including the Ohio Bureau of Employment and the Dayton Job Development Center occupied the building. The Stomps Chevrolet Building is significant as one occupied by a large automobile retailer through the mid-twentieth century. Currently vacant, the building exhibits signs of disuse, as in the broken window panes. The building nonetheless retains its characteristic features associating it with its commercial use during the period of significance, and its integrity, and is contributing to the historic district.

SURVEY AREA 5

Survey Area 5 extends from the south side of Monument Avenue to the north side of Second Street, and from the west face of Main Street to Harries Street to the east, to include buildings along the east side of St. Clair Street. The western portion of the survey area is primarily commercial, and includes high-rise buildings ranging from early twentieth century Renaissance Revival to mid-twentieth century modernist, and later. In contrast, the east side of the survey area, represented by buildings in the vicinity of St. Clair Street is marked by light-industrial buildings that have been rehabilitated as commercial and residential apartments. Nineteenth century single dwellings, now used as offices, are also found here. Resource numbers 107-139 (**Photographs 49-63**) are in Survey Area 5.

107. CareSource Building, 230-232 N. Main Street

Constructed: 2009

Architect: BHDP Architecture

Non-contributing Building

The nine story office building of steel and concrete construction is located at the southeast corner of Main Street and Monument Avenue. The upper floors are all sheathed in a metal-frame glass curtain wall. The modernistic office building was constructed after the period of significance and is not a contributing resource.

108. Miami Conservancy District, 38 E. Monument Avenue

Constructed: 1914-1915

Builder: Edward Deeds

Contributing Building

Located at the southwest corner of Monument Avenue and Jefferson Street, this is a two story reinforced concrete construction building finished in Hereford stone (**Photograph 49**). The building, which features Neo-Classical and Renaissance Revival style elements, is four bays wide along

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Monument Avenue and three bays wide on Jefferson Street. It is set back from the street with a garden wall and a landscaped front yard. The entrance to the building, which has a full basement rendered visible by low level full mullion windows located there, is accessed via a stairway leading to a pedimented, recessed doorway located in the west bay of the Monument Avenue elevation. Triple mullioned windows with fanlights in the three central bays of both floors are separated by engaged square columns. A full pedimented architrave surrounds the first floor window in the east bay. The central bay of the three bay side elevation is wider than the two corner bays, and while the corner bays have double mullioned windows, the central bay has triple mullioned windows. Here, too, the bays are separated with engaged square pilasters. The building is crowned with a dentilled cornice, above which rises a parapet that is shaped in the corner bays.

The Miami Conservancy District was constructed in 1915 to house the offices and archives of the organization formed to combat flooding in the Miami Valley because of the Great Flood of 1913. The Miami Conservancy District was formed, with a bill passed by the state legislature in 1914 to systematically control future flooding in the Miami Valley. Soon after the formation of the Miami Conservancy District, Edward Deeds donated the land and funds to build the Miami Conservancy District building to serve as the archive and headquarters of the organization.²² The Miami Conservancy District continues to serve the functions it was designed for, and retains its integrity of design, material workmanship and association with its role in the history of Dayton and its downtown. The building is contributing to the district.

109. Engineers Club, 110 E. Monument Avenue

Constructed: 1918

Architect: Schenck and Williams; Builders: Charles Kettering and Edward Deeds

Previously individually listed building on the National Register, 2007, NR #07001091

The T-shaped two story building is located on the south side of Monument Avenue at the east corner of its intersection with Jefferson Street (**Photograph 50**). The building is set back from Monument Avenue with a concrete garden wall and a landscaped front yard leading to the central entryway of the symmetrical façade. The building, of brick construction, sits on a limestone base. The entrance is from a flat-roofed porch supported by two Doric columns. Three round arched windows with iron balconets form an arcade above the entrance, and these have on either side lanterns in shallow openings recessed within rounded arch stonework. The central section of the façade is flanked by three bays on each side. The first floor windows are multi-panel mullioned aligned to the stone base, while the larger mullioned upper story windows have stone spandrels, transoms, and are topped with bracketed limestone cornices. A shaped stone parapet elaborated with classical ornamentation tops the building. Side elevations of the Monument Avenue wing are elaborated with blank brick round arches and windows of the same character as the front façade. The side elevations of the extending T-wings are pierced with multi-panel rectangular window and glazed door openings at the first floor level and rounded arched openings with stone spandrels and surrounds at the upper level.

²² See the article "Miami Valley Citizens are Invited to Opening of New Conservancy Home," *Dayton Daily News.*, pp. D-30, December 29, 1915, Dayton, Ohio.

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The Engineers Club was built as home to a social and professional organization and gathering place for Dayton's large and significant community of engineers. The construction was financed by Charles Kettering and Edward Deeds, who led innovation during the early twentieth century associated with the NCR Company and Delco. The building was listed on the National Register for its association with the engineering profession in Dayton during the early decades of the twentieth century and with Edwards and Deeds. The Engineers Club Building has retained its integrity of design, material, construction, and association and enhances the integrity of the historic district.

110. Wright State University Building (Kettering Center), 140 E. Monument Avenue

Constructed: 1970

Architect/Builder: Unknown

Contributing Building

Constructed in 1970 and located at the corner of Monument Avenue and St. Clair Street, this is a modernistic building of concrete and steel construction with facades completed with brick veneer walls (**Photograph 51**). The building has elements of the New Formalist style. The first floor comprises of recessed walls of storefront windows set behind a row of stylized concrete columns. The upper floors are characterized by fixed metal frame windows set within pre-cast concrete boxes punctuating its asymmetrically composed brick façade. The building has a concrete parapet and a flat roof. This building is an example of an academic building constructed in the downtown area during the early 1970s. The building was unoccupied from about 2007 to 2015. It reopened after undergoing asbestos abatement and alterations to be used as office space. Owned by the Wright State University, the building is currently used by organizations including the Miami Valley Human Resources connection, American Product and Inventory, and Performance Excellence for their offices. The building is a contributing resource to the historic district.

111. 224 N. St. Clair Street

Constructed: 1920

Architect/Builder: Unknown

Contributing Building

The light-industrial building is located near the southeast corner of St. Clair Street and Monument Avenue (**Photograph 55**). The building is four stories tall, four bays wide along St. Clair Street, with a three bay single story garage/workshop extension attached to its north wall. It is of reinforced concrete construction with brick walls. The front, St. Clair Street façade bays of the building and extension are separated by brick piers. The first floor of the main building has replacement display windows and recessed doors providing access to retail and business establishments. The second story windows are triple mullioned single sash replacements. Upper story windows are original multi-lighted industrial. All windows have continuous sills. The building is topped with an unadorned brick parapet with stone coping; the southwest bay is raised above the roof level, indicating the location of an elevator and/or roof access there. The three bay single story extension has a central garage type egress flanked by industrial windows

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on side bays, which are separated with brick piers. The painted side façade of the building has industrial type windows like the front façade located at the fourth floor.

Located at the eastern edge of downtown in an area characterized by light-industrial use, this building housed a variety of small manufactures and businesses, including electrical services, auto repairs, a plating company, and plastic whole-sellers. The building was used, from the mid-1940s to the mid-1960s as a warehouse for Dayton's Rike-Kumler Department Store. While there have been some alterations to the building with the replacement of windows at the lower two levels, this building retains its massing and integrity of design, material, and workmanship, and its association with its original use as a light-industrial and commercial building at the edge of downtown. The building is contributing to the historic district.

112. 222 N. St. Clair Street

Constructed 1936

Architect/Builder: Unknown

Non-contributing Building

The four story building is located on the east side of St. Clair Street near its Monument Avenue intersection (**Photograph 55**). The building has been extensively modified with its original brick façade now clad in concrete. The façade features replacement metal frame display windows in the central bays, a recessed entrance located within the north bay, and a garage type egress in the south bay. A simple cornice separates this floor from those above. Each of the floors above has three single panel fixed frame windows. The building is crowned with a simple cornice. The south side façade of the building is a blank wall apart from three small windows at the first floor level. Small windows, a side entrance, and a metal fire escape staircase is visible at the far end of the north elevation.

This commercial/light industrial building housed the Fidelity Medical Supply Manufacturing Division during its early years. Later, during the mid-twentieth century, it was home to the Gem City trading, plastic wholesaler, and the Dayton Blueprint Company. Currently vacant, the building has been drastically altered with concrete cladding, providing scant evidence of its original design, materials, or construction. The building does not retain its integrity and is not contributing.

113. Biltmore Hotel/Biltmore Apartments, 210 N. Main Street

Constructed: 1928

Architect: Fred J. Hughes; Builder: John Bowman

Previously individually listed building on the National Register, 1982, NR #82003616

Located at the northeast intersection of First and Main streets, this is a sixteen story building of reinforced concrete construction with brick and terra-cotta walls (**Photograph 52**). The building is designed in the Second Renaissance Revival style and is seven bays wide along First Street and twelve bays along Main Street. The first three floors of the building are cast in terra-cotta, which takes on the appearance of rusticated stone work. Display windows with cloth canopies punctuate each bay at the street level, with entrances to the building from the central bays. These

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are topped with windows cast in rounded arch arcades along both street facades. The windows are divided by mullions into fan lights above multi-light windows. Ornate architraves include engaged Ionic columns and a keystone molded over the arch. The two bays of both facades at the corner of Main and First streets are finished with brick and framed with terra-cotta twisted rope patterned inlays on each side. The two north bays of the Main Street façade are treated in a comparable way. The third floor in these corner bays has rectangular windows with terra-cotta architraves topped with broken segmented arches. The remainder of the third story is finished with terra-cotta work, with each bay pierced by a pair of rectangular windows. Paired windows with brick mullions are set within each bay on floors four to ten. Some of the windows on each façade feature terra-cotta balconets. A simple cornice marks the transition to the terra-cotta finished eleventh to fourteenth floors, with the upper three set back from the façade, set within a balustraded parapet. The fourteenth floor windows are round arched. Two more service part-floors rise above the fourteenth.

The building was constructed as part of the Biltmore chain of hotels. This is the last large building constructed in the Renaissance Revival style. During the mid-1960s, the Sheraton chain took over the hotel, and while updating the interior, largely left the exterior intact. The building was redeveloped as housing for the elderly in 1981. While changes in ownership and the adaptive reuse of the building has resulted in interior alterations, features of the Second Renaissance Revival style that characterize the building have retained their integrity of design, material, and construction. The Biltmore Hotel, a building significant to commerce in downtown Dayton from its opening through the period of significance, enhances the historic district.

**114. Avis Car Rental, 33 E. First Street/31 E. First Street
Constructed: 2007**

Architect: Unknown

Non-contributing Building

The modest single story Postmodern style building with a brick veneer finish is located on the north side of First Street between Main and Jefferson streets. The building was constructed after the period of significance and is not a contributing resource.

**115. Jefferson A. Walters House (Walters House), 35 E. First Street
Constructed: 1857**

Architect/Builder: Unknown

Individually previously listed building on the National Register, 1974, NR #74001583

Located on E. First Street to the west of the James Brooks House, the Jefferson A. Walters House is a Renaissance Revival style three story building with a stone foundation, constructed of brick (**Photograph 53**). The house has a three bay front façade, with a central entryway accessed by a short flight of steps, flanked by six over six double hung windows on either side. The arched entrance doorway is recessed and surrounded by rusticated stone pilasters supporting an ornate entablature and molded cornice. All windows are surrounded by limestone sills and lintels. The building is topped with projecting eaves with decorative brackets and covered with a partly visible hipped roof. Limestone quoins mark the corners of the front façade. The side facades of

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the building have unevenly spaced windows of the same character as those on the front elevation. The full English basement to the building is accessible from the east side façade via an external stairway built along its wall. Several of the windows along the side facades have been walled. The building has a two-story extension along the rear façade. The extension is of brick construction, punctuated with windows of the same character as the main building. The rear face of the extension is two bays wide; exterior access to the basement, marked by an iron fence, is visible from the adjacent parking lot. A hipped roof covers this section of the building.

The house was constructed for Jefferson Walters, also associated with the National Register listed James Brooks house (116) situated to its east. Walters was a physician who owned and operated a drug store in Dayton. The house remained the property of the Walters family until 1920, when it was sold to commercial interests. By the mid-1940s, the fraternal Benevolent and Protective Order of the Elks had acquired the property, remaining there until 1974. Walters House was subsequently used as a commercial property, most recently sold in May 2018 to a real estate services firm.²³ Alterations to the building include a new, glazed entrance door, replacement windows matching the original ones, and walled-in window openings along the east side façade. Taking into consideration these alterations, the building still retains integrity of design, materials, and workmanship. The previously listed building enhances the integrity of the district.

116. James Brooks House, 41 E. First Street

Constructed: 1832

Architect/Builder: Unknown

Individually previously listed building in the National Register, 1975, NR #75001495

James Brooks House is located at the northwest corner of E. First Street and N. Jefferson Street (**Photo 53**). The building comprises of an original two-story brick building with an English basement accessible from First Street and a brick addition to its rear, north façade. The three-bay wide front façade is clad with rusticated stone. A stairway running lateral to the façade with an iron fence along the sidewalk provides access to the basement, which shows the building to be constructed on a brick foundation. The raised main entrance to the building is located on the west bay and is accessed via steps protected with a metal and canvas canopy. Windows with stone surrounds have two over two replacement panes with newer plant boxes attached at the sills. Bays at the second story are demarcated with engaged pilasters with Ionic capitals. The building is topped with a prominent projecting cornice with decorative brackets, with a hipped roof above. The side facades of the original building are of brick construction, also with two over two windows placed asymmetrically. The rear addition comprises a two-story and single-story rear sections. Side entrances to both the sections are located along N. Jefferson Street, with the one to the two-story section marked by a fan-light and that to the single-story section pedimented. The addition has a side-gable orientation. The north façade of the addition is finished with wood siding. Replacement double-hung windows punctuate the additions.

²³ Gnau, Thomas, May 6, 2018. "Downtown Dayton Home Built in 1800s Sold," *Dayton Daily News*, Dayton,, Ohio (accessed on May 16, 2018: <https://www.daytondailynews.com/business/historic-downtown-dayton-building-sold/C1h7ASD9Hrjr1yxEX1qt4I/>)

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The James Brooks House was likely constructed by George Davis, a Dayton businessman and Montgomery County state representative in 1832. Brooks was a prominent merchant and Presbyterian preacher in Dayton when he bought the house. The house remained the property of Brook's descendants, including Dr. Jefferson Walters, who owned the Walters House (115), until the mid-1950s. The *Sanborn Fire Insurance Map*, 1955 indicated that the building had been converted to an office building at the time. In 1974, when the property was nominated for National Register listing, it was home to a photography studio. The James Brooks House was later rehabilitated as condominium apartments, which is its current use. Constructed in the Greek Revival style, it was altered later during the nineteenth century with details that reconfigured it as a Victorian building with elements of the Italianate style. The use of the former residence as a commercial property since the mid-twentieth century exemplifies changes to older residences to accommodate offices. The James Brooks House retains integrity of design, materials, and workmanship and its association with the development of downtown as it transformed to meet the changing economic needs during the mid-twentieth century. The building enhances the integrity of the historic district.

117. Antioch Temple, 107 E. First Street

Constructed: 1954

Architect: George Totten Nueffer; Contractor: Art Stock

Previously individually listed building on the National Register, 2013, NR #12001182

The three story building is located on E. First Street, adjacent to the city's Memorial Hall. The modernistic building has elements of late Art Deco style (**Photograph 54**). It is of concrete construction with walls finished with stone and brick cladding. The entrance to the building, from the central bay of a symmetrical façade, leads to a hall. The layout at all floor levels is similar, with a large central meeting space flanked by smaller meeting, administrative, service, and recreational rooms along the east and west walls. The symmetry of the main façade is carried to the interior of the building which has a central staircase with flights on either side leading up to the meeting room/auditorium, at the second-floor level. This hall has a formal stage set at the north end of the room. A second meeting room is located to the rear of the staircase and directly below the second-floor auditorium. The building includes a basement with a meeting area laid out in the same configuration as the upper floors. The Antioch Temple was constructed for the Shriners fraternal organization in 1954. The building retains its integrity of design, materials, workmanship and association and enhances the historic district.

118. Dayton Memorial Hall, 125 E. First Street

Constructed: 1910

Architect: William Earl Russ

Previously individually listed on the National Register, 1988, NR #88001062

The Renaissance Revival/Beaux-Arts style building is two stories tall, constructed of brick with limestone base and accents (**Photograph 54**). The central mass of the building is barrel vaulted and raised to a height greater than the wings on either side. A monumental flight of steps leads to a portico whose roof has a full entablature and is supported by single and paired Corinthian columns. Stone tablets with the names of Civil War battles are placed on the walls that flank the

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entrance portico. The coffered ceiling above the portico is a notable feature. A hall leads to the barrel vaulted, spacious auditorium to the rear, with a seating capacity of about 2,500 people. The interiors are fitted with a variety of marbles and are replete with murals, commemorative tablets and statues. On either side of the auditorium are smaller meeting rooms, which can accommodate up to 200 persons, and other administrative and service rooms. Meetings of local patriotic and veteran fraternal organizations were typically held in these smaller rooms. Larger state and national gatherings were accommodated in the spacious auditorium. Dayton Memorial Hall is listed on the National Register of Historic Places, under Criterion A for its association with the memorial movement of the early twentieth century, and its association with Dayton's cultural history. It is also considered significant under Criterion C as a significant local example of the building type. The building retains its integrity and enhances the historic district

119. 201-209 E. First Street Building

Constructed: c. 1920

Architect/Builder: Unknown

Contributing Building

Located at the northeast corner of First and St. Clair Streets, this is a two story commercial, brick-finished building (**Photograph 55**). The building, which exhibits elements of the Classical/Renaissance Revival style, is seven bays wide along St. Clair Street and four bays wide on its First Street façade. The bays along both facades are separated by brick pilasters that extend up to a simple entablature above the second story windows. The corner bays project out from the plane of the façade, and the pilasters flanking them frame the central bays on both facades. The building has two entrances, one in the central bay of the St. Clair Street façade and one in the east corner bay of the First Street façade. Bays at the street level have tinted full height triple mullioned replacement windows with opaque transoms. Triple mullioned windows with one over one double hung panels flanking a single sash fill the bays above at the second story level. The building is topped with a stone entablature above the pilasters, a simple cornice, and a stepped parapet over the flat roof.

This modest office building is an example of the simplified use of Classical/Renaissance Revival elements that were popular for commercial architecture at the time. Alterations to the building include newer windows that likely replaced older display and other windows. With other façade details intact and in good condition the building retains its integrity of design, material and workmanship, and its association with business and commerce in Dayton's downtown. This is a contributing building to the historic district.

120. Victoria (Victory) Theatre, 136-140 N. Main Street

Constructed: 1871

Architect/Builder: Unknown

Previously individually listed building on the National Register, 1972, NR #72001037

The Victoria Theatre is a four story, Second Empire style building of stone construction, located at the southeast corner of North Main and East First streets in downtown Dayton (**Photograph 56**). The North Main Street façade is symmetrical, eight bays wide, while the East First Street

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façade is six bays wide, with a modified, blank wall section of approximately the same width extending further to its east. The corner bays of the building are wider than the central bays and emphasized with rusticated stonework. Doors and window openings at the first floor levels are topped with segmental arched stone lintels, while the paired windows at the upper floor levels are round arched. The building is covered with a mansard roof, a characteristic element of its architectural style. A decorative, arched broken pediment at the roof level has the name of the theatre etched on it. Segmental arched and ocular windows with decorative surrounds punctuate the mansard roof. The blank façade extending along East First Street was originally of the same character as the remaining building, exhibiting the same types of windows, finishes, and roof construction as the remainder of the building. This section was modified during the twentieth century.

Constructed at the site of the former Turner Opera House, the Victoria Theater was a premier theatre and music hall during the late nineteenth and early twentieth centuries. The theatre suffered from damage during the Great Flood of 1913 and a fire in 1918 and was rehabilitated. It was, once again, extensively rehabilitated in 1988, with the historic character of its interior as well as the exterior restored. The building retains its integrity of design, materials, construction and association with historic use. It enhances the integrity of the historic district.

121. Ohmer Garage, 24 E. First Street

Constructed: 1928

Architect/Builder: Unknown

Contributing Building

The three story, five bay building is located on the south side of First Street between Jefferson and Main Streets (**Photograph 56**). It shares its west wall with the Victoria Theatre (120) located at the Main Street corner. The building is finished in a Classical style with polychromatic terracotta tiles. Entrance to the garage is located at the two west bays of the building. The entrances have been boarded up to secure the vacant building. The remaining bays comprise of replacement display windows and recessed glazed entrances to retail spaces. A terra-cotta cornice ornamented with a wave pattern separates the first floor from the upper floors. The bays are demarcated by pilasters topped with Corinthian capitals. Each bay at the second and third floor levels is pierced with sets of three windows, narrow ones flanking a wide central one, set apart with mullions that extend the length of the two floors. The window openings have been boarded, obscuring the panels that may be located behind. Ornate spandrels, with alternating patterns of lamps cast in blue tiles and wheels in white tiles set the second and third story windows apart. The building is crowned with a cornice above which a shaped parapet rises. The parapet over the middle bay is punctuated with a balustrade with finials, and a panel with the name of the building, "Ohmer" is set centrally.

The building was constructed in 1928, making it among the oldest parking garages in downtown. The building is unusual in that, rather than being a simple commercial building as others associated with the automobile from the period were, Ohmer Garage is a classically embellished building. The building was used during the early decades primarily as a commercial garage.

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During the Second World War, the building was used by the United States Signal Corps as a supply depot. Later during the mid-twentieth century, the parking garage doubled also as a Chevrolet Company dealership and later, as home to a rental car agency. Restaurants and other modest retail businesses occupied the street level retail spaces. The building is currently vacant. The character-defining, and for a utilitarian building, unusual Classical design elements, material and construction remain in place, retaining their integrity. Associated with the increasing prevalence of the automobile through the twentieth century, the building is contributing to the historic district.

122. 34 E. First Street Building

Constructed: ca. 1940; Altered/Rehabilitated: 2007

Architect/Builder: Unknown

Contributing Building

The two story brick Renaissance Revival style building is located on the south side of First Street between Main and Jefferson streets, sharing its walls with adjacent Cellarius Building (123) (**Photograph 57**). The first floor is comprised of two entrances at the two corners of the building, set in rounded arches with elaborate, pedimented architraves. The entrance doors are wood-paneled, and are topped with transoms with rounded, multi-panel fanlights fitted with stained glass. The central bay at the first floor level features triple mullion, multi-panel windows with stained glass transoms above. Five full-height windows above are composed in a rounded arch arcade, topped with keystones and with a continuous sill extending the length of the façade. A dentiled cornice above sets off a simple brick parapet at the roof level.

The building was constructed ca. 1940 to house two shops at the first floor level and other commercial uses at the second floor level. The building was updated in 2007, with alterations including replacement windows, the configuration of first floor display windows, and newer canopies over the entrances. The building, however, retains many of its character-defining features, including its massing, the fanlights and transoms, configuration of the entrances and the arcaded second story façade, and the cornice and parapet elaborations. Retaining fair integrity, the building contributes to the historic district.

123. Cellarius Engineering Building, 40 E. First Street

Constructed: 1920; Alterations: 1955

Architect: Unknown

Contributing Building

This four story commercial building is located at the southwest corner of First and Jefferson streets (**Photographs 57, 58**). The building is of reinforced concrete construction with brick exterior walls and is four bays wide on Jefferson Street and three bays along the First Street elevation. The modified first floor features garage type egresses at the south and west corner bays of the two street elevations. The second bay of the street level of the Jefferson Street façade is refinished with exposed aggregate concrete. A glazed entrance recessed within form-finished concrete masonry marks the third bay from the street corner. Storefront windows are located on this façade at the street corner. Display windows on the First Street elevation have been boarded

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up. Original triple mullioned multi-light metal frame windows with continuous concrete sills and soldier course brickwork lintels extend across the second floor, with the bays separated with brick-finished piers. Windows at the third floor level are two panel metal frame replacement. The last three bays of the Jefferson Street second floor are filled with stone masonry. Brick courses with dentils separate the fourth floor from those below. This uppermost floor, a 1955 addition, comprises a steep metal sheathed mansard roof from which multi-paneled dormers project out.

The building was constructed to house the offices of the civil engineering firm, Cellarius and Dressler, in 1920, and the fourth floor added in 1955, according to the *Sanborn Fire Insurance Map* from the latter year. Cellarius and Dressler was involved in several significant projects in Montgomery County, including drawing up the plan for Fairborn, made to resettle the communities of Fairfield and Osborn relocated due to the construction of new reservoirs for the Miami Conservancy District flood prevention program. The firm continued to operate at the location at least until the mid-1940s. Later, during the mid-twentieth century, the building was home to light industries such as publishing and color plate photograph engineers, the Hauer Music store, as well as a local office for the U.S. Selective Services.²⁴ Many of the alterations, such as the concrete finishes at the first floor level are typical of mid-twentieth century architecture. Some, such as replacement windows and the walled-in openings at the third floor level are possibly later modifications. Taking into consideration the present state of the building with its original, mid-twentieth century and later elements, the Cellarius Building retains its integrity and is contributing to the district.

124. Fifth Third Training Center, 131 N. Jefferson Street

Constructed: 1967

Architect/Builder: Unknown

Contributing Building

The two-story Fifth Third Training Center building at 131 N. Jefferson Street is of concrete and steel construction (**Photograph 58**). The building has a four bay front façade with alternating vertical panels of brick veneer and ornamental concrete screens. The second floor has triple ribbon multi-light windows separated with concrete mullions. The metal frame windows have operable awning type panels. Entrance to the building is set within storefront windows in the north bay. The side façade is three bays wide, with the central bay finished with concrete screen and ribbon windows recessed within brick masses, as in the front façade. The building was constructed as an office building and is currently used as a Fifth Third Bank training facility. It exemplifies mid-century modern construction techniques and elements applied to a modest commercial building. With its integrity retained, the building is contributing to the historic district.

²⁴ Apart from *Williams Directory* and *Sanborn Fire Insurance Maps*, information on the company obtained from *MS-473. The Harvey Dressler Collection*. Summary accessed from State University Special collections, at www.libraries.wright.edu/special/collectionguides/files/ms473.pdf

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125. 142 N. St. Clair Street Building

Constructed: 1920

Architect/Builder: Unknown

Contributing Building

Located at the southeast corner of First and St. Clair streets near the east boundary of the district, this light-industrial concrete construction building shares its south wall with the Graphic Terminal Building (126) (**Photograph 59**). The exterior walls of the six story building are of brick. The building is five bays wide along St. Clair Street and three bays along First Street. Display windows extend between brick clad piers at the first floor level, with two garage type egresses on the St. Clair Street elevation and two doors at the corner bays on the First Street elevation. The display window on the east bay of the First Street façade is walled in, with a central door flanked by small glass block filled openings. The upper floors comprise of multi-panel, operable industrial metal frame windows with brick spandrels below, extending the bays. The bays are separated with projecting brick piers. A simple cornice sits above the second floor, and the building is crowned with a parapet ornamented with brick corbelling.

The building was constructed near the eastern edge of downtown, an area characterized by light industrial and commercial uses. The building housed workshops, storage and warehouse facilities, and other light industrial uses through the early decades after its construction. It was home to a vocational training school during the 1950s and depicted as such in the *Sanborn Fire Insurance Map*, 1955. The building, which currently appears to be vacant, retains its integrity of design, material, and construction, and is contributing to the district.

126. Graphic Terminal Building, 136 N. St. Clair Street

Constructed: 1915

Architect/Builder: Unknown

Contributing Building

Located at the northeast corner of St. Clair Street and Ice Avenue, this two-story brick-walled light-industrial building of concrete construction is five bays wide along St. Clair Street and two bays wide along Ice Avenue (**Photograph 59**). The building comprises of a first floor with replacement display windows and a second floor with paired mullioned windows with concrete sills and lintels. The bays are separated with brick-faced reinforced concrete columns. The parapet above the second floor is raised and shaped above the columns and over the two central bays. The Ice Avenue façade of the building has two industrial, garage door type egresses, with a solid brick upper floor. The light industrial building is located at the eastern boundary of the historic district, in a part of downtown characterized by its type. Through its history, the building has been used as home to an automobile repair shop, and awning and tent company, a tools and engineering company, and during the mid-twentieth century, an electronics repair and service vocational school. By 1974, the building was vacant as the downtown faced an economic downturn. The building currently houses printing and graphics services. Despite alterations such as newer display windows, the building retains its integrity of design, material, construction, and association with its use as a light industrial building in downtown. The building contributes to the historic district.

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127. Ice Avenue Lofts, 215 Ice Avenue

Constructed: 1874

Architect/Builder: Unknown

Contributing Building

Located on Ice Avenue, an alley between N. St. Clair Street and N. Patterson Boulevard at the eastern boundary of the historic district, this is an unadorned light-industrial building of brick construction (**Photograph 59**). The building is four stories in height. The Ice Avenue façade is nine bays wide. Three symmetrically disposed entrances with canvas awnings over them provide access to the building from there. The side façade is twelve bays wide, with an exterior fire escape stairway extending the floors. All windows to the building are segmental arched one over one double hung types. The rear façade faces a parking lot accessible from E. First Street. Condominium type apartment blocks, constructed during the 2000s, neighbor the building to the east, outside the district boundary.

Rehabilitated as loft type apartments during the early 2000s, the Ice Avenue Lofts building was constructed in 1874 to house light industries. Located just east of St. Clair Street, the building is situated at the boundary of downtown and the Webster Station area, where, historically, many of Dayton's major factories were located. During the nineteenth and early twentieth centuries, the building was home a leather tannery and products maker, gas engine manufacturer, paper novelties maker, sign printing service, and toy makers. The building was used as a warehouse during the 1950s, and during the 1960s and early 1970s, was home to a moving company and to other small businesses. Retaining, after its rehabilitation the characteristic features of a modest, mid-nineteenth century light industrial building, this building contributes to the historic district.

128. Realty Building, 126 N. Main Street

Constructed: 1924; Altered c. 1984

Architect: Unknown

Non-contributing Building

The six bays wide extensively remodeled four story building is located on the east side of Main Street (**Photograph 56**). The north bay of the building is recessed, sharing its north wall with the Victoria Theatre building located at the southeast corner of First and Main streets. The building is resurfaced with a new concrete finish, embellished with grooves to distinguish floor levels. The bays are separated with concrete finished pilasters. The first floor comprises of new display windows and glazed doors topped with cloth canopies extending the length. Fixed two panel windows pierce each bay at the second floor level, while windows are set within an unembellished arcade at the third floor level. The fourth floor has the appearance of an attic, with multi-panel fixed frame square windows piercing a projecting parapet.

The commercial building was home to several modest businesses and retailers through its history. During the 1920s, the Chamber of Commerce had its quarters in the building. The building suffered from many vacancies during the 1960s and 1970s, exemplifying the effect of the economic headwinds for downtown businesses and the buildings they occupied. The Realty Building, as it was called after its construction, was extensively remodeled in the mid-1980s. The

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significant changes to the appearance of a building that may once have had classical detailing to a post-modern look has resulted in its retaining poor integrity of design, material, workmanship, and association with its past. Due to loss of integrity, the building does not contribute to the historic district.

**129. Fifth Third Center/Premier Health Headquarters and Garage, 110 N. Main Street
Constructed: 1988**

Architect: Edward Durrell Stone and Associates, Lorenz and Williams

Non-contributing Building

The twenty story reinforced concrete tower is located at the northeast corner of Second and Main streets. The first three floors form a wide base that extends to the sidewalk, with display windows at the first floor level and fixed windows penetrating the stone cladding above. The building was constructed after the period of significance and is not a contributing resource.

130. 33 E. Second Street Building/Homestead Savings and Loan Association

Constructed: 1974

Architect: Levin and Porter Associates

Contributing Building

The building is located at the northwest corner of E. Second Street and N. Jefferson Street (**Photograph 60**). The three-story building has a right-angled triangular footprint and about 25,000 square feet of usable area, with its acute angled (hypotenuse side of the prismatic shape) façade looking toward the street corner. The building is of metal frame construction and clad with stainless steel curtain wall, the material working in conjunction with its shape to give it a sleek, sculptural appearance. A triangular landscaped and paved area facing the angled side of the building and associated with it is reflected on the steel-clad surface of the building. The entrance to the building is via a full height glass curtain located in the interstitial space between an exterior wall and the angled wall it runs parallel with. Within the building, a glazed roof covered atrium/hallway extends the length of the building. Originally housing a bank, the building is currently used as office space. Likely designed by lead architect Dale Smith of Levin and Porter Associates, the unique, sculptural building retains its integrity of design, material, and workmanship, and is a visually striking building constructed during the mid-twentieth century. It is a contributing building to the historic district as a unique example of its type constructed during the mid-1970s representing private development in downtown during the period.

131. Dayton Visual Arts Center, 118 N. Jefferson Street

Constructed: 1923

Architect/Builder: Unknown

Contributing Building

The light-industrial brick building of reinforced concrete construction is located on the east side of Jefferson Street between First and Second streets, sharing its south wall with the neighboring building at 108 N. Jefferson Street (132) (**Photograph 61**). The building has a four bay front and an eight bay side façade. At the street level, the shallower south bay provides a recessed entryway to the upper floors, framed by a simple architrave and topped with a bracketed cornice.

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Replacement display windows with glazed entrances to retail and business establishments, set between brick finished piers complete the street level arrangement. A simple cornice set above brickwork separates the first floor from those above, where the bays are marked by brick pilasters. Triple, two panel sashes topped with opaque transoms fill in the bays at both the upper floor levels. A simple architrave crowned with a brick parapet sits over the pilasters near the roof level. Concrete columns separate the bays in the side façade, with industrial windows like those on the front façade extending between them at the upper floor levels. The second floor corner opening is filled with glass-blocks.

This light-industrial building was home to the Dayton & Troy Automobile Company at the time of its construction. Later during the 1930s and 1940s, the building was occupied by a mill supply business and a printing company. It was briefly used by the Price Stores during the mid-1950s, likely as warehouse. Known as the J.W. Johnson Building during the 1960s, it housed the printing and book binding services of that company at the time. Since the early 1990s, the building has been home to the Dayton Visual Arts Center, which provides exhibition space and other services to artists. While the first floor has been altered, this building nonetheless retains its integrity of design, materials, and construction, and association with its light-industrial/commercial history in downtown Dayton. It is a contributing building to the district.

132. 108 N. Jefferson Street

Constructed: 1923

Architect/Builder: Unknown

Contributing Building

The three-bay three story reinforced concrete construction building is located on the east side of Jefferson Street between First and Second streets (**Photograph 61**). The bays are separated with brick piers. The first floor comprises of new metal frame display windows with deeply recessed glazed doors in the south and central bays, while much of the north bay is walled in with newer brick masonry. At the second and third floor levels, replacement, metal frame, four panel fixed windows extend the breadth between the bays. The building is crowned with a paneled, shaped brick parapet. The modest commercial building was associated with the automobile industry, housing the offices of the Chevrolet Company until the 1940s. Later during the mid-twentieth century, it was home to smaller businesses, including an electronic equipment store and a pawn-broker. Montgomery County auditor records indicate that the building underwent major alterations during the late 1990s. These alterations led to the replacement and reconfiguration of the first story display windows and of the windows at the upper story level, even as the fenestration pattern remains in place. Taking these alterations into consideration, the building nonetheless retains its massing, wall materials, and workmanship, enhancing the streetscape and continuity of the district. The building contributes to the historic district.

133. Jefferson Place Apartments/Felman Apartments, 105 East Second Street

Constructed: 1966

Architect: Unknown; Developer: H. Marvin Felman

Contributing Building

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Located at 105 E. Second Street at its northeast intersection with Jefferson Street, this is a seven-story tall rectangular block (**Photograph 61, 62**). The building is of reinforced concrete construction and the external walls are finished with brick. The first floor is extensively glazed along both streets, with an overhanging canopy extending across the main, Second Street façade. The upper floors of the front façade are characterized by multi-panel, metal frame box windows that project out from the plane of the elevation, with the receding sections finished with brick and punctuated with simple metal frame windows. The Jefferson Street elevation has seven uneven sized bays, with alternating bays being recessed, finished with darker brickwork, and punctuated with metal frame windows. The east side façade of the building shares its wall with the neighboring Dayton Stencil Building (134). The building has elements of the International Style, exemplified by its asymmetrical composition, flat roof, and extensive use of multi-panel metal frame windows throughout the street facades.

The Jefferson Place/Felman Apartments building, with its forty-nine dwelling units, exemplifies the redevelopment of downtown during the 1960s, when its businesses, citizens, and officials were increasingly concerned about the economic prospects of the area in the face of competing suburban development. It replaced an older Auto sales building and modest retail establishments. The building was developed by H. Marvin Felman, a lawyer who also managed the real estate business inherited from his father. The building retains its integrity of design, materials, and construction, providing evidence of the influence of the International Style to its architecture. It is a contributing resource to the historic district.

134. Dayton Stencil Building, 113 E. Second Street

Constructed: c. 1870s

Architect/Builder: Unknown

Contributing Building

The Dayton Stencil Building is located on the north side of Second Street between Jefferson and St. Clair streets (**Photograph 62**). This is a four story Italianate style commercial building with mid-twentieth century modifications. The building is three bays wide, of brick construction. The first floor comprises of replacement storefront windows topped with an aggregate finished one way ribbed concrete canopy extending the length of the façade. Rusticated stone quoins and pilasters mark the corners and separate the bays above. Each bay at the second floor level is elaborated by an arcade of three round arched one over one double hung windows, the surrounds topped with a keystone. A simple cornice separates the second and third floors. At the third floor level, the windows are one over one double hung, set in segmented arches with keystones. A bracketed cornice tops the third floor. The part fourth floor is set within the steeply pitched roof. Two full height dormers with elaborate pedimented architraves project from the roof surface. The building shares its west wall with Jefferson Place Apartments (133). The east wall is comprised of solid brick masonry, with small segmented arched windows located at the fourth floor level. The words "Dayton Stencil" are imprinted on the façade.

This building was constructed c. 1870 and was occupied for much of the nineteenth century by North Star Tobacco Works brand of the Cotterill Fenner & Company. Tobacco was cut, packed,

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and shipped from this building as depicted in *Sanborn Fire Insurance Maps* of 1887 and 1897. Since the early twentieth century, the building has been home to Dayton Stencil Works Company. Dayton Stencil Works was formed in 1859 and has thus been in business for over one hundred and seventy years. The upper floors of the building exemplify the Italianate style popular for commercial buildings constructed at the time. The one way ribbed slab canopy, on the other hand, is a typical element of the mid-twentieth century modernism. The building has had a long, continued association with business and light manufacturing in downtown Dayton, through the period of significance. The Dayton Stencil Building is a contributing resource.

135. 125 E. Second Street Building, 125 E. Second Street

Constructed: 1887

Architect/Builder: Unknown

Non-contributing Building

Located on the north side of Second Street between Jefferson and St. Clair streets, the building has a street façade of 26 feet, while extending the length of its block. The two story building is significantly altered, with its front façade comprising a glass curtain wall extending its height, and a recessed entrance emphasized by a convex glass block wall. Small segmented arch windows are visible along its west side façade. Constructed as a livery, the building was later used as a modest hotel with parking, and for the manufacture of window shades. It has been intermittently used as office space later during the mid-twentieth century. Extensive remodel of the property is recent and has likely been carried out by its current occupant, who has owned the building since 2009. Because of the significant changes to its appearance, the building does not retain its integrity of design, material, craftsmanship, or its association with any of its historical uses. The 125 E. Second Street Building is a non-contributing resource due to the loss of its integrity.

136. Frank M. Tait Building, 135 E. Second Street

Constructed: ca. 1945, 1918 (east bay)

Architect: Unknown

Contributing Building

The building is located on the north side of E. Second Street near its intersection with St. Clair Street, and comprises of a three bay façade with connected single bay to the east – a remnant of a demolished larger attached building that is now absorbed as part of the Frank M. Tait Building. The brick faced building is marked by a storefront window and a side entrance at the first-floor level. The three bays at the upper two floor levels are industrial multi-light types. The building is topped with a brick corbeled cornice and parapet. The attached single bay provides a side entrance, with arched window openings bricked in. The side facades are plain and windowless, and square, industrial windows punctuate the rear façade.

This modest three-story commercial building was constructed, according to the City of Dayton records, in 1955, though its architectural character indicates an earlier date, likely ca. 1945. The building, then called the Frank M. Tait Building, housed a radio parts store during the 1950s. It was home to the Junior Achievement of Dayton, Inc., a local civic organization, during the

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1960s. The east bay, was part of a larger brick building constructed in about 1918, according to the *Sanborn Fire Insurance Map, 1955*. That building was used as a warehouse for the Rike-Kumler Department Store. Apart from the remnant bay, the remaining building was demolished during the mid-1980s, and replaced with the parking lot located at the street corner. The building was modified during the mid-2000s, when the older façade was clad with new materials. A later 2017 rehabilitation removed the earlier cladding, thus once again exposing the older façade and window openings, to enhance the integrity of the building. Retaining fair integrity, the building contributes to the historic district.

137. 120 N. St. Clair Street Building, 120 N. St. Clair Street

Constructed: 1829

Architect/Designer: Unknown

Contributing Building

This modest building is located at the southeast corner of N. St. Clair Street and Ice Avenue (**Photograph 63**). The two story brick building, constructed as a dwelling, is a variation of the four over four house side-gabled type, with two front doors without the central hallway that was typical. The house is built on a stone foundation with no basement and has a symmetrically disposed side-gabled main façade and a three bay gable end elevation. Two large fixed frame windows at the first floor level are modification from the original, likely to accommodate commercial use. The second floor and side facades have six over six double hung windows, and a double hung window marks the attic level visible at the gable end. The front façade windows have flanking replacement shutters; those on the side are likely to be older, installed during the period of significance. A gable end brick chimney stack, which appears to have been restored or rebuilt, is located along the south elevation of the building.

While City of Dayton data indicates that the dwelling was constructed in 1869, signage on the building indicates the date of construction to be 1829. The four over four house type was common in Ohio during the period 1825-1870, and it is thus likely that the building may have been constructed in 1829. The building was likely used as a dwelling until the end of World War II, after which it was a commercial/light-manufacturing property, exemplifying the new uses modest dwellings in downtown were put to as residents left the district. Its longest occupant during the post-war years was the Wymer Awning Manufacturing Company, which conducted business there from 1944 until the mid- to late-1960s. By 1974, the building was vacant, echoing the fate of other business properties during a period of economic downturn. The building retains fair integrity of design, material, and workmanship. An early dwelling repurposed to contribute to commerce and business during the post-war years, the building contributes to the historic district.

138. Cooper Lofts, 114 N. St. Clair Street

Constructed: 1904; alterations 1955, ca. 2000

Architect/Builder: Unknown

Contributing Building

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Copper Lofts is a four story L-shaped light-industrial building located on the east face of St. Clair Street, with elevations facing St. Clair Street and Ice Avenue. The building has a three bay front façade (**Photograph 63**). The first floor of the brick-walled building has been clad with black granite, and has a recessed, side bay entrance and glass display windows. The upper floor side bays are narrower than the central bay, with two double hung windows topped with fan-lights at each floor level. The wider central bay has sets of three ribbon windows on each floor. Floors are demarcated with brick spandrel panels at each floor level. The building is topped with a stepped parapet with bracketed cornices crowning decorative brick inlays, with the date of construction, "1904," etched. The L-shaped building has a four bay rear façade facing Harries Street, and a five bay side, Ice Avenue façade. Double hung windows with brick sills and segmented arch lintels punctuate both the facades. There are three additional entrances evenly spaced from the Harries Street façade.

Rehabilitated as loft type apartments during the early 2000s, the building was constructed in 1904 to house light industries. During early twentieth century, the building was used for light-industries. By 1955, it was used in part as an automobile repair and service shop. Alterations to the building include cladding and storefront windows on the main façade first floor, and newer window and door panels and paint on the exterior. The building retains, considering its rehabilitation and adaptive reuse, characteristic features of a modest, mid-nineteenth century light industrial building in downtown. The Cooper Lofts Building is a contributing resource.

139. Cooper Park Condominiums, 105 Harries Street

Constructed: 2003

Architect/Builder: Unknown

Non-contributing Building

The four story frame construction condominium apartment building is located on the north side of Second Street between St. Clair and Harries streets (**Photograph 63**). The building was constructed after the period of significance and is not a contributing property to the district.

SURVEY AREA 6

Survey Area 6 extends from the south side of Second Street to the north side of Fourth Street, and from the east side of Main Street to the west side of Patterson Boulevard. The area includes a variety of resources that cover the period of significance, and a range that includes commercial buildings, light-industrial buildings, and cultural/recreational facilities. The city's tallest building, Kettering Tower (140) is in the survey area, which also encompasses the entire Fire Blocks Historic District 1992, NR #92001374 (**Map 4**) comprising of nineteenth and early twentieth century commercial and light industrial buildings. The Fire Blocks Historic District contributing resources retain their integrity and enhance that of the Downtown Dayton Historic District. Cooper Park (144), the city's earliest public park, is situated at the east boundary of the area. Resource numbers 140-178 (**Photographs 64-74**) are in Survey Area 6.

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**140. Kettering Tower/Winters Bank Building and Garage Addition, 40 N. Main Street
Constructed 1970 (Building); 1972 (Garage addition)**

Architect: Lorenz and Williams

Contributing Building

Kettering Tower is located at the southeast corner of N. Main Street and E. Second Street (**Photograph 64**). The building, rising 405 feet, is the tallest in Dayton. Kettering Tower property comprises of a four-story block at the intersection of N. Main and E. Second streets, a connected thirty-story high-rise adjacent building facing S. Second Street, and a linked multi-level garage located on Jefferson and Second streets. Kettering Tower is the pre-eminent Miesian Style building in Dayton. The first floor of the four story block is recessed with store front windows. Its Main Street façade is framed within solid, metal clad cores between which the upper floors extend. The upper floors are stepped with each floor projecting out further as the building rises. Metal frame windows extend the length of the three upper floors. The Second Street façade of this block matches that of the thirty-story block, with pigmented glass windows set in slender mullioned frames. The first floor of the tower is set back, with metal clad columns marking its eight street facing bays. The façade at the first-floor level is entirely glazed, with storefront type windows. A floating canopy cantilevers out of this glass façade; it is connected to the structure of the building inside. It thus has the appearance of a floating element of the façade – a characteristic of the Miesian style. The upper floors of the façade, constructed of glass curtain wall framed in dark metal mullions with spandrel panels between floors, forms a sheath that wraps around the building. The roof of the building is flat, as is typical of its modernist style. Added to the building is the seven-story garage that is connected to the building at street level on Jefferson Street. The garage features a recessed first floor with storefront windows, set behind a colonnade treated like that of the tower. The glazed second story is set behind a metal clad band. The solid, raised walls at the street corner are also dark metal clad, behind which the concrete decks of the parking levels are visible. The L-shaped garage provides parking for about 450 vehicles.

The Winters Bank Building was constructed at a cost of about \$10 million. Winters National Bank was one of the city's oldest financial institutions, with roots in the Dayton Exchange Bank, founded by Valentine Winters in 1852. In 1882, the bank changed its name to Winters National Bank. The institution continued to operate under that name until 1983, when it became Bank One. In 2008, the bank was acquired by the J. P. Morgan Chase Company, and is now the Chase Bank. Chase Bank continues to operate at the Kettering Tower. Winters National Bank had functioned, through its history, at various locations in downtown, including near the Third Street and Main Street intersection near the current site. By 1955, as depicted in the *Sanborn Fire Insurance Map*, the bank operated at the southeast intersection of N. Main Street and E. Second Street, at the location of the four-story block of the Kettering Tower. Plans for the new building were initiated in 1967. The multi-level parking garage addition to the building was constructed in 1972 on the site of the former Beckel Hotel. The property retains integrity of design, material, and workmanship. It is significant not only as Dayton's tallest high-rise that represents the Miesian style, it is also significant for its association with a historic financial institution in

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Dayton and to Dayton's development during the mid-twentieth century. Kettering Tower is a contributing resource to the historic district.

141. Third National Bank Building, 34 N. Main Street

Constructed: 1926

Architect: Schenck and Williams

Contributing Building

The Second Renaissance Revival high-rise building is located on the east side of Main Street between Second and Third streets (**Photograph 66**). Of reinforced concrete construction with brick and stone walls, the building is nine bays wide along the primary, Main Street, façade. The stone clad first three stories of the building form its base. The arcaded main entrance to the building is triple round arched extending the height of the base. Recessed within the arcade are metal framed glazed doorways topped with decorative ironwork. Fixed windows separated with metal spandrels sit above the doors. The building also features squared recessed entrances – one each – in the side bays. The stone base is set apart from the upper floors with a full architrave and cornice. A simple cornice also separates the fourth floor from those above. The corner bays above project slightly from the plane of the façade and are framed with stone quoins wrapping to the side façades. The corner bays are pierced with single, replacement fixed frame windows up to the thirteenth floor. A projecting, bracketed stone sills sit below the thirteenth story windows, and the round arched fourteenth story windows feature decorative balconets that interrupt a cornice extending the length of the façade. Paired rectangular single fixed frame windows pierce the central bays from the fourth to the thirteenth stories. The fourteenth story windows are paired round arched set within an elaborate arcade that sits under an ornamental, bracketed cornice. The façade composition, including the elaboration of the cornices and arcaded windows at the fourteenth floor level is extended to the south side façade. The building shares part of its north façade with Kettering Tower (140).

This building was associated with the Third National Bank through the period of significance. Third National Bank was formed in 1863. Surviving the Great Depression and other economic headwinds, the bank remained one of the city's premier financial institutions through the mid-twentieth century, eventually becoming the Society Bank, which continued to conduct business here until 2008. The building housed offices for several businesses and professional service providers through its history. Its occupancy reflected the economic conditions of downtown, with many vacancies during the Great Depression and again, later in the 1970s. The building retains the characteristic features of its Second Renaissance Revival style, much of its original material and construction, as well as its association with the storied financial institution through the period of significance. The Third National Bank Building is contributing to the historic district.

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142. 42-44 N. Jefferson Street

Constructed: 1870

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The seven bay wide Italianate style brick building is located on the east side of Jefferson Street, south of its intersection with Second Street. The south side wall of the building abuts with that of the Rubicon Building (143), while the north wall is blank as adjacent buildings have been removed. The first floor has two recessed entrances. Storefront windows at this level have been walled in, creating a blank first floor façade except for the entrance doors. Seven elongated round arched window openings with arcaded lintels punctuate the two floors above. The windows are all shuttered in with wood panels, rendering the window panes hidden from the street. An engaged pilaster between the third and fourth bays extends the upper floors of the building, and an ornate cornice with brackets marks the roof-line of the building.

This building was constructed to house commercial, retail and light industrial uses and was among the few in the block that survived the fire that followed the Great Flood of 1913. The building has continually been occupied through its history. It was home to a printing company immediately after the flood in 1914. Later, it was home to a dealer in leather goods during the 1930s and 1940s, and securities and loans businesses during the 1950s and 1960s. During the early 1970s, the Stage Door Musical Bar, likely Dayton's oldest gay bar, moved to this location from its earlier location on Second Street between Ludlow and Main streets. Changes to the building's façade, including the enclosing of storefront windows and paneling of the windows above, are associated with the Stage Door bar. These alterations were carried out to retain the commercial viability of the nineteenth century building during the economically challenging 1970s. Despite alterations, the building retains sufficient integrity, and it enhances that of the Downtown Dayton Historic District.

143. Rubicon Building, 34 N. Jefferson

Constructed: 1926

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The five story reinforced concrete building is located on the east side of Jefferson Street between Second and Third streets. It shares its north wall with the contributing 42-44 N. Jefferson Street building (142). The street façade of the brick-finished building is four bays wide, with a recessed entrance set in the shallow north bay and replacement storefront windows extending the street levels of the remaining bays. A dentiled cornice, set above newer canopies, sets the street level apart from the upper floors. A single four over one window pierces the shallow north bay at each floor level. The remaining bays comprise of sets of three eight over one windows with stone sills and a continuous soldier course belt above. Brick piers separating the bays extend to a paneled architrave, which is crowned with a cornice and a shaped brick parapet. On the south side façade, visible from a parking lot, original windows are multi-light industrial types, even as some of the openings at the first floor level, are walled in.

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The building was used for light manufacturing and industrial uses through its history and is associated with the printing industry in downtown. The Gilbert Baker Electrotyping business operated from this building from the late 1920s through to the mid-1950s. Other smaller printing related services conducted their business here during the 1960s and early 1970s. Alterations to the building are mainly confined to first floor, which features replacement metal frame display windows and canopies, while the upper floors retain much of their character-defining design elements, materials, and construction. The Rubicon Building has retained its integrity and enhances that of the Downtown Dayton Historic District.

144. Cooper Park (between Second Street, St. Clair Street and Patterson Boulevard, and

145. William McKinley Statue in Cooper Park

Cooper Park designated as public commons: 1803

McKinley Statue Sculptor: August Lukeman

Statue Installed: 1910

Contributing Site (Cooper Park) and Contributing Object (McKinley Statue)

Cooper Park is located near the eastern boundary of the historic district. It is surrounded by Second Street to its north, St. Clair Street to its west and Patterson Boulevard to its east. The Dayton Metro Library (146) marks its southern boundary. The park is roughly 1.6 acres in area and is landscaped with lawns cut by paved pathways and shaded with mature trees. The William McKinley statue forms a focal point for Cooper Park. The bronze statue stands on a raised pedestal, facing Second Street. William McKinley is depicted standing with his right arm raised. The pedestal and the statue are each eight feet in height, so that the total height of the monument is sixteen feet.

Cooper Park was donated by Daniel Cooper, the founder of Dayton, for use as “public commons” or park in 1803. It initially comprised of the entire block, including the lots on which Dayton Metro Library stands, and remained so until 1888, when the city built its first library in Cooper Park. Even after the construction of the first public library there, the remainder of the block, now renamed for the founder of the city, remained a public park. In 1960, the older library building was demolished and a new one was constructed to replace it. In 2017, that building was removed to make for the present-day Dayton Metro Library. The William McKinley statue was sculpted by August Lukeman and installed in front of the old Dayton Public Library in 1910 (**Photograph 65**). August Lukeman was a well-known sculptor whose other works include the Soldier's Monument in Prospect Park, New York, and the Daniel Boone commemorative half dollar. Over 11,000 children from the Dayton vicinity donated pennies that were used to cast the bronze statue. The sculpture is therefore dedicated to the children of Dayton. It was placed in its current location in Cooper Park, behind the Dayton Metro Library after the construction of the 1960 building. Cooper Park was the first public park for the citizens of Dayton, remaining in place even as its boundary was altered with the construction of the library. The park is a contributing site to the historic district. The William McKinley statue was constructed, with the participation of Dayton's citizens, to honor the former governor of Ohio and the nation's twenty-fifth president and has an association with Cooper Park for over a century. The McKinley Statue retains its integrity and is a contributing resource to the historic district.

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146. Dayton Metro Library, 215 E. Third Street

Constructed: 2017

Architect: Group 4 Architects

Non-contributing Building

The contemporary Dayton Metro Library building is located on the north side of Third Street extending between St. Clair Street and Patterson Boulevard. Cooper Park is located to the rear of the building. This building was constructed after the period of significance and is not contributing.

147. Gem City Plaza/National City Center, 6. N. Main Street

Constructed: 1980

Architects: I. M. Pei & Partners/Lorenz and Williams

Contributing Building

The seven story reinforced concrete building is located at the northeast corner of Main and Third streets (**Photograph 66**). The facades comprise of alternate bands of concrete cladding and fixed ribbon windows with metal spandrels. The building has a unique convex façade at the street corner and features a full height atrium within this space. The atrium was designed to echo the enclosure of the Courthouse Square Plaza. The building was constructed in 1980 and is the last to be associated with the Courthouse Square Urban Renewal project. The building was constructed by the Gem Savings Association, which had offered banking services since the late nineteenth century. During the 1990s the bank merged with the National City Bank, and the building was thus known as the National City Center. Recently, the building was the Dayton headquarters of PNC Bank. Constructed within a major urban renewal area in Dayton, the Gem City Plaza building is significant for its association with planning and development during the mid-twentieth century, retains its integrity, and is contributing to the historic district.

148. Sims Advertising Building, 20 N. Jefferson Street (12-24 N. Jefferson Street)

Constructed: 1915-1916

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the east side of Jefferson Street between Second and Third streets, this is a five story, five bay wide reinforced concrete construction building finished with original brick veneer and newer tile and metal cladding. The north bay is narrow, with a recessed door leading to an interior stairway. The first floor is altered, with new storefront windows, corrugated paneling, and stone tile cladding, as well as the construction of a wood metal fenced deck along the sidewalk for a restaurant. Some of the windows in the shallow north bay are walled in, and stone-tile clad. The three panel windows, arranged in groups of three have continuous sills, and are set in bays separated by brick pilasters topped with original stone inlays. All the windows are replacement steel-frame types. A belt course separates the fifth floor from those below. Originally constructed of brick (and described as such in the National Register nomination, 1992), the fifth floor is now stone clad, and topped with a sheet metal parapet and coping that covers the original brick.

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The building was among the many constructed to replace older commercial buildings in the block that were devastated from the fire that followed the 1913 flood. Since its construction, Sims Advertising Building has housed several businesses, including the advertising company, tire and used automobile store, wine distributor, office supply store, the offices of the Dayton Technical Institute, a beauty supply store, and restaurants. The building had an altered first floor when it was surveyed as part of the Fire Blocks Historic District National Register nomination. Later alterations cover some of the materials at the first floor and fifth floor levels. The building retains its massing, fenestration, and sufficient architectural detailing and material, and enhances the character of the district.

149. 105 E. Third Street

Constructed: 1915

Architect/Builder: Unknown

Previously listed as non-contributing to the Fire Blocks Historic District, 1992, NR #92001374

Non-contributing Building

This single bay, single story brick commercial building is located on the north side of Third Street near the Jefferson Street corner. It shares its east wall with the Lebensburger Building (150) (**Photograph 67**). The front façade of the building is significantly modified, and clad with granite with only a central recessed opening visible. The west side façade is partly obscured by an advertising billboard, with the visible portion a windowless brick wall. The building has been significantly altered, with none of its original façade features visible. The alterations have adversely affected its integrity, and it does not enhance that of the Downtown Dayton Historic District.

150. Lebensburger Building, 107 E. Third Street

Constructed: 1914

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the north side of Third Street between Jefferson and St. Clair streets, this three story building shares its east wall with the Huffman Block (151) (**Photograph 67**). The building, which is of brick construction, has been altered with modified display windows at the first floor level and a curtain wall of alternating strips of reflecting glass and metal panels. The building has a concrete base and is topped with a shaped, raised parapet, an original feature. The west side elevation is seven bays wide, showing the beam and column construction filled with masonry. This building was constructed after the fire of 1913 destroyed most commercial buildings on the block. The Lebensburger Building has been home to several retail and other businesses through the twentieth century. Soon after its construction, it housed a wholesale liquor store and a tire and automobile supply store (1915-1924). The building was home to a garden and seed retail store through much of the post-war period. In 1974, a music company and music school operated from the building. The building currently houses a pawn shop. The alterations to the building described above were already in place in 1992, when the Lebensburger Building was evaluated

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as contributing to the Fire Blocks Historic District. The materials used for the construction of the curtain wall, alternating glass and metal panels, were common during the mid-twentieth century, and it is likely that these changes were made to update the building, so it remained commercially viable during a time of economic stress. The building retains its integrity and enhances the Downtown Dayton Historic District.

151. Huffman Block/Davies Building, 111-129 E. Third Street,

Constructed: 1914

Builder: Charles H. Sims, William H. Sims, and other heirs of the Huffman family

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

This ten-bay wide four story commercial reinforced concrete building shares its walls with the adjacent Lebensburger (150) and Johnson and Watson (152) buildings, occupying much of the north side of Third Street between Jefferson and St. Clair Streets (**Photograph 67**). The building is constructed on a concrete foundation. The first floor of the building comprises of display windows in each bay, some shuttered or boarded, others altered with later replacements. The floors above have triple commercial windows with a central fixed panel flanked by double hung panels on each side. Some windows have room unit air-conditioners built in. The bays are demarcated with brick piers, which extend up to a bracketed cornice. The building features a raised parapet which is shaped above the first, last, and central bays. Two over two ribbon windows with brick spandrels below extend across the bays of the rear façade, interrupted only by concrete columns.

The building was constructed by heirs of Dayton's prominent Huffman family to replace the earlier Huffman Block that had been devastated by the 1913 fire consuming the block. With the lower floors of the fire-proof construction building designed to house shops and the upper floors of office or light industrial use, the Huffman Block has served the downtown's business community through the twentieth century; its tenants have included hardware makers and retailers, mill supply companies, a bank, newspaper and magazine offices, and thrift shops through the twentieth century. The first floor of the building has undergone alterations carried out by tenants over recent years, while the upper floors remain largely unaltered. Also known as Davies Building, Huffman Block retains its integrity of design, material and craftsmanship, and is associated also with downtown commerce through the early 1970s. It enhances the Downtown Dayton Historic District.

152. Johnson & Watson Building, 133 E. Third Street

Constructed: 1914

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the north side of Third Street and sharing its west wall with Huffman Block (151), Johnson & Watson Building is a two bay wide, six story building with a glazed terra-cotta façade (**Photograph 67**). The Gothic revival commercial building has storefront windows at the street

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level set apart from the upper floors by a terra-cotta belt course. The bays are emphasized by square pilasters, within which commercial windows are set. The windows in each bay are one over one flanking a single panel window, with spandrels below and transoms above. An entablature with Gothic ornamentation resides over the pilasters, separating the sixth floor from those below. Sixth floor windows are like those below, differentiated from them by their pointed arched transoms. A paneled, shaped parapet crowns the building.

The only Gothic Revival commercial building in downtown, Johnson & Watson Building was constructed to replace older commercial buildings in the block that was devastated from the fire that followed the 1913 flood. Known also as the Kirby Building and the Graybill Building through its history, the building since has been home to light industries, retail, and other businesses. Its occupants have included a printing press, automobile tire retailer, and hardware retailers during the early decades after its construction. During the mid-twentieth century, tenants included a home furnishings store, a music school, a technology vocational school, and a beauty school. Considering alterations such as newer display windows at first floor level, the building nonetheless retains its integrity of design, material, workmanship, and association with downtown commerce and its development. With its continued association with downtown commerce through the period of significance, the building enhances the integrity of the Downtown Dayton Historic District.

153. 135-137 E. Third Street Building

Constructed: 1916

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The two story glazed brick building is located on the north side of Third Street near its intersection with St. Clair Street (**Photograph 67**). The building has twin storefront windows at the first floor level, which were modified later during the mid-twentieth century. Each display window is paired with a recessed entrance located to its east. The first floor is separated from the second with a brick-paneled spandrel above which triple mullioned one over one double hung windows sit. One of the window panels is currently boarded. The two bays are distinguished with a brick pilaster, over which sits a bracketed cornice. Twin shaped parapets rise to crown the modest commercial building. Constructed after the Great Flood and the fire that consumed the block, this building has been home to several small retailers through the period of significance. Tenants have included a barber supply company, rubber goods retailer, leather goods retailer, and, during the 1970s, a pawn shop. Alterations to the building, largely limited to the first floor, appear to have been carried out during the mid-twentieth century. Currently unoccupied, the building retains its integrity of design, material, construction, and, as a modest commercial building, its association with downtown business through the period of significance during the twentieth century. The building enhances the Downtown Dayton Historic District.

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154. Conover Building (American Building), 2. S. Main Street

Constructed: 1900; Additions: 1921, 1924

Architect: Frank M. Andrews

Previously individually listed building on the National Register, 1975, NR #75001497

Located at the southeast corner of Main and Third Streets, Conover Building is a thirteen story stone clad building of reinforced concrete construction, built in the Second Renaissance Revival style (**Photograph 68**). The classical tripartite façade comprises of a four story base, a six story central section and the top three floors making the culminating tier. Clad with rusticated stone, the arcaded base tier is three bays wide along Third Street and six bays wide along Main Street, sharing its side walls with adjacent buildings. Replacement storefront display windows topped with mullion and double hung windows are set within each arch. A classical ornamented cornice and frieze crown the base. The remaining building is three bays wide on either face, with stone quoins marking the corners and pairs of double hung windows set in stone architraves penetrating each bay. The tenth story is trabeated, characterized with a bracketed cornice. The top tier of the building is cast with intricate Baroque ornamentation and is crowned with a projecting dentiled cornice.

Designed by Dayton's Frank M. Andrews, the Conover Building was completed in 1900. In 1921, a full bay was added on the east side of the Third Street façade, and in 1924, the base tier was extended by three bays along Main Street. The Conover Building was considered a prime location for businesses through much of the period of significance. Its occupants included banks and financial institutions, insurance companies, physicians, realtors, and other professionals. Except for the depression years, occupancy remained near full until the early 1970s. Reflecting business activity in downtown, there were several vacancies during the early 1970s. Conover Building has undergone some modification, such as the installing of newer windows in the base tier, the building retains the characteristic features and ornamentation associated with the Second Renaissance Revival style. The building retains its integrity and enhances that of the historic district.

155. Wright Plaza Bus Stop/Miami Valley RTA Plaza

Constructed: 2009

Architect: Unknown; Builder: Miami Valley Regional Transit Authority

Non-contributing Building

The plaza comprises of an irregular shaped three story building that looks on to Main, Third, and Market Streets, and a bus stop plaza with a metal frame roof stretching centrally along Market Street (**Photograph 71**). The building is of reinforced concrete construction and finished with stone and concrete cladding. The Main Street elevation is faced with the reconstructed Romanesque Revival Tafee Building façade. Along Third Street, an older, late-nineteenth/early twentieth century building adjoining the Conover Building has been reconstructed inside while retaining the façade of the older building. The reconstructed facades do not retain any association with the original buildings. The Miami Valley RTA Plaza does not contribute to the district.

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156. Odd Fellows Temple/Key-Ads Building, 50 E. Third Street

Constructed: 1870, Modified: late-1930s, mid- to late-twentieth century

Architect/Builder: Unknown

Contributing Building

The two story building is three bays wide along Third Street and five bays wide along Jefferson Street. The building has a full basement and stands on a brick foundation. The main entrance to the building is from the central bay of the East Third Street façade. The exterior of the building has been finished with plaster and stucco likely updated during the late-twentieth century. The floors are distinguished from each other with belt courses. All windows are new casement types and are fitted with tinted glass. Windows and entrance doors are emphasized with pediment surrounds, which retain a semblance of the original pointed arches of which they are modifications. All openings along the west face of the building have been walled in. The interior of the building has also been modified by later tenants, which include banks, a law office, and the advertising firm that currently occupies the building. Inside, a hallway leads to a centrally located staircase. Office rooms flank the sides and rear of the hallway. Former bank vaults and safes are located on the rear side of the building and in the full basement below. The upper floor of the building houses large office rooms and other work spaces.

The Independent Order of Odd Fellows Temple was the first building constructed for a fraternal organization in Dayton in 1870. This building was designed as a three-story Gothic Revival style building, with the Odd Fellows Meeting Hall located at the third floor level. The building was also home to retail and other businesses during the nineteenth century, with street facing shops characterizing the first floor. As constructed, the building was topped with a mansard roof, with a tower dominating the street intersection corner. The third floor of this building was severely damaged in a fire, likely during the late-1930s after which the entire floor was removed and the building extensively modified. Since the mid-twentieth century, the building has been occupied by the Merchants National Bank, the law firm of Turner, Graznow, and Hollencamp, and since 2011, Key-Ads, a billboard advertising firm. Considering that the most important alterations were carried out during the 1930s, within the period of significance, to enhance the commercial viability of the building as it was put to new uses, the building retains its integrity and contributes to the district.

157. Elks Building, 100 E. Third Street

Constructed: 1916

Architect: Albert A. Pretzinger; Builder: Adam Schantz, Jr.

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located at the southeast corner of East Third and Jefferson Streets in downtown Dayton, the Elks Building is a five story Georgian Revival style brick building with a newer penthouse floor added on the flat terrace roof (**Photograph 69**). The first floor of the building was designed to house street-facing retail establishments. The entrance to the building is from the shorter, six-bay wide East Third Street façade. Each bay is punctuated with a rectangular window in the second to fourth floors and a round arched window at the fifth floor level. A limestone surround frames

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each window at the second floor level. A rectangular fan light is set above each window at the fourth floor level, while projecting metal galleries surround the windows on the fifth floor. The Jefferson Street façade is fourteen bays wide. The corner bays have two closely placed windows at all floor levels. The shape and configuration of windows along the Jefferson Street side façade is identical to that of the front, East Third Street elevation.

The Elks Building replaced an earlier Elks Building that was destroyed in a fire during the Great Flood of 1913. Through to the mid-twentieth century, the building continued to be used to house retail and other business establishments as well as various divisions of the state government. During the mid-1960s, the building was converted into low-cost housing, with the owner, Dayton Mayor Sam Hall living in a newly constructed metal penthouse recessed on the roof. Later, it was home to other business and commercial enterprises, including as the headquarters of the Cashland Financial Services during the 2000s. The building, and the floors once occupied by the fraternal Elks organization, are currently used as a law office. The Elks Building retains its exterior character defining elements as identified in the National Register nomination for the Fire Blocks Historic District. It retains its integrity and enhances the Downtown Dayton Historic District.

158. Dickey Building, 108 E. Third Street

Constructed: 1917

Builder: Robert Dickey

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

This five story commercial building, of reinforced concrete construction with exterior brick walls is located on the south side of Third Street between Jefferson and St. Clair Streets. It sits immediately to the east of the Elks Building (157). The street façade of the Dickey Building is nine bays wide, with shallow corner bays framing the wider seven bays within. Heavy rectangular concrete columns with squared capitals, set in front of replacement display windows and glazed entrances to retail establishments mark the first floor. At the street level, the corner bays are filled with concrete masonry. A brick entablature, comprising of patterned brickwork set between soldier and header courses, topped with a stone cornice separates the street level from the upper floors. The side bays are pierced by a single sash window on each floor. The central bays are pierced by three sash windows separated with brick piers. Engaged brick piers mark each bay, supporting a brick entablature with a stone cornice that sets apart the fifth floor. Windows at the fifth floor level are topped with header belt and soldier courses of brickwork and crowned with a stone cornice with a shaped parapet above.

Constructed to replace an earlier building that was destroyed by the 1913 fire that consumed the block, Dickey Building has been home to several prominent business, retail, light-industrial, and commercial establishments through its history. Its early tenants included the Lowes Brothers paint store, the C. S. Ball Candy Company, Delco Light Products, the Dayton Hydraulic Company, as well as engineering, hardware and tool manufacturers, and printers. Lowes Brothers continued to operate there at least until the mid-1960s. The building was listed as

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contributing to the Fire Blocks Historic District in 1992, and the currently observed alterations such as newer storefront and other windows had been documented at the time. The building retains fair integrity of design, material, and construction, and association with the development of downtown. The Dickey Building enhances the historic district.

159. Dayton Power and Light (DPL) Building, 18-20 S. Jefferson Street

Constructed: 1915-1916

Architect: Albert A. Pretzinger; Builder: Adam Schantz, Jr.

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the east side of Jefferson Street between Third and Fourth streets, this is a three story, three-bay wide Renaissance Revival style building with a polychromatic terra-cotta finish. The first floor has replacement display windows and a recessed central entrance. Clerestory mullioned lights recessed within a terra-cotta paneled course sit above the display windows. Each bay in the upper floors is punctuated with paired one over one light sashes, the floors and bays demarcated by polychromatic terra-cotta mullions and spandrels. The paneled parapet is crowned with a dentilled cornice and a terra-cotta balustrade. The DPL Building was a result of the rebuilding effort replacing buildings on this block following the destruction from the 1913 fire. The building, with its intricate classical detailing and use of terra-cotta for the walls exemplifies the modest classical-styled commercial building in downtown. Apart from housing the offices of the Dayton Power and Light Company, the building was home to other retail and business establishments through the period of significance. Currently unoccupied, the building retains its integrity of design, material, craftsmanship, and association with downtown commerce for the period of significance and enhances the integrity of the district.

160. Big Brothers Big Sisters, 22 S. Jefferson Street

Constructed: 1980

Architect/Builder: Unknown

Non-contributing Building

The modest, single story brick building is on the east side of Jefferson Street between Third and Fourth streets, sharing its north wall with the contributing DPL Building (159). The building features tinted display windows topped with a simple canopy on the front façade. An unadorned entrance door is located at the west corner of the south façade, which also features single panel fixed frame windows fitted with tinted glass. The building is currently home to the Big Brothers Big Sisters of Dayton, a community organization. Not associated with or integral to the historic themes identified as significant for this nomination, it does not contribute to the district.

161. 132 E. Third Street

Constructed: 1916

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

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The single bay two story commercial building is located on the south side of Third Street between Jefferson and St. Clair streets (**Photograph 70**). The building is finished with glazed brick. The first floor comprises of a side entrance at the west corner and display windows with a glazed entrance to a shop. Decorative glazed tiles, set in wooden framework, separate the first from the second floor. Mullioned multi-paneled windows with a brick spandrel characterize the second floor, which is topped with a bracketed cornice and crowned with a shaped parapet ending in a finial. The building was constructed after the flood and fire of 1913 devastated the block. Since its construction, it has been home to various small businesses, including a salon, an oil and paints store, a music store, and a pawn shop. The configuration of the first floor storefront appears to have changed, now with two doors instead of one. This building nonetheless retains its integrity of design, material, construction, and its association with commerce in downtown through the period of significance. The building enhances the Downtown Dayton Historic District.

162. 136 E. Third Street Building, 136 E. Third Street

Constructed: 1865

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the south side of E. Third Street near its intersection with St. Clair Street, this is a three story Italianate style commercial building of brick construction (**Photograph 70**). The building shares its side walls with its adjacent buildings at 138 E. Third Street (163) and 132 E. Third Street (161). The first floor of the building comprises storefront windows with access to two retail spaces, one of which is covered with canvas awning. *Sanborn Fire Insurance Maps* indicate a staircase leading to the upper floors located between the retail spaces, not visible from the street. The second and third floors of the building are marked by seven bays of four over four double hung windows. Those at the second floor level are rounded arches, topped with a stone arcade. Windows at the third floor level are segmental arches, topped with segmental arcading stone arches with keystones. An ornate stone cornice with modillions and brackets marking the bays emphasizes the roof-line. The gently sloping shed-type roof is not visible from the street.

The building was among the few in the block that survived the fire that followed the Great Flood of 1913. The significance of the building as a continuously occupied commercial/retail building in downtown Dayton extends to the mid-twentieth century, beyond the 1865-1926 period considered for the Fire Blocks Historic District National Register nomination. Even as other old buildings had vacancies as Dayton's economy suffered from suburban competition since the 1960s, this building has consistently been in use, its retail spaces occupied by a wholesale liquor store, trunks retailer, and an electric supply company. Since the mid-1950s, the Dayton Church Supply Company has continuously conducted its business at this location. While the storefront windows have been altered and updated over the years, the building is in good condition and retains its integrity, enhancing the district.

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163.138 E. Third Street Building

Constructed: 1865

Architect/Builder: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The three story Italianate style commercial building shares its side walls with the adjacent 140 E. Third Street and 136 E. Third Street (42) buildings (**Photograph 70**). Constructed at the same time as 136 E. Third Street, the three bay wide building, in its style, character, and composition of façade elements, forms a harmonious match with 136 E. Third Street described above. The first floor comprises a street facing storefront window and entrance to the retail establishment. Three semicircular double hung windows are topped with an arcaded lintel with keystones. Windows at the third floor level are segmented arches and are emphasized with an arcaded lintel with keystones. An elaborate, bracketed cornice hides the gently sloping shed type roof behind.

The building was evaluated as contributing to the Fire Blocks Historic District as a mid-nineteenth century building intended for retail and light industrial uses. The building was among the few in the block that survived the fire that followed the Great Flood of 1913. The significance of the building as a continuously occupied commercial/retail building in downtown Dayton extends to the mid-twentieth century, beyond the 1865-1926 period considered for the Fire Blocks Historic District National Register nomination. Even as other old buildings suffered from vacancies as Dayton's economy suffered from suburban competition, this building continued to be used as a commercial property through the mid-1970s with hardware retailers, tailors, and a bookstore located there through 1974. The unoccupied building retains fair integrity. It enhances the integrity of the Downtown Dayton Historic District.

164. Kimmel Building, 140 E. Third Street

Constructed: 1913-1914

Architect: Robert Dexter

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The four story commercial building, of reinforced concrete construction with brick veneer walls, is located at the southwest corner of Third and St. Clair streets (**Photographs 70, 74**). The building, which harbors elements of classicism, has a four bay Third Street façade and a six bay St. Clair Street façade. Display windows extend across the first floor of the Third Street elevation, turning the corner to include the corner bay of the St. Clair Street elevation. Display windows on the first three bays of the Third Street façade have been altered; only the corner bay display windows feature the original form of a central recessed entry flanked by glazed storefront windows. The original display windows are topped with fanlights with cross-hatched wood framing. The first floor of the St. Clair Street façade is unadorned, punctuated with clerestory windows and an entrance door to the upper floors of the building. It is set apart from the upper floors by a simple cornice. Set within the brick piers at the second and third floor levels are triple commercial windows with spandrels above which sit single light lower sashes topped with multi-light upper level sashes. Third story windows have cornice caps, while triple ribbon windows

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punctuate the top story. A dentilled cornice extends the length of the roofline. This arrangement of the façade wraps around the first bay of the St. Clair Street façade. The remaining bays of the St. Clair Street façade are composed of commercial windows with multi-light sashes at all three upper floor levels.

Kimmel Building was constructed after the fire that followed the Great Flood of 1913 destroyed several buildings in the block. The building has since continued to contribute to commerce in Dayton, as home, apart from the Kimmel and Sons Store, to an auctioneer, and radio and electronics retailer during its early decades. Later, during the mid-twentieth century, the building has been home to an office equipment store and a photography studio. While the building has undergone some modifications as described above, it retains its integrity of design, material, and construction, and its association with business and commerce in Dayton through to the early 1970s. It enhances the Downtown Dayton Historic District.

165. Goodyear Auto Workshop/ AAA Auto Workshop, 200 East Third Street

Constructed: 1959

Architect: Unknown

Contributing Building

The two story building is located on the south side of Third Street between St. Clair Street and Kenton Street. It is of reinforced concrete construction with exterior masonry walls. Storefront windows at the first-floor level extend the first floor, Third Street façade. Fixed metal frame ribbon windows, extending to the flat roof level of the building, stretch over a masonry base at the second-floor level of this façade. The spaces behind the Third Street elevation of the building are devoted to administrative, sales, and waiting areas for customers. Repair and service areas are in the rear section of the building. Parking lots are set to the east and west of the building also to provide for vehicle access for service and repairs. The first-floor level in the service area is raised to make room for the large egresses for vehicles. Clerestory ribbon window extending the central section of this façade provide light to the workshop areas. The east façade is a blank wall and provides a side entrance to the building.

This building was constructed as an automobile workshop, and has remained so throughout its history, even as it changed ownership. The *Downtown Dayton Map* of 1967 identified the building as “Goodyear Tire Service Center”. The Goodyear Service Center continued to occupy the building at least until 2013. It is currently home to the AAA Service Center. The building appears to have been modified, likely later during the mid-twentieth century, to be fitted with new windows and framing, as well as updated interiors. In 1967, the building shared its east wall with another small commercial building, as depicted in the downtown map of that year. That adjoining building has since been removed, accounting for the blank east wall. Considering the alterations, the building nonetheless retains integrity of design, material, construction and association. The building contributes to the Downtown Dayton historic district.

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166. Finke Building, 13-15 S. St. Clair Street

Constructed: 1916

Architect: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The three-bay wide, four story building is located on the west side of St. Clair Street, south of its Third Street corner (**Photograph 74**). The brick-walled, reinforced concrete construction building has been extensively altered. The first floor façade comprises of new, metal-frame display windows set behind arcaded stone cladding set over the original façade. Triple windows have replacement fixed panes with transoms above and hopper panels below. The building is crowned with a raised, shaped parapet with an inset panel of brickwork. The light-industrial/commercial building was constructed after the 1913 fire, which devastated and destroyed nineteenth century buildings in this block. Through the early decades of its construction, the building was occupied by The Finke Company Whole-sellers and other smaller businesses. It was home to an Office Equipment store later during the 1950s, and by the mid-1960s, it was intermittently vacant as the downtown suffered from an economic downturn. The building has undergone alterations since 1992, when it was assessed for National Register listing as part of the Fire Blocks district. The original first floor comprised of display windows with two entrances, topped with a simple cornice. The new façade treatment, was completed after the period of significance, replacing or covering its historic elements at this level. All the windows at the upper floor levels are also replacement types different in character from the single light windows there earlier. The building nonetheless retains its fenestration pattern on the upper floors, its massing, and some of its architectural detailing, and thus has fair integrity. It enhances the integrity of the Downtown Dayton Historic District.

167. 17 S. St. Clair Street

Constructed: 1916

Architect: Unknown

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

The building is located on the west side of St. Clair Street south of the Third Street intersection. The three bay, three story brick-walled building shares its north wall with the Finke Building (166) (**Photographs 74**). The reinforced concrete commercial building is constructed on a concrete foundation. The building has a glazed central entrance which is flanked by replacement storefront windows. Each bay above is pierced with triple paneled fixed replacement windows, and the building is crowned with a cornice and a concrete capped shaped brick parapet. Constructed after the flood and fire of 1913, this building was home to produce and fruit whole-sellers through its history. G. S. Catalono and Company, fruit whole-sellers, conducted business there during the early decades after its construction. Other companies, notably the Di Pasquale Brothers Fruit Wholesalers Company operated there during the mid-twentieth century, until the end of the period of significance. Alterations to the facades were in place when the building was documented as part of the Fire Blocks Historic District. Much of the exterior fabric of the

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building and its commercial character remain intact. The building retains its integrity and enhances that of the Downtown Dayton Historic District.

168. Lofts on St. Clair, 20 S. St. Clair Street

Originally constructed, 1890s, New Fireproof interior: 1920

Architect/Builder: Unknown

Contributing Building

This light industrial building is located on the east side of St. Clair Street between Third and Fourth Streets. The rear façade of the building faces Kenton Street. The light industrial building is three stories tall and three bays wide along its St. Clair Street façade. The building has brick walls that have been painted over throughout. The first floor comprises of a side bay entrance and new display windows. The first floor is separated from the upper floors by a new, simple cornice. The two upper floors have paired one over one replacement double hung windows with projecting sills in each bay. A new cornice with brackets at the corners crowns the building. The south side façade comprises of unevenly placed arched window openings with new double hung windows. The north façade shares its walls with the mid-twentieth century auto repair and service building at 200 E. Third Street (165). The rear, Kenton Street façade has three entrances at the first floor level – a garage type egress in the south bay, a central entry from a two panel door with a transom and sidelights, and a smaller door in the north bay shaded with a new canopy. Arched double hung windows pierce the bays at the upper floor level, and the building is topped with a simple parapet.

The light industrial building was constructed in the 1890s. In 1920, the interior of the building was reconstructed in order to render it fireproof. A new structural system supported on mushroom columns was installed as part of the major alterations. These structural elements remain intact. The modest industrial building housed automobile service workshops and other light industries. During the mid-twentieth century, it was used as a bus station, first by Cincinnati and Lake Erie Transportation Company, and later by Greyhound. During the 1960s and 1970s, the building, which had by then been sheathed in a metal cladding to “modernize” it, was used by the Pinsky Roy & Company Fruit Wholesaler. The building was rehabilitated as loft apartments in about 1996, when its older façade was exposed and altered, with new glazed storefront windows and doors and awnings at the first floor level, and new windows in original openings throughout the building. The building retains its massing, configuration of window openings, and its fireproof structural system, and retaining integrity, contributes to the historic district.

169. Former Interurban Station/Gentile Produce Building, 25 S. Patterson Boulevard

Constructed: 1920

Architect/Builder: Unknown

Non-contributing Building

This single story brick building is located on the northwest corner of Patterson Boulevard and Fourth Street, with its rear façade looking onto Kenton Street. The building is constructed on a concrete foundation with brick walls. The fourteen bay wide Patterson Boulevard façade

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comprises of an altered industrial multilight window piercing each bay, except the second one in the north bay, which is filled in with brick. Windows are located within the original openings, the lower thirds of which are covered in corrugated sheet cladding. A belt of soldier course brickwork sits above the windows, over which a brick parapet largely hides a gently pitched asphalt shingled gable roof. A simple entrance door is visible near the center of this façade. The rear, Kenton Street façade comprises of large garage door type openings that have also been walled in with aluminum or vinyl siding. The Fourth Street façade has four garage door type egresses and is topped with a parapet of corbeled brickwork. The irregular shaped Third Street elevation looks onto a parking lot, has multiple garage and simple entrances. The central section of this façade also has a corbelled brick parapet crowning it.

The building was constructed for the Indiana, Columbus, and Eastern Traction Company, and continued to be used as a traction station until the mid-twentieth century. Aerial photographs from 1938 and 1949 show that the building was expanded during the early mid-twentieth century, when it became a bus station. By the mid-1950s, it was used by the Greyhound Company, which also occupied the neighboring 20 S. St. Clair Street Building (168). By the mid-1960s, its association with transportation ended, when it was used by the Tile Fair Company and the Gentile Produce Company, as warehouse. The Gentile Produce Company continued to own and operate from the building until about 1992. Later, the building has been used as a gym and most recently as part of the Dayton Metro Library since 2014. The building has undergone significant alterations along all its facades as described above, particularly as all large openings associated with its use as traction/bus station and warehouse have been altered after the period of significance. It does not retain its integrity due to later alterations and is not a contributing building.

170. 30-34 S Main Street (includes Italianate section)

Constructed: ca. 1870; Addition: 1950

Architect/Builder: Unknown

Contributing Building

Located at the southeast corner of Main and Market Streets at the Wright Plaza Bus Stop (155), this property comprises of an original Italianate/Second Empire style commercial building facing the bus stop and a connected mid-century modern addition located at the street intersection (**Photograph 71**). The older building is four stories tall, of brick construction. The first floor features display windows set within a round arched arcade comprising of uneven sized openings. An entrance to the building is from a segmented arch door located at the west corner. A second entrance to the retail establishment is set within a rounded arch. The arches are separated with pilasters that meet a simple cornice below the second floor. The second floor features two prominent bays with double hung windows topped with ornamented stone lintels. Other windows at the second floor level are segmental arched with ornamented, bracketed lintels. The third floor openings are also set in segmented arches, with two over two double hung windows. A cornice with dentils and brackets sits above the third floor, and four bay windows with pedimented architraves project from the mansard roof above. The two story Main Street façade of the mid-century modern addition comprises of metal frame display windows at the first floor level with a

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granite clad base, topped with a solid, painted wall with no windows. The side façade which faces the bus stop and connects with the older building, has a first floor that is part brick veneer and part concrete clad. The second floor is a curtain wall of metal and glass panels set in a metal frame. The building has a side entrance located near the original building which likely provides access to that building, too.

The original building is among the few remaining examples of commercial buildings with elements of the then popular Second Empire and Italianate styles, and the only building associated with the old market that was in this alley. The 1950s building was constructed at the location of an earlier movie hall. As the *Sanborn Fire Insurance Map* of 1955 depicts, the building was constructed as an addition to the older structure from the time of its construction, with access from within, occupied by a single shop. The building with its addition retain integrity of design, material, construction and association with commerce in Dayton from their construction through to the end of the period of significance. The building contributes to the historic district.

171. 36 S. Main Street Building

Constructed: ca. 1910; Altered ca. 1950

Architect/Builder: Unknown

Contributing Building

The building is located on the east side of Main Street, south of the Wright Plaza Bus Stop (155) on Market Street, sharing its side walls with adjacent buildings (**Photograph 71**). The building was extensively altered during the mid-twentieth century, and its façade reflects mid-twentieth century preferences of material and finishes. The street level façade features metal frame storefront windows with a recessed central entrance to the retail establishment there. The display windows are topped with aggregate finished concrete where the name of the clothes retailer is featured. The second story is finished with a smooth painted concrete sheath. Two sets of paired windows are filled with glass-blocks set in convex profiles. The flat roofed building terminates with a simple parapet. The building was constructed in to house two shops at the first floor level and other commercial uses at the second floor level, as depicted in *Sanborn Fire Insurance Maps*. Its original façade is obscured by mid-twentieth century alterations. These alterations, which retain their integrity, reflect the mid-twentieth century trend of modernizing old building to retain their commercial value in downtown. The building retains its association with mid-twentieth century trends for the treatment of older commercial buildings in downtown Dayton and is contributing to the historic district.

172, 173, and 174. Centre City (United Brethren) Building, 36-44 S. Main Street; 7-21 Fourth Street, Market Street

Constructed: 1903-1904; 1909, 1923

Architect/Builder: Charles Insko Williams

Previously individually listed property on the National Register, 1993, NR #93001391

The United Brethren Complex comprises of three connected buildings: a fourteen story Commercial style office building topped with a five story tower at the corner of Main and Fourth

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streets (172), an attached five story Commercial Style building located on Fourth Street (173) to the east of the office building, and a seven story industrial building facing Market Street (174) (**Photograph 72**). The first two stories of the Main Street and Fourth Street facing building are concrete clad and finished with stucco paint, with recessed entrances and display windows, that contrasts with the largely unaltered upper floors of the buildings. The upper stories of the two buildings have the same character, their windows and walls treated to present a unified façade, with modest variations. The walls are finished with rusticated limestone throughout. The third to fifth and eleventh to thirteenth floors are trabeated, forming distinct tiers. Windows are one over one double hung rectangular, except for the eleventh floor, where they are arched. Two projecting bays symmetrically placed along the Fourth Street façade rise to the eleventh floor, ending in open balconies with metal rails. An ornate cornice crowns the fourteen story building which is otherwise sparse in decorative treatment. The five story tower which rises above the building is finished with brick piers and spandrels and punctuated with one over one double hung windows. A pyramidal roof sheathed in copper tops the tower. The five story building (173) attached to the office building, completed at the same time, shares its design, material and construction characteristics, including the rusticated stone finish and detail, the disposition of windows, and an elaborate cornice. Located away from the primary streets, the industrial building facing Market Street is of reinforced concrete construction. The two bay wide building has a commercial storefront, while the upper floors are penetrated by large, multi-light industrial windows. Engaged columns with capitals divide the bays. The building is topped with a dentiled cornice and modillions.

The United Brethren complex of buildings was listed on the National Register for its association with a publishing house significant to Dayton's social history, and for its architectural significance as a rare example of the Chicago Commercial style in Dayton. United Brethren (UB Publishing Company) published periodicals for members of the United Brethren Church, in German and English, as well as Sunday school papers and missionary publications. The UB Publishing Company later published non-denominational books. As the scope of publications grew, so also the company built larger structures and additions therein through the nineteenth century. During the early twentieth century the company built the office building (172), and modified older buildings to construct the attached five story building. The tower was added to the office building in 1923-1924. The UB Publishing House faced financial difficulties from the early 1930s, eventually selling the property to the Knott Hotel Interest Company of New York. Through the mid-twentieth century, the Knott Building, as it was called continued to provide valued office space to Dayton businesses, its occupancy eventually dropping as downtown faced economic headwinds during the late-1960s and 1970s. The three buildings comprising the UB Publishing House retain their integrity and association with the development of downtown through the period of significance. They enhance the integrity of the historic district.

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175. Parking Garage, 27 South Jefferson Street

Constructed: 1960

Architect: Unknown

Contributing Building

Located at the intersection of S. Jefferson Street and E. Fourth Street, this is a five-story parking garage, with street facing retail and commercial spaces at the street level (**Photograph 72**). The building is eight bays wide on either side, with entrances to the garage located on Fourth Street. A metal fence separates the retail establishments on Fourth Street from the pedestrian walkway. Wright Plaza bus stop (155) is located on the north, rear side of the building. A concrete canopy cantilevers out from the street facades, proving a shaded walkway over the retail and commercial establishments. With its exposed structural elements intact, the building retains fair integrity. Associated with the demolished Mall Motor Inn hotel located immediately to its south, the parking garage was constructed in 1960 as the automobile became an increasingly pervasive presence in downtown Dayton. An example of a mid-twentieth century automobile related building, the parking garage illustrates the increasing necessity of such buildings as automobile transportation became increasingly prevalent. Retaining its integrity, the parking garage is contributing to the historic district.

176. Price Stores/Home Telephone Company Building, 44/50 S. Jefferson Street

Constructed: 1909; Altered: ca. 1950

Architect/Builder: Unknown

Contributing Building

Located at the northeast corner of Jefferson and Fourth streets, Price Stores is a five story building with storefront display windows at the first floor level and a metal sheathing covering the upper stories of the two facades (**Photograph 73**). The rear, north elevation looks on to a parking lot and is a minimally fenestrated brick wall. The east elevation shares the wall with the neighboring Journal Herald Building (177). Two sets of recessed doors are located near the corners of the Jefferson Street façade. The remainder of the street level of this façade has glass display windows, which wrap around to the corner of Fourth Street. Cloth awning shades the display windows. The upper floors are completely covered with a metal sheath comprising of interlocking, patterned, copper-colored panels, interrupted only by vertical fins set at regular intervals. Near the roof, the pattern gives away to grid-patterned metal cover, capped with metal flashing above.

The building was first associated with the Home Telephone Company, which established in Dayton in 1899. The building was constructed as its the Dayton offices at the location formally occupied by the NCR Company Lecture Hall. By the early 1920s, the building was home to the Ohio Bell Telephone Company. The Ohio Bell Telephone Company moved to its new building at 205 W. Second Street in 1930. The AT&T Company then set up its office here on Jefferson Street. The upper floors were occupied by other tenants, including insurance companies, until the late 1940s. Price Stores, which sells men's clothes and furnishings, was established here in 1950, and soon after altered the building with the sleek sheet metal envelope to "modernize it." The Price Stores building is significant, first, for its association with Dayton's early telephone

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providers. It gains further significance during the mid-twentieth century, for its association with Price Stores, which gave it a modernist sheath appropriate for a contemporary men's fashion clothing and furnishings store. Price Store continues to conduct business at the building, which retains its mid-twentieth century cladding. The Price Stores building, retaining its integrity of mid-twentieth century design, materials, and construction, and association with the long-standing retail store, is thus a contributing resource.

177. Journal Herald Building, 111 E. Fourth Street

Constructed: 1924

Architect: Pretzinger and Pretzinger

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

Located on the north side of Fourth Street between Jefferson and St. Clair streets, the Journal Herald Building is a four story Renaissance Revival style building of reinforced concrete construction (**Photograph 73**). The five bay front façade is finished in smooth dressed concrete. The first floor comprises of a corner entrance set within the west bay of the building. Replacement wooden full-height, multi-light fixed windows stretch the length of the street level façade, interrupted only by the columns that mark the bays. A canopy frame sits above the windows. An architrave topped with a dentiled cornice separate the first floor from those above. The corner bays project slightly from the plane of the façade and are ornamented with twin pilasters on either side. They are topped with flat, classically ornamented capitals. The corner bays feature replacement four panel windows with hopper type lower leaves. Windows in the central bay are paired with mullions, but of the same type as the ones in the corner. All windows have classically ornamented spandrels, with heavier organic embellishment in the corner bays and medallions in the central bays. The frieze above the building has the words "Journal Herald Building" embellished. A simple cornice and a raised parapet crown the building.

The building was initially called the Journal Building, for the newspaper for which it was constructed. In 1948, two newspapers, the Dayton Journal and Dayton Herald merged and were published from this building, which was renamed the Journal Herald Building. The building housed the quarters of the Associated Press, United Press Association, and the International Press Service through the period of significance. The newspapers continued to be published here at least until the mid-1950s. By the mid-1960s, the publishing industry had left this building, and city directories listed several vacant spaces. The building was altered with new windows in 1980, and then was again rehabilitated in the 2000s to house loft apartments. While the building has replacement display and upper story windows, its original façade composition and materials remain intact. The Journal Herald Building retains its integrity of design, material, construction. It enhances the integrity of the Downtown Dayton Historic District.

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178. Beaver Power Building, 35 S. St. Clair Street

Constructed: 1900

Architect: Schenck and Williams

Previously listed as contributing building to the Fire Blocks Historic District, 1992, NR #92001374

This light industrial, five story, U-shaped building of trabeated reinforced concrete construction is located on the northwest corner of St. Clair and Fourth streets (**Photographs 73, 74**). The St. Clair Street façade is thirteen bays wide, and the Fourth Street facade is nine bays wide. Corner bays project out of the plane of the façade, framing the central bays on both the street facades. The facades are extensively glazed with rectangular windows with rolled steel panels stretching the length of the bays. The first floor of the building has been modified to accommodate retail and restaurant businesses, with canvas awnings over the entrances to these establishments. A parking area is accommodated with the U-shape of the building, located in the northwest section of the lot.

The Beaver Power Building was constructed to house light-industrial uses. The building survived the fire associated with the Great Flood of 1913 that consumed other buildings in the block. Light industrial manufacturing characterized the tenancy of the building through the period of significance. Tenants included printers, hardware manufacturers, candy makers, and makers of typing and printing supplies. The best-known tenant of the building was Delco, run by Charles Kettering and Edward Deeds, which produced in the building its electric starter switches for automobiles from 1909 until they established larger quarters in Webster Station during the following decade. The Beaver Power Building was rehabilitated during the 2000s as loft apartments. The building retains its integrity of design, material and craftsmanship, exemplifying an early reinforced concrete light-industrial building in downtown, enhancing the Downtown Dayton Historic District.

SURVEY AREA 7

Survey Area 7 extends from the south side of Fourth Street to Norfolk Southern Railroad to the south, and from the east side of Main Street to roughly the west side of Patterson Boulevard to the east. The four blocks included in this area were all included in the Midtown Mart Urban Renewal project (**Map 3**). The survey area is characterized by large buildings, some covering entire blocks – Midtown Mart Transportation Plaza (180), Crowne Plaza Hotel (179) and Dayton Convention Center (184), as well as the Dave Hall Plaza Park (186) resulting from the project. Resource numbers 179-187 (**Photographs 41, 75, 76**) are in Survey Area 7.

179. Crowne Plaza Hotel/Stouffer's Dayton Plaza Hotel, 33 E. Fifth Street

Constructed: 1976

Architect: Unknown

Contributing Building

The fourteen story reinforced concrete construction building is located at the northwest corner of Jefferson and Fifth Streets (**Photograph 76**). It is connected via bridges to the Dayton

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Convention Center (184) and the Transportation Plaza Garage (180), across Fifth Street and Jefferson Street, respectively. The rear façade faces Dave Hall Plaza Park (186). The irregular shaped building has a first floor comprising of a core surrounded with pilotis which support the upper floors. A hallway finished with glass curtain walls connects the two bridges at the second floor level. The longer Fifth Street and rear elevations comprise of alternating courses of glazing and brick veneer, while the side elevations are of brick construction. The top floor of the building is encased in reflective glass.

The building, constructed as Stouffer's Dayton Plaza Hotel, was constructed in the Midtown Mart Urban Renewal area. The construction of a hotel had been part of the renewal scheme from its early planning during the late-1960s. This building was connected via bridges to both the convention center and the Transportation Plaza; together with the Dave Hall Plaza located to its north, this building brought the urban renewal project to its completion. The modernistic high-rise building, an important element of the Midtown Mart Urban Renewal project, is a contributing building to the historic district.

180. City of Dayton Transportation Center/Midtown Mart Transportation Center, 120-200 Jefferson Street

Constructed: 1972

Architect/Builder: Brown and Head (Architects), B. G. Danis Company (General Contractor)

Contributing Building

The Midtown Mart Transportation Center is located at 120-200 S. Jefferson Street covering much of the block between E. Fourth, E. Fifth, S. Jefferson and S. St. Clair Streets, and the block to its south between E. Fifth, E. Sixth, S. Jefferson, and S. St. Clair Streets (**Photograph 75**).

The concrete structure includes over 650,000 square feet of parking area at six upper levels and 22,000 square feet of office, commercial and retail space mainly at the first floor, street level. Although its usable space is largely devoted to the utilitarian purpose of providing parking spaces for vehicles, the building is constructed in a Brutalist style that gives it a distinct architectural quality. The building is characterized by exposed concrete finish, presented in bold geometric massing. Along its Fourth Street and St. Clair Street façades, for example the parking decks take the form of receding terraces, with each floor set back in a stepped form as the building rises. The ramp that provides an exit for vehicles, located at the southeast corner of the building facing St. Clair Street is one of two designed as a cylindrical volume with spiraling driveways. At the northeast corner of S. Jefferson and E. Fifth Street, the surface of the building is chamfered, a full height glass curtain wall framed within exposed concrete. Even from the street level, the structural elements – beams, concrete columns, and angled concrete braces are visible. Concrete bridges, sharing their design characteristics and materials, connect the building across E. Fifth Street and to the hotel across S. Jefferson Street. To be certain, a utilitarian buildings such as a parking garage is often designed to expose construction materials, structure and finishes, as surface and decorative treatment may be secondary to their design and purpose. In case of this building however, care has been taken to elaborate on its Brutalist style with

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juxtaposed, geometric massing and form, a result of which is that the building takes on an architectural character that sets it apart from pure utility.

The Midtown Mart Transportation Center is significant for its association with the Midtown Mart Urban Renewal project, and a consequence of both directed city planning and private development efforts to return economic vitality to Dayton during the late 1960s and early 1970s. The Midtown Mart area had been part of Dayton's entertainment district since the late nineteenth century. The city and its planners had focused on the redevelopment of the area, now considered blighted, since the mid-1960s; their efforts resulted in the federal approval of the Midtown Mart Urban Renewal project in 1966. Competing schemes for the redevelopment were drawn up in 1970 for office towers and hotels, apart from the multi-level garage and commercial space. The Dayton Convention Center, a publicly funded project was also planned in one of the four blocks that comprised the urban renewal area. The final design did not include the office tower, although the Stouffer's Dayton Plaza Hotel (179) was eventually constructed to the west of the Transportation Center. The Midtown Transportation Center was planned as a comprehensive transportation center, with a heliport on the terrace, a bus station, and a railway station. The railway station was eventually never constructed. The Midtown Mart Transportation Center, a Brutalist style building, retains its integrity of design, materials, and workmanship. It is a contributing resource to the historic district, associated with an important urban renewal project.

181. Dayton Electric Light Company/Dayton Power and Light Company, 118 E. Fourth Street

Constructed: ca. late-1880s-early 1890s; Addition: 1907

Architect/Builder: Unknown

Contributing Building

The former power plant, of brick and concrete construction is located on the south side of Fourth Street near its intersection with St. Clair Street. The power plant comprises of an original front gabled building and a later flat roofed brick addition fronting the street. The front gabled portions of the property are of reinforced concrete construction. Metal sheathed roofs are raised near the ridge to accommodate skylights through the lengths of the industrial buildings, and the ridge is topped with evenly placed ventilators. The street facing building is four uneven bays wide. A garage type entrance is in the wide, east bay. The remaining bays are framed in rusticated brick piers. A single panel entrance door is located adjacent to the larger egress. Two windows that mark the remaining bays at the first floor level are boarded up. The two windows at the second floor are six panel mullioned, and those punctuating the third floor are smaller one over one double hung types. Engaged piers separate the bays on second and third floors. The parapet is raised above the roof-line. The piers end with pedimented caps.

The power plant was constructed by the Dayton Electric Light Company, which was the first to provide street electrification in Dayton. Formed in 1883, the company had initially generated electric power from a hydraulic near Lehman Avenue in Dayton. Later during that decade, the company opened a new steam power plant at the Fourth Street location, to provide power to the city, its streets, and an increasing number of residents more easily due to the closer proximity of

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the plant. Later, during the early twentieth century, the company was reorganized as the Dayton Power and Light Company, as it was known through the mid-twentieth century. It expanded its premises in about 1907, soon after being reorganized under its new name, to meet the demands of a city that was rapidly growing. Currently not in use, the building, as surveyed, retains its integrity of design, material, and construction, and its association with the history of downtown civic improvement during the period of significance. The building is a contributing resource.

182. Cloverdale Dance Bar/Club Vex, 101 E. Fourth Street

Constructed: 1988

Architect/Builder: Unknown

Non-contributing Building

The single story building is located at the southwest corner of Fourth and St. Clair streets. The building is raised on a landscaped platform above the street. It has the appearance of a mid-twentieth century Streamline Moderne style, with rounded corners, polished metal cladding and a glass sheath. Constructed after the period of significance, this building does not contribute to the district.

183. Miami Valley RTA Warehouse, 100 S. St. Clair Street

Constructed: 1987

Architect/Builder: Unknown

Non-contributing Building

The single story brick building is located between Fourth Street, St. Clair Street, and Patterson Boulevard, north of Patterson Commons. The facades are comprised of alternate bays of brick piers with recessed brick paneling, crowned with brick corbelling. Metal doors provide entrances from St. Clair Street and Patterson Boulevard, while a glass block filled opening provides light inside. The building is used as a warehouse by the Miami Valley Regional Transit Authority. Constructed after the period of significance, the building is non-contributing to the district.

184. Dayton Convention Center, 22 E. Fifth Street

Constructed: 1972; Altered: 1980s, 2000

Architect: Deneau & Kleski; Alterations (1980s): Levin and Porter Associates

Non-contributing Building

The Dayton Convention Center is a spacious building used for social and cultural gatherings, conventions, and exhibition. It covers an entire block between Fifth, Sixth, Jefferson, and Main Streets. The building is of concrete and steel construction. The front, Fifth Street facing section of the building is two stories in height, with the lower floor recessed. Structural columns and beams that support the upper floor form a vertical grid-like pattern as they stand apart from the first floor walls of the building. The main pedestrian entrance to the building is from Fifth Street, where a metal frame rotunda – a later modification to the original façade – brings focus to the glazed doors set within recessed walls. Access is also available from the Transportation Center (180), via a bridge connecting to the Crown Plaza Hotel (179) and a second bridge connecting the hotel to the second-floor lobby area of the Convention Center. The rear, south portion that

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houses the convention hall comprises of exposed concrete facades topped with a concrete band at the parapet level.

The building was a publicly funded part of the Midtown Mart Urban Renewal project. Originally, the building had a modernist entrance area, with free-standing columns and associated street-scaping making for the public approach to the building. The building underwent an addition during the 1980s, designed by Levin and Porter Associates, and a façade remodeling in about 2000, resulting in the removal of the original free-standing colonnade and plaza for the new metal-frame rotunda entrance. This change has adversely affected the integrity of design of the main public façade of the building. The building is non-contributing due to loss of integrity from major alterations after the period of significance.

185. The Neon Movie Theater, 130 E. Fifth Street

Constructed: 1988

Architect/Builder: Unknown

Non-contributing Building

Located at the southwest corner of Fifth Street and Patterson Boulevard, the small movie theatre features a rounded corner entrance with glazed doors flanking the box office ticket sales booth. The building was constructed after the period of significance and is not a contributing resource.

186. Dave Hall Plaza Park

Landscaped: 1974

Designer: Brown and Head

Contributing Site

Dave Hall Plaza Park, downtown's largest public park occupies over 2.5 acres of the block between Main Street to the west, Jefferson Street to the east, Fourth Street to the north, and Fifth Street to the south (**Photograph 41**). The southwest corner of the block is occupied by the Crowne Plaza Hotel (179). The Levitt Pavilion, an outdoor stage for concerts constructed in 2018, is in the southwest corner of the park. The park is marked by crisscrossing paved pathways punctuating lawns shaded with mature trees.

The Dave Hall Plaza Park was laid out in a block that was part of the Midtown Mart Urban Renewal project. Laid out by Brown and Head Architects, the planners associated with the urban renewal project and architects for the Midtown Mart Transportation Plaza (180), the park was initially designated to be a temporary green space, which would be removed as new buildings associated with the project would rise. By 1974, the park had acquired a quasi-permanent status, and was landscaped with the planting of trees that continue to shade its lawns. The park is named for Dave Hall, who was Dayton's mayor from 1965 to 1970, playing a significant role in the redevelopment of Dayton and its downtown in the face of economic headwinds during the time. The park has been a regular venue for outdoor concerts; the Levitt Pavilion, completed in 2018, formalizes that use. Dave Hall Park Plaza is significant as a mid-twentieth century public place associated with an important downtown urban renewal project and is a contributing site to the historic district.

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187. Flyover Sculpture, South Main Street, between Fourth and Fifth Streets

Installed: 1996

Sculptor: David Black

Non-contributing Object

Occupying the central divider on Main Street between Fourth and Fifth streets, the Flyover Sculpture, constructed of steel and aluminum, is 150 feet long and 53 feet tall (**Photograph 41**). Taking on an undulating, wave-like form, the sculpture is an abstract representation of the first, 120-foot flight of the Wright Brothers' Kitty Hawk. The Flyover sculpture was installed after the period of significance and is not a contributing resource.

INTEGRITY ASSESSMENT FOR THE DISTRICT

Downtown Dayton Historic District conveys its association with historic developments in Commerce, Community Planning and Development, and Architecture for the period of significance, 1865-1980, retaining its integrity as a whole. Its setting, comprising of the grid-iron street pattern roughly bound by the Great Miami River to the north, Interstate 75 to the west, Sixth Street/Southern Norfolk railroad line to the south, and Patterson Boulevard and Dayton's historic industrial district to the west, evolved the period of significance, and has not been altered significantly. The setting provided the physical context for the growth and development of downtown through that period.

Downtown Dayton's historic development is exemplified by the 148 contributing and previously listed resources out of 188 resources in the district. While many of these 148 resources may lack individual distinction, together they embody the physical and architectural development of the district during the period of significance. The non-contributing resources, which form a minority of the total, do not affect on the integrity of the district in a significant, adverse way.

The contributing and previously listed resources are associated with and illuminate historic events that shaped downtown Dayton, from its nineteenth and early twentieth century commercial growth to the consequences of mid-twentieth century private development and guided planning efforts. The 141 contributing and previously listed buildings substantiate the evolution of architecture and design from nineteenth century revival styles to mid-twentieth century modernism. Downtown Dayton Historic District, with about eighty percent of its resources retaining their individual integrity, embodies its association with historic events and architecture shaping it during the period of significance and retains its overall integrity.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Commerce

Community Planning and Development

Architecture

Downtown Dayton Historic District

Montgomery, Ohio

Name of Property

County and State

Period of Significance

1865-1980

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Architects: Charles Insko Williams, Albert A. Pretzinger, Pretzinger and Musselman, Pretzinger and Pretzinger, William Earl Russ, Frank M. Andrews, Schenk and Williams, Fred J. Hughes, Freeman Pretzinger, Paul Deneau, Deneau and Kleski, Brown and Head, Lorenz and Williams, Edward Durrell Stone, I. M. Pei
Builders/Developers: Adam Schantz, Jr., Arthur Beerman,

Statement of Significance Summary Paragraph

The Downtown Dayton Historic District is nominated at the local level of significance under Criterion A in the areas of Community Planning and Development and of Commerce during the period of significance which spans 1865 to 1980. The period of significance covers distinct phases of the evolution of Dayton's downtown: its mid- to late-nineteenth century industrial and commercial development, early twentieth century progressivism in civic government and the advent of city planning, economic downturn during the Great Depression and World War II, post-War development and the expansion of downtown, and government guided development and urban renewal during the mid-twentieth century in the face of economic headwinds from suburban growth and competition to downtown commerce.

The district is also nominated under Criterion C, as a significant concentration of historic resources thematically related to the development of Dayton. While many of the historic resources within the district may lack individual distinction, together within the district, they embody the physical and architectural development of the city throughout the period of significance.

The start and end dates for the period of significance were based upon a consideration of the historic development for the areas of significance and the construction dates of contributing buildings integral to the district. National Park Service guidelines provided in the National Register Bulletin; *How to Apply the National Register Criteria for Evaluation* (page 43) for

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properties less than fifty years of age located within in historic districts, were considered in evaluating these properties: that the district has a discrete period of significance. The less than 50 year old properties date to the discrete era provided by the period of significance, that they relate to activities (documented below) that began over fifty years ago, and that a majority of the resources in the district (139 of the 188 in this case) are older than fifty years in age. Of these 21 resources 13 buildings and 2 sites were completed 1970-75. As these conditions have been met, it is not necessary to prove exceptional importance of the district or the less-than-fifty-year-old properties.

The period of significance begins in 1865, when the earliest buildings associated with Commerce, significant for that era, were constructed. The last building related to urban renewal and planning processes that commenced during the 1960s, Gem City Plaza Building (147), was constructed in 1980, marking the end date for the period of significance.²⁵

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

The Downtown Dayton Historic District represents significant events in the commercial and civic evolution of downtown, commencing with its development into a commercial center in the Miami Valley as Dayton industrialized during the mid-nineteenth to early twentieth century. It includes the rise of progressivism in civic government spearheaded by the city's businessmen during the early twentieth century and early city planning efforts to guide the future growth of Dayton and its booming downtown as they rapidly developed until the Great Depression. It follows the Great Depression and the wartime economy, a phase marked by downturn in commerce and building activity, and stalling of civic development.

The period encompasses events during the mid-twentieth century associated with the continual development of downtown Dayton, as the city benefited from the post-war economy, when government-guided and privately-led development expanded downtown growth with the construction of modernist buildings. Finally, it considers efforts during the 1960s and 1970s directed to meeting challenges from competing suburban growth: urban renewal projects aimed first at clearing blighted areas of downtown, and later, blocks in the heart of downtown to modernize the building stock there. Downtown Dayton Historic District, exemplified by existing resources, was shaped from these events through the period of significance, and is testament to the role of Commerce and Community Planning and Development in its historical evolution.

Of the 188 resources in the district, twenty-one contributing resources were constructed 1970 to 1980. These properties are integral to understanding the history of the district. They are directly associated with the stated areas of significance and they retain their integrity.

Contributing resources in both previously listed historic districts retain their integrity and enhance that of the Downtown Dayton Historic District. They are integral to the area of significance, Commerce, for the Downtown Dayton Historic District; their continued use through

²⁵ Contributing and existing resources are identified by their resource numbers as listed in Section 7.

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the mid-twentieth century attest to their significance. Two resources, Dayton Barber College at 28 W. Fifth Street (98) and the building at 20 W. Fifth Street (99) did not contribute to the Terracotta Historic District as they were constructed after the period of significance for that district. These buildings do contribute to the Downtown Dayton Historic District as they were constructed within the period of significance for this nomination and present examples of modest mid-twentieth century commercial buildings that retain their integrity.

The narrative below is organized in four chronological periods; **Early History prior to c. 1865, Dayton and its Downtown 1865-1899, Dayton and its Downtown 1900-1945, and Dayton and its Downtown 1846-1980**, understanding that historical events and trends may relate to and overlap across the chronological framework. Early history of Dayton, during the first half of the nineteenth century is discussed here as it sets the stage for Dayton's development during the period of significance, which is covered in the remaining sections.

EARLY HISTORY PRIOR TO c. 1865

Montgomery County was formed in 1803, with the city of Dayton incorporating in 1805. Dayton was designated as the original county seat and has continuously served that position to the present. That factor, along with significant transportation advantages contributed to Dayton's becoming and remaining the commercial and industrial focal point for the county. In the 1820s, the National Road was constructed across Ohio, but the route bypassed Dayton. Undeterred, Dayton's officials built an alternate route to downtown Dayton and marked it so well that many travelers went ten miles out of their way to the city before realizing that they had left the National Road route. Several other rural villages were within about a ten mile radius of Dayton during this development period, but from the beginning, Dayton was the commercial and industrial center for Montgomery County. While villages like Vidalia, Fairborn and Osborn (now combined to form Fairborn) all thrived as pike towns along the National Road, they did not experienced the commercial and industrial growth of Dayton. Other communities like Vandalia and Oakwood are now considered to be suburbs of greater Dayton.²⁶

Dayton's earliest lots are situated south of the Great Miami River, immediately to the east of Mad River. First platted by Israel Ludlow in 1795 and revised and added to in 1805 and 1812 by Daniel C. Cooper, the approximately 300 original lots are located between Monument Avenue (then Water Street) to the north and Sixth Street (South Street) to the south, Patterson Boulevard (Mill Street) to the east, and Wilkinson Street to the west. The centrally located Main Street formed the spine of this settlement. These lots, which shaped the settlement, now form the heart of Dayton's downtown commercial and civic district. Cooper Park (Resource # 145) was set aside by Daniel Cooper as a public space. The grid-iron pattern of streets that Cooper mapped largely retain their layout, accommodating the historic transformations, with the construction and removal of buildings in the lots that comprise downtown.

In its early years, Dayton was a small town with a stable population of about 1,000. Access to the rivers helped trade and the construction of mills in the years following its settlement. Roadways and transportation routes in Ohio were rudimentary during the early nineteenth century. The

²⁶ Heritage Architectural Assoc. *Ohio Modern: Preserving Our Recent Past. Dayton and Surrounding Area Survey Report.* 23.

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construction of the Miami Canal that connected Dayton to Cincinnati in 1829, and its eventual extension to form the Miami Erie Canal, completed in 1845, fostered the rapid growth of Dayton. The canal not only provided a vital trade route for Dayton to export and import agricultural and other products; along with its branches, the canal was also a source of hydraulic power that fostered the growth of mills and early industry. Commerce, before the arrival of the canal was centered on Main Street and Third Street, which was an early turnpike linking the city to nearby communities. The canal fostered commerce near its basin east of Cooper Park (present-day N. Patterson Boulevard), with hotels, inns, salons, and retail thriving along the basin, First, and Second Streets. The basin, central to commercial and mercantile activity, formed a boundary between the commercial district (downtown) to its west and the industrial district, later known as Webster Station, to its east. Even as the canal lost its dominance for trade and transportation after the arrival of the railroad, it remained a catalyst for the city's industrial growth through much of the nineteenth century, with mills and manufactories operating on hydraulic power along its banks. In 1850, Dayton's population had grown to over 10,000 residents, with trade, commerce, and industry bringing in immigrants from other parts of the country as well as from Europe.

The Cincinnati, Hamilton, and Dayton Railroad was the first to reach Dayton in 1851. Other railroad companies, including the Dayton and Xenia Railroad, and the Dayton and Michigan Railroad soon began operating from Dayton. As depicted in Binkerd's Map (1862)²⁷, the railroad junction was located near Sixth and Jefferson Street; the railroad lines running in the east-west direction shaped the southern boundary of downtown, just as the Miami Erie Canal and its basin had set its east boundary.

Dayton's downtown was comprised mainly of modest one and two story buildings. Larger buildings were located along Main Street and its intersection with Third Street, and near the canal basin. Early etchings from 1846 depict Main Street as lined with two- and three-story brick commercial buildings housing retail and restaurants at the lower level and office/residential apartments above. Shops had street facing entrances and storefront windows to display goods. Canvas awnings extended the length of the sidewalk, providing additional, sheltered space for the display and sale of merchandise along the street. Street facing entrances to the building gave access to stairways leading to the upper floors. The buildings were typically covered with gable or hipped roofs with brick pediments rising above the gable ends. Public buildings, such as an earlier Greek-revival courthouse depicted in one of the etchings, were grander in their style, scale and construction. Apart from the National Register listed Montgomery County Courthouse (72), constructed in 1850 at the intersection of Third and Main Streets, the remaining six buildings from this period were all single-family homes.

The modest dwelling at 120 N. St. Clair Street (137) constructed in 1829 is the oldest building. It which was used by the mid-twentieth century to house small businesses. The Greek Revival James Brooks House (116) at 41 E. First Street was constructed in 1832. The two-story house, which was erected by pioneer and Dayton entrepreneur Thomas Clegg before being occupied by James Brooks, a prominent merchant, is currently used as a condominium. The Renaissance

²⁷ Binkerd, J. S. 1862, *Map of Dayton*, Williams Directory, Dayton, Ohio.

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Revival style Dr. Jefferson A. Walters House (115), constructed in 1857 is located at 25 E. First Street in the same block as Brooks House. Two other former residences, the 1849 constructed Steele House (48) at 225 N. Ludlow Street and the 1850 constructed Second Empire, Victorian Edwin Smith House (69) at 131 W. Third Street have been home to the Dayton Women's Club and the Dayton Bicycle Club respectively since the early twentieth century. Although they were constructed prior to the period of significance, these buildings gained new significance during the late-nineteenth and twentieth centuries as they were repurposed for modern uses.

Binker's Map identifies three civic buildings – the Old Courthouse (72) at Main Street and Third Street, the County Jail at Main Street and Sixth Street, and the Post Office located at Third Street and Main Street. Along with two civic buildings, the courthouse and post office, three commercial blocks, namely Phillips House (Third Street and Main Street), Huston Hall (Third Street and Jefferson Street), and Beckel's Hall (Jefferson Street south of Third Street, adjacent to Huston Hall) were all located in the central, Third Street and Main Street area. Further, a market house was erected on Main Street south of Third Street in 1929. None of the commercial buildings from the period remain standing in the present day; however, historical data on those buildings provide evidence of their continued importance through the nineteenth century.

This early period in the history of Dayton and its downtown informs the context in several ways. Streets and lots laid out during this period provided a foundation for future growth and development of its downtown. The north, east, and south boundaries of the commercial district, a consequence of the siting and development of transportation, were established during this time. Main and Third streets became the focus of commercial and civic activity during this period and would remain so until the post-World War II period when the downtown underwent significant expansion to the west. Industrial growth, commerce, retail activity, and the establishment of urban institutions such as courts, schools, opera, churches, newspapers, and a public library, all exemplify the city's rising eminence in the Miami Valley.²⁸

DAYTON AND ITS DOWNTOWN, 1865-1899

Dayton developed during the second half of the nineteenth century from an early industrial city and trading town to a modern manufacturing and commercial center. New factories brought with them skilled work-force, increasing the population from about 20,000 in 1860 to about 85,000 in 1900.²⁹ Commercial activity and social life thrived in Dayton's downtown. Civic improvements – water works and sewage systems, electrification, street paving, and urban transportation – gradually modernized the commercial district, as newly constructed, multi-storied buildings replaced older ones. New methods of manufacturing led to a highly skilled labor force overseen by a professional, increasingly progressive management of businesses. Professional management of new businesses and industries provided for Daytonians a model for city government. Dayton's

²⁸ Steele, Robert W. and Mary Davis, *Early Dayton: With Important Facts and Incidents from the Founding of the City of Dayton, Ohio to the Hundredth Anniversary, 1796-1896*, Chapter X, U. B. Publishing House, Dayton, Ohio. Download from www.daytonhistorybooksonline.com

²⁹ United States Census Bureau data for Dayton.

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progressive political movement, its impact on civic government, and the evolving of downtown during the twentieth century had its roots in late-nineteenth century developments.

Dayton's industrial advancement fostered the commercial and economic growth of its downtown. By the 1860s, early mills, powered by water from the hydraulics and the Miami Erie Canal, gave way to larger factories that manufactured machinery, carriages, metal works and construction materials, furniture, textiles, paper and other durable goods. During the period 1860-1880, Dayton became a national center to produce agricultural tools and implements. In the late-nineteenth century, as the production of agricultural implements moved away from Dayton to states further west, Dayton's factories, with their skilled workforce, adapted to making other products, including bicycles, railway carriages, and during the twentieth century, automobiles. Until the dominance of the National Cash Register Company (NCR), the largest employer in Dayton was the Barney and Smith Company, employing about 2000 people in 1890 at its peak. The National Cash Register Company was founded by John Patterson after he purchased the National Manufacturing Company in 1884 and renamed it. Patterson excelled at marketing and business organization; with the introduction of innovative products, sales of his cash register rose from 359 in 1884 to over 15,000 in 1892. Patterson's cash registers were marketed nationwide, to be used by a range of businesses including business establishments that were vital to the economic development of Dayton's downtown itself. Patterson's progressive ideas extended beyond his business to his hometown, as he became its foremost proponent of reform, bringing into discussion modern city government and planning ideas. It was Patterson, who, in 1896, delivered a speech to the Board of Trade outlining his vision for Dayton as a model city, an exemplar of the City Beautiful reform movement. The picture of the future Dayton that Patterson painted stood in contrast with the rapid, unplanned advance that Dayton was experiencing during its industrial and demographic growth in the latter decades of the nineteenth century – plainly visible in the downtown commercial district.³⁰

At the beginning of this period, buildings in downtown typically ranged from two to four stories in height. Some, such as the Beckel Hotel and Phillips House, were large buildings with significant footprints. Most buildings, however, were modestly scaled, row house types with retail at street level, continuing the pattern from the earlier period. Shops had storefront windows and shaded awnings made for the display of the wares. Separate street facing entrances led to staircases that provided access to offices, workshops, social halls, and residential apartments at the upper levels.

The industrial and commercial growth of Dayton brought with it larger, high-style opulent buildings in downtown. By the turn of the century, high-rise buildings provided it with a nascent skyline. Buildings constructed during the time represented a variety of architectural styles that

³⁰ For John Patterson and the NCR Company, see Dunham, Tom, 2005, *Dayton in the Twentieth Century*, pp. 12-13, Authorhouse, Bloomington, Indiana. Patterson's speech, "What Dayton Should Do to Become a Model City," accessed from the website www.daytonhistory.com. For Patterson, NCR and their role in promoting progressivism in Dayton, see Sealander, Judith, 1988, *Grand Visions: Business Progressivism and Social Change in Ohio's Miami Valley, 1890-1929*, Kentucky University Press, Lexington, Kentucky.

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were popular during the period, including Italianate, Second Empire, Gothic and Classical Revival, Richardsonian Romanesque, and Renaissance Revival. Twenty existing buildings from the period remain standing in the present day. Much of the construction was fostered by Dayton's businesses and private enterprise. Even civic improvements that came during the final decades of the century did not follow a cohesive plan and were largely from private rather than government efforts. Patterson's vision for a model city was prescient in foreshadowing the coming of a progressive era for Dayton.

Civic Improvements

Civic improvements in Dayton during this period included intra-urban railways, streetcars, street-paving, telephone and improvements in communication, gas-works, water works, and electrification. The improvements were largely brought about by private effort of businesses and citizens, with little in the way of a well-thought, long-term plan, even as the city grew with the arrival of émigré populations and with the annexing of neighboring communities. Thus, even as the city modernized to take on the sheen of a late-nineteenth century industrial city, it left room for improvement in the view of progressive minded citizens who laid the groundwork for a reform movement to be played out during the coming century.

Development of suburban communities accompanied the growth of Dayton's population. Suburban residents, living in Huffman, Germantown, and other neighborhoods, were able to commute to downtown using streetcars, providing further impetus for commercial growth. The electric intraurban railway connecting Dayton to more distant communities arrived in 1896, with the opening of the Dayton-Miamisburg line operated by the Dayton Traction Company. A year later, the Cincinnati and Miami Valley line arrived in Dayton, connecting the city to Hamilton. These lines laid the ground for the arrival of other lines and their popularity during the early twentieth century, connecting Dayton to Cincinnati, Columbus and other cities in Ohio.³¹ The *Indexed Commercial Map of Dayton*, 1890, shows a city wherein neighborhoods such as Browntown (Edgemont), Dayton View, North Dayton, and Riverview were well connected to the downtown and the nearby industrial core of the city via the urban railway system.³²

Apart from public transportation and water works (established in 1871), Dayton lacked infrastructure and utilities becoming of a modernizing industrial city until 1879, when its first telephone company, the Bell Telephone Company, was established. Street electrification was introduced in 1883 by the Dayton Electric Light Company. Until 1888, streets in Dayton were gravel-finished. Fifth Street in downtown was the first to be paved that year, and it was only by 1893 that all of downtown was paved with granite blocks, with the busy Third Street the last to be surfaced. Natural gas service was established by a local company in 1889. Sewers were constructed between 1890 and 1909, with the downtown area the first with the lines laid.

³¹ Hylton, Harvey 2007, "Public Transportation in Dayton," accessed at www.daytonhistorybooks.com.

³² *Indexed Commercial Map of Dayton, 1890*, American Publishing Company, New York.

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Electrification, natural gas, and streetcars and interurban railways were all results of private enterprise, with the city responsible for street paving and the layout of the sewage system.³³

Dayton's rapid, unplanned development during the second half of the nineteenth century precluded a well-defined civic/government area, as was pointed out by Patterson in his model city speech. Dayton's City Hall was located on the second floor of the commercial and retail Market Hall Building that extended centrally along the block between Main and Jefferson Streets south of Third Street. The two story Second Empire style Market Hall, a five-bay wide brick building was constructed in 1875-1876 to replace the 1929 Market Hall building. It housed the city market at the first floor level with the City Hall and Public Library above.³⁴ The building was demolished during the 1960s to accommodate the Wright Plaza Bus Stop (155) located there in the present day.

The old courthouse was located at the corner of Third and Main Streets in the present-day Courthouse Square Plaza. A new courthouse building was constructed immediately to the north of the old building, which had become inadequate to serve Dayton's growing population. Opened in 1884, the new courthouse building was a neo-classical, three story stone building. While the older building remains standing, the 1884 building was demolished for the Courthouse Square Urban Renewal project during 1970s. Even as civic improvements at the turn of the century helped modernize the historic district, none of the scattered civic or government buildings constructed during this period remain standing in the present day. Thus, twentieth century city planners were left to grappled with constructing a civic center within a dense, bustling commercial district.

Growth of Commerce in Downtown

Rapid growth in commerce accompanied Dayton's industrial development and the population growth it spurred. From 1880 to 1890, Dayton's population grew from about 39,000 to over 68,000 residents, according to United States Census Bureau data. The period saw increasing specialization as new products and services became available, and as trains brought in more customers from nearby communities. Department stores that flourished in the twentieth century had their beginnings during this period. Professional services and businesses occupied the upper floors of the office blocks in growing numbers. Banks and lending institutions, newspapers and publishers thrived. These changes were reflected in city directories, in which the business listings included new specializations even as the earlier, more traditional retail establishments proliferated. Dayton's downtown buzzed with social and cultural activity, as salons, and restaurants, pool and billiards rooms, and theaters lined the streets and social and fraternal organizations met in their own buildings and halls throughout downtown.

The business listings provided in *Williams Directory* of Dayton, 1861 and 1897, help understand commerce in downtown Dayton as it developed through this period. In 1861, as seen in the directory listings, Dayton's retailers and light manufacturers included bakeries and confectioners,

³³ For the development of public services in Dayton, see Drury, Rev. A. W. 1909. *History of the City of Dayton and Montgomery County, Ohio*, Chapter XV, The S. J. Clarke Publishing Company, Chicago, Illinois and Dayton, Ohio.

³⁴ Ibid. Chapter XII.

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barbers, clothiers, tobacco and cigar retailers, chair makers, china and glassware dealers, carpet dealers and weavers, file and box makers, printers and book binders, and jewelry and watch dealers. Of about one hundred family grocers listed, sixty-six were in downtown. These types of establishments grew over the last half of the century and were joined by new specializations. In 1896, the city boasted of over 50 bakeries, 120 barber shops, six book-binders, 27 clothiers, and 55 retail confectioners.³⁵ Street and building electrification brought with it a need for electrical sales, repair and services, and gas works similarly provided specialists in the field to provide related services. The popularity of the bicycle, with Dayton itself as an important manufacturing base during the late-nineteenth century, led to the opening of bicycle sales, supplies, and repair stores throughout downtown.

Early professional services included attorneys, dentists, physicians, insurers, bankers and lenders, and public notaries. By the turn of the century, civil engineers, electrical engineers, contractors and builders, and architects who designed some of downtown's new large, high-style buildings had joined their ranks. Dayton's commerce served a larger Miami Valley community, benefiting from visitors even as it was sustained by its own residents. In 1861, seventeen boarding houses and twenty-five hotels provided hospitality to visitors, many of whom arrived on passenger trains; in 1897, there were over seventy boarding houses and twenty hotels, most in downtown. Commercial activity focused in downtown on Main Street, Jefferson Street, Ludlow Street, and their intersections with Second and Third streets. Market Street was a magnet for retail activity. As depicted in the *Sanborn Fire Insurance Map* of Dayton, 1897, there were over 80 shops, salons, and restaurants located in this Market Street block alone, excluding those inside the Market Hall.

Buildings constructed during the early decades of the period were typically designed in Italianate, Gothic Revival and Second Empire styles. Those constructed primarily as light-industrial tended to be sparse in ornamentation and were often located in the eastern part of downtown. Built in 1865, the buildings at 136 E. Third Street (162) and 138 E. Third Street (163) are the earliest commercial/industrial buildings in the district. The two buildings were damaged but not destroyed from the fire that followed Dayton's Great Flood of 1913, and exemplify the modest, Italianate style commercial/light-manufacturing buildings from the period. The two buildings share adjacent walls, thus providing a unified street façade. Located further east near the historic district boundary and constructed in 1874, 215 Ice Avenue (123) was a light industrial brick building, four stories tall. It housed a modest leather tannery business during the nineteenth century according to the *Sanborn Fire Insurance Map* (1887). The building is now repurposed to house loft apartments.

³⁵ For data on retail and commercial activity in Dayton in 1896, see Steele Robert and Mary Davis, 1896, "Historical and Statistical Tables," excerpted from the book *Early Dayton: With Important Facts and Incidents from the Founding of the City of Dayton, Ohio to the Hundredth Anniversary, 1796-1896*, U. B. Publishing House, Dayton, Ohio. Available at www.daytonhistorybooks.com.

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The heart of commerce in downtown was in the blocks near the Third Street/Main Street intersection where businesses expanded as their markets grew, needing even more space in a densely packed downtown for showrooms, shops, offices, and presses. Aided by the arrival of the electric elevator, buildings that accommodated retail, businesses and professional services were larger and taller than those constructed earlier. With professional architects, such as Charles Insko Williams and Peters and Burns, joining Dayton's workforce during the last two decades of the century, new, high-architectural style commercial buildings rose to alter the cityscape.

The National Register listed Kuhns Building (83), (NR #78002146) located at 45 S. Main Street at its intersection with Fourth Street, designed by Dayton architects Peters and Burns in 1883, is the preeminent Richardsonian Romanesque brick construction building in the district. City directories indicate that the five story Kuhns Building was a prime commercial property, with lawyers, insurance companies, realtors, financial and lending institutions as well as tradesmen such as tailors, dressmakers, and barbers as tenants. By the early twentieth century, its tenants included the Oleman's Department Store.³⁶

Dayton's earliest department stores opened during this period in this central part of downtown. The Dayton-based department stores grew from modest beginnings, originally limited to the sale of dry goods. Rike's Department Store originated as Rike's Dry Goods Company in 1850 at 17 E. Third Street. The business grew over the decades, becoming the Rike-Kumler Dry Goods Company in 1882. In 1892, Rike's moved to the southwest corner of Second and Main streets, constructing a four story building (demolished in 1999) there for its exclusive use.

Established in 1883, the Boston Dry Goods Store also grew rapidly to compete with Rike's. In 1896, Boston Dry Goods Store moved to the newly completed Reibold Building (89), literally occupying the adjacent retail space to Rike's. The original, ten story Renaissance Revival style Reibold Building, located on Main Street was the city's tallest building at the time. The building, designed by Dayton's Burns and Pretzinger in partnership with Charles Insko Williams, was added to twice during the period of significance, in 1904 and 1911, with a late twentieth century, multi-level parking garage added to its south.³⁷ Spaces in the upper stories of the Reibold Building were occupied by doctors, lawyers, financial services, and other businesses, as was typical for high-rise buildings.³⁸ During the coming century, several national department store chains, including Sears Roebuck Department Store, Dayton (now Target) Department Store, and the aforementioned Oleman's Department Store, opened shop in Dayton. But it was the Dayton-based department store standing side-by-side with modest, specialty stores that set the precedent. The first high-rise building constructed in downtown Dayton, the Callahan Bank Building, at the location of the present-day Gem City Plaza Building (147) at Third and Main streets), was

³⁶ See the National Register Nomination of Historic Places Nomination for Kuhns Building, 1978, National Park Service, US Department of the Interior, Washington, DC. and *Williams Directory* for Dayton, various years.

³⁷ After the early twentieth century additions, Reibold Building was considered among the cities preeminent buildings to conduct business. See, for instance, October 18, 1914. "Dayton's First Skyscraper, the Reibold, Where All Professionals Meet," *Dayton Daily News*. Dayton, Ohio.

³⁸ Dunham, Tom, 2005, pp. 36.

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testament to Dayton's growing financial sector, with well-established banks, insurance companies, and home loan associations. The building, which was demolished during the mid-1970s, rose to nine stories when it was constructed in 1892, with five stories added in 1919. It housed major Dayton institutions such as Winters National Bank and City National Bank.³⁹

The period had seen the maturing of Dayton's financial institutions. In 1863, the First National Bank, the Second National Bank, the Third National Bank, the Miami Valley Insurance Company, the Teutonia Insurance Company, and the Ohio Insurance Company were established. These were soon followed by the Cooper Insurance Company (1867), Merchants National Bank (1871), Mutual Home and Savings Association (1873), Germania Building Association (1873), and Fourth National Bank (1888). In 1882, V. Winters and Son Bank, already a storied Dayton institution, was renamed the Winters National Bank. Winters National Bank continued to make significant contributions to Dayton and its downtown through the mid-twentieth century, surviving the financial downturn of 1893 and the Great Depression when other financial institutions were forced to close.⁴⁰ In 1896, there were seven national banks in Dayton, with a combined capital of over 2.5 million dollars. The seventeen building and loan associations had a combined capital of over forty-three million dollars, and the one hundred and seventy incorporated companies were flush with a capital stock of over twenty-five million dollars.⁴¹

Many of these financial institutions survived the financial panics of the nineteenth century that engulfed the nation, thriving well into the twentieth century, eventually constructing high-rise buildings in downtown that contribute to the historic district or are previously individually listed on the National Register. Germania Building Association (later known as the Fidelity Building and Loan Association) constructed the state-of-the art Fidelity Medical Building (101) at 211 S. Main Street in 1919; the Third National Bank constructed the Third National Bank Building (141) at 34 N. Main Street in 1926, the Mutual Home and Loan Association (Mutual Home and Savings Association) constructed its Art Deco style building at 120 W. Second Street (64); and Winters Bank constructed the Winters Bank Tower (Kettering Tower, 140), the city's tallest, in 1971. These existing buildings testify to the longevity of these businesses as they transitioned from their nineteenth century beginnings to the twentieth century.

The period was fruitful also for Dayton's newspapers, which consolidated themselves, and religious publishing houses, with publications having a national market. In 1896, Dayton had a rich choice of periodicals and newspapers – six dailies, nine weekly, and two monthly secular publications.⁴² Its major publications, *Dayton Journal* and *Dayton Daily News* had established themselves as the city's Democratic and Republican newspapers, respectively. Both papers had already undergone a period of consolidation. *Journal* had been a daily newspaper since 1847.

³⁹ Ibid. pp. 31-32

⁴⁰ Rickey, Lisa, September 25, 2012. "Glancing Backwards (Winters Bank)." Accessed at <https://lisarickey.wordpress.com/tag/winters-bank/>

⁴¹ Steele Robert and Mary Davis, 1896, "Historical and Statistical Tables," excerpted from the book *Early Dayton: With Important Facts and Incidents from the Founding of the City of Dayton, Ohio to the Hundredth Anniversary, 1796-1896*, U. B. Publishing House, Dayton, Ohio. Available at www.daytonhistorybooks.com.

⁴² Ibid.

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Dayton Daily News was published under other names, notably, the *Democratic Herald*, and the *Democratic Empire* during the 1830s and 1840s. During the 1860s, this newspaper also began to publish daily, under the name of the *Daily Herald*. The paper became known as the *Daily News* in 1898, after it came under the ownership of James Cox, a future Governor of Ohio, and Joseph Dowling. The *Journal* had its press and offices in a building on South Main Street, across from the Market Hall. The *Daily News* was published in its quarters at the E. Fourth and Main street corner (location of the United Brethren Building) and later, at the southeast corner of Second and Jefferson streets.⁴³ These earlier buildings have since been removed; the two newspapers, however, constructed significant downtown buildings in the coming century, and those remain standing. The previously individually National Register listed Dayton Daily News Building (81) (NR#78002144) (1908) at 45 S. Ludlow Street, and the Journal Building (177) (1924) at 111 E. Fourth Street, contributing to the Fire Blocks Historic District are testament to the long association of the newspapers with Dayton's history.

Religious publications also enjoyed wide popularity in Dayton during this period. In 1896, forty-nine weekly, semi-monthly, monthly, and quarterly denominational periodicals were published in Dayton, serving the over eighty religious denominations represented in the city.⁴⁴ Two publishing houses, the United Brethren Printing Company and the Christian Publishing Association made lasting contributions to Dayton and its downtown, with the service they provided and the significant buildings they eventually constructed. United Brethren moved from Circleville, Ohio, to Dayton in 1853, setting up its office and press in a modest building at the intersection of Ludlow and Fourth Street, south of the Market Hall. United Brethren (UB Publishing Company) published periodicals for members of the United Brethren Church, in German and English, as well as Sunday school papers and missionary publications. The UB Publishing Company later published non-denominational books. As the scope of publications grew, so also the company built larger structures and additions therein through the nineteenth century. Eventually, the company would build the fourteen story UB Building in 1909, expanding it to form the Centre City complex of buildings (172, 173, 174) at Main and Fourth streets.

Founded in New Hampshire in 1808, the Christian Publishing Association (CPA) moved to Dayton in 1868, operating at various locations before establishing its press and offices at the southeast corner of Ludlow and Fifth streets in 1904, in the CPA Building (78), which contributes to the Terra-cotta Historic District. CPA published Christian newspapers, periodicals, and literature for different denominations and churches through the nineteenth and early decades of the twentieth centuries. Boosted by the presence of CPA, the blocks in the vicinity of Ludlow and Fifth streets became, by the early twentieth century, the hub of publishing in Dayton.

Dayton's rich social and cultural life during the time is evidenced in the churches and temples that UB Publishing and CPA served and in the proliferation of secular social organizations,

⁴³ For the history of Dayton's Newspapers and religious publications during the nineteenth and early twentieth centuries, see Drury, 1909, Chapter XI.

⁴⁴ See Steele, 1896, "Historical and Statistical Tables."

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entertainment and recreational facilities throughout downtown. In 1897, there were eleven churches and synagogues in downtown itself as depicted in the *Sanborn Fire Insurance Map*. These religious buildings stood side-by-side with buildings and halls used by fraternal and social organizations such as Freemasons, Odd Fellows, Pythian Knights, Dayton's YMCA and YWCA, theatres for entertainment, bowling alleys, and billiards rooms. Fourth and Fifth streets between Jefferson and Main Street became also a center for social and cultural activity, where the now demolished Park Palace Theatre, a Masonic Lodge, a Pythian Castle, and Dayton's YMCA were located. Dayton's new library – the first building designed specifically to house books – opened at its Cooper Park location in 1888 (a new library building, opened in 2017, stands on the site in the present day). The Turner Opera House was built at the southwest intersection of First and Main Street in 1866. The theatre was rebuilt as the Second Empire style Victory (now known as Victoria) Theater (120) in 1869 after it was burned down. Listed on the National Register, (NR#72001037) the building continues to serve its function in the present day.

Social and commercial activity were often closely connected; on the one hand buildings constructed to house retail and office uses often had a social hall located at the upper-most floor. Buildings constructed to house social and cultural uses, such as theaters or fraternal organizations, characteristically had retail at street level and office spaces at upper levels. Park Palace and Victory Theatre, for example, had street facing shops; the four story (demolished) Jefferson Block, located at the intersection of Fifth and Jefferson streets, had a meeting hall at the fourth floor level.⁴⁵ The Independent Order of Odd Fellows Building/Key-Ads Building (156) stands at 50 E. Third Street, at the southwest corner of Jefferson Street is another existing example of a large, mixed-use building constructed early during the period in 1870. The building was originally three stories, Gothic Revival in style, with a tower at the street corner. The Odd Fellows Hall and offices were located at the third floor level, with retail and other commercial offices at the lower levels. A 1935 fire destroyed the upper floor and the tower, and the building was extensively altered, housing Merchant's National Bank and Trust Company and other businesses before its current tenant, the Key-Ads agency.⁴⁶

Two remaining churches; the contributing Christ Episcopal Church (55) and the National Register listed Sacred Heart Church (29) were constructed during this period. The Christ Episcopal Church was established in Dayton in 1830 and was holding services in a building at Fourth and Jefferson streets until 1879, when it moved to its present location on West First Street. The Gothic Revival brick building was renovated in 1966, when a basement was added.⁴⁷ Located at 41 S. Wilkinson Street/217 W. Fourth Street, the Sacred Heart Church was constructed during 1888-1890, designed by Charles Insko Williams. The church was formed by former members of St. Joseph's Catholic Church, in 1883. The building is a significant example of the Romanesque Revival style.⁴⁸

⁴⁵ Chanchani, Samiran, *Thematic Survey of Fraternal and Social Organizations, Dayton, Ohio, 1810-1965*.

⁴⁶ Chanchani, *ibid*.

⁴⁷ The history of the Christ Episcopal Church accessed at its website at <http://daytonchristepiscopal.com>

⁴⁸ See the *National Register Nomination for the Sacred Heart Church*, National Park Service, US Department of the Interior, Washington, DC., prepared in 1987.

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The prolific Charles Insco Williams also designed and built the seven story Second Renaissance Revival Insco Building (46) located at 10 W. Monument Avenue, at its southwest intersection with Main Street. Insco Building was Dayton's first multi-dwelling apartment building. Completed in 1894, the National Register (NR93001390) listed building was constructed on a site previously occupied by a historic log cabin. The apartment building contrasted the trend of single dwellings constructed during the time, such as the contributing two story Victorian gabled ell house at 20 W. Monument Avenue (42, constructed 1865) in the same block at the former, and the contributing Chateausque two story stone construction single residence at 136 W. Monument Avenue (38) constructed in 1895.

DAYTON AND ITS DOWNTOWN, 1900-1945

This period was distinguished by progressivism and an impetus towards reform and modernization of Dayton's commerce, industry, and government. It was also one marked by responses to natural, economic, and political events and consequent developments in downtown. From 1900-1929, advocacy for civic improvement by citizens and business leaders was coupled with a push for an effective, clean government, already well expressed by the NCR president John Patterson in his speech, "What Dayton, Ohio, should do to become a model city" referenced earlier. Dayton's industrial base was modernizing, as older industries moved to other cities, to be replaced by new ones such as automobile manufacturing. Business progressivism became a model not just for industries, but for the management of the city itself. The Great Depression impacted Dayton as other cities in the country, as the economic downturn brought commerce and civic growth to a near standstill. While the World War II effort helped bolster a weakened economy, civic and commercial development resumed only after the war.

Dayton's thriving economy, until the Great Depression, was fueled by its industrial growth. The NCR Company stood at the forefront of Dayton's industries. The company had grown rapidly during the last decade of the nineteenth century, its sales growing from about 15,000 cash registers in 1892 to over 200,000 in 1900; the company's workforce had also expanded significantly, from 444 in 1890 to 2,434 in 1900.⁴⁹ Workers benefited from Patterson's belief in employee welfare. The technical expertise that Patterson brought to his company by hiring engineers and innovators such as Charles Kettering and Edward Deeds to develop a wide range of high-quality products was significant in a broader context than the company itself. Their progressive ideas and business techniques that had served the National Cash Register Company so well, provided Patterson a model to transform Dayton's inefficient civic government into an effective, business-like form, and the city itself to an inviting and more livable environment.

Dayton's strength as a producer of agricultural implements and carriages, with other supporting local industries such as machinery manufacturing, readied it for the new century even as those older industries faltered, their center moving to cities further west. A skilled labor force and similarities in materials and manufacturing processes between the earlier industries, helped as these factories transitioned to the production of automobiles, with the Dayton Motor Car Company, Speedwell Motor Car Company, and others with factories in the city. Dayton

⁴⁹ Dunham 2005, pp. 12-13.

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remained an automobile industry innovator through the early decades of the twentieth century gaining from the contributions of Kettering and Deeds. In 1909, Kettering invented an efficient ignition system for automobiles, and Deeds and Kettering, joined by another former colleague and engineer William Christ, formed the Dayton Electric Laboratories Company (Delco). Under their leadership, Delco invented the electric starter for automobiles, manufacturing it in the Beaver Power Building (178) in the district. Delco was eventually bought by General Motors in 1918. In turn, General Motors brought the Frigidaire Company, making refrigerators, water heaters, electric washing machines, and beverage coolers into the Delco building complex in Webster Station, to the east of downtown.⁵⁰ Dayton's businesses played a key role during World War I. As many as fifty of Dayton's factories manufactured aircraft, tanks, shells, and weaponry parts that contributed to the nation's war effort. In part because of contracts Dayton's companies obtained during the war, its economy continued to grow, and population increased as workers seeking well-paying jobs immigrated to the city.⁵¹

In 1900, Dayton's population was about 85,000; by 1920, it had grown to 152,000, and by 1930, at the start of the Great Depression, the population was over 200,000.⁵² Commerce, social, and cultural life in the city, concentrated in its downtown, also experienced a surge. Civic government became a focus of reform, particularly in the eyes of business leaders who believed that the city could be administered effectively if it followed the example of modern management techniques established for industries. Modern city planning, a relatively new profession, made its headway in Dayton. The development of the city, and its downtown, was then marked by its rapid transformation into an economically vibrant, early twentieth century modern city, with a thriving downtown, rich in social and cultural life. A progressive government took root, and with it, a new, comprehensive approach of professionally guided planning for its orderly growth. The economic upswing was accompanied by extensive building activity, as new, high-rise buildings transformed the appearance of downtown. A total of seventy-nine resources from the period remain standing in the present day. Downtown growth all but stopped with coming of the Great Depression, as attention shifted to providing relief to the unemployed, and to mitigate its impact on businesses.

Progressivism and Early City Planning Effort

During this time, Dayton established a new, progressive City Manager-Committee form of government; its citizens led the effort of rebuilding after the Great Flood of 1913, and of the creation of the Miami Conservancy District to manage flood control in the future. The city hired professional planners to draw up the landscape, civic center, and comprehensive plans. Businesses took on an active role in deciding how Dayton should be run, to transform its long-existing government form. From 1829 to 1913, Dayton was governed by a city council lead by a council president. When Patterson gave his "Model City" speech, the council comprised of 15

⁵⁰ Ibid. pp. 13-21

⁵¹ Lockhart, Paul, April 1, 2017, "Learning from Our History: How World War I Changed Everything," *Dayton Daily News*, accessed at <https://www.mydaytondailynews.com/news/opinion/learning-from-our-history-how-world-war-changed-everything/IxCtr3lXNlga4CtNcPzaRP/>

⁵² Population data from the United States Census Bureau.

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members, of whom 12 were elected to represent each of the city's twelve wards, and three were elected in citywide elections. Patterson's frustration with the council system in Dayton stemmed from the government's lack of response to his business needs as much as its perceived ineptitude. He thus advocated for the need of a "monitor club" of citizens with ability and integrity to restrict and regulate the power of ward bosses and politicians. Patterson's efforts were supported by the city's business community, represented by the Chamber of Commerce as well as by important social organizations comprised of businessmen, such as the Dayton Bicycle Club. The passage of the Home Rule Act, which gave cities more freedom to govern themselves, by the Ohio legislature in 1912 provided the advocates an opportunity to move forward with reform. Dayton's Chamber of Commerce formed a committee, the Dayton Bureau of Municipal Research, headed by Patterson, to develop a charter for reform.⁵³

Political reform took a backseat as two days of heavy rain in March 1913 in the Miami Valley led to Dayton's most devastating flood to date – one that soon engulfed its downtown.⁵⁴ The City Hall flooded, forcing the mayor and the council to flee. Dayton's citizens would have been left without relief were it not for the NCR Company and other businesses' response. The NCR Company opened its doors to Daytonians and diverted all workers to relief efforts. Temporarily halting the charter vote and election efforts, businesses thus mobilized rapidly to help the residents during the disaster, when its government could not. The effective response to the flood by business leaders exemplified the type of progressive, working civic government that they advocated, helping their case for reform.

Reform efforts continued after the flood as the committee's charter proposed a Commission-City Manager form of government. The elected, nonpartisan commission would be the city's legislative, policy-making body. Policies would be enacted and administered by a professional city manager, hired by the commission. The city manager would appoint and control all city employees, who would also be professionals with specific training and abilities to manage their departments.⁵⁵ The well-managed relief effort in the aftermath of the flood, mere months before the vote for the charter, only augmented the support for a new form of government that it advocated. A vigorous, grassroots, ward-based campaign, led by Patterson and other business leaders, led to the passage of the charter in May 1913. With a population of over 100,000, Dayton became the first major city to adopt the progressive, managerial form of government in the nation in August 1913.

As the fledgling new form of government began to take hold of civic affairs, the Great Flood had created a need for the city to recover and rebuild due to the devastation it had caused on properties and infrastructure. In downtown, most buildings in the two blocks between Second and Fourth streets and Jefferson and St. Clair streets were ravaged by a fire that could not be controlled. During the period 1913-1923, the decade after the flood, 38 new buildings were

⁵³ Sealander, Judith, 1988, pp. 86-93.

⁵⁴ For the Great Flood and its effect on Dayton, see Funk, Nellis Rebok. 1913. *A Pictorial History of the Great Flood, March 25, 26, 27*. Otterbein Press, Dayton, Ohio.

⁵⁵ The "Proposed Charter for the City of Dayton," prepared in 1913, may be accessed at www.daytonhistorybooks.com.

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constructed in downtown. Much of the building effort in downtown was undertaken by businesses and private enterprise, an evidence of the economic boom that extended until the Great Depression. Aided, once again, by advocacy of Dayton's businesses, a bill passed by the state legislature in 1914 created the Miami Conservancy District to systematically control future flooding. With the construction of dams and reservoirs, a flood control system that continues to benefit Miami Valley communities was set in place.⁵⁶

Three existing civic buildings were constructed during the time. Dayton's new, opulent, Beaux-Arts style National Register (NR# 75001505) listed Post Office Building (74) opened its doors at 120 W. Third Street in 1914 – making it one of the first to be completed after the flood. The construction of the new building began in 1912 and was halted because of the flood. The two story Miami Conservancy District Building (108) at 38 E. Monument Avenue was a direct response to the flood. The building was constructed in 1915 on a property owned by Charles Kettering, who led the effort to house the archives and offices of the organization. It exemplified the role that Dayton's entrepreneurs played in the civic development of the district during the progressive era. The City Signal and Telegraph Building (37), a two story structure with classical elements, was constructed for the police in 1928 at 11 W. Monument Avenue. The building continues to be associated with the city's fire department.

Even as only three civic buildings were constructed at the time, significant city planning efforts took root. Supporters of City Beautiful called for cities with parks and tree-lined boulevards, with classically composed civic centers comprised of Beaux-Arts style grand buildings, and with inviting residential neighborhoods. The popularity of the automobile provided planners another issue to be considered in city plans. In 1911, before the new form of government was instituted, Dayton availed the services of the Olmsted brothers to develop a landscape plan. The plan for a park system in Dayton (1911, published 1914), the first of its type for the city, included provisions for wide boulevards, roads, and bridges suited for an automobile age.⁵⁷

The Olmsted plan analyzed Dayton as a city made up of disconnected neighborhoods which could be brought together by developing a park system for the city. The plan called for a public square and parks, playgrounds, and reservations linked with a system of tree-lined boulevards. It called for the landscaping of major streets, the greening of the river banks, and the filling and repurposing of the little used hydraulic canal as a parkway. Olmsted Brothers saw that there were no potential sites in the city's downtown for the laying out of a public square; Cooper Park was deemed by them as too small. The plan brought into focus the need for a civic center, which would continue to hold the attention of planners through to the mid-twentieth century. When the city planned its first civic center in 1917, it was situated away from the densely built downtown, across the Main Street Bridge. A later, 1918 plan proposed a civic center in downtown, between

⁵⁶ Dunham 2005, pp. 64-65.

⁵⁷ The text of the "Report on the Proposed Park System for the City of Dayton, Ohio," prepared by Olmsted Brothers, is available at www.daytonhistorybooks.com.

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Monument Avenue and Third Street, and the razing of several blocks for its construction. These became the earliest of many unrealized schemes for civic centers in Dayton.⁵⁸

Dayton's Comprehensive Plan of 1926, prepared by Ladislav Segoe and Associates, had a broader scope than any of the earlier plans.⁵⁹ Apart from presenting an updated blueprint for roadways, parks, open space, and recreation areas, this plan included zoning, platting rules, sewage disposal, transit and airport, and yard and bulk regulations. In the downtown area, the plan called for the filling up of the Miami Erie Canal to construct the present-day Patterson Boulevard, following the Olmsted's example. In response to the ever-increasing presence of the automobile, it called for the widening and extension of several streets to ease traffic and connect to parkways and highways to allow for regional transit. The plan expanded considerably on the Olmsted Brothers', in its scope for a network of roads and parkways connecting the city to neighboring communities outside the city. It showed how the affordable ownership of automobiles had made access to Dayton, its business, retail, and entertainment, easy.

Dayton was an economically vibrant city in 1926, at the time of the comprehensive plan, and remained so until 1929. However, its agenda of large-scale reorganization of the city and its services was met with the onslaught of the Great Depression, forcing the city, short-strapped in its budget, to focus on the unemployed and relief work that it necessitated. As its revenues faced a shortfall from the tax delinquency of unemployed residents, the city had to take drastic steps, such as paying city employees in scripts, and removing light bulbs from the street-lights to lower and pay electricity bills.⁶⁰ With help from the Federal WPA program, however, portions of the comprehensive plan were nonetheless realized. The long-blighted Miami Erie Canal, for example, was finally filled in during the 1930s, and Patterson Boulevard was constructed, open to traffic by 1937. Dayton's economic recovery was eventually fueled by the World War II effort, when its factories, which had manufactured consumer products ranging from refrigerators to automobile parts, shifted gears to produce propellers, guns, and parts used in practically all Allied war efforts.⁶¹ The Depression years, however, represented an interlude for the growth and civic development of downtown.

Economic Boom and Depression

Dayton's downtown, as depicted in the *Sanborn Fire Insurance Map*, 1897, showed business, social, and cultural activity focused in the blocks between Jefferson and Main streets to the east and west, and Second and Fifth streets to the north and south. As they had been through much of the nineteenth century, the blocks near the intersection of Main and Third streets were central to commercial and civic life. Ludlow Street and Wilkinson Street to the west were largely residential, characterized by single dwellings. As commercial activity boomed in the early decades of the twentieth century, several new commercial and office buildings were constructed

⁵⁸ Dunham, 2005, pp. 65 for the 1917 civic center plan. For the 1918 plan see the article, published June 7, 1918, "How Proposed Civic Center in Dayton Would Appear," *Dayton Daily News*. Dayton, Ohio.

⁵⁹ Ladislav Segoe and Associates. 1926. *Dayton, Ohio and its City Plan*. Prepared for the City of Dayton. Dayton, Ohio.

⁶⁰ Dunham, 2005, pp. 78.

⁶¹ Dalton, Curt, 2000. "Factories Gear Up," *Home Sweet Home Front: Dayton During World War II*, available at www.daytonhistorybooks.com, a website maintained by Dalton.

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throughout downtown, taking up even the residential South Ludlow Street. As the *Sanborn Fire Insurance Map*, 1918, and *William's Directory* (1904, 1914, 1924) for the city show, modest, street-facing specialty stores, restaurants, and other businesses were replete throughout downtown, side-by-side with the large department, dry goods, and whole-sale stores. Modest buildings stood side-by-side with large, high-style commercial buildings.

Commerce and associated building activity in Dayton's downtown corresponded with the shape of its economy. The district underwent a period of rapid development during 1900-1929 followed by a period of significant slowdown during the Great Depression and World War II, during 1930-1945. During 1900-1929, building activity proceeded with a furious pace, with about seventy buildings (and one object) constructed during the period. By contrast, during 1930-1945, only eight buildings were constructed in downtown Dayton.

Buildings constructed during the period represent the major architectural styles and types that were popular at the time. They include Second Renaissance Revival, Gothic Revival, Beaux Arts, Art Deco, light industrial, and utilitarian commercial buildings. The buildings from the period represented both a continuity of patterns of retail and commercial uses from the nineteenth century as well as changes therein. Downtown remained characterized by large blocks of adjoining buildings with street-facing retail, banks and department stores at the first floor level and office spaces for its growing business and professional community and for social meeting halls on the upper floors.

More than those built in the previous century, many of the buildings were designed by prolific Dayton-based architects. Particularly significant were Charles Insko Williams, William Earl Russ, Albert Pretzinger (and the firms he was associated with), the architectural firm of Schenck and Williams, and later, the firm of Lorenz and Williams. Charles Insko Williams had trained and practiced as an engineer before starting his architectural practice in Dayton in 1882. Williams designed several significant downtown buildings during the late nineteenth and early twentieth centuries.⁶² Albert Pretzinger's architectural practice began with an apprenticeship with architect Leon Beaver. He later joined the firm of Peters and Burns, which was renamed Peters, Burns and Pretzinger when he became a partner.⁶³ Pretzinger was the founder of a long-lasting Dayton architectural practice active until 2010.⁶⁴ William Earl Russ, the primary architect of the Dayton Memorial Hall (108), was an architecture graduate of Columbia University. He designed several other buildings in Dayton and Ohio before moving to Indianapolis in 1934, where he established a prolific practice. Schenck and Williams, formed by Cornell University graduates Harry Williams and Harry Schenck, Frank M. Andrews, and Charles Herby were other important designers practicing during the early decades of the twentieth century. The firm of Lorenz and Williams grew from a practice established by James Lorenz in Dayton in 1927. In

⁶² Drury 1909 (V. 2), pp.1008.

⁶³ Ibid. pp. 980-981.

⁶⁴ Wright State University Archives. *MS 153-Pretzinger Architectural Collection*. Summary accessed from State University Special collections, at <https://libraries.wright.edu/special/collectionguides/files/ms153.pdf>.

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1936, Lorenz formed a partnership with Milton Williams to found Lorenz and Williams. The firm, which remains active, designed the original Talbott Building (54) in 1938 and several mid-twentieth century buildings, including the Talbott Tower addition to the Talbott Building.⁶⁵

The construction of the Union Station in 1900 at Sixth and South Ludlow Street brought commerce to Ludlow Street, as homes were replaced by new office, light industrial, and retail buildings.⁶⁶ The railroad brought more visitors to Dayton, and consequently, new hotels, such as the twelve story Renaissance Revival Algonquin Hotel (75) built in 1903 at 11 S. Ludlow Street by Charles Insko Williams and the nine story Holden House Hotel (31), 1916, at 200 W. Fifth Street opened for business. Ludlow Street south of Third Street was transformed with the construction of new commercial buildings during the period. These included the Mercantile Building (86), 1916, and the Albert Pretzinger designed Cappel Building (87), 1910 (remodeled together to house the Dayton Public School administration at 129 S. Ludlow Street). Buildings that contribute to the Terra-cotta Historic District, including the Pretzinger designed Ludlow Building (93), built 1917 at 136 S. Ludlow Street and Thomas Building (153), 1916, at 32 W. Fifth Street. These, and the neighboring Wurlitzer Building (92), at 128 S. Ludlow Street, constructed in 1926 and Reed-Steffan Building (100), 1921, at 11-18 W. Fifth Street added retail and office space in the developing South Ludlow Street vicinity.

Dayton's department stores flourished side-by-side with the prevalent street market. Dayton's two original department stores – Rike's and Elder-Johnston's – remained the two largest in the city during this period, and retail opportunities exemplified by their success led to other department stores opening in the city. Renamed the Rike-Kumler Company in 1908, Rike's business had expanded considerably as it constructed a new seven story building, completed in 1912, at the corner of Second and Main streets.⁶⁷ The new Rike-Kumler Department Store building included its own power plant, laundries, employee club rooms, and food market. The building was demolished in 1999. The Schuster Center for Performing Arts (60) stands at that location.

The Boston Dry Goods Store, renamed Elder-Johnston's in 1905, was in the Reibold Building (89) since its construction in 1896. After Rike's moved to its new building, Elder-Johnston constructed a new, eleven story building at the site of the former building of its competitor and remained there until 1962.⁶⁸ Both Elder-Johnston and Rike's would use machines made by Dayton's own National Cash Register Company at its stores, an indication of the relationship between industry and commerce in the city.⁶⁹ Two buildings associated with Elder Johnston (later, Elder-Beerman) - Reibold Building and the 40 W. Second Street Building (66) - the last housing an Elder Beerman Store in downtown before it closed, remain standing. Alongside these

⁶⁵ See the website of Lorenz Williams at www.lwcinspires.com/history.html.

⁶⁶ See, for instance: August 29, 1912. "The Evolution of Ludlow Street," *Dayton Daily News*. Dayton, Ohio.

⁶⁷ Dunham, 2005: pp. 36.

⁶⁸ Ibid.

⁶⁹ See an advertising section for the NCR Company in the October 21, 1922 issue of the *Dry Goods Economist*, pp. 60. New York. The section includes a list of stores throughout the United States that use NCR cash registers.

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large stores were more modest Dayton-based department and dry goods stores, as well as chain stores headquartered in other cities. Oleman's Department Store, Adler and Childs Department Store, DeWeese-Biddleman Company, and the J.T. Barlow Company were locally owned stores operating in downtown, while chain stores headquartered in other cities included the Dayton Department Store from Minneapolis (later known as Target) and the Cincinnati Department Store, as listed in the *Williams Directory* of 1909.

The Dayton Arcade (77, 78) constructed during 1902-1904, a complex that included retail, office, and residential uses, brought to Dayton the novel experience of shopping in an indoor market contrasting with the open street market. It comprised of two connected buildings and an annex that extended across the block between Third and Fourth streets as well as a building facing Ludlow Street. The main floor of the arcade, which featured a grand, three story, 70 foot high dome, was devoted to a fresh food market and retail, while the second floor was comprised of office spaces. The upper floors had large five and six room- as well as bachelor-apartments on the top-most floor.⁷⁰ The arcade became a visible sign of Dayton's modernization, its construction "marked an end of the era of provincialism...Dayton had become a veritable metropolitan city."⁷¹

New construction in downtown, brought on by growing commerce, accelerated after the Great Flood of 1913, with its impact exemplified in the Fire Blocks Historic District.⁷² The two blocks between Second, Fourth, Jefferson and St. Clair Streets comprised mainly of nineteenth century mixed commercial, retail and light industrial buildings. The mix of large blocks and modest buildings, two to four stories in height characterized downtown's nineteenth century development. Only one existing building, the light-industrial Beaver Power Building (178), had been completed in about 1900.

The devastating fire that followed the flood of 1913 consumed most of the buildings in these blocks. Only three buildings from the mid-nineteenth century, at 132, 134 and 136 E. Third Street (161, 162, and 163), survived the fire. The destruction also fostered a major building effort that continued though the decade. In the Fire Blocks district, the effort was led by Adam Schantz, Jr. Schantz was a prominent Dayton businessman responsible for the National Register listed ten story Commercial Building (82) at 44 S. Ludlow Street, constructed in 1909 based upon a design by Albert Pretzinger. The new buildings in the Fire Blocks district, large and modest, were of fireproof reinforced concrete construction with brick-faced exterior walls. They shared their side walls, featured street-facing retail and commercial, office, and light-industrial uses at the upper floor levels. Some, such as the new Elks Building (157) that replaced the older one, had social and fraternal meeting halls at the upper-most floor level. This five story building

⁷⁰ See the article on the opening of the Dayton Arcade, "Beautifully Dedicated By A Labor of Charity," *Dayton Daily News*, March 3, 1904, p. 1-2.

⁷¹ *National Register Nomination for the Dayton Arcade*, National Park Service, US Department of the Interior, Washington, DC completed in 1974.

⁷² Fire Blocks Historic District was listed on the National Register in 1992; the nomination form is an important source for information on the history and significance of the district, buildings and their condition at the time of the nomination in 1992.

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at 100 E. Third Street was designed by Pretzinger in Georgian Revival style and constructed in 1915-1916.

Located to the east of the Elks Building, the large five-story Dickey Building (158) at 106-130 E. Third Street was constructed in 1917. The four story Kimmel Building (164) at 140-146 E. Third Street, designed by architect Robert Dexter, was the earliest to be constructed after the fire, during 1913-1914. The large, four story Huffman Block (151) at 111-129 E. Third Street was erected on the north side of Third Street in 1914, replacing an earlier building of the same name. The adjoining Johnson and Watson Building (152) at 131-133 E. Third Street, the only Gothic-revival commercial building in Dayton, was built in 1914. Other buildings constructed after the fire include the Sims Advertising Building (148) at 12-24 N. Jefferson Street and the Dayton Power and Light Building (159) at 18-20 S. Jefferson Street, both built in 1915-1916.

Throughout downtown, large financial and business institutions constructed buildings for their specific uses. Often, the upper floors of these buildings, like those from the turn of the century, had doctors, dentists, lawyers, insurance companies, and others occupying offices in the upper floors. The trend toward increased professionalism that began during the prior century had accelerated. There were, for example, over one hundred lawyers in Dayton in 1909, many with offices in Reibold Building, Kuhn's Building, and commercial buildings constructed during the new century.

Banks had offices at the street-facing first and second floors of large, prominent downtown buildings, including the demolished Beckel House and Davis Building, and the existing Odd Fellows Building discussed above. The City National Bank and Teutonia Bank were in the National Register listed thirteen story Conover Building (154) built in 1900 at 2. S. Main Street. Winters National Bank was headquartered in the Callahan Bank Building – Dayton's earliest high-rise at the northwest corner of Third and Main Streets. The building, which eventually rose to fourteen stories after a 1910s addition, was demolished in the mid-twentieth century. By 1918, Winters National Bank, long one of Dayton's premiere financial institutions, had moved to its own building at the southeast corner of Second and Main streets as depicted in the *Sanborn Fire Insurance Map* of that year. The National Register listed twelve story Lindsey Building (85) at 25 S. Main Street, constructed during 1916-1917, was home to the Miami Building and Loan Association upon its opening.

Of the over twenty building and loan associations that operated in Dayton during the time, two; the Germania Building Association and the Mutual Home and Savings Association stand out for their contribution to downtown Dayton's skyline. Both were founded in 1873 and rose to prominence by the early twentieth century.⁷³ Later called the Fidelity Building and Loan Association, Germania Building Association erected the Fidelity Medical Building (101), where it occupied the lower two stories. The upper floors of the Fidelity Medical Building focused on

⁷³ Drury, 1909 V1, pp. 551-552.

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the medical profession, with fifty tenants – all medical practitioners.⁷⁴ The Mutual Home and Savings Association constructed the Art Deco Liberty Tower /Mutual Home and Savings Building (64) at 120 W. Second Street. The twenty-three stories tall tower, Dayton’s tallest at the time of its construction, is the city’s preeminent Art Deco building. Planned at a time of economic boom, the building was completed in 1930 at the onset of the depression. Later that year, Mutual Home and Savings Association itself failed.⁷⁵

The Second Renaissance Revival style, however, remained popular for the construction of large commercial buildings through the 1920s. These larger buildings included the ten story Harries Building (Barclay Building, 58) at 137 N. Main Street (1925-1926); the fourteen story Third National Bank Building (141) at 34 N. Main Street, completed in 1926; and the Beerman Building (Refiners Oil Building, 34) at 11 W. Monument Avenue, an eight story building completed in 1928. Also completed in 1928 was the National Register listed Biltmore Hotel (113), a monumental sixteen story building finished in terra-cotta and brick at 210 N. Main Street. All the above buildings were constructed in the Second Renaissance Revival style.

Smaller commercial and light-industrial buildings filled the interstitial spaces between larger buildings, exemplifying that both large and modest businesses prospered during the era. The three story McCrory Building (84), home to McCrory value store was constructed at 29 S. Main Street in 1924. The Cellarius Building (123), housing the offices of an engineering firm associated with Miami Conservancy District construction, located 40 E. First Street was built in 1920. The L-shaped, stone-clad Walker Building (57), for offices, at 14 W. First Street was constructed in 1923 with elements of the high Renaissance Revival style. Light-industrial/mixed-use buildings from the day include the present-day Dayton Visual Arts Center (131), a three story brick building at 118 N. Jefferson Street constructed in 1923 and the two story Wise Building (95) at 110 W. Fifth Street constructed in 1922.

Several of the new light-industrial buildings were associated with Dayton’s flourishing publishing industry. Dayton’s publishing and newspaper businesses established during the nineteenth century thrived during the early twentieth century. Both, the United Brethren Publishing Company and the Christian Publishing Association constructed new buildings to house their offices and presses. United Brethren Publishing Home complex of office and industrial buildings (nos. 172, 173, and 174, at 33-44 S. Main Street and Fourth Street just south of the Market Hall) constructed in 1904-1905, 1909, and 1923 with Dayton’s Charles Herby as one of the architects. This complex of buildings, listed on the National Register, includes the city’s only Chicago Style commercial building.

Christian Publishing Association had its offices and press in the CPA Building (96) at W. Fifth and Ludlow streets, the adjoining Thomas Building (97) at 32 W. Fifth Street and the Bollinger Building (105) at 206-208 S. Ludlow Street). CPA published for different religious

⁷⁴ “The Fidelity Medical Building,” *Buildings and Building Management*, Volume XXII, Number 22, October 30, 1922, pp. 19-23. Porter-Langtry Company, Chicago, Illinois (Available online via Google Books).

⁷⁵ Dunham 2005, pp. 78-79.

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denominations and churches from this location at the intersection of Fifth and Ludlow streets until 1924. The publishing house later established its press and offices at the industrial, National Register listed Graphic Arts Building (104), constructed in 1925 at the corner of Sixth and Ludlow streets. The building was designed by Dayton's Schenck and Williams. CPA continued to use the facility until 1936, when it sold the building to the Printing Arts Corporation, which used it until 1997, publishing under the name of the Drury Publishing Company.⁷⁶

Dayton's newspapers continued to grow in circulation during the period. The *Williams' Directory, 1909*, lists over forty newspapers published in Dayton, catering to its growing, diverse demography. The three main daily newspapers remained the *Dayton Daily News*, *Dayton Journal*, and *Dayton Herald*. All three were published from downtown. *Dayton Herald* had set up, during the late nineteenth century, a printing office equipped with the latest machines at the southwest corner of Second and Jefferson streets. It continued its operations from that location through the 1940s, until it merged with *Dayton Journal*. *Dayton Journal* and *Dayton Daily News* constructed new buildings designed to house their offices and press. *Dayton Daily News* constructed a Beaux Arts style building (81) in 1908-1910, designed by Albert Pretzinger and William Earl Russ, at the corner of South Ludlow and Fourth streets. The Journal Building (177) (called the Journal Herald Building after the merger of the two newspapers) – a four story concrete building in the Renaissance Revival style – was constructed in 1924 on Fourth Street between St. Clair and Jefferson streets in the Fire Blocks district.

Developments in transportation had a vital role in commerce in downtown; the now demolished Union Station, built in 1900, was significant to the growth of downtown and its commerce, catalyzing the commercial development of Ludlow Street. Other buildings related to transportation were also erected during this time. An interurban Station at 25 S. St. Clair Street (169) was constructed in 1920 for the Indiana, Columbus, and Eastern Traction Company, and continued to be used as a traction station until the mid-twentieth century. The location had been used by the Ohio Electric Railway for its depot at least since 1918, as depicted in the *Sanborn Fire Insurance Map* for the year. The interurban, which provided transportation between neighboring communities and cities would remain a valued mode of transportation through the 1930s.⁷⁷ Aerial photographs from 1938 and 1949 show that the building was expanded during the early mid-twentieth century, when it became a bus station, highlighting the growing importance of automobile as a mode for transport.⁷⁸

While Dayton's planners were developing a comprehensive way to address the growing numbers of automobiles plying the streets of downtown, as in the Comprehensive Plan of 1926, buildings housing automobile businesses and facilities were already burgeoning in the district. Modest auto parts and service shops opened in the eastern part of downtown which already had several light-

⁷⁶ *Williams Directory*, various years, and the National Register Nomination form for the CPA Building, completed in 2009.

⁷⁷ Hylton, Howard I. 2007. "Public Transportation in Dayton, Ohio, 1870 to Present," accessed at www.daytonhistorybooks.com; Charles Sullivan, 1940. "Public Transport in the Miami Valley." Accessed at www.daytonhistorywooks.com.

⁷⁸ Aerial photographs of Dayton, 1838 and 1849 provided by the Department of Planning and Community Development, City of Dayton.

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industrial buildings. The decade saw the construction of the earliest building designed for accommodating automobiles. Three buildings offering automobile sales and service were constructed in Dayton. Two of these, a five story brick building (50) at 21-29 W. First Street constructed in 1926, and the terra-cotta finished two story Ohmer Garage (121) adjoining Victoria Theater at 24 W. First Street, constructed in 1928, provided covered parking. The Stomps Chevrolet Building (106), a five story structure located at 225 South Main Street was constructed as for the sale and service of that company's vehicles.

Fraternal and social organizations grew in popularity until the Great Depression. Larger ones, such as the Freemasons, built spacious buildings away from downtown. Yet, most continued to meet in halls located in the large blocks, such as the Elks Building. During this period, Dayton's YMCA and YWCA constructed new buildings in downtown. YMCA and YWCA played an important part in helping new citizens and immigrants assimilate and in providing residents with vocational training. These activities, and the growing memberships meant that their existing buildings had outgrown their uses. A new six story neo-classical brick YMCA building was constructed at 101 W. Third Street (70). The building included large reception and club rooms, a gymnasium, and even a Turkish bath. The education department had thirty rooms over two floors, and the dormitories accommodated 150 students.⁷⁹ This building remained home to YMCA until 1927, when the latest, present-day, National Register listed Spanish-Colonial YMCA Building (32), grander than the previous one, opened at 115-117 West Monument Avenue. The later building was designed by Dayton's Schenck and Williams. The Third Street Building is currently Dayton's City Hall.

Dayton's YWCA had also expanded its membership, and in 1907, members raised \$100,000 to purchase a lot at the intersection of Third and Wilkinson streets, near the new YMCA, to construct its new building. The YWCA Building (68), which opened in 1914, was seven stories tall and of brick construction. As with the YMCA, the YWCA, its services and its facilities were made available to soldiers and their families during World War I. Both the organizations continued to thrive until the Great Depression, when their membership and revenue decreased, leading to significant cuts to their programs.

Other buildings constructed for social and cultural use include the Dayton Memorial Hall (118) at 107 E. First Street and Engineers Club (109) at 110 E. Monument Avenue. Designed by William Earl Russ and constructed in 1907-1910, the Beaux-Arts style National Register (NR#88001062) listed Dayton Memorial Hall accommodated 2,500 people. Following its construction, the Memorial Hall was a venue for meetings of patriotic and veteran fraternal organizations, including the Grand Army of the Republic. The founding of the Engineers Club, a professional organization, in 1914 by Dayton's Edward Deeds and Charles Kettering, and the construction of its building, designed by Schenck and Williams, in 1918 attested to the growth of professionalism in the city. Three churches that remain standing, namely, the First Baptist

⁷⁹ Drury, 1909 (V1) pp. 382-383; Hover, John C. et al, 1919, *Memoirs of the Miami Valley*, p. 226-227, Robert O. Law Company, Chicago.

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Church (33) at 111 W. Monument Avenue built in 1915, the First Lutheran Church (53) at 138 W. First Street designed by Albert Pretzinger in 1906, and the Westminster Church (16) at 208 W. First Street in 1926-1927, designed by Ralph Adams Cram and Schenk and Williams. The buildings and their construction testify to the growing congregations of the denominations.

New buildings serving commercial, social, cultural and other uses was a visible sign of the optimism Daytonians felt about its future before the Great Depression. The Dayton Chamber of Commerce published in 1926, just three years before the onset of the Great Depression, the booklet *Facts About Dayton*.⁸⁰ The chamber saw itself as presenting facts about the city, its economy, industry, and government, rather than as propagandizing about it. Dayton had over 450 manufacturing plants and exported about 4.5% of its products, a higher percentage than the state of Ohio and nearly on par with the nation. The booklet cited U.S. Census records from 1920 as indicating that there were over 2,200 retailers, and other sources as indicating that there were over 2,500 retail establishments in Dayton. Under the headline "Dayton is Prospering," the Chamber proclaimed that "Dayton is almost booming, and its industry is expanding. In fact, it is to be hoped that it is not more than almost booming. Any further acceleration of activity would perhaps be unfortunate. If the recent rate of growth can be maintained, the result should be entirely satisfactory." The situation in Dayton changed dramatically after the crash of the stock market in October 1929, and the city began to feel its effect by December that year.

As their markets collapsed, Dayton's industrial workforce plunged. Some industries, such as Frigidaire, continued to succeed by introducing new, innovative products such as electric humidifiers and entering new markets such as railroad air-conditioning, most reeled from the economic depression.⁸¹ Important local businesses, such as Price Brothers, a contractor whose involvement with Miami Conservancy District projects was consequential, was down to only four employees by 1933. Even NCR, the city's largest employer, was not spared; its workforce dropped to about 3,500 in 1933 from 8,500 in 1930. In Ohio, unemployment was 37.3 percent during 1932, and Dayton appeared to have kept pace with the state with forty percent of factory workers and sixty-seven percent of construction workers unemployed.⁸²

Dayton's financial institutions suffered from the same fate as others in the nation. The city's largest bank at the time, the Union Trust, as well as Dayton Savings and Trust and Mutual Savings and Loan Association failed in 1931.⁸³ The failure of the banks belied the confidence that they had for future growth; Mutual Savings and Loan had just constructed their opulent, Art Deco headquarters building at 120 W. Second Street. The collapse of banks was followed in 1933 by that of seven of Dayton's building and loan associations.⁸⁴ Dayton's downtown lost

⁸⁰ Dayton Chamber of Commerce and Dayton Industrial Association, 1926, "Facts About Dayton." Accessed at www.daytonhistorybooks.com.

⁸¹ Frigidaire Historical Collection, Wright State University, ms262, www.libraries.wright.edu/special/collectionguides/files/ms262.pdf

⁸² Ohio History Connection online archive at http://www.ohiohistorycentral.org/w/Great_Depression

⁸³ Dunham, 2005, pp. 78-79.

⁸⁴ "150 Years, Play By Play," Dayton Herald, March 23, 1946. Available from <http://www.daytonhistorybooks.com>.

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some of its vibrancy from the sudden economic downturn, as relief efforts supplanted commerce. Apart from Sears Roebuck and Company, which opened a department store at the intersection of Main and Sixth streets in 1932, the growth of retail was curtailed until the late 1930s. In 1938, as the depression was subsiding, Rike's added a new floor to its building, expanded it with an eight-story addition, and incorporated new, state-of-the-art elevators, an auditorium and restaurants.⁸⁵

The movies lost their audience early during the Depression, and many theaters allowed patrons to pay with canned food, which was distributed to the unemployed.⁸⁶ Theaters began to offer incentives, including a screen version of bingo, gifts, and the double feature, where audiences watched two movies for the price of one ticket.⁸⁷ While these efforts to revive business helped in keeping the theaters open, social and cultural life in Dayton and its downtown nonetheless suffered during the Great Depression. Fraternal and social organizations had flourished during the earlier decades of the twentieth century. These organizations proliferated in the city, retained large memberships, and even provided their members benefits such as insurance at nominal rates at a time of few social safety nets. Organizations such as the YMCA and YWCA led in education and social welfare, building large edifices with a broad range of educational and recreational facilities for their members. The Great Depression changed that situation. Membership to these organizations dropped precariously during the 1930s. Daytonians could not afford membership fees, and in turn, fraternal organizations could not offer benefits it once had. With the New Deal in place, and the newly available public safety nets, benefits and insurance provisions, even for the unemployed, could be obtained with greater reliability from public agencies and sources than from fraternal benefit societies. For these practical reasons and faced with cultural changes, the shift away from many of the traditional fraternal organizations was lasting.

The YMCA, which had completed its new building on Monument Avenue in 1929, and the YWCA, also suffered from dwindling membership, leading to cuts in their programs. Unlike other social organizations, these recovered during the Second World War and remained relevant in the mid-twentieth century. During World War II, Dayton's YMCA opened its doors to American troops, accepting over 160,000 soldiers as guests in the post-war years, and it rapidly expanded, adding to facilities such as Camp Kern for outdoor activities for children. The YWCA, on the other hand, remained, in the post-war years, an important advocate for women's issues and racial integration.⁸⁸

The shift in Dayton's economic climate from boom to depression is reflected in the business pages of city directories as much as in building activity. The economic boom of the 1920s had led to the establishment of new businesses, and consequently new, large buildings to house them. Williams' Directory of 1924, for example, showed that office buildings such as Reibold Building, the Callahan Bank Building, Conover Building, and Fidelity Medical Building were near full occupancy. In 1934, the city directory showed significant vacancies in the same

⁸⁵ Dalton, Curt, 2006, *Dayton*, pp. 32, Arcadia Publishing, Charleston SC.

⁸⁶ Dunham, 2005. Pp. 78.

⁸⁷ "150 Years, Play By Play," Dayton Herald, March 23, 1946. Available from <http://www.daytonhistorybooks.com>.

⁸⁸ Chanchani 2015, pp. 77-80.

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buildings, as businesses closed during the peak of depression. The furious pace of building activity in downtown during the preceding three decades when about 70 new buildings were constructed came to a near standstill during the 1930s. Dayton's housing stock, particularly west of South Ludlow Street, deteriorated from low ownership and foreclosures, with many homes never recovering.

Three buildings constructed during the Great Depression, including the Mutual Home and Savings Building (64), particularly enrich the city-scape. The Ohio Bell (AT&T) Building (19) at 201-217 W. Second Street was constructed in 1930. Ohio Bell had earlier been located at the five story Home Telephone Company Building at 44/50 S. Jefferson Street (176). The Home Telephone Company building was constructed ca. 1900 for that company that established in Dayton in 1899.⁸⁹ During the 1920s, the company was acquired by Ohio Bell. The building, which was metal-clad during the mid-twentieth century to give it a modern look, is currently home to the Price Stores. In 1930, at the onset of the Great Depression, Ohio Bell moved to its new building at 205 W. Second Street. The three story Talbott Building (54), designed by Lorenz and Williams, at 131 N. Ludlow was constructed in the Art Deco/Streamline Moderne style in 1938 to house offices in the upper floors and retail at the street level. An office tower, also designed by Lorenz and Williams, was constructed in 1957, rising fourteen stories from the core of the building. If the original Talbott Building provided a sign that the economic downturn was coming to an end, the tower exemplifies the optimism Dayton's businesses felt for its future prospect during the post-War years, as downtown itself underwent a significant expansion.

DAYTON AND ITS DOWNTOWN, 1945-1980

Downtown showed a healthy growth in the years following the end of World War II, bolstered by its industrial base and by returning veterans seeking work. Its population grew rapidly from about 211,000 in 1940 to over 243,000 in 1950, increasing to over 262,000 a decade later, according to US Census Bureau data. The city's planners had an optimistic outlook for the future, as they projected decades of economic prosperity. During 1945-1960, they projected rapid growth in population during a favorable industrial and business climate, and thus planned to achieve long-term stability for the city and its downtown. Dayton's comprehensive plan from 1954 reflected these expectations, as new commercial buildings rose in the northwest blocks of downtown that were historically residential and mixed-use. While their effect was not yet felt in downtown, urban renewal projects were first considered during the late-1950s.

Instead of growth, the 1960s and 1970s brought a downturn in the city's fortunes, as focus for economic and commercial development shifted to the growing suburbs and away from the city. Planners recalibrated their expectations for the future and drew up schemes that they believed would revitalize Dayton's downtown. Focused urban design projects brought a new aesthetic to urban renewal projects. Throughout the period, directed city planning efforts, and their outcomes, shaped the downtown. Even as businesses and privately funded development remained important, the City of Dayton, its government and its planners, with assistance from Federal agencies, led more centralized, top-down efforts to provide land for private development.

⁸⁹ Drury, 1909, VI, pp. 534.

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In parts of downtown outside the urban renewal areas, new, privately developed buildings arose, standing side by side with older buildings that were “modernized” with new cladding to make them more attractive to business. During the 1960s and 1970s, planning and construction efforts concentrated on making the downtown competitive to lure businesses and people in as dwindling population and business opportunities signaled dire times for the downtown.

This period saw the construction of fifty-one buildings which ranged from office towers to a parking garage, a church, and a medical facility. Mid-twentieth century architectural styles – International, New Formalist, Miesian, and Brutalist, are represented in buildings constructed during the period. Modest buildings from the time also represent the use of modernistic elements, materials, and construction techniques. The use of pre-cast concrete panels, metal, glass, curtain walls, brick and concrete trellis and decorative finishes, all show the impact of modernism on architecture from the time.

Until about 1969, most of the buildings were constructed to replace single dwellings or small retail establishments. While significant demolition from urban renewal projects was already underway, only modest effort at new construction in cleared areas was underway at the time. During the 1970s, however, large buildings replaced buildings occupying entire blocks, revealing the significant impact planning initiatives and private efforts had on downtown architecture. Even as urban renewal began affecting the central, high value blocks of downtown, “modernizing” and updating older buildings continued during the period. In some instances, such as the modifications to the Biltmore Hotel, this was limited to the interiors, leaving the historic facades largely unaffected. In other instances, modernization was more significant. Several bays of the early twentieth century Algonquin Hotel (75) were removed and replaced with a multi-level attached parking garage during the early 60s, a testament to the presence of the automobile in downtown Dayton. The old Home Telephone Building was sheathed in metal, giving it a modernist appearance as it was rehabilitated as Price Store (176). Thus, new construction as well as modernization of older buildings provide evidence of ways in which Dayton and its businesses met economic headwinds.

Urban Development and Planning, c. 1945-1959

The wartime economy had augmented Dayton’s industrial base, with the influx of over 1.7 billion dollars in federal projects. The city had a labor shortage in the post-war years, making it lucrative for returning veterans reintegrating into a civilian workforce.⁹⁰ Rising population amidst economic opportunity contributed to Dayton’s rapidly transforming urban landscape during the post-war years. With its major industries – NCR, General Motors, and others – powering its economy, Dayton’s civic and business leaders held a positive outlook toward the city’s future. Nonetheless, for Dayton and its downtown, challenges arose from the effects of the Great Depression and the war-focused years, and contemporary trends of suburban growth. Powered as it was by a healthy, growing economy, Dayton’s government, business leaders, and residents realized the need for long term planning for the city and the expansion of its downtown to accommodate new business and commercial activity beyond that in its Main Street/Third

⁹⁰ See “Dayton, Ohio,” accessed at www.ohiohistorycentral.org.

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Street hub. The deteriorating housing stock west of Ludlow Street provided an opportunity to the city and to its businessmen and developers for the expansion of the business district. While the City prepared during the period a comprehensive plan and urban renewal schemes to achieve long-term objectives, businesses and developers began to raze older buildings, replacing them with modernist commercial buildings.

The *Comprehensive Plan, Dayton Urban Area*, developed from studies conducted by the city, planning consultants, and businesses from the late 1940s to the early 1950s, provides a clear depiction of the city and its downtown after the end of the war.⁹¹ The plan described Dayton as a thriving industrial and commercial city while acknowledging the growth of neighboring communities in Montgomery County. Dayton was considered in the plan as the commercial magnet that would draw visitors. Even the development of suburban shopping centers, such as Town and Country in Kettering and Miracle Lane in the Fairview area were expected to serve residents of these newly growing communities, rather than contend with the city's downtown.⁹² The city's connectivity contributed to this assessment. As described in the plan, "Dayton's central business district, with its outstanding department stores, good parking facilities, and convenient radial access highways serves as the retail center for an extensive trade area. Department store records show that customers are drawn from Middletown and Wilmington on the south, Richmond on the west, Celina and Urbana on the north and Springfield, Bellfontaine and Washington Court House on the east."⁹³ The plan projected a continuing, healthy growth for Dayton and its suburbs. It saw a steady increase in Dayton's population over the coming three decades, and a more rapid increase in that of suburban communities in the county. It projected Dayton's population to increase to 265,000 by 1980, and that of Montgomery County urban areas outside Dayton to 360,000.⁹⁴

From the mid-nineteenth to the mid-twentieth centuries, Dayton's downtown had retained its essential shape and size, expanding modestly to include Ludlow Street after the construction of the new railroad station. Now, when the comprehensive plan was being prepared, its downtown was in flux. Building stock in downtown and its surrounding residential neighborhoods had suffered from more than a decade of neglect during the Great Depression and later as resources and attention focused on relief and war effort. Older buildings, some in disuse, were torn down to accommodate the growing need for parking lots as automobiles became more affordable and prevalent. At the same time, the need for more office and commercial space remained important, leading to the construction of new, large buildings in parts of downtown and its surroundings that had been residential.

Being a hub for commercial activity meant that Dayton's automobile traffic had grown by as much as nineteen per cent from 1947 to 1953, with 139,000 vehicles entering and leaving the

⁹¹ Harland Bartholomew and Associates. August 1954. *Comprehensive Plan, Dayton Urban Area*. Harland Bartholomew and Associates. St. Louis Missouri.

⁹² Ibid. pp. 9.

⁹³ Ibid.

⁹⁴ Ibid. pp 12.

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city during an 18-hour period from six in the morning to midnight in the later year. Consequently, “the increasing number of vehicles destined for, or traversing, this area has required the removal of most curb parking and created disturbing traffic and parking problems.” An aerial photograph from 1949 showed that older buildings had been removed during the post-Depression years to make room for parking lots. A map prepared for the Comprehensive Plan depicted an even greater number of open parking lots that had replaced buildings. The comprehensive plan concluded that the existing street-side parking and parking lots/garages fell short of both current needs and future projections, and consequently set out a long-term plan to create more parking for visitors, and thus further change the built fabric of downtown.⁹⁵

Dayton’s housing stock, including in residential neighborhoods near downtown, had deteriorated from neglect and lack of upkeep. As war veterans streamed into Dayton for work and needed housing in short order, owners subdivided their homes to accommodate multiple tenants. With little maintenance of the homes by renters, primarily residential areas such as the blocks west of Wilkinson and south of W. Third Street, became increasingly blighted. The comprehensive plan set aside these blocks, which bordered the business district, as an area for the future expansion of downtown, for the construction of a new highway, a civic center, and other public buildings, and commercial development.⁹⁶

An expressway was planned running north to south in the western-most section of the area. The new expressway, tentatively named Route 25 was planned west of Perry Street. The expressway was intended as a major connector to neighboring communities, and in its location and purpose, foreshadowed the construction of the Interstate 75 during the mid-1960s. The comprehensive plan devised future development of public and commercial buildings between Wilkinson and Perry Streets, just east of the highway. The blocks between the expressway and Wilkinson Street between Second and Third streets were set aside for a civic center and public facilities. The need for a unified cluster of public buildings had been expressed by Dayton’s planners since the early decades of the twentieth century. The civic center plan was devised to meet the need, and to fulfil a further tenet laid out by Harland Bartholomew, that “While public buildings of an administrative nature belong in the central business district, they should be outside the core where shopping and office buildings are concentrated.”⁹⁷

The civic center was thus set apart from the business and commercial core at Third and Main streets. The civic center plan called for a courthouse, prison, and a juvenile center grouped together. In 1955, five-story, stone-clad Neo-classical/International style Dayton Safety Building (27) at 333 W. Third Street, which houses the city’s police department, courts, and the city prosecutor’s office, was constructed as the first of a planned group of civic buildings in the block. Other civic and public buildings would be constructed only in the coming decades, in a piecemeal fashion, while confining in the main to this area. Designed by Freeman A. Pretzinger, the contributing Dayton Safety Building presaged other civic buildings that were be constructed

⁹⁵ Ibid. pp. 64-65.

⁹⁶ Dunham, 2005, pp. 79, 91-92.

⁹⁷ Harland Bartholomew, 1954, pp. 64.

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through the twentieth century in this western part of downtown. Further south, the proposed new development comprised of a mix of public, semi-public, business and retail buildings as well as parks and landscaped areas for common use.

While not planned as part of the civic center, the only other civic building constructed in Dayton during this decade was also located in the newly developing western section of downtown. Located at 348 W. First Street, the Dayton Board of Education Building (6) was also designed by Freeman A. Pretzinger and constructed in 1956. The Board of Education occupied the building from the time of its construction until 2003, when it moved its offices to the remodeled nineteenth century buildings at the corner of Fourth and Ludlow streets. The chartered Design Tech High School purchased the building and has been using it since 2009.

By their sheer numbers, it was commercial rather than civic buildings that altered the street-scape of this developing western section of downtown; for even as plans for new, large-scale expansion of downtown on its western side were being laid out, the commercial district was displaying mid-twentieth century modernism in the new buildings. Dayton's businesses and private developers led the erecting of new buildings in the West First Street vicinity, west of Ludlow Street, the area that was targeted for new development in the comprehensive plan.

New office and commercial buildings that replaced single dwellings were constructed there in modernist styles, different in character and their relationship with the street than those built earlier. These new buildings were typically inward looking, with no retail or shops accessible from the street, unlike the street-facing stores and restaurants in older buildings. They did not share walls with their neighbors and were constructed in lots that included parking areas or built-in parking garages. Thus, this western part of downtown changed significantly, as older, modest commercial and single dwelling buildings were demolished to make room for parking lots and mid-twentieth century modern buildings, extending the business district westward.

Of the eight existing buildings constructed during 1945-1959, seven are in the area west of Ludlow Street. Two of these, namely the Miller/Dayco Building (4) at 349 W. First Street and Talbott Tower (54) at 131 N. Ludlow Street, are notable as large buildings providing modern amenities and spaces for lease to multiple businesses. Considered to be a state of the art modern building when it was constructed in 1957, the brick and glass Miller Building was designed to have a helicopter landing pad on its terrace and underground parking for about 200 cars. The adjacent three-story brick addition at 349 W. Second Street was completed in 1960 in the minimalist International style that matched the earlier building. Important tenants included Aetna Life Insurance, Traveler's Insurance, General Precision Equipment, and North American Aviation.⁹⁸

Talbott Tower was a vertical expansion of the existing Art Moderne style building constructed in 1937-1938, designed by Lorenz and Williams, architects. The original Talbott Building was three stories tall, with a recessed, street level first floor housing retail, offices, and restaurants,

⁹⁸ See. "Building to Feature 'Copter Port,'" *Dayton Journal Herald*, June 27, 1957, Dayton, Ohio

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and with upper stories home to business offices. A multi-level parking garage was located behind, to the south, of the L-shaped building. The twelve-story tower, also designed by Lorenz and Williams, was built in 1958 over the parking garage. As evidenced from newspaper articles from the late-1950s, these new buildings were highly desirable, and office spaces were quickly leased even before the completion of construction.⁹⁹ These buildings had already started altering the use patterns in the western part of downtown, from mixed residential/commercial to primarily commercial, foreshadowing the planned development outlined in the comprehensive plan of 1954.

Other commercial, contributing buildings constructed in the area include the three-story International Style building at 225 W. First Street, designed by Dayton architect Paul Deneau and constructed as the Stratford Motel (12), and currently rehabilitated for the offices of the Dayton Metropolitan Housing Authority. Located at 224 N. Wilkinson Street, near its intersection with Monument Avenue, is the three-story modernistic Beerman Building (47) with a glass curtain wall extending its corner entrance bay. The building, which is modified with newer exterior finishes and materials, was constructed in about 1955 by developer Arthur Beerman. It housed offices of the Beerman companies, as well as the local offices of national corporations such as Boeing.¹⁰⁰ The building is currently a medical facility/office used by Planned Parenthood of Dayton.

The central, high value blocks of Dayton's downtown, centered on Main and Third Streets, were judged thriving and expected to remain its commercial core, attracting visitors to the city for the coming decades. The *Sanborn Fire Insurance Map*, 1955, shows that though some buildings were removed to accommodate parking, the area retained its density, with closely spaced buildings having street-facing retail and restaurants and offices above. As reflected in the business pages of *Williams' City Directory* during the 1950s, retail reflected new, popular goods such as electronics, as larger department stores catered to clothing and other goods once sold in specialty stores. While department stores such as Rike's and Elder Beerman were thriving, expanding and updating their buildings, the core of Dayton's commercial district displayed, during the 1950s, a continuity in its character from earlier decades.

In contrast with the new development planned in the western part of downtown, the comprehensive plan laid out a land-use pattern for the existing business district that retained the existing form of commercial development with its core around Ludlow and Main Street. The plan proposed that new multi-level parking lots would be required for the future to accommodate over 7000 additional vehicles and spread these out throughout downtown.¹⁰¹ It anticipated the removal of older buildings adjacent to the Courthouse at the intersection of Third and Main Streets, a harbinger of the large scale urban renewal to be realized during the 1970s.

⁹⁹ See the newspaper articles, "12-Floor Addition Planned for Talbott Corporation Building," *Dayton Daily News*, January 22, 1957., Dayton, Ohio; "Talbott Corporation will add 12-Story Tower to Building," *Dayton Journal Herald*, January 1957 Dayton, Ohio.

¹⁰⁰ Data on building occupants collected from *Williams' Directory* for Dayton, various years.

¹⁰¹ Harland Bartholomew 1954, pp. 69-72.

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The older, high-value areas of downtown comprising of several blocks flanking the Third Street-Main Street intersection remained relatively unaffected by the new construction. There, older buildings such as the Commercial Building, Reibold Building, Kuhns Building, and others discussed earlier retained high occupancy rates and were considered prestigious locations to conduct business. Early efforts at modernizing older buildings by sheathing the exteriors with new materials was beginning to manifest, however, as the Price Stores occupied the old Home Telephone Building (176) at Fourth and Main Street. The early twentieth century building was clad with a metal sheath and fitted with new display windows to give it a sleek modern look.

The few buildings raised in other sections of the district include the three-story Frank M. Tait Building (136) at 135 E. Second Street constructed during the mid-1940s. The building includes a single bay of an early twentieth century Rike's Department Store warehouse that was absorbed into the Tait Building after the remainder was demolished. Another single-story brick and concrete structure that housed retail, and later, a hair dressing salon and school – the Dayton Barber College (98)– was constructed in 1951 at 28 W. Fifth Street.

The period saw the construction of two buildings that served social/cultural uses, namely the Salvation Army Building (90) at 138 S. Wilkinson Street, at its intersection with W. Fifth Street, and the Antioch Temple (117) at 107 E. First Street. Salvation Army had occupied a space in the old United Brethren Building prior to its demolition. The contributing Salvation Army Building, a two-story structure with elements of the Art Moderne style has been altered during the 2000s, with an addition at the street corner. The Antioch Temple, associated with Dayton's Shriners fraternal organization, was listed on the National Register in 2012.

The closing years of the decade witnessed the initiation of urban renewal programs and highway construction, boosted by federal funding. Studies carried out by the City at the time would help realize aspects of the comprehensive plan, specific to downtown and its future development. In 1957, the city began conducting a two year long Central Business District Study. The central business district centered around Ludlow Street was evaluated as having a layout and infrastructure that would continue to be advantageous to its commercial activity. However, only three years after the publication of the comprehensive plan, this outline was more measured in recognizing the competition that the city faced from suburban development, and the physical limitations for its future growth, than the optimistic 1954 plan had been. In the outline of the study, the City Planning Board Director, Robert A. Flynn wrote,

A number of problem situations [related to the business district] are now appearing on the scene: with the river to the north, the railroad to the south and intensive industrial development to the east, opportunities for growth are limited to either vertical growth or westward growth; some deterioration is apparent in some sections; competition with suburban development; decentralization of retail activity; traffic congestion; transit routing and delays; parking – on street and off-street; one way streets; redevelopment.¹⁰²

¹⁰² Flynn, Robert A., April 12, 1957, *Central Business District Study Outline*. pp. 1, City Plan Board, Dayton, Ohio.

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The City Planning Board believed that in the future downtown Dayton would be shaped by the removal of old buildings, a change from the comprehensive plan which had called for keeping them intact. The old buildings would be replaced with new high-rises to retain high density while making room for parking and other open spaces. Also proposed was the construction of expressways in blighted areas to better connect the city to suburbs. These proposals were a harbinger of the shaping of downtown during the coming decades.¹⁰³

Era of Urban Renewal, 1960-1980

During the early 1960s, planners initially focused on retaining the older, high value blocks of downtown, while expanding the limits of the district via urban renewal to add commercial and civic facilities. As the decade progressed, Dayton's citizens and government saw that they were fighting a losing battle against suburban growth, which had benefited further from highway development. Transformations in downtown occurred primarily from the razing of buildings in the urban renewal areas, at a time when few new buildings were constructed. Faced with the prospect of large-scale new development, Dayton's planners and civic-minded residents and businessmen were concerned about the form that its renewed urban landscape would take. They harnessed the expertise of nationally known architects, planners and landscape architects as the city moved towards an era of new development. Adding to their concern was that by the early 1970s, Dayton's economy took a downturn, the malaise visible in downtown as businesses and industries that were once the life-stream of the city relocated to suburbs and to other cities.

For the first time in its history, Dayton lost population during the 1960s, as residents dropped from about 263,000 in 1960 to 243,000 in 1970.¹⁰⁴ A bolder approach, with large-scale renewal and urban development projects planned for the very heart of downtown took hold. To retain economic vitality, even the prime areas of downtown would need to be modernized. The trend toward large scale development and modernization from the earlier decades continued during the 1970s, even as the goals shifted with changing economic conditions. Rather than meeting demands of a projected growth of commerce and business activity, the 1970s were period of building and modernizing downtown, geared towards reviving the city and its economy.

The Westward Expansion of the Business District

Policy decisions made at the federal level during the 1940s and 1950s helped foster growth and development of Dayton during the coming decades. The Federal Housing Act of 1949 and the Housing Act of 1954 set the stage for urban renewal programs in cities throughout the nation, including Dayton.¹⁰⁵ The legislation provided federal funds for slum clearance associated with urban renewal projects. The Federal Highway Act of 1956, which provided federal funding for the construction of highways, provided cities, including Dayton, a considerable incentive to take up large infrastructure projects. The new laws were well-timed for Dayton and its growth, dovetailing with projections set in the comprehensive plan. By the late-1950s, Dayton was

¹⁰³ Ibid.

¹⁰⁴ Population data obtained from the US Census Bureau.

¹⁰⁵ See for the impact of the Act on cities: Flanagan, Richard M. November 1997, "The Housing Act of 1954: A Sea Change in National Urban Policy." *Urban Affairs Review*, v. 33: 2, Sage Publishing, Oakwood, California.

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prepared to utilize urban renewal and highway construction toolkits to address the increasingly tangible issues of urban growth and decay, suburban competition, and dominance of the automobile.

Dayton had established an Urban Renewal Department in 1957 to facilitate federal funding to acquire and clear blighted areas and to redevelop them.¹⁰⁶ East Dayton, a large area south of East Third Street extending to present-day US-35, and east of Oregon to Keowee Street, outside the district boundary, was the first approved for urban renewal funding in 1957. This project foreshadowed other urban renewal projects during the 1960s and 1970s, including the Perry Mead and Miami Maple (together called Center City West project), Midtown Mart, and Courthouse Square urban renewal projects, located in downtown Dayton, within the district boundaries (**Map 3**).

In 1959 Dayton's planners formulated a preliminary long-term plan for Dayton's central business district resulting from the downtown study initiated two years earlier. That study had identified that the core of the business district, which stretched along Main and Jefferson streets earlier in the twentieth century had expanded west to cover Ludlow Street, and begun to grow further west along West First Street with the construction of office buildings during the 1950s. City planners believed that the city's business core could encompass the entire downtown area to include the its earliest lots platted by Daniel Cooper. Setting the tone for the preliminary plan, the City Plan Board asserted, "Dayton's Central Business District (CBD) ... must have a positive, conscious plan for redevelopment. Lack of such a plan can only mean ineffectual, desultory stabs at the CBD's great amorphous enemy, the outlying shopping center."¹⁰⁷

The preliminary plan analyzed that different conditions in the business district existed east and west of Wilkinson Street. The eastern area was made up of established, older businesses and buildings; planning here called for improvements to "basically sound, valuable development." On the other hand, the plan assessed western portions of downtown, particularly south of West Third Street, as being blighted. Thus, "rather than calling for specific, limited projects ... [this area] calls for a broad dynamic plan – a plan for change."¹⁰⁸ The first urban renewal programs enacted in downtown Dayton targeted the section west of Wilkinson Street. The preliminary plan thus essentially echoed the findings of the 1954 comprehensive plan which had projected similar patterns of development. As urban renewal funding became available, those plans moved closer to realization.

Approved in 1961, the Perry Mead Urban Renewal project focused on clearing and redeveloping several blocks in an area that bordered West Third and Mead Streets to the north and south, and Wilkinson/Perry and Charter Streets to the east and west, expanding the central business district.

¹⁰⁶ Data on urban renewal applications and programs are archived at the Department of Planning and Community Development, City of Dayton.

¹⁰⁷ Peterson, D. July 1959, *Graphic presentations of Dayton's CBD with Emphasis on the Core, Historic and Proposed Block Designation*, pp. 1, City of Dayton, Dayton, Ohio.

¹⁰⁸ *Ibid.* pp. 2.

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The area primarily comprised of densely built-up single and double story dwellings, and modest retail and business establishments. Just a year later, in 1962, the Miami Maple Urban Renewal project was approved by the federal government. Adjoining the Perry Mead Urban Renewal Area, this project covered several blocks from Mead Street extending to Monument Avenue to the north. The segment of Maple Street in the Miami Maple Urban Renewal area, located between Fourth and Fifth streets, has since been replaced with a redirected Fourth Street. The two adjoining project areas were eventually combined to be renamed the Center City West Urban Renewal project (**Maps 3 and 5**).

The idea of redeveloping this Center City West area was considered in the Comprehensive Plan of 1954. That plan targeted it for redevelopment, including the construction of civic buildings and an expressway. With newly available land, an ambitious project that included not only government buildings, but also high-rise apartments, a sports arena, a convention center, and hotels was developed for the area during the early 1960s.¹⁰⁹ The city once again brought into focus the need for a civic center grouping together government and public buildings.

Complementing these civic projects were private endeavors to construct modern buildings purportedly with state-of-the-art facilities by developers such as Arthur Beerman.¹¹⁰ While the demolition moved ahead rapidly, new construction progressed in a disjointed, incremental way, with elements of early plans partially realized or altered. The plans for a convention center/sports arena complex never materialized, as the location of the Sinclair Community College south of W. Third Street, put to rest further considerations for the original scheme.

By 1964, much of the Miami Maple Urban Renewal area, in the northwest corner of the district, had been cleared, and demolition was ongoing in the adjoining Perry Mead Urban Renewal area located to its south.¹¹¹ By 1967, the Perry Mead area had also been cleared.¹¹² While demolition proceeded rapidly, there was practically no new building activity in the two urban renewal areas which were combined as the Center City West area. In the northwest part of Center City West, only one new building, the Stratford Motor Hotel/First Place Apartment Building (7) at 330 W. First Street was constructed in 1962. The building was planned prior to the urban renewal project, which was approved only a year earlier. The Miesian style building with elements of New Formalism, is eleven stories tall with a glass curtain wall marking the front, street elevation. Located conveniently close to the future Interstate 75, the building later housed other hotels before it was converted to an apartment building in about 2004.

While the Center City West Urban Renewal area became a clean slate for new types of development by the mid-1960s, new buildings continued to sprout, many in the western part of

¹⁰⁹See *Planning Progress* (Report by City Plan Board) pp. 2, 1961

¹¹⁰ Dunham 2005 pp. 91-92.

¹¹¹ The document [Perry Mead and Miami Maple Urban Renewal Projects] Part II: Final Project, produced in 1964 and stored at the City of Dayton Planning Department archives provides information on the progress of the demolition.

¹¹² The *Downtown Dayton Map*, 1967, drafted by the City of Dayton shows the footprints of all existing buildings in downtown, depicting the urban renewal area as cleared.

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downtown outside the urban renewal area and some elsewhere.¹¹³ First and Second streets were a focus of building activity through the 1960s, as they had been during the earlier decade. In 1960, an addition to the Dayco/Miller Building, located to its west at 333 W. First Street (4) was constructed to match the materials – brick and glass- and modernistic style of the original building. The IBM Building (51) located at 33 W. First Street was constructed in 1966. Designed by the Chicago-based architect Shaw Metz Associates, with Hugh A. Lagedrost and George E. Walter of Dayton, the ten-story tall building of reinforced concrete construction is characterized by facades of alternating vertical glass curtain walls and stone paneling.

The Montgomery County Court Building (23) at 41 N. Perry Street, at its intersection with West Second Street was constructed in 1964-1965 by architects Gareth Roger Williams and Pretzinger & Pretzinger. The building was erected on a site that was set aside for government buildings in the Comprehensive Plan, 1954, representing the incremental growth of a complex of civic buildings in the area.

Located further west at 369-371 West Second Street, the four-story Price Brothers Headquarters (17) is a New Formalist style building of concrete construction, also clad with decorative stone. Currently the city's One Stop Center (building permits and inspections) facility, this building was designed by Dayton's Brown and Head Architects and completed in 1968.

The Ohio Bell (AT&T) Building (13), located at 300 W. First Street at its Perry Street intersection was constructed in 1967-1968. The four-story building is of reinforced concrete construction finished with brick veneer and evenly placed vertical strip windows. The eleven-story Miesian-style 111 Building (49), at 103-111 W. First Street, was designed by William Rump and built by the Miller family, which had earlier constructed the Dayco/Miller Building and its addition at 333-349 W. First Street. At the time of its construction, the building shared its west wall with an older building; this earlier building has since been removed and replaced with a parking lot.

Having made an impression in the western part of downtown, developers began to leverage cleared land in the Center City West Urban Renewal area during the late 1960s-early 1970s, and five existing buildings were constructed there at the turn of the decade. A brick finished multi-level parking garage (340 W. Monument Avenue), located to the north of and connected via a bridge to the Dayco/Miller Building (4) was added in 1969. The 369 W. First Street Building (3) was constructed in 1970 by the Dayton developer and businessman Arthur Beerman. The building, of reinforced concrete construction, remains a showcase for exterior materials and finishes, such as concrete panels, fins, and curtain walls, typical for mid-twentieth century modern buildings. Brown and Head Architects designed a single-story brick building at 405 W. First Street (1), located at the western boundary of downtown, adjacent to Interstate 75 exits. Constructed in 1974, the modernistic office building is marked by full-height recessed windows and openings.

¹¹³ The late-2960s construction in downtown is covered in the article, "Building Sprouting Downtown," *Dayton Daily News*, Nov. 3, 1968, written by Jim Bland.

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Further south in this urban renewal area is the Senior Resource Connection building (30), located at 105 S. Wilkinson Street, at its intersection with West Fourth Street. Designed by architect Richard Donald Levin and constructed in 1970, the contributing building has elements of the Brutalist and Neo-Expressionist styles. The St. John's Lutheran Church (91) at 141 S. Ludlow Street was constructed in 1965. The modernistic, brick-walled church is the only religious building from the period. Located at 40 S. Perry Street at the northeast corner of Fourth Street, the single-story Third National Bank/Montgomery County Medical Society Building (28), was erected in 1967 with a decorative pre-cast concrete wall with vertical strip windows.

Few buildings were constructed elsewhere in downtown through the late-1960s. Modest as many of these were in scale, they nonetheless exemplify architectural styles, materials, and building-types of the period. Located at the corner of Fourth and Jefferson streets, the Jefferson Street Parking Garage (175) was constructed in 1960 in association with a motel located to its north (the motel has since been demolished). The five story reinforced concrete building, which includes retail at the first floor level, exemplified the growing need for added parking space for the automobile traffic in downtown, as had been pointed out only a few years earlier in the Comprehensive Plan.

The two-story Fifth Third Training Center/Clark Roland Building (124) at 131 N. Jefferson Street is of reinforced concrete and steel construction, with alternating vertical panels of brick veneer and ornamental concrete trellis-work. The New-Formalist Beerman Building Annex (35) at 5 W. Monument Avenue was built in 1970. The building is currently used for a restaurant. Constructed in 1970, the Wright State University Building (110) at 140 E. Monument Avenue is a modernistic building of concrete and steel construction with facades completed with brick veneer walls.

Planning and Building in the Face of Economic Challenge

The construction during the mid-1960s of Interstate 75 and US-35 had an unexpected impact on commerce in downtown. The concept of an expressway connecting Dayton to its north and south suburbs had been considered at least since the comprehensive plan of 1954. The "US 25 Expressway," as it was then called, was to be constructed bordering the Perry Mead and Miami Maple Urban Renewal Areas. Located further west and roughly following the path of Dixie Highway, Interstate 75 bypassed the urban renewal areas. US 35 followed the path of the Dayton Xenia Turnpike, which ran east-west south of the downtown area. Civic and business leaders had believed the highways would bring distant residents to downtown, as the railroad and inter-urbans had in the past. The impact of these highways, to the contrary, was to drive up the growth of suburban communities, and to draw away retail and other functions that planners and the city's business community had expected to thrive in the business district. The consequences of highway construction figured into the planning of the mid-1960s Midtown Mart Urban Renewal project, geared to mitigate suburban flight.

Suburban flight also played a part in development efforts outside of the urban renewal areas, as Dayton's business leaders recognized the challenges posed by suburban growth. Even as plans

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for urban renewal construction crystallized, much of the actual building activity was carried out by developers and the city's business community. Starting the late-1960s, large-scale construction commenced even in parts of downtown not benefiting from urban renewal funding, leading to the building of high rises such as the Grant Deneau Tower, Winters Bank Tower, and the 130 W. Second Street Building.

The 40 W. Fourth Tower (Grant Deneau Tower, 88), listed on the National Register (NR#16000044), was constructed in 1969 on a site previously occupied by the early twentieth century Keith Theatre. Designed by Dayton's Deneau and Kleski Architects, the twenty-three story Meisian/New Formalist building was the tallest in the city at the time of its construction. The architect Paul Deneau was also responsible for the selection of the Midtown Mart site and the design of the Dayton Convention Center there, and thus also associated with urban renewal efforts. Grant Deneau Tower was designed and advertised in brochures as a state-of-the-art facility, one that included a "business mart" designed to make the downtown viable to businesses that may otherwise choose suburban locations for their offices.¹¹⁴

Grant Deneau Tower did not remain Dayton's tallest building for long; as that building was under construction, Winters Bank, the Dayton financial institution that had contributed to its downtown since the mid-nineteenth century, was erecting a taller high-rise building at the site of its headquarters on Main and Second streets.¹¹⁵ At thirty stories, Winters Bank Tower (Kettering Tower, 140), completed in 1970, superseded the Grant Deneau Tower. The Miesian-style building was designed by Dayton's Lorenz and Williams Architects. Completed in 1970, the tower remains the tallest in Dayton. A connected multi-level parking garage, accessible from Jefferson Street, was added to the building two years after its construction. As these buildings began altering the city's skyline, plans for urban renewal that would lead to ever more significant changes began to gain traction.

While plans for development in the Center City West area were being configured, a second downtown urban renewal project, Midtown Mart, obtained federal approval in 1966. Early feasibility studies for the redevelopment of the area had been carried out in 1963-1964 in preparation to submit the Midtown Mart Urban Renewal project to the federal government.¹¹⁶ This project called for the clearing of four blocks, and about 100 buildings, between Fourth and Sixth streets to the north and south and St. Clair and Main Streets to the east and west (effectively Dayton's old entertainment district). The earliest schemes did not include plans for a

¹¹⁴ The marketing brochure, "The Grant Deneau Business Mart" (c. 1969) produced by the developers advertised a floor created as a business mart offering not such office spaces but also a broad range of services (secretarial, phone, conference and reception rooms, restaurant, parking) all within the building. These, and the prime location within downtown were factors to attract tenants.

¹¹⁵ According to the article "Winters Ready to Start Building," published in Dayton Journal Herald, February 1969, the building had been planned since 1967, though the construction only began months before Grant Deneau Tower opened its doors to businesses.

¹¹⁶ Information on the early feasibility studies in three Mid-Town Mart Project folders in the City of Dayton Planning Department archives.

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convention center; instead, they had focused on the expansion of retail, commerce, and housing. As early as 1964, the *Mid-town Mart Feasibility Study* report had pointed to the impact of suburban growth, especially as it pertained to the blighted area south of Third Street, stating that the “development of the automobile oriented suburban shopping center has had its most serious effect on this portion of our downtown”.¹¹⁷ The City of Dayton, in the meantime, hired the architectural firm of Deneau, Kleski and Associates to identify a site and develop plans for a new convention center. The architectural firm identified the four blocks in the southeast corner of downtown, associated with Midtown Mart, as the most favorable for the already cleared land available and the cost associated with its acquisition. Thus, a convention center became part of the Midtown Mart development.

By 1967 then, not only had the Center City West area been largely cleared of old buildings, but also, a second urban renewal project in downtown had been approved. The rapid demolition of buildings in the urban renewal areas caused concern among civic-minded Daytonians regarding the quality of development that would replace the previously densely built-up area. With development imminent, Daytonians saw the need to draw out in detail the form their modern city would take and to draw on nationally known architects, planners, landscape architects, and urban designers for their expertise.

The effort led to the organization of an urban design conference in January 1967 at the Dayton Art Institute. The conference was sponsored by the Area Progress Council,¹¹⁸ AIA, Dayton Chapter, Dayton Area Chamber of Commerce, and the Dayton Art Institute. With the help of scholar and architect Edgar Kauffman, Jr., the organizers set forth an ambitious two day program that addressed topics such as “The Planner and the Citizen in Urban Design,” “The Architect’s Role in Urban Design,” and “The Role of the Past in the Modern City,” led by national leaders in their fields. The conference ended by addressing the relationship between the city’s economy and urban design, and the role of the federal government in relation to urban design. The last two topics were particularly important. Federally funded urban renewal program had made land available for new development, potentially opening the city to adopt new urban design strategies for future growth.¹¹⁹

The conference had direct consequences on the development of Dayton’s downtown during the 1970s. The City of Dayton hired the services of architect and planner Edward Durrell Stone to develop a plan for a grouping of civic and commercial buildings on Second and Third Streets in the cleared Center City West area. The city also hired the planning firm RTKL, following the

¹¹⁷ City Plan Board, 1964, *Mid-Town Mart Feasibility Study*, City of Dayton, Dayton, Ohio.

¹¹⁸ The Area Progress Council was formed in 1961 to advocate for the progress of the Miami Valley. Its founding members were CEOs and retired CEOs who held offices in prominent businesses in the Dayton and other Miami Valley communities. The Area Progress Council was instrumental in establishing Wright State University.

¹¹⁹ For the conference program, see the 1967 brochure, “The Dayton Conference on Urban Design.” The conference was well covered in local newspapers. See, for example, “Urban Design Meeting Vows: Words into Action,” *Dayton Daily News*, January 8, 1967; and the editorial, “Community Stage Now Set Up for Sharp Urban Design Action,” also in *Dayton Daily News*, January 8, 1967.

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conference, to formulate a long term plan for the development of downtown. RTKL made a sobering assessment of the challenge suburbs posed for the city, suggesting that they would only become greater in scope during the coming decade.¹²⁰ The firm evaluated, for example, that the South Dayton Mall, which was under construction at the time would offer intense competition to retail activity in downtown Dayton. The mall alone was expected to have over 2 million square feet of retail space, more than downtown Dayton's total retail space. Office and commercial buildings rising near the mall provided businesses an alternative to those in downtown.

Center City West and the Construction of Civic Buildings

The Edward Durrell Stone plan for Center City West was ready for public presentation by October 1967. A *Journal News* article, "County's Building Plan Has It All" depicted the scheme for a complex of modernist high-rise buildings and low-rise blocks extending out toward Wilkinson Street from the Center City area.¹²¹ The grouping of buildings was set in a landscaped setting, surrounding two civic buildings already constructed in the area, namely, the Dayton Safety Building facing Third Street and the Montgomery County Court Building at the corner of Second and Perry streets. Two commercial towers, located in the western edge of Third Street and in the irregular shaped shallow block between Perry and Wilkinson streets, framed the composition of buildings. A third tower, the Montgomery County Administration Building was set back toward Second Street, approached from a landscaped plaza fronting Third Street. The plan called for an extension of the Dayton Safety Building at the Perry Street-Third Street corner, and a county jail located on Second Street, north of the Safety Building.

The Edward Durrell Stone plan, partly realized, laid the groundwork for a grouping of civic buildings in this part of downtown. Two civic buildings, namely, the Montgomery County Administration Building (20) at 451 W. Third Street and the Federal Courthouse Building (Federal Building, 24) at 200 W. Second Street were constructed during the 1970s. Completed in 1972, the Montgomery County Administration Building was designed by the firm of Edward Durrell Stone in the New Formalist style. The building is set back from the street, raised on a landscaped plaza like the one depicted in the Edward Durrell Stone plan of 1967. The Brutalist Federal Building was designed by GBBN Architects and constructed in 1975 in the landscaped, irregular shaped block bound by Second and Third Streets to the north and south, and Perry and Wilkinson Streets to the west and east. The site had been set aside for a commercial tower in the 1967 iteration of the plan, with a landscaped plaza facing Second Street. The Federal Building retained the footprint of the original building and its relationship with the plaza, as depicted in the 1967 plan. Eventually, other civic buildings – a courthouse at Third and Perry streets, a detention center and county garage facing Second Street, all constructed during the late 1980s and 1990s filled the blocks between the County Administration Building and the Federal Building. Together with the nearby City Hall, these buildings form a grouping of civic buildings that city planners had long desired for Dayton.

¹²⁰ Extensive documentation on the RTKL Study is available in BOX 1: RTKL Study for City Center archived in the City of Dayton Planning and Community Development Department.

¹²¹ See Meeker, Hubert, October 3, 1967, "County's Building Plan Has It All," *Dayton Journal News*, Dayton, Ohio.

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RTKL Plan for Downtown, Midtown Mart and Courthouse Square Urban Renewal

Longer in development than the Durrell Stone plan, the RTKL plan (1967-1970) called for the redevelopment of Dayton's downtown to be carried out in six stages, continuing through the 1970s. The plan set out significant new construction within the business core, starting with the redevelopment of the Courthouse Square, located in the heart of the business district between Second, Third, Main, and Ludlow streets. Office towers would be erected facing Second and Ludlow streets, while the old Courthouse, at the intersection of Main and Third, would remain standing. A public plaza would be constructed between the towers and the Courthouse. With the Courthouse Square as the core, the phased development would extend in all directions to include department stores and retail, parking lots, additional office buildings, and residential buildings located to the north, near Monument Avenue. All these buildings and facilities were to be connected by raised pedestrian walkways, thus creating pedestrian circulation at a second level above the streets. The RTKL plan thus envisioned an organically connected city that could compete effectively with suburban development with its modern, cutting-edge facilities. Echoing past efforts, the RTKL scheme was only partly realized, its effect most visible in the Courthouse Square Urban Renewal and Midtown Mart projects, with the first associated buildings rising in 1972, five years after the firm began developing the plan (**Map 3**).

The Midtown Mart Urban Renewal Area in its eventual iteration comprised of the Exhibition Center (Convention Center) that was to be publicly funded, and office towers, parking and associated facilities developed privately.¹²² The city picked Deneau, Kleski and Associates as architects to develop and submit architectural plans for the Convention Center. The Convention Center was to be constructed at the intersection of Fifth and Main streets, occupying an entire block. Plans for a second block, to be developed with private funds, were anticipated concurrently with the construction of the convention center. As finally approved, these plans called for a transportation plaza and garage and a new, high rise hotel. The transportation plaza originally included bus and train stations. The train station was a notable feature of the original plan. Passenger train travel had dwindled with the construction of highways during the mid-twentieth century and consequently, portions of the old Union Station were continually demolished until 1989, when the last remaining structures associated with it were removed.¹²³ Not surprisingly, then, plans for a new train station were eventually abandoned.

Constructed in 1972, the Dayton Convention Center (184) is the largest building in downtown used for social and cultural gatherings, conventions, and exhibitions. The building underwent major alterations in about 2000, resulting in the removal of the original free-standing colonnade and plaza for the new metal-frame rotunda entrance. The Midtown Mart Transportation Center

¹²² The planning and construction for the convention center and other buildings in Midtown Mart was extensively covered in local newspapers. See for example, Hopecraft, David, March 16, 1968, "Convention Site Choices Narrowed" *Dayton Journal Herald*, Dayton, Ohio; Bland, Jim, March 24, 1968, "Center Site: How to Get the Most, Best Use," *Dayton Daily News*, Dayton, Ohio; Herd, David M., "3 Submit Mart Plans," *Dayton Daily News*, Dayton, Ohio; and Scott, David C, September 1, 1971, "Mart Jam Up," *Dayton Daily News*, Dayton, Ohio.

¹²³ See Powell, Lisa, July 20, 1916 (Updated November 2, 1917), "Have You Seen How Beautiful Dayton's Union Station Was?" *Dayton Daily News* online, accessed at www.mydaytondailynews.com/news/amazing-photos-have-you-seen-how-beautiful-dayton-union-station-was/5twh14IMnlDmLp4T8UWtOO/.

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(180), located at 120-200 S. Jefferson Street, was constructed also in 1972. The Brutalist style concrete building extends across Fifth Street and occupies almost two blocks. The building is connected via bridges to both the Convention Center and the hotel located to its west, across Jefferson Street. The pedestrian bridges across Fifth and Jefferson streets that connected the transportation center garage to the hotel and convention center appear to be a partial realization of the RTKL plan, which envisioned such pedestrian bridges connecting buildings across downtown. The building was designed by the architectural firm of Brown and Head as part of the Midtown Mart Urban Renewal project. The hotel, now the Crowne Plaza (179), which was constructed in 1976, occupied only a quarter of the northwest block. The remainder of the block was landscaped as the Dave Hall Plaza Park (186), named for the Dayton mayor, also designed by Brown and Head Architects, in about 1974.

As the Midtown Mart development began to take shape, the city initiated plans for the development of Courthouse Square (73) in the heart of downtown, which obtained urban renewal funding in 1973. The block, at the intersection of Third and Main streets, was home to the old courthouse, one of downtown's oldest buildings, as well as a late-nineteenth century court building. As had been envisioned by RTKL in their plan for downtown development, the historic courthouse would be the only building remaining standing and commercial/office towers would face Second and Ludlow streets. A landscaped plaza - the Courthouse Square Plaza - was planned for the block between the commercial buildings and the courthouse. The scheme would consider the larger context of the blocks surrounding Courthouse Square, and as a newspaper article reported, care would be taken to relate new construction and associated landscape and signage features with older, historic buildings in the immediate vicinity. The impact of the urban design conference, where ideas related to the historic buildings in urban design and development were discussed, thus informed this project.¹²⁴

Buildings planned around the landscaped plaza designed by Dayton's Lorenz and Williams— one of the few constructed as such in downtown Dayton - were to have street level retail. The precedent for returning to street level retail was the twenty-one story 130 W. Second Street Building (63) constructed in 1972, designed by Harry Weese Architects from Chicago. Unlike earlier modernist buildings, including the recent Winters Bank and Grant Deneau Tower this building had retail at street level – thus combining a historic commercial feature common in nineteenth and early twentieth century downtown buildings with a modern building. In a similar vein, the twenty-seven story 10 W. Second Street Building (KeyBank Tower, 67) and the DP& L Building (71) in Courthouse Square, also have retail and restaurant establishments accessible from the street and Courthouse Square.

Initially limited to a single block, Courthouse Square urban renewal project was expanded to include lots in the southwest corner of Ludlow and Second Streets and in the northeast corner of Third and Main Streets. Eventually, five buildings and the landscaped plaza were constructed for the Courthouse Square Urban Renewal project. The buildings for the project were former Elder Beerman Store (66) at 34-40 W. Second Street, the Mead (Key Bank) Tower at 10-22 W. Second

¹²⁴ See Felton, John, July 21, 1973, "Steps Taken To Preserve Plaza Setting," Dayton Journal Herald, Dayton, Ohio.

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Street (67), the DP&L Building (71) at 37 W. Third Street, the Leigh Building (65) at 100 W. Second Street and Gem City Plaza (147) at 6. N. Main Street. Mead Tower is a twenty-seven story tall building with elements of the Miesian style. Constructed in 1975, the building was designed by Lorenz and Williams. Located immediately to the west, with a pedestrian alley in between, is the former Elder Beerman Department Store. Constructed in 1975, the building remained home to the Dayton-based department store until about 2003. The four-story building, which was extensively remodeled in 2008, a project that included new facades, is currently home to other businesses including CareSource and Association for Aging. The twelve story DP&L Building was designed by Lorenz and Williams to match the materials and style of Mead Tower, its construction completed in 1976. The reinforced concrete Leigh Building comprises offices and retail at the first two levels, with parking decks located at the upper levels. Gem City Plaza, the last building to be constructed in the urban renewal area, was designed by the firm of I. M. Pei and completed in 1980. The building features an atrium space inspired by the Courthouse Square plaza in its configuration.

Public and private actions to fend off mid-twentieth century economic headwinds had mixed results; on the one hand, they were not enough to head off the challenges faced by downtown, while on the other, they altered its urban landscape in significant ways. As the city's economy flagged during the mid-twentieth century, Dayton used a broad range of tools to bring economic vitality to the city, including directed planning initiatives, urban renewal, construction of modernist skyscrapers, renovating historic buildings, and finally, historic preservation and rehabilitation. The efforts did not have the desired impact of bringing business and people back to Dayton and downtown. Dayton's population dropped by over 20 percent, from about 243,000 to 193,000 in 1980 (US Census Bureau). City directories from the mid-1970s show that while newer buildings like the Winters Bank and 40 West Fourth Building had high occupancy rates, older landmark buildings such as the Reibold Building had higher vacancies, sometimes greater than they did during the Great Depression. The directories show that many of the street facing retail establishments, particularly in older buildings, were also vacant. Greater Dayton's industrial base, through to the 1970s and later, continued to rely on NCR Company and the automobile-based producers such as General Motors, which had been established during the late nineteenth and early twentieth centuries. Over the coming decades, these companies too would relocate away from Dayton to cities and regions that allowed them to operate more competitively.

Mid-twentieth century interventions in downtown nonetheless had a significant impact on its fabric even if they did not achieve economic outcomes that the city and its natives hoped for. Until this period, the business district was largely confined to the area east of Ludlow Street, only modestly expanding to include that street during the late nineteenth and early twentieth centuries. During the mid-twentieth century, the district expanded to include blocks between Ludlow Street and Interstate 75, with both Perry Street and Wilkinson Street now within its boundaries. These blocks were largely residential, and their removal sealed the character of downtown Dayton as during the mid-twentieth century as almost exclusively a commercial district. Indeed, only two new residential buildings, the seven-story modernistic Felman

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Apartments (131) at 105 E. Second Street, constructed by H. Marvin Felman in 1966, and the fourteen-story modernistic Wilkinson Plaza Apartments (94) at 126 W. Fifth Street built in 1974 were constructed during the mid-twentieth century. Commercial development, and the construction of long-needed civic buildings was thus a focus for Dayton's planners and businesses during this period.

Concurrent with this expansion was the removal of older buildings to make space for parking lots and new buildings. Urban renewal led to the reconfiguring of entire blocks in downtown, for example replacing closely knit theatres, movie halls, and commercial buildings with new ones, such as the Convention Center and Midtown Transportation Mart that covered entire blocks. Many of the buildings constructed early during the period were inward looking, in contrast with the older buildings with street-front retail that encouraged pedestrian street life. Later, efforts were made to bring street life back to downtown while maintaining modernization efforts, as in the Courthouse Square development. An attention to urban design and the physical context became visible in development around Courthouse Square and in individual buildings, such as the sleek, reflecting sculptural form of the Mutual Homestead Savings and Loan Association Building (130) at the important Second/Main Street corner. New public spaces – Courthouse Square, Dave Hall Park, and those associated with the Federal Building and the Montgomery County Administration Building – were created in a downtown that previously had only one — Cooper Park. The period helped fulfill, although in a piecemeal fashion, the historically felt need for a “civic area” in Dayton, with the construction of the Federal Building, Montgomery County Building, Courthouse, and other public buildings near the existing City Hall on Third Street.

CONCLUSION

The Downtown Dayton Historic District represents the significant history of this mid-sized Ohio industrial city and county seat. It is significant at the local level under Criterion A in the areas of Community Planning and Development and Commerce during the period of significance. The period marks critical and distinct phases of physical development within the district in response to social, political, natural and economic influences. The district is also significant under Criterion C in the area of architecture as a significant and distinguishable entity whose components may lack individual distinction but that together represent the physical and architectural development of Dayton during the period of significance.

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Note: City of Dayton Archival Data is a primary source on Downtown Dayton projects and the history of its development during the mid-twentieth century. Archival Data is stored in boxes labeled by time-period and associated project. The information available in all the following boxes and folders was reviewed for this project.

BOX 1. RTKL STUDY FOR THE CITY CENTER: The box contains several folders detailing the planning process and reports associated with all three phases of development proposed by RTKL.

BOX 2: COMMUNITY RENEWAL PROGRAM (CRP) GRANT, MISC CBD REPORTS AND FILES: Apart from the grant application material, also includes newspaper clippings pertaining to downtown development during the 1960s. The box also includes public relations documents on urban renewal projects, and an early study by RTKL on Dayton Center City West Development.

BOX 3: DOWNTOWN 1965-1970: Aerial Photographs of Dayton, Development of plans for the Convention Center and Midtown Mart Urban Renewal, and Downtown Dayton Reports, Maps, and Newspaper articles.

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BOX 4: CBD 1960-1966: Includes information from the earlier, 1958 urban renewal project proposal, covering preliminary design guidelines, reuse plans, rehab standards, vehicular traffic and parking plans, tax analysis.

MID-TOWN MART PROJECT (THREE FOLDERS): Detailed information on the Midtown Mart Urban Renewal Project in three folders: Folder 1: Photographs, Newspaper Clippings, Brochures; Folder 2: Midtown Mart Plans; Folder 3: Plans for McDonald Building proposed to be located at the intersection of Fourth Street and Main Street.

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Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreeage of Property approx. 220 acres
Use either the UTM system or latitude/longitude coordinates

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 17 | Easting: 225756 | Northing: 4406346 |
| 2. Zone: 17 | Easting: 226972 | Northing: 4406365 |
| 3. Zone: 17 | Easting: 227020 | Northing: 4405230 |
| 4. Zone: 17 | Easting: 225771 | Northing: 4405206 |

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

The district is roughly bound by Interstate 75 to the west and St. Clair Street and Patterson Boulevard (west side) to the east, and Monument Avenue (which runs along the south bank of the Great Miami River) to the north and Sixth Street/Norfolk Southern Railroad line to the south. The campus of Sinclair Community College, located to the south/southwest of the historic district, is excluded from the district. The Landing Condominium blocks, located in the northwest corner of Monument Avenue between Wilkinson Street, Liberty Street and Lawrence Street, and recent development further west is excluded from the district. Newer development in the northeast section of downtown, between Patterson Boulevard and Harries Street, is also excluded from the historic district boundary (**Maps 1 and 2**).

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the historic district were selected based upon research, survey, and integrity assessment to include a high concentration of contiguous contributing properties associated with the areas of historic significance of the district. Areas in downtown outside of the district have been altered with development after the period of significance, comprise of residential neighborhoods unrelated to the areas of significance. Sinclair Community College campus is located to the west-southwest of the proposed historic district boundary that does not intersect or lie within the commercial downtown. New development in the northwest corner include buildings that were all constructed well after the period of significance and are thus not included within the district. The inclusion of buildings in two existing historic districts, namely the Terra-cotta Historic District and the Fire Blocks Historic District located within downtown was based upon their significance in the area of commerce and an evaluation of their current condition. The buildings in those districts continued to be part of the commercial fabric of Dayton through the period of significance, enhancing its overall integrity and are thus included within the boundary.

11. Form Prepared By

name/title: Samiran Chanchani, Principal

organization: HistoryWorks, LLC

street & number: PO Box 42586

city or town: Blue Ash state: Ohio zip code: 45242

e-mail historyw@historyworks.us

telephone: 5132658493

date: June 22, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Downtown Dayton Historic District

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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photo Log

Name of Property: Downtown Dayton Historic District

City or Vicinity: Dayton

County: Montgomery

State: Ohio

Photographer: Samiran Chanchani

Dates Photographed: 9/10/2017, 11/03/2017, 11/08/2017, 11/17/2017, and 11/21/2017

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

Note: For reference, digital files are named in the following format: *OH_Montgomery County_Downtown Dayton Historic District_0001* for Photograph No. 1., and so on. See Map 3 for photograph locations

No.	Description
1	405 W. First Building (1), Hutzler & Long Building (2), 369 W. First Street Building (3) and Miller/Dayco Building looking northeast at First Street
2	Miller/Dayco Building (4) looking northeast across First Street
3	Board of Education Building (6) looking southwest from First Street
4	First Place (7) looking southeast across First Street
5	Dayton Metropolitan Housing Authority (12) looking north across First Street
6	AT&T Communications Building/Ohio Bell Building (13) looking southwest from First Street
7	Isaac Pollack House (15) and Hannitch Huffman House (14) looking south-southwest from Monument Avenue
8	Westminster Presbyterian Church (16) looking southwest from First Street
9	Mumma Building (18) and Price Brothers Headquarters (17) looking northeast from Second Street
10	Ohio Bell Building (19) looking northeast from Perry and Second streets
11	Montgomery County Building (20) looking northwest from Third Street
12	Montgomery County Court Building (23) looking southwest across Perry and Second streets
13	Federal Building (24) looking southeast from Second and Perry streets
14	Dayton Safety Building (27) looking northwest from Third Street
15	Sacred Heart Church (29) looking northwest from Fourth and Wilkinson streets

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16	Senior Resource Connection (30) looking southwest across Fourth Street
17	Holden House (31) looking southwest from Fifth Street
18	First Baptist Church (33) and YMCA Building (32) looking northwest from Monument Avenue
19	Beerman Realty Building (34) and Beerman Building Annex (35) looking northwest from Monument Avenue
20	Fire Department Building (36) looking northeast across Monument Avenue
21	City Signal Building (37) looking northeast from Monument Avenue
22	136 W. Monument Avenue (38) looking southeast from Monument Avenue and Wilkinson Street
23	Insko Building (46) and 10 W. Monument Avenue (45) looking south from Monument Avenue and Main Street corner
24	111 Building (49) looking northwest from Ludlow and First Streets
25	Main Street Garage (52), First Street Garage (50) and IBM Building (51) looking northwest from First and Main streets
26	First Lutheran Church (53) and Talbott Tower (54) looking southeast from First and Wilkinson streets
27	Christ Episcopal Church (55), looking southeast from First Street
28	Looking east on Second Street, with the Shuster Center (60) to the left and the Key Bank/Mead Tower (67) and Kettering Tower (140) seen to the right
29	Harries Building (58) Walker Building (57) and 18 W. First Street (56) looking southwest from First Street
30	Private George Washington Fair Sculpture (61) on N. Main Street, looking north
31	130 W. Second Building (63) looking southwest from Second Street
32	Liberty Tower (64) and Leigh Building (65) to its left, east side, looking southeast from Second Street
33	YWCA Building (68) and City Hall Garage addition (70) looking northeast from Third and Wilkinson streets.
34	City Hall (70) looking northwest from Third and Ludlow streets
35	Courthouse Square (73) showing the Old Courthouse (72), Key Bank Tower (67) and DP & L Building (71) looking northwest from Third Street
36	Algonquin Hotel (75) and Old Post Office Building (74) looking southwest from Third Street
37	Dayton Arcade (77) and 33 W. Third Street (79) looking south from Third Street
38	Dayton Daily News Building (81) looking northwest from Ludlow and Fourth streets
39	Commercial Building (82) looking northeast from Fourth and Ludlow streets
40	Looking northwest at the Fourth and Main Street corner with Kuhns Building (83), McCrory Building (84), Lindsey Building (85), and One Dayton Center (80) along Main Street and Dayton Arcade, Fourth Street Façade (78) and Commercial Building (82) on Fourth Street.
41	Reibold Building and Garage (89) looking northwest from Dave Hall Plaza Park (186), with the Flyover Sculpture (187) partly visible on Main Street

Downtown Dayton Historic District

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Name of Property	County and State
42	City Church/Salvation Army Building (90) looking northwest from Fifth and Wilkinson streets
43	St. John's Lutheran Church (91) looking northwest from Ludlow and Fifth streets
44	Ludlow Building (93), Wurlitzer Building (92), with Grant Deneau Tower (88) in background, looking northeast from Fifth and Ludlow streets
45	Wise Building (95) and Wilkinson Tower looking southwest from Fifth Street
46	Terra-cotta historic district, looking at the southeast corner of Fifth and Ludlow streets, at the CPA Building (96, corner) with Thomas Building (97), Dayton Barber College (98), 20 W. Fifth Street (99), Reed Steffan Building (100) Fidelity Building (101) on Fifth Street and Bollinger Building (105) on Ludlow Street
47	Fidelity Building (101) looking southwest from Fifth and Main streets
48	Stomps Chevrolet Building (106) looking south/southwest from Main Street
49	Miami Conservancy District (108) looking southeast from Monument Avenue
50	Engineers Club (101) looking southeast from Monument Avenue
51	Wright State University Building (110) looking southwest from Monument Avenue
52	Biltmore Hotel (113) looking northeast from First and Main streets
53	Walters House (115) and James Brooks House (116) looking northwest from First Street
54	Antioch Temple (117) and Dayton Memorial Hall (118) looking northeast across First Street
55	201-209 E. First Street (119), with 224 N. St. Clair Street (111) and 222 N. St. Clair Street (112) in background, looking northeast from First Street
56	Victoria Theatre (120), Ohmer Garage (121), and Realty Building (128) looking southeast from First Street
57	Cellarius Building, 40 E. First Street (123) 34 E. First Street (122) looking southeast from First Street
58	Fifth Third Training Center (124) looking northwest across Jefferson Street
59	Graphic Terminal Building (126) and 142 N. St. Clair Street (125) looking northeast from St. Clair Street and Ice Avenue
60	33 E. Second Street (130) looking west-southwest from Jefferson and Second streets
61	Dayton Visual Arts Center (131) and 108 N. Jefferson Street (132) looking southeast from Jefferson Street
62	Dayton Stencil Building (134) and Jefferson Place Apartments (133) looking northwest from Second Street
63	120 N. St. Clair Street (137) and Cooper Lofts (138) looking southeast from St. Clair Street
64	Kettering Tower (140) looking east/southeast from Main and Second streets
65	William McKinley Statue (144) looking west from Cooper Park (145)
66	Gem City Plaza (147) and Third National Bank Building (141) looking east/northeast across Main Street

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67	Fire Blocks historic district, north face of Third Street showing 105 E. Third Street (149) Lebensburger Building, 107 E. Third Street (150), Huffman Block (151), Johnson & Watson Building (1521) and 137 E. Third Street Building (153), looking northeast from First and Jefferson streets
68	Conover Building (154) looking south from Third Street
69	Elks Building (157) looking southeast from Third and Jefferson streets
70	132, 136 and 138 E. Third Street (161, 162, and 163), looking southeast from Third Street
71	30-34 Main Street (170), looking southeast toward and Miami Valley RTA Plaza (155), Market Street from Main Street
72	Parking Garage (175) and Center City (United Brethren Building, 172 and 173), looking northwest from Jefferson and Fourth streets
73	Price Stores (176), Journal Herald Building (177), and Beaver Power Building (178) looking northeast from Jefferson and Fourth streets
74	Beaver Power Building (178), 17 S. St. Clair Building (167), Finke Building (166) and Kimmel Building (164) looking northwest from Fifth Street and Patterson Boulevard
75	City of Dayton Transportation Center (180) looking northeast from Jefferson and Fifth streets
76	Crowne Plaza Hotel (179) looking northwest from Fourth and Jefferson streets

United States Department of the Interior
National Park Service

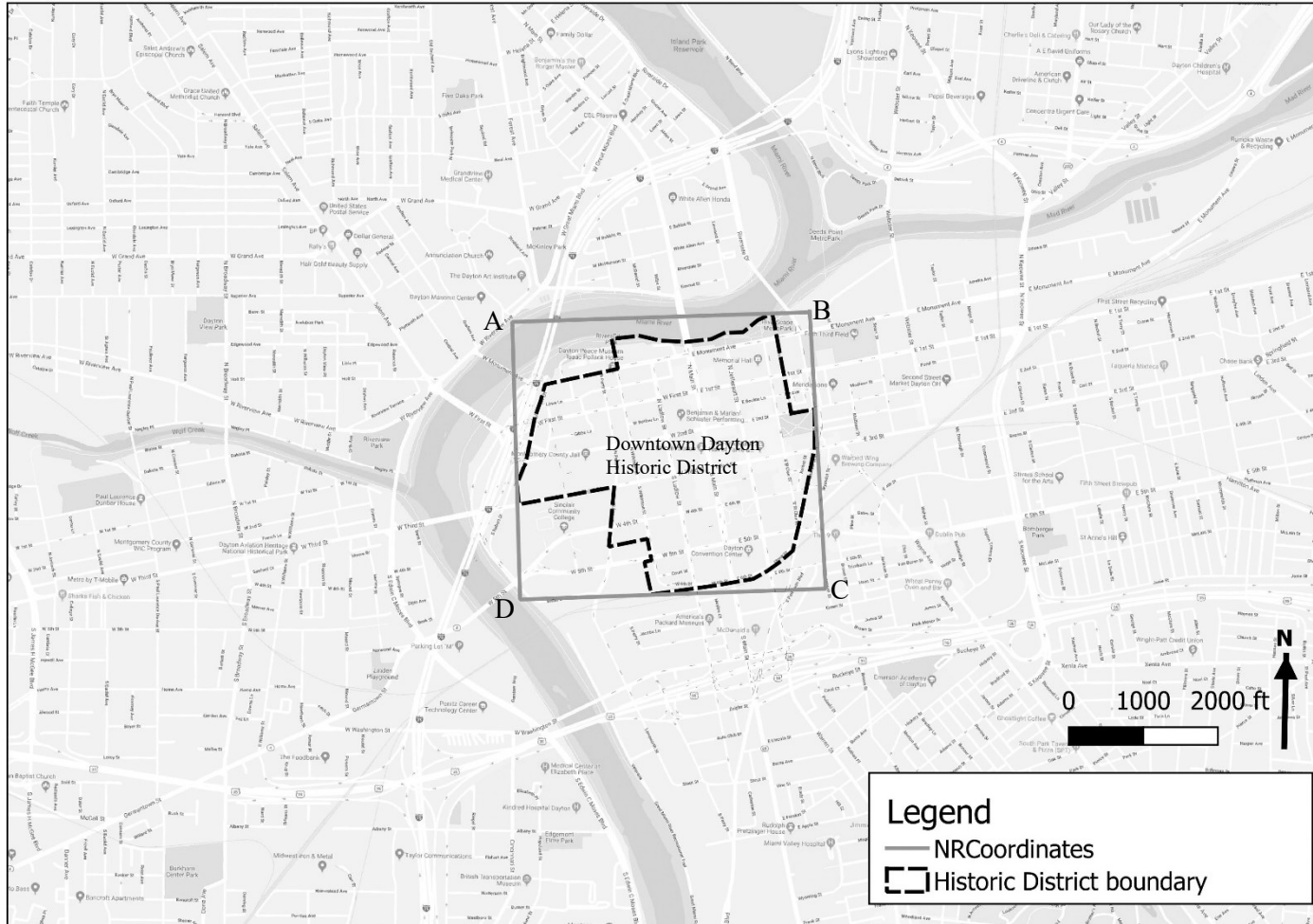
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Downtown Dayton Historic District

Name of Property
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NAD 1927, UTM Zone 17N
 A: 225756E, 4406346N
 B: 226972E, 4406365N
 C: 227020E, 4405230N
 D: 225771E, 4405206N

Map 1: Map showing location of the Downtown Dayton Historic District, NAD 1927, UTM Zone 17N (Base Map: Google Maps)

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NO MAP IMAGE

Map 2: Downtown Dayton Historic District, Dayton, Ohio, Survey Areas, Resources and Photograph Locations **SEE SEPERATELY INCLUDED LARGE FORMAT MAP**

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National Park Service

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Continuation Sheet

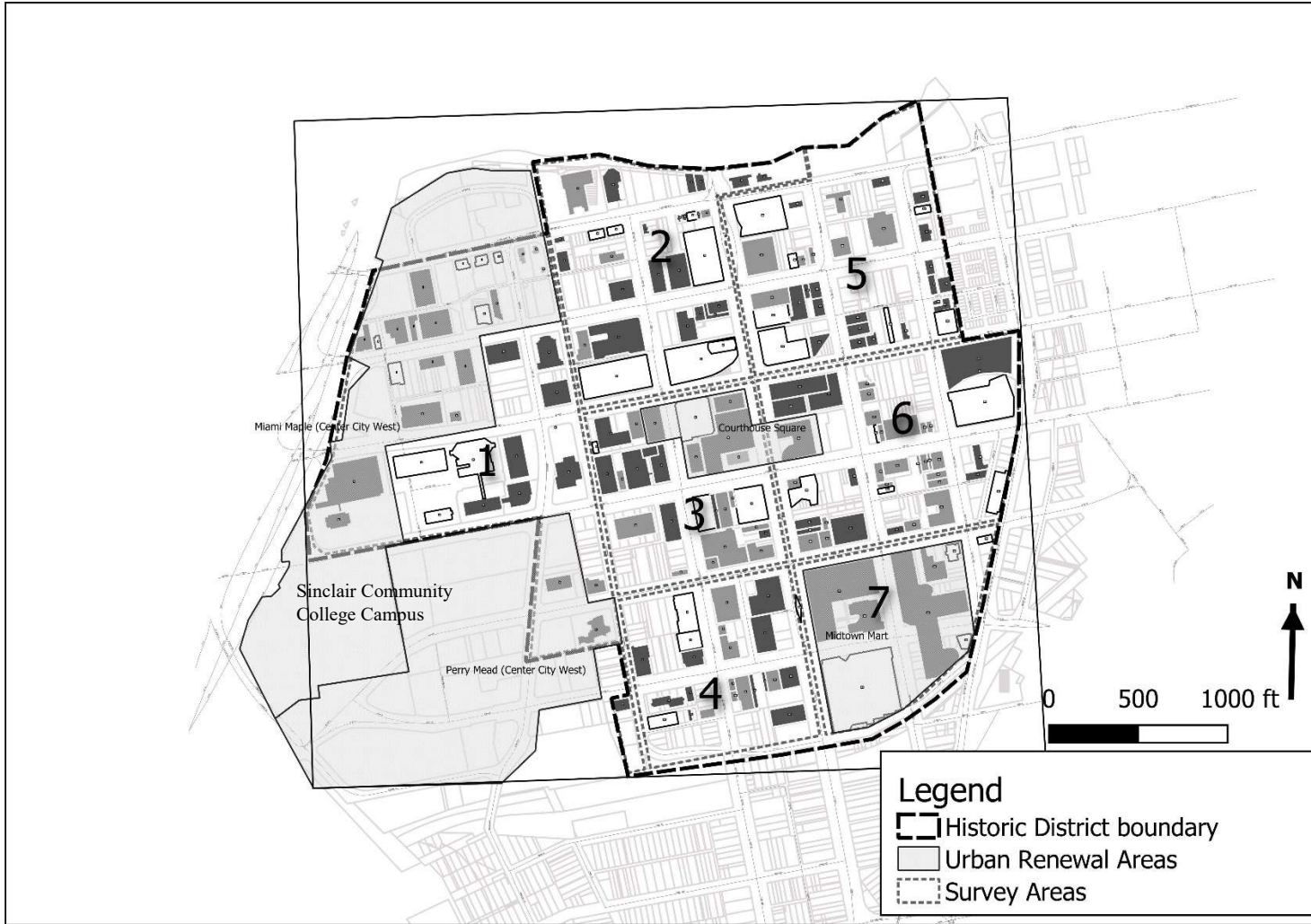
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Map 3: Downtown Dayton Historic District, showing locations of Urban Renewal Areas

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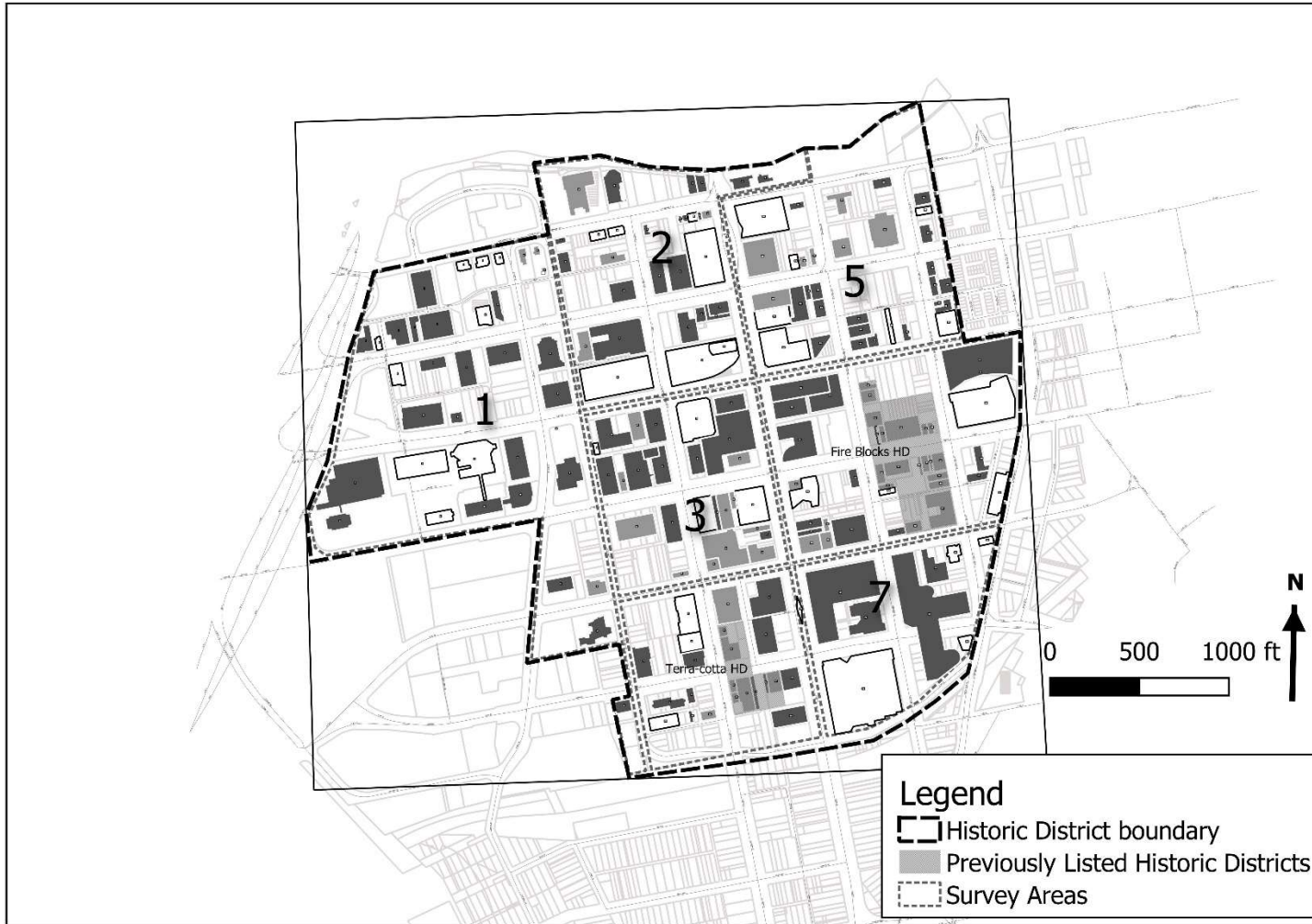
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Map 4: Downtown Dayton Historic District, showing locations of the locations of Fire Blocks Historic District and Terra-cotta Historic District, previously listed historic districts within the boundary of Downtown Dayton Historic District

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National Park Service

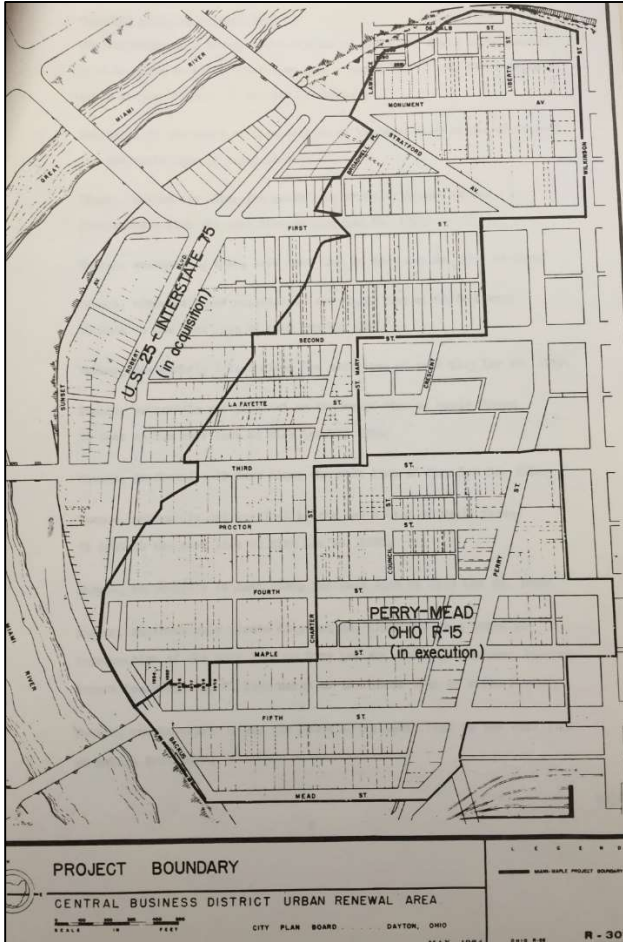
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Map 5: Miami Maple and Perry Mead Urban Renewal Areas depicted in a City of Dayton Map, 1964. Maple Street here has since been replaced by a redirected Fourth Street

National Register of Historic Places Resource List
OH, Montgomery Co., Downtown Dayton Historic District

State Historic Preservation Office (Ohio History Connection)
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
	Resource Number	NR Resource Category	Property Name	Property Street number	Street Directional (N, S, E, W)	Property Street Name	Property Street Type (AVE.,BLVD,DR.,LN, RD, ST.)	Property Street Direction (N, S, E, W, NE, NW, SE, SW)	Property City/Town	County	Date of Construction	Style	Type	Architect (if known)	Builder (if known)	Contributing	Non-Contributing	Previously Listed
1																		
2	1	Bldg	405 W First Street Building	405	W	First	St		Dayton	Montgomery	1974			Brown and Head Architects		1		
3	2	Bldg	371 W. First Street Building	371	W	First	St		Dayton	Montgomery	1956						1	
4	3	Bldg	369 W. First Building	369	W	First	St		Dayton	Montgomery	1970			Arthur Beerman, Builder		1		
5	4	Bldg	339 & 349 W. First Street Building/Miller Building/Dayco Building/Garage	333-349	W	First	St		Dayton	Montgomery	1956			Miller Family (Builders)		1		
6	5	Bldg	Red Cross Building/IBM School	370	W	First	St		Dayton	Montgomery	1954						1	
7	6	Bldg	Board of Education	348	W	First	St		Dayton	Montgomery	1956			Freeman A. Pretzinger		1		
8	7	Bldg	First Place/Stratford Motor Hotel/Ramada Inn	330	W	First	St		Dayton	Montgomery	1962					1		
9	8	Bldg	Artemis Center/Domestic Violence	310	W	Monument	Ave		Dayton	Montgomery	1988						1	
10	9	Bldg	320 W. Monument	320	W	Monument	Ave		Dayton	Montgomery	1988						1	
11	10	Bldg	2+1 Holdings	300	W	Monument	Ave		Dayton	Montgomery	1988						1	
12	11	Bldg	301 W. First	301	W	First	St		Dayton	Montgomery	1987						1	
13	12	Bldg	Dayton Metropolitan Housing Authority/Stratford Hotel	225	W	First	St		Dayton	Montgomery	1958			Paul H. Deneau		1		
14	13	Bldg	AT&T Communications Building/Ohio Bell Building	300	W	First	St		Dayton	Montgomery	1968					1		
15	14	Bldg	Hanitch Huffman House	214	W	Monument	Ave		Dayton	Montgomery	1868							1
16	15, 15A	Bldg	Isaac Pollack House/Peace Museum	208	W	Monument	Ave		Dayton	Montgomery	1876						1	1

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17	16	Bldg	Westminster Church	208	W	First	St		Dayton	Montgomery	1925			Ralph Adams Cram/Schenck and Williams		1		
18	17	Bldg	One Stop Center/Price Brothers Building	369-371	W	Second	St		Dayton	Montgomery	1970			Brown and Head Architects		1		
19	18	Bldg	Montgomery County Police Department/Mumma Building	345	W	Second	St		Dayton	Montgomery	1970					1		
20	19	Bldg	ATT Building	205	W	Second	St		Dayton	Montgomery	1930			Schenck and Williams		1		
21	20	Bldg	Montgomery County Administration Building/County Garage	451	W	Third	St		Dayton	Montgomery	1972			Edward Durrell Stone; Brown and Head Architects (architect of record)for Administration Building		1		
22	21	Bldg	Juvenile Detention	380	W	Second	St		Dayton	Montgomery	1988						1	
23	22	Bldg	Mongomery County Jail	330	W	Second	St		Dayton	Montgomery	1965/1988						1	
24	23	Bldg	Montgomery County Court Building	41	N	Perry Street	St		Dayton	Montgomery	1965			Gareth Roger Williams; Pretzinger & Pretzinger		1		
25	24	Bldg	Federal Courthouse and Post Office Building/Federal Building	200	W	Second	St		Dayton	Montgomery	1975			GBBN Architects, Mercer and Sons (Builders)		1		
26	25	Obj	Federal Plaza Sculpture	200	W	Second	St		Dayton	Montgomery	1977			Joseph Konzal		1		
27	26	Bldg	361 W. Third	361	W	Third	St		Dayton	Montgomery	1988						1	
28	27	Bldg	Dayton Safety Building	333	W	Third	St		Dayton	Montgomery	1955			Freeman A. Pretzinger		1		
29	28	Bldg	Montgomery County Medical Society /Third National Bank	40	S	Perry	St		Dayton	Montgomery	1967					1		
30	29	Bldg	Sacred Heart Church	41	S	Wilkinson	St		Dayton	Montgomery	1893			Charles Insko Williams				1
31	30	Bldg	Senior Resource Connection	105	S	Wilkinson	St		Dayton	Montgomery	1970			Richard Donald Levin, Architect		1		
32	31	Bldg	Holden House	200	W	Fifth	St		Dayton	Montgomery	1916					1		
33	32	Bldg	Landings/YMCA	115	W	Monument	Ave		Dayton	Montgomery	1929			Schenck and Williams				1
34	33	Bldg	First Baptist Church	111	W	Monument	Ave		Dayton	Montgomery	1915					1		
35	34	Bldg	Beerman Realty Building	11	W	Monument	Ave		Dayton	Montgomery	1928					1		
36	35	Bldg	Beerman Building Annex	5	W	Monument	Ave		Dayton	Montgomery	1970					1		

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37	36	Bldg	Fire Department Building	300	N	Main	St		Dayton	Montgomery	1962					1		
38	37	Bldg	City Signal Building	15	E	Monument	Ave		Dayton	Montgomery	1928			Schenck and Williams		1		
39	38	Bldg	136 W. Monument	136	W	Monument/240 N. Wilkinson	Ave		Dayton	Montgomery	1895					1		
40	39,40	Bldg	Monument Walk Townhomes	130	W	Monument	Ave		Dayton	Montgomery	2017						2	
41	41	Bldg	Chase Bank Drive-Through/Winters	236-240	N	Ludlow	St		Dayton	Montgomery	1969					1		
42	42	Bldg	20 W. Monument	20	W	Monument	Ave		Dayton	Montgomery	1865					1		
43	43	Bldg	18 W. Monument	18	W	Monument	Ave		Dayton	Montgomery	1885					1		
44	44	Bldg	12 W. Monument	12	W	Monument	Ave		Dayton	Montgomery	1940						1	
45	45	Bldg	10 W. Monument	10	W	Monument	Ave		Dayton	Montgomery	1900					1		
46	46	Bldg	Insco Building	255	N	Main	St		Dayton	Montgomery	1894			Charles Insco Williams	Charles Insco Williams			1
47	47	Bldg	Planned Parenthood Building/Beerman	224	N	Wilkinson	St		Dayton	Montgomery	1955			Arthur Beerman, Builder		1		
48	48	Bldg	DAYTON WOMENS CLUB	225	N	Ludlow	St		Dayton	Montgomery	1849							1
49	49	Bldg	111 Building	103-111	W	First	St		Dayton	Montgomery	1968			William Rump (Architect); B. G Danis Company (Contractors); Miller Family (Builders)		1		
50	50	Bldg	First Street Garage	21-29	W	First	St		Dayton	Montgomery	1926					1		
51	51	Bldg	IBM Building/Soin Building	33	W	First	St		Dayton	Montgomery	1966			Shaw Metz Associates, Hugh A. Lagedrost, and		1		
52	52	Bldg	Main Street Garage	117	S	Main	St		Dayton	Montgomery	2009						1	
53	53	Bldg	First Lutheran Church	138	W	First	St		Dayton	Montgomery	1906			Peters, Burns and Pretzinger				1
54	54	Bldg	Talbott Tower	131	N	Ludlow	St		Dayton	Montgomery	1937			Lorenz and Williams, Architects		1		
55	55	Bldg	Christ Episcopal Church	20	W	First	St		Dayton	Montgomery	1879					1		
56	56	Bldg	18 West First ST	18	W	First	St		Dayton	Montgomery	1850					1		
57	57	Bldg	Walker Building	14	W	First	St		Dayton	Montgomery	1923					1		

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58	58	Bldg	Harries Building/Barclay Building	137	N	Main	St		Dayton	Montgomery	1926			Frank Hill Smith	Building Owners and Managers Association, Chicago	1		
59	59	Bldg	ARTS GARAGE	107	N	Ludlow	St		Dayton	Montgomery	2003						1	
60	60	Bldg	Schuster Center and Performance Place	1	W	Second	St		Dayton	Montgomery	2003			Cesar Pelli and Associates			1	
61	61	Obj	Private Fair Sculpture		N	Main	St		Dayton	Montgomery	1884					1		
62	62	Bldg	Mulligan Building	32	N	Wilkinson	St		Dayton	Montgomery	1978						1	
63	63	Bldg	130 W. Second Street Building	130	W	Second	St		Dayton	Montgomery	1972			Harry Weese		1		
64	64	Bldg	Liberty Tower/Mutual Home	120	W	Second	St		Dayton	Montgomery	1931			Schenck and Williams				1
65	65	Bldg	Liegh Building	100	W	Second	St		Dayton	Montgomery	1978					1		
66	66	Bldg	40 W. Second Street Building/Elder Beerman Department Store	34-40	W	Second	St		Dayton	Montgomery	1975			Levin Porter			1	
67	67	Bldg	Key Bank Tower/Mead Tower	10	W	Second	St		Dayton	Montgomery	1975			Lorenz and Williams		1		
68	68	Bldg	YWCA	141	W	Third	St		Dayton	Montgomery	1914					1		
69	69	Bldg	Edwin Smith House (Dayton Bicycle)	131	W	Third	St		Dayton	Montgomery	1850							1
70	70	Bldg	City Hall (Former YMCA)/Garage Addition	101	W	Third	St		Dayton	Montgomery	1908			Architect's League Limited		1		
71	71	Bldg	DP&L BLDG	37	W	Third	St		Dayton	Montgomery	1976			Lorenz and Williams		1		
72	72	Bldg	Old Courthouse	7	N	Main	St		Dayton	Montgomery	1850			Howard Daniels				1
73	73	Site	Courthouse Square Plaza			Courthouse Square Plaza					1976					1		
74	74	Bldg	Old Post Office	120	W	Third	St		Dayton	Montgomery	1914			J. Knox Taylor; Restored by Lorenz				1
75	75	Bldg	Algonquin Hotel	11	S	Ludlow	St		Dayton	Montgomery	1903			Charles Insko Williams; Altered by Paul Deneau		1		
76	76	Bldg	Fifth Third Garage	2-10	S	Ludlow	St		Dayton	Montgomery	1989						1	
77	77, 78	Bldg	Dayton Arcade	28	W	Third	St		Dayton	Montgomery	1904			Frank M. Andrews	E. J. Barney			2

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78	79	Bldg	Stop N Save	36	W	Third	St		Dayton	Montgo mery	1930					1		
79	80	Bldg	One Dayton Cneter	1	S	Main	St		Dayton	Montgo mery	1989			Sherman Carter Barnhart			1	
80	81	Bldg	Dayton Daily News Bldg	45	S	Ludlow	St		Dayton	Montgo mery	1908			Albert A. Pretzinger				1
81	82	Bldg	Commercial Building	44	S	Ludlow	St		Dayton	Montgo mery	1909			Albert A. Pretzinger	Adam Schantz, Jr.			1
82	83	Bldg	Kuhns Building	45	S	Main	St		Dayton	Montgo mery	1883			Peters and Burns	Beaver and Butt			1
83	84	Bldg	McCrary Building	29	S	Main	St		Dayton	Montgo mery	1924					1		
84	85	Bldg	Lindsey Building	25	S	Main	St		Dayton	Montgo mery	1916				Theodore Lindsey			1
85	86, 87	Bldg	Dayton Public School Offices	129	S	Ludlow, associated with 115 S. Ludlow	St		Dayton	Montgo mery	1910						2	
86	88	Bldg	Grant Deneau Tower	40	W	Fourth	St		Dayton	Montgo mery	1969			Paul A. Deneau				1
87	89	Bldg	Reibold Building/Garage Addition	117	S	Main	St		Dayton	Montgo mery	1896			Burns and Pretzinger/Charles Insko Williams				1
88	90	Bldg	City Church/Salvation Army Building	138	S	Wilkinson Street	St		Dayton	Montgo mery	1951							1
89	91	Bldg	St. John's Lutheran Church	141	S	Ludlow	St		Dayton	Montgo mery	1965							1
90	92	Bldg	Wurlitzer Building	122-126	S	Ludlow	St		Dayton	Montgo mery	1926			Robert Finn				1
91	93	Bldg	Ludlow Building	136	S	Ludlow	St		Dayton	Montgo mery	1917			Albert A. Pretzinger	Adam Schantz, Jr.			1
92	94	Bldg	Wilkinson Tower/Wilkinson Plaza Apartment Building	126	W	Fifth	St		Dayton	Montgo mery	1974							1
93	95	Bldg	Wise Building	110	W	Fifth	St		Dayton	Montgo mery	1922							1
94	96	Bldg	CPA Building	42	W	Fifth	St		Dayton	Montgo mery	1905			Frank M. Andrews and Charles Herby				1
95	97	Bldg	Thomas Building	32	W	Fifth	St		Dayton	Montgo mery	1916			Pretzinger and Musselman				1
96	98	Bldg	Dayton Barber College	28	W	Fifth	St		Dayton	Montgo mery	1951							1
97	99	Bldg	20 W. Fifth	20	W	Fifth	St		Dayton	Montgo mery	1910							1
98	100	Bldg	Reed Steffan Building	12-18	W	Fifth	St		Dayton	Montgo mery	1921			Pretzinger and Musselman				1

National Register of Historic Places Resource List
OH, Montgomery Co., Downtown Dayton Historic District

State Historic Preservation Office (Ohio History Connection)
National Register of Historic Places Historic District Nomination Property Information List

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
99	101	Bldg	Fidelity Building	211	S	Main	St		Dayton	Montgo mery	1918			Peters, Hermann and Brown	Fidelity Building Association	1		
100	102	Bldg	Print Shop (Sinclair Community College Bldg)	214	S	Wilkinson	St		Dayton	Montgo mery	1926						1	
101	103	Bldg	115 Court Street	115		Court	St		Dayton	Montgo mery	1937					1		
102	104	Bldg	Graphic Arts Building	221	S	Ludlow	St		Dayton	Montgo mery	1925			Schenck and Williams				1
103	105	Bldg	Bollinger Building	206-206	S	Ludlow	St		Dayton	Montgo mery	1909							1
104	106	Bldg	Stomps Chevrolet Building	225	S	Main	St		Dayton	Montgo mery	1928					1		
105	107	Bldg	Caresource Building	230-232	N	Main	St		Dayton	Montgo mery	2009			BHPD Architecture			1	
106	108	Bldg	Miami Conservancy District	38	E	Monument	Ave		Dayton	Montgo mery	1915				Edward Deeds	1		
107	109	Bldg	Dayton Engineers Club	110	E	Monument	Ave		Dayton	Montgo mery	1918			Schenck and Williams	Charles Kettering and Edward Deeds			1
108	110	Bldg	Wright State University Building	140	E	Monument	Ave		Dayton	Montgo mery	1970					1		
109	111	Bldg	224 N. St. Clair	224	N	St. Clair	St		Dayton	Montgo mery	1920					1		
110	112	Bldg	222 N. St. Clair	222	N	St. Clair	St		Dayton	Montgo mery	1936						1	
111	113	Bldg	Biltmore	210	N	Main	St		Dayton	Montgo mery	1929			Fred J. Hughes	John Bowman			1
112	114	Bldg	AVIS Car Rental	33	E	First	St		Dayton	Montgo mery	2009						1	
113	115	Bldg	WALTERS HOUSE	35	E	First	St		Dayton	Montgo mery	1857							1
114	116	Bldg	JAMES BROOKS HOUSE	41	E	First	St		Dayton	Montgo mery	1832							1
115	117	Bldg	Antioch Temple	107	E	First	St		Dayton	Montgo mery	1954			George Totten Nueffer, Architect;				1

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116	118	Bldg	Dayton Memorial Hall	125	E	First	St		Dayton	Montgomery	1910			William Earl Russ		1		1
117	119	Bldg	201-209 E. First	201-209	E	First	St		Dayton	Montgomery	1920					1		
118	120	Bldg	Victoria Theatre	136-140	N	Main	St		Dayton	Montgomery	1871							1
119	121	Bldg	Ohmer Garage	24	E	First	St		Dayton	Montgomery	1928					1		
120	122	Bldg	34 E. First	34	E	First	St		Dayton	Montgomery	1940					1		
121	123	Bldg	Cellarius Building	40	E	First	St		Dayton	Montgomery	1920					1		
122	124	Bldg	Fifth Third Training Center	131	N	Jefferson	St		Dayton	Montgomery	1967					1		
123	125	Bldg	142 N. St. Clair	142	N	St. Clair	St		Dayton	Montgomery	1920					1		
124	126	Bldg	Graphic Terminal Building	136	N	St. Clair	St		Dayton	Montgomery	1915					1		
125	127	Bldg	Ice Avenue Lofts	215		Ice	Ave		Dayton	Montgomery	1874					1		
126	128	Bldg	Realty Building	126	N	Main	St		Dayton	Montgomery	1924						1	
127	129	Bldg	Premier Headquarters	110	N	Main	St		Dayton	Montgomery	1988							1
128	130	Bldg	33 E. Second Building/Homestead Savings and Loan Association	33	E	Second	St		Dayton	Montgomery	1974			Levin and Porter Associates		1		
129	131	Bldg	Dayton Visual Arts Center	118	N	Jefferson	St		Dayton	Montgomery	1923					1		
130	132	Bldg	108 N. Jefferson	108	N	Jefferson	St		Dayton	Montgomery	1923					1		
131	133	Bldg	Jefferson Place Apartments/Felman Apartments	105	E	Second	St		Dayton	Montgomery	1966			H. Marvin Felman (Developer)		1		
132	134	Bldg	Dayton Stencil Building	113	E	Third	St		Dayton	Montgomery	1870					1		

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133	135	Bldg	125 E. Second	125	E	Second	St		Dayton	Montgomery	1887					1	1	
134	136	Bldg	Frank M. Tait Building	135	E	Second	St		Dayton	Montgomery	1945					1		
135	137	Bldg	120 N. St. Clair	120	N	St. Clair	St		Dayton	Montgomery	1829					1		
136	138	Bldg	Cooper Lofts	114	N	St. Clair	St		Dayton	Montgomery	1904					1		
137	139	Bldg	Cooper Park Condominiums	105		Harries	St		Dayton	Montgomery	2003						1	
138	140	Bldg	Kettering Tower/Winters Bank and Garage Addition	40	N	Main	St		Dayton	Montgomery	1970			Lorenz and Williams, Architects		1		
139	141	Bldg	Third National Bank Building	34	N	Main	St		Dayton	Montgomery	1926			Schenck and Williams		1		
140	142	Bldg	42-44 N. Jefferson	44	N	Jefferson	St		Dayton	Montgomery	1870							1
141	143	Bldg	Rubicon Building	34	N	Jefferson	St		Dayton	Montgomery	1926							1
142	144	Site	Cooper Park			Cooper Park					1805					1		
143	145	Obj	William McKinley Statue			Cooper Park			Dayton	Montgomery	1910			August Lukeman		1		
144	146	Bldg	Dayton Metro Library	215	E	Third	St		Dayton	Montgomery	2017			Group 4 Architects			1	
145	147	Bldg	Gem City Plaza	6	N	Main	St		Dayton	Montgomery	1980			I. M. Pei & Partners/Lorenz and Williams		1		
146	148	Bldg	Simms Advertising	20	N	Jefferson	St		Dayton	Montgomery	1915							1
147	149	Bldg	105 E. Third	105	E	Third	St		Dayton	Montgomery	1915						1	
148	150	Bldg	Lebensburger Building	107	E	Third	St		Dayton	Montgomery	1914							1

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149	151	Bldg	Huffman Block	111-129	E	Third	St		Dayton	Montgo mery	1914				Charles H. Sims et al			1
150	152	Bldg	JOHNSON & WATSON BLDG	133	E	Third	St		Dayton	Montgo mery	1915							1
151	153	Bldg	135-137 E. Third	135-137	E	Third	St		Dayton	Montgo mery	1916							1
152	154	Bldg	Conover Building	2	S	Main	St		Dayton	Montgo mery	1900			Frank M. Andrews				1
153	155	Bldg	Miami Valley RTA Bus Stop			Market	St		Dayton	Montgo mery	2009						1	
154	156	Bldg	Odd Fellows Building/Key Ads	50	E	Third	St		Dayton	Montgo mery	1870					1		
155	157	Bldg	Elks Building	100	E	Third	St		Dayton	Montgo mery	1916			Albert A. Pretzinger	Adam Schantz, Jr.			1
156	158	Bldg	Dickey Building	108	E	Third	St		Dayton	Montgo mery	1917				Robert Dickey			1
157	159	Bldg	DPL Building	18	S	Jefferson	St		Dayton	Montgo mery	1915			Albert A. Pretzinger	Adam Schantz, Jr.			1
158	160	Bldg	Big Brothers and Sisters	22	S	Jefferson	St		Dayton	Montgo mery	1980						1	
159	161	Bldg	132 E. Third	132	E	Third	St		Dayton	Montgo mery	1916							1
160	162	Bldg	136 E. Third	136	E	Third	St		Dayton	Montgo mery	1865							1
161	163	Bldg	138 E. Third	138	E	Third	St		Dayton	Montgo mery	1865							1
162	164	Bldg	Kimmel Building	140	E	Third	St		Dayton	Montgo mery	1913			Robert Dexter				1
163	165	Bldg	AAA Service Center/Goodyear Auto Workshop	200	E	Third	St		Dayton	Montgo mery	1959					1		
164	166	Bldg	Finke Building	13-15	S	St. Clair	St		Dayton	Montgo mery	1916							1
165	167	Bldg	17 S. St. Clair	17	S	St. Clair	St		Dayton	Montgo mery	1916							1
166	168	Bldg	Lofts on St. Clair	20	S	St. Clair	St		Dayton	Montgo mery	1920					1		
167	169	Bldg	Former Interurban Station/Gentile	25	S	Patterson	Bldv		Dayton	Montgo mery	1920						1	
168	170	Bldg	30-34 S. Main	30-34	S	Main	St		Dayton	Montgo mery	1870					1		
169	171	Bldg	36 S. Main	36	S	Main	St		Dayton	Montgo mery	1910					1		

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170	172, 173, 174	Bldg	Center City/UB Complex	36-40	S	Main	St		Dayton	Montgomery	1904			Charles Insko Williams				3
171	175	Bldg	Parking Garage	27	S	Jefferson	St		Dayton	Montgomery	1960					1		
172	176	Bldg	Price Stores (Home Telephone)	44-50	S	Jefferson	St		Dayton	Montgomery	1909					1		
173	177	Bldg	Journal Herald Building	111	E	Fourth	St		Dayton	Montgomery	1924			Pretzinger and Pretzinger				1
174	178	Bldg	Beaver Power Building	35	S	St. Clair	St		Dayton	Montgomery	1900							1
175	179	Bldg	Crowne Plaza	33	E	Fifth	St		Dayton	Montgomery	1976					1		
176	180	Bldg	City of Dayton/Midtown Mart Transportation Center	120-200	S	Jefferson	St		Dayton	Montgomery	1972			Brown and Head (Architects); B. G. Danis Company (General Contractors)		1		
177	181	Bldg	DPL Power Station	118	E	Fourth	St		Dayton	Montgomery	1907					1		
178	182	Bldg	Cloverdale Night Bar/Vex	101	E	Fourth	St		Dayton	Montgomery	1988						1	
179	183	Bldg	Miami Valley RTA Warehouse	100	S	St. Clair	St		Dayton	Montgomery	1987						1	
180	184	Bldg	Dayton Convention Center	22	E	Fifth	St		Dayton	Montgomery	1972			Deneau Kleski Associates (Architects)			1	
181	185	Bldg	Neon Movie Theatre	130	E	Fifth	St		Dayton	Montgomery	1988						1	
182	186	Site	Dave Hall Plaza Park			Dave Hall Plaza Park					1974					1		
183	187	Obj	Fly Over Sculpture		S	Main	St				1996			David Black			1	
184																		
185			Total Resources													94	40	54

A

B



NAD 1927, UTM Zone 17N
 A: 225756E, 4406346N
 B: 226972E, 4406365N
 C: 227020E, 4405230N
 D: 225771E, 4405206N

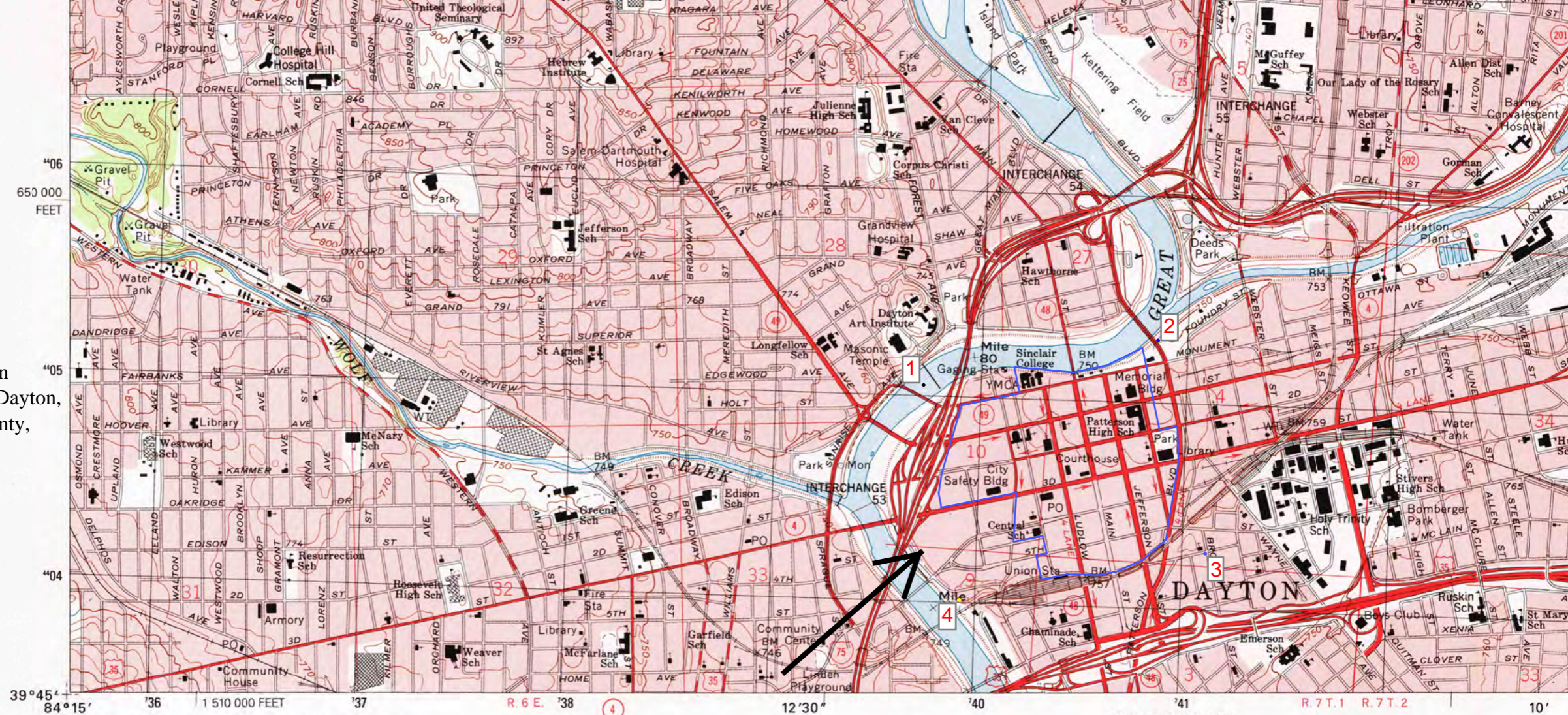
- Legend**
- NRCoordinates
 - ↑ Photo Locations Old
 - ▭ Historic District boundary
 - All Resources
 - Non-Contributing Resource
 - Contributing Resource
 - Previously Listed/Retains Integrity
 - ▭ Survey Areas
 - ROADS
 - ▭ PARCELS

Map 2: Downtown Dayton Historic District, Dayton, Ohio, Survey Areas, Resources, and Photograph Locations

Downtown Dayton
Historic District, Dayton,
Montgomery County,
Ohio

NAD 27
Zone 16

- 1. East 739695
- 2. East 740850
- 3. East 741109
- 4. East 739918
- North 4405047
- North 4405287
- North 4404262
- North 4404001



Produced by the United States Geological Survey

Topography compiled 1964. Planimetry derived from imagery taken 1988 and other sources. Photinspected using imagery dated 1996; no major culture or drainage changes observed. PLSS and survey control current as of 1965. Boundaries, other than corporate, revised 1999

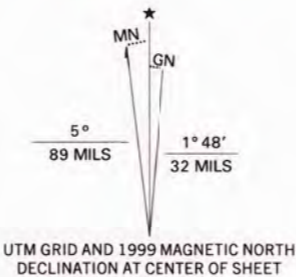
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Ohio coordinate system, south zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 16

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

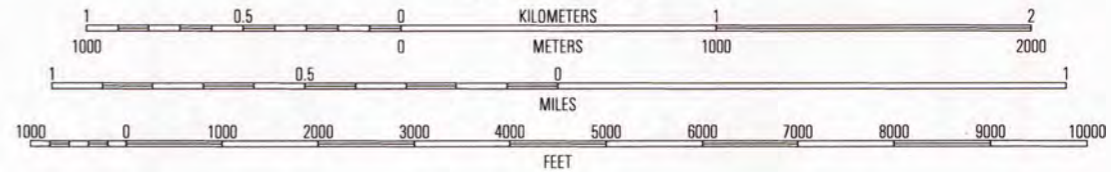
Area covered by dashed light-blue pattern is subject to controlled inundation to 818 feet

Area west of the Great Miami River lies within the Miami River Survey Area east of the Great Miami River lies within the Between the Miamis Land lines based on the Great Miami River Base

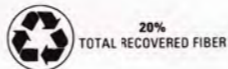
There may be private inholdings within the boundaries of the National or State reservations shown on this map



UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



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